

C92.
Communication
CW(2) – June 18, 2024
Item No. 47

271 VALLEY VISTA DRIVE

Request to Withdraw ‘Notice of Intention to Designate’

June 18, 2024

ERA

ERA ARCHITECTS' SCOPE

Review Draft Designations: 1078 Major Mackenzie Dr W & 271 Valley Vista Dr

1078 MAJOR MACKENZIE DR W



Main House (left) and Carriage House (right) (ERA, April 2024)

271 VALLEY VISTA DR



Main House (ERA, May 2024)

271 VALLEY VISTA DRIVE

Assessment of Candidacy for Designation



Southward aerial (Google Maps, 2024, annotated by ERA).



Main House (ERA, May 2024)



Barn (ERA, May 2024)



Stone Ruin (ERA, May 2024)



Road and Fields (ERA, May 2024)

ASSESSMENT OF INTEGRITY

Ontario Heritage Tool Kit Guidance

*“A heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. **Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.**”*

For example, a building that has been identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost...”

- Ontario Heritage Tool Kit, “Heritage Property Evaluation” Guide, pg. 30

ASSESSMENT OF INTEGRITY

Regency Cottage Style in Ontario

271 VALLEY VISTA DRIVE



Main House (ERA, May 2024)

REGENCY COTTAGES IN ONTARIO



Clockwise from Top: Consecon (AirBnB.ca); Odessa (Ancestral Roofs); Niagara-on-the-Lake (Pinterest.ca).

ASSESSMENT OF INTEGRITY

Existing Fabric on Site



Main House (ERA, May 2024)



Stone Ruin (ERA, May 2024)

REQUEST TO COMMITTEE OF THE WHOLE

re: **271 Valley Vista Drive - Notice of Intention to Designate**

On behalf of the property owners (the Redelmeier family), we request:

1. The **withdrawal of the ‘Notice of Intention to Designate’** for 271 Valley Vista Drive at this time.

REQUEST TO COMMITTEE OF THE WHOLE

re: 271 Valley Vista Drive - Notice of Intention to Designate

On behalf of the property owners (the Redelmeier family), we request:

1. The **withdrawal** of the ‘Notice of Intention to Designate’ for 271 Valley Vista Drive at this time.
2. The **opportunity to study 271 Valley Vista Drive with Heritage Staff** in Summer 2024, with the option to return to Council with a new ‘Notice of Intention to Designate’ in Fall 2024, should we arrive at a shared understanding of the property’s integrity and candidacy for designation.

