



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** April 23, 2018

**Report Number:** SRPRS.18.110

**Department:** Planning and Regulatory Services

**Division:** Policy Planning

**Subject:** SRPRS.18.110 - Addendum to SRPRS.18.079  
Heritage Permit Application for 107 Hall Street  
(File No. D12-07223)

---

### **Purpose:**

The purpose of this staff report is to seek Council's consideration to allow the proposed relocation of the Langstaff House (Holmwood) located at 107 Hall Street and to recommend endorsement in principle of the Langstaff House Conservation Plan.

This report is also to advise Council that the Heritage Richmond Hill Advisory Committee (HRH) at its meeting of April 10, 2018, disagreed with the Conservation Plan proposal endorsed by staff and the applicant to have the original Langstaff House front façade face Hall Street. HRH recommends that the Conservation Plan be amended such that the adapted 1966 front façade of the Langstaff House front onto Hall Street. The HRH meeting extract is attached as Appendix A. The HRH Meeting Report SRPRS.079 is attached as Appendix B.

### **Recommendation(s):**

- a) That the Heritage Permit Application to relocate, rehabilitate and restore the Langstaff House at 107 Hall Street be approved subject to the following conditions:
  - (i) The owner completes the Conservation Plan dated February 2018 in accordance with the Town's requirements and staff's satisfaction thereof;
  - (ii) The owner obtains Site Plan Approval from the Town;
  - (iii) The owner enters into a Heritage Relocation and Restoration Agreement containing provisions for the posting of securities considered by the Town to be sufficient to provide for the post relocation restoration of the structure in accordance with the accepted Conservation Plan and restricting any site works including building relocation until Site Plan Approval has been issued; and

- b) That upon registration of the approved condominium reference plan, an amendment to the Heritage Designation By-law also be registered on the revised title to the property.

**Contact Person:**

Isa James, Senior Urban Designer, phone number 905 771-5529.

Joanne Leung, Manager, Heritage and Urban Design, phone number 905 771-5498. Report Approval:

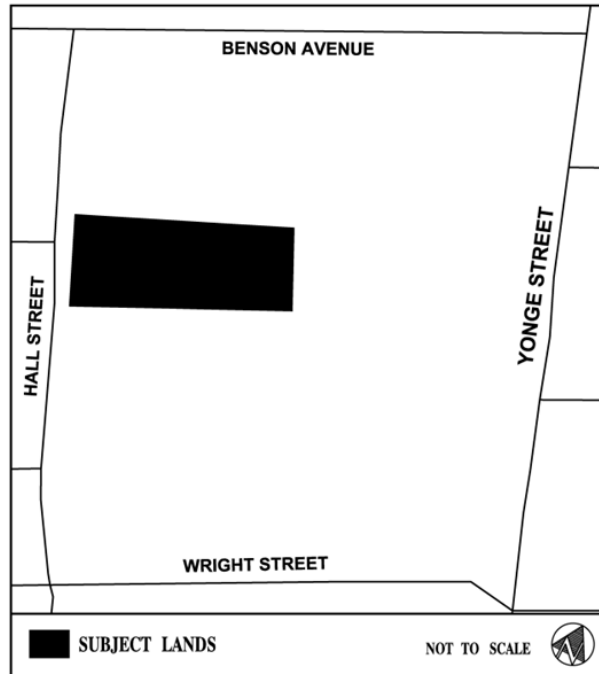
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

## Location Map:

The map below depicts the property location. Should you require an alternative format, call the contact person listed in this document.



## Background:

At its meeting of April 10, 2018, the Heritage Richmond Hill Committee (HRH) considered SRPRS18.079 (Appendix B) regarding the proposed redevelopment of 107 Hall Street. The proposed redevelopment includes the relocation, re-orientation, rehabilitation, and restoration of the culturally significant Langstaff House already existing on the property.

Upon publishing of the April 10, 2018 HRH agenda, Clerks received two pieces of correspondence in disagreement to the proposed re-orientation and resulting façade of the Langstaff House that will ultimately face Hall Street. The first letter dated December, 2016 was written by Judy and Brice Langstaff, descendants of the Langstaff doctors. (See Appendix C.) The Langstaff's being very familiar with the house considered that:

- the existing (circa 1966) entranceway (facing west) has functioned extraordinarily well;
- the new front entrance was created by Dr. Jim Langstaff with great attention to detail and interest in historical integrity;
- the writers believe that the renovation of the “new” front was undertaken in consultation with Napier Simpson, a nationally prominent Canadian architect; and
- the staircase facing east does not detract from the gracious entranceway.

The second letter, dated April 8, 2018, was submitted by Andrea Kulesh, president of the Richmond Hill Historical Society. (See Appendix D.) This letter provides reasons to

consider maintaining the current orientation of the heritage house as follows:

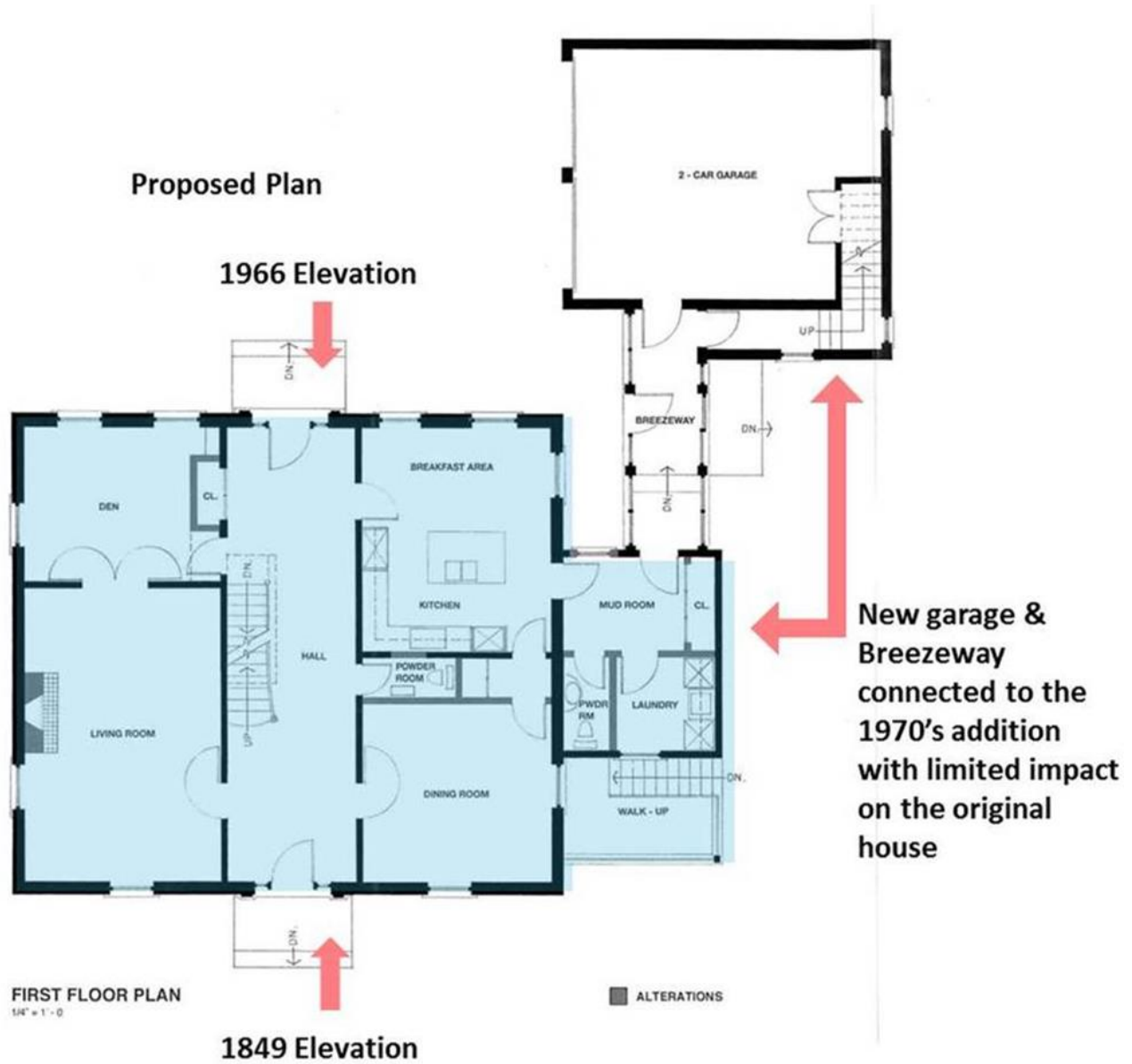
- that the rotation of the building is not necessary; and
- that the rotation of the building would destroy and create a cessation of its living history.

HRH considered these letter submissions and disagreed with the proposed rotation of the Langstaff House as proposed in the Conservation Plan. HRH recommends that the Conservation Plan be amended to incorporate the current orientation for the ultimate building location. (See Recommendation 1a)i) of HRH meeting Extract dated April 10, 2018 and attached as Appendix A.)

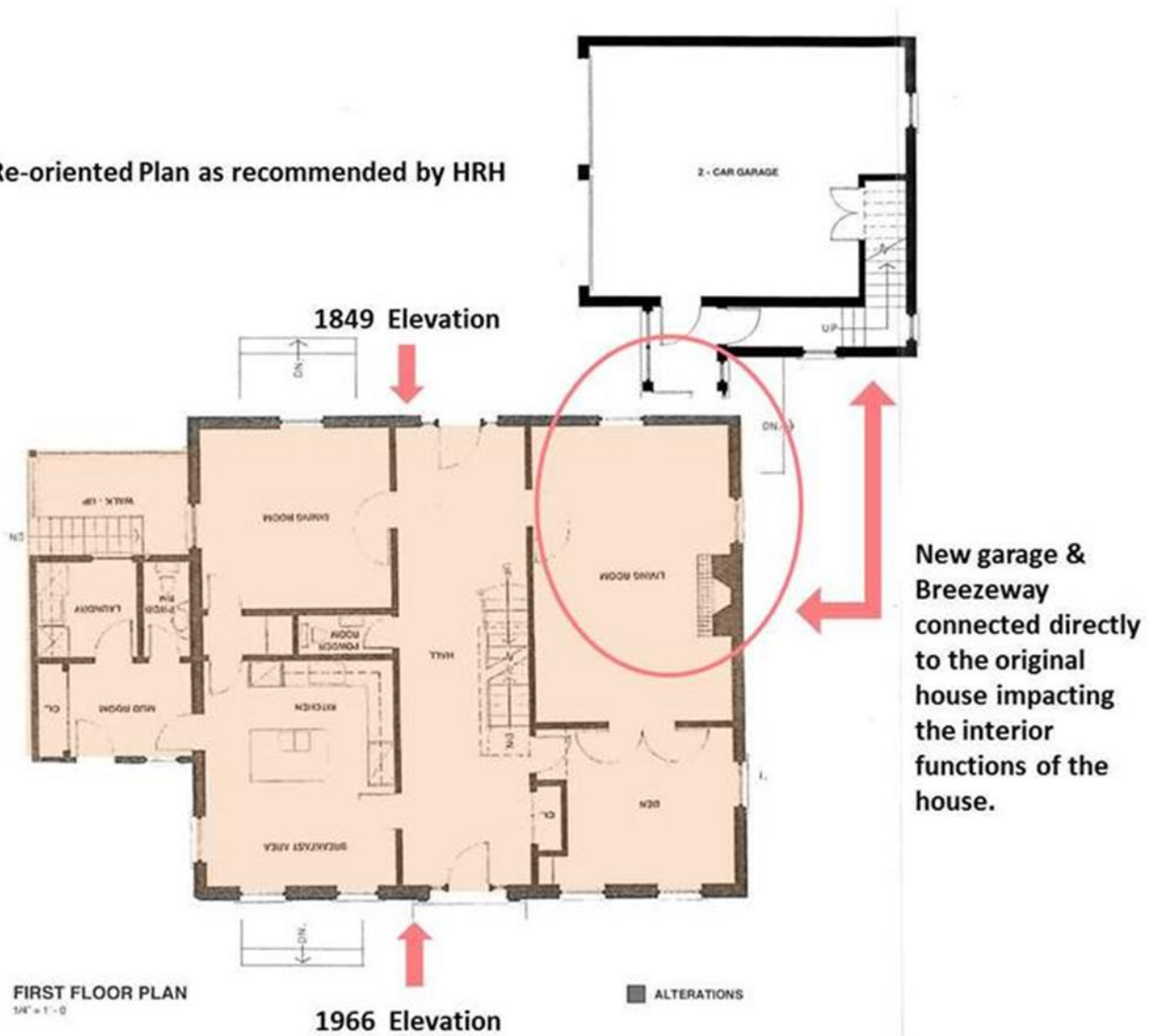
### **Discussion:**

Staff has considered Heritage Richmond Hill's recommendation, but maintains its original position that it is appropriate to turn the building to orient the original front façade toward Hall Street. In addition to the reasons included in SRPRS.18.079, staff adds the following:

- At its meeting of October 13, 2016, Council resolved, through report SRPRS.16.164, to support in principle the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by FL (107 Hall) Inc. The relocation and rotation of the Langstaff House to allow the original front elevation to face Hall Street had been incorporated as a part of these applications and was considered to be appropriate at that time.
- The proposal currently incorporates a breezeway connection between the proposed double car garage and the side enclosed porch addition to the house. This accommodates today's living standards by allowing direct access from the garage into the house. If the building were to maintain its current orientation after relocation, the breezeway connection would function poorly in that it would open directly into a main room (living room) of the house rather than a mudroom or other secondary interior space.
- If the house is not rotated, the breezeway connection would necessarily have to be connected directly to the main heritage structure, thereby requiring demolition of at least a part of the existing exterior heritage wall, a structural intervention that would not easily be reversed. This would be in contravention of the Standards and Guidelines for the Conservation of Historic Places in Canada.
- Subsequently the breezeway connection would connect directly into the living room. The main rooms and staircase of the building would be orientated to the east, while the secondary rooms would be oriented toward Hall Street. This arrangement would significantly reduce the livability of the house relative to 2018 standards.
- The future inhabitants of the heritage property should be afforded the best possible living arrangement in the house interior. Future interior alterations will be restricted by the identified (agreed upon by the owner) interior heritage attributes, including but not limited to: the stairs; handrail; banisters; plaster hallway arch; window and door casings; and first floor hall paneling.



**Re-oriented Plan as recommended by HRH**



**Hall Street Frontage**

## **Financial/Staffing/Other Implications:**

There are no financial or staffing implications at this time.

## **Relationship to the Strategic Plan:**

A detailed consideration of the Conservation Activities on the subject property is in keeping with Goal 3 – Outcome 1 of the Strategic Plan which is to “Respect the past through promoting the awareness of the Town’s heritage.”

## **Conclusion:**

The relocation of the Langstaff House provides it with greater visibility from the public street and establishes an appropriate landscaped setting for it. The owner of the property has worked with the Town to conserve and protect the designated house. Having reviewed the permit drawings and Conservation Plan submitted by the owner, staff recommends that the Heritage Permit be approved subject to minor refinements to the Conservation Plan, and not retaining the current house orientation, as outlined in this report.

## **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A Extract from the April 10, 2018 Heritage Richmond Hill Committee Meeting
- Appendix B Staff Report SRPRS 18.079 as submitted to the April 10, 2018 Heritage Richmond Hill Committee Meeting
- Appendix C Letter dated December, 2016 by Judy and Bruce Langstaff submitted by the Richmond Hill Historical Society
- Appendix D Letter dated April 8, 2018, by Andrea Kulesh, president of the Richmond Hill Historical Society

### Report Approval Details

Document Title:	SRPRS.18.110.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A.pdf.doc</li><li>- Appendix B.docx</li><li>- Appendix C.pdf</li><li>- Appendix D.docx</li></ul>
Final Approval Date:	Apr 17, 2018

This report and all of its attachments were approved and signed as outlined below:

**Patrick Lee - Apr 17, 2018 - 11:14 AM**

**Kelvin Kwan - Apr 17, 2018 - 11:15 AM**

**Neil Garbe - Apr 17, 2018 - 2:44 PM**