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## Notice of Designation under the Ontario Heritage Act

### The Corporation of the City of Richmond Hill

October 16<sup>th</sup>, 2024

**Re: Property Designated (“Subject Property”)**

10094, 10096 Yonge Street  
City of Richmond Hill ON L4C 1T8  
City File No.: D12-07443

**RECEIVED**  
2024/10/16  
(YYYY/MM/DD)  
Ontario Heritage Trust

**Take notice that**, in accordance with Section 29(8) of the Ontario Heritage Act, the Council of the Corporation of the City of Richmond Hill at its meeting held on October 9<sup>th</sup>, 2024 passed **By-law 100-24** (the “Designation By-law”) to designate the Subject Property as being of cultural heritage value or interest.

**Notice of Appeal:**

Any person who objects to the above noted by-law shall, within 30 days after the date of publication of this notice, file a Notice of Appeal with the Ontario Land Tribunal (the “Tribunal”) and the Clerk of the City of Richmond Hill at the addresses set out below. **The last day to make an appeal is November 15<sup>th</sup>, 2024.**

The Notice of Appeal must set out:

- (1) the objection to the Designation By-law; and
- (2) the reasons in support of the objection to the Designation By-law.

The Notice of Appeal must be filed with both:

- (1) the Tribunal, accompanied by any fee charged by the Tribunal. Information regarding how to file with the Tribunal can be obtained on its website at <https://olt.gov.on.ca>; and
- (2) the Clerk of the City of Richmond Hill either personally or by Regular Mail at the address below, and must be accompanied by the processing fee prescribed under the City’s Tariff of Fees By-law in the amount of \$341.00 payable by certified cheque in Canadian funds to The Corporation of the City of Richmond Hill.



Stephen M.A. Huycke, City Clerk  
The City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill ON L4B 3P4

**Take note** that a Notice of Appeal may only be served to the Clerk of the City of Richmond Hill as stated above.

Should no appeal be received, the Designation By-law will come into effect on November 16<sup>th</sup>, 2024.

**Obtaining Additional Information:**

Additional information about heritage planning at the City of Richmond Hill may be obtained by contacting Heritage Planning City staff by e-mail at [heritage@richmondhill.ca](mailto:heritage@richmondhill.ca).

**Dated this 16<sup>th</sup> day of October, 2024**

Stephen M.A. Huycke, City Clerk  
The Corporation of the City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario L4B 3P4  
E-mail: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

# The Corporation of the City of Richmond Hill

## By-Law 100-24

A By-Law to Designate 10094 and 10096 Yonge Street (*Jerry Smith Building*) Under the *Ontario Heritage Act*

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the City of Richmond Hill ("City Council") has consulted with Heritage Richmond Hill concerning this matter;

And Whereas City Council thereafter caused the City Clerk to serve on the owner(s) of the property known as 10094 and 10096 Yonge Street, Richmond Hill, as well as upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid property and has also caused the City Clerk to publish the Notice of Intention to Designate on the City's website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended;

And Whereas no Notice of Objection was served upon the City Clerk under subsection 29(5) of the *Ontario Heritage Act*;

And Whereas the Statement of Cultural Heritage Value or Interest, the Description of Heritage Attributes, and a scaled drawing identifying the location of the property's cultural heritage value or interest are set out in Schedule "A" to this by-law;

**Now Therefore The Council of The Corporation of The City of Richmond Hill enacts as follows:**

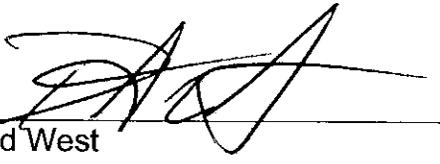
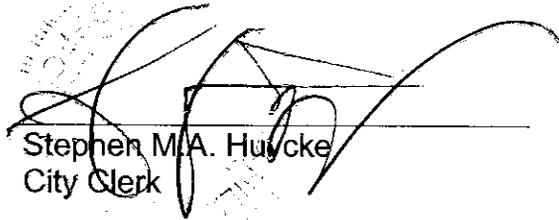
1. That the property located at 10094 and 10096 Yonge Street, being Part of Lot 46, Concession 1 Vaughan, as in RH68667; Richmond Hill; Regional Municipality of York [PIN 03165-0212 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as being of cultural heritage value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner(s) of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of this by-law on the City's website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended.
3. That the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" in the Land Registry Office.

The Corporation of the City of Richmond Hill  
By-law 100-24

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4. That Schedule "A" attached to By-law 100-24 is declared to form a part of this by-law.

Passed this 9<sup>th</sup> day of October, 2024.

  
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David West  
Mayor  
\_\_\_\_\_  
Stephen M.A. Huwcke  
City Clerk

File D12-07443

## SCHEDULE "A" TO BY-LAW 100-24

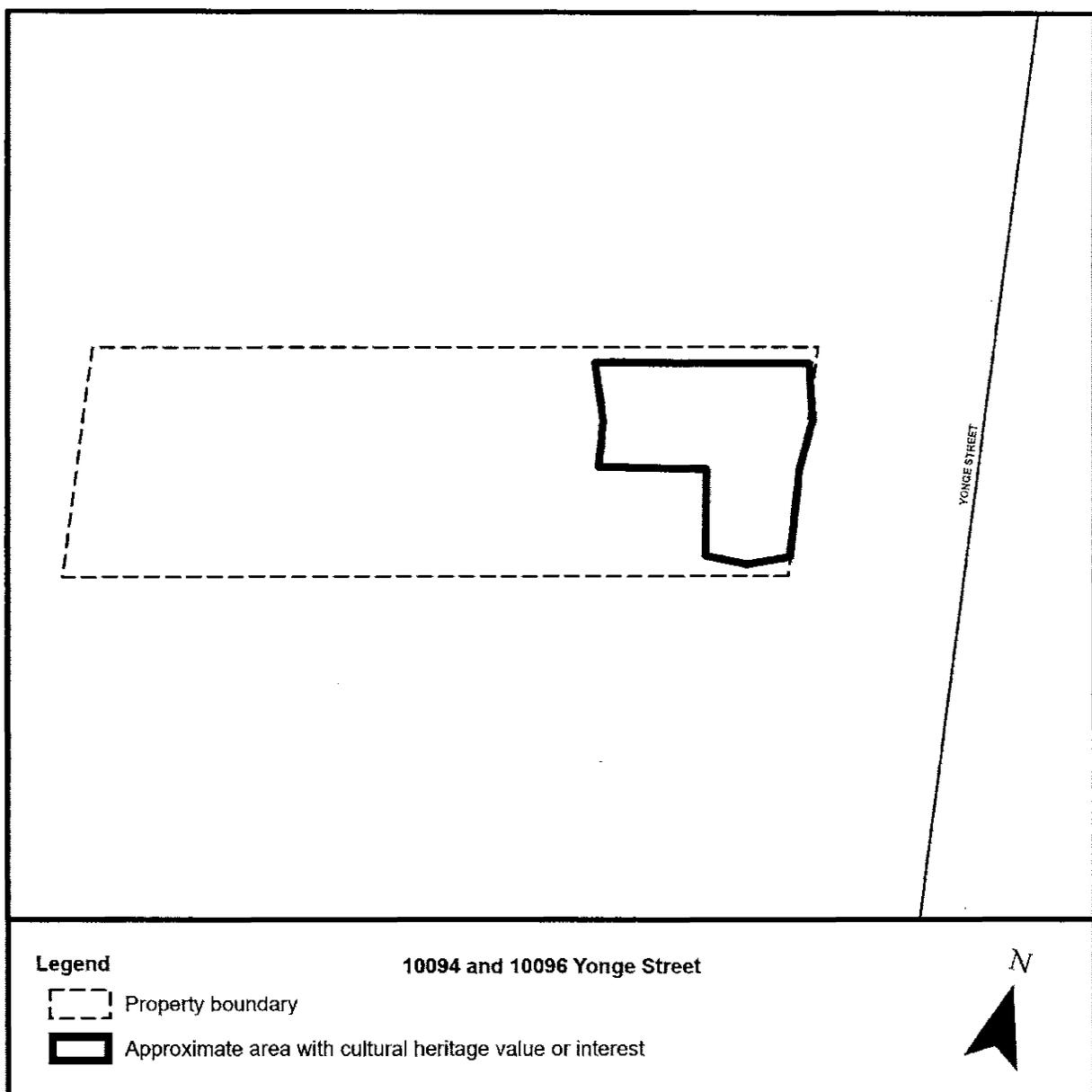
### REASONS FOR DESIGNATION

10094 and 10096 Yonge Street  
Jerry Smith Building

#### Description of Property

The Jerry Smith Building at 10094 and 10096 Yonge Street is a 1 ½-storey frame building with an L-shaped plan and cross-gabled roof located on the west side of Yonge Street, north of Major Mackenzie Drive East. The property is located within the historic village of Richmond Hill.

#### Area of Cultural Heritage Value or Interest



#### Statement of Significance

##### Design and Physical Value

Dating to 1860, the Jerry Smith Building at 10094 and 10096 Yonge Street has design and physical value as a representative example of a mid-Victorian Gothic Revival architectural style and mid-19<sup>th</sup>-century mixed-use building typology typically found on

historical main streets in Ontario. While the building has seen a number of alterations over time, it remains legible as a mid-Victorian Gothic Revival mixed use building due to its existing architectural elements, such as its historical L-shaped form, 1½-storey massing, medium-pitched cross-gabled roof, orientation towards Yonge Street, flat headed window and door openings, and the presence of storefronts at grade.

#### Historical and Associative Value

The Jerry Smith Building has historical value for its associations with Richmond Hill newspaper the *York Herald*, and its proprietors, editors and publishers Alexander Scott and Matthias Keebler. Scott owned and published the *York Herald* out of the subject building from 1860 to 1876, when he was succeeded by Keebler, who continued the business until 1890. Scott and Keebler also lived with their families in the residential unit above the printing office. As the editors and owners of the *York Herald*, a local newspaper recording events in Richmond Hill and beyond from the 1850s to the 1890s, both Alexander Scott and Matthias Keebler were highly significant early residents of the village.

Further, the subject building has historical value for its associations with internationally renowned Richmond Hill watchmaker Jerry Smith, whose business and home were located in the subject property for nearly half a century from 1904 to his death in 1953.

#### Contextual Value

The Jerry Smith Building has contextual value because its scale, form, and mid-19<sup>th</sup>-century architectural style and mixed-use typology are important in defining and maintaining the predominantly 19<sup>th</sup>- and early-20<sup>th</sup>-century main street character along Yonge Street in Richmond Hill's village core. The property also contributes to the historic character of Richmond Hill's village core more broadly, which is typified by a mixture of 19<sup>th</sup>- and early-20<sup>th</sup>-century small-scale residential and commercial structures along Yonge Street, and fine-grained residential built form located on side streets east and west of Yonge Street.

The Jerry Smith Building has further contextual value because of its physical, functional, visual, and historical links to its surroundings within a grouping of institutionally-owned buildings on the west side of Yonge Street between Major Mackenzie Drive and Arnold Crescent, erected on land originally donated by Richmond Hill's prominent Miles family in the 19<sup>th</sup> century. The subject property originated in the mid-19<sup>th</sup> century as one of four "Church Lots" within the five-acre Presbyterian Church lands donated by James Miles around 1821. The M. L. McConaghy Public School to the north, established as the Richmond Hill Public School in 1847, was also built on lands donated by Miles.

#### **Heritage Attributes**

##### Design and Physical Value

The heritage attributes that contribute to the value of the property as a representative example of the mid-Victorian Gothic Revival architectural style and a mid-19<sup>th</sup> century mixed-use building typology are:

- The scale, form and massing of the 1 ½-storey building with an L-shaped plan;
- The medium-pitched cross-gable roof with south, east, and west gable ends, and a central gable on the north elevation;
- The frame construction;
- Historical flat-headed window openings including:
  - Paired second-storey window openings in the east (front) and south (side) gable ends;

- The single second storey window opening in the central gable on the north elevation; and
- The single first-storey window opening towards the rear (west) of the north elevation;
- The presence of storefronts at-grade (*\*note the existing storefront design is not original, and is not considered a heritage attribute*).

#### Historical and Associative Value

The heritage attributes that contribute to the value of the property for its associations with *York Herald* owners Alexander Scott and Matthias Keebler, and watchmaker Jerry Smith are:

- The building's scale, siting and orientation on the west side of Yonge Street;
- The building's Gothic Revival architectural style and mid-19<sup>th</sup> century mixed-use building typology; and
- The presence of storefronts at-grade (*\*note the existing storefront design is not original, and is not considered a heritage attribute*).

#### Contextual Value

The heritage attributes that contribute to the contextual value of the property for defining and maintaining the fine-grained 19<sup>th</sup> and early-20<sup>th</sup> century main street character of Yonge Street and for physical, functional, visual, and historical links to its surroundings are:

- The building's scale, siting and orientation on the west side of Yonge Street; and
- The building's Gothic Revival architectural style and mid-19<sup>th</sup> century mixed-use building typology.

Note: the building's single-storey south commercial addition and single-storey rear (west) additions are not considered to possess significant heritage attributes.