

# 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

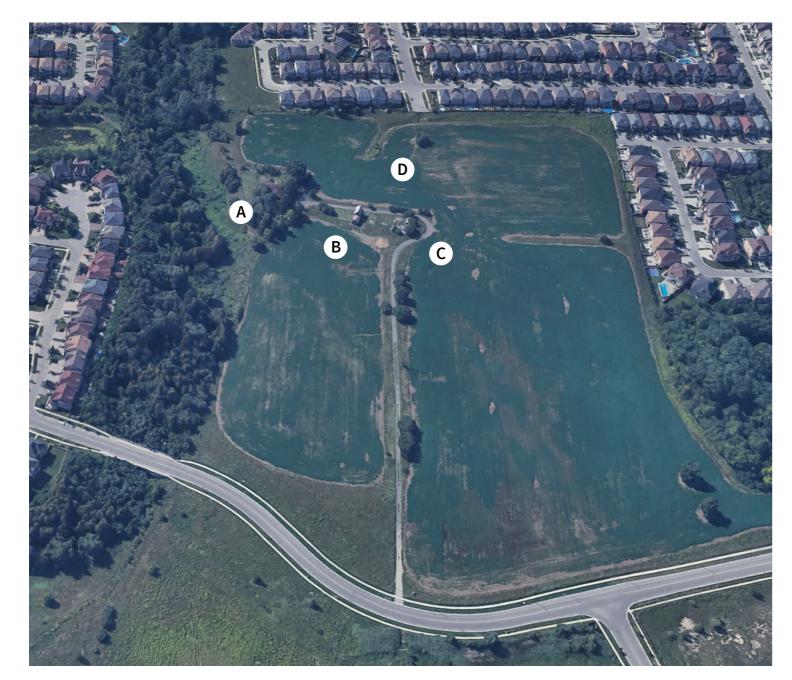


Main House (ERA, May 2024)



# 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 irreversible 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 The surviving features no longer represent the design; the integrity has been lost..."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).

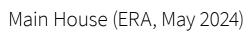


# ASSESSMENT OF INTEGRITY

## **Existing Fabric on Site**









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.



