



8481 Keele Street, Unit 12  
Vaughan, Ontario  
L4K 1Z7

Tel: 905-669-6992  
Fax: 905-669-8992

April 20, 2016

Mayor David Barrow and Members of Town Council  
225 East Beaver Creek Road  
Richmond Hill, Ontario  
L4B 3P4

RE: Committee of the Whole April 23, 2018  
Heritage Richmond Hill Meeting Minutes of February 13, 2018  
Staff Report SRPRS. 18.110  
107 Hall Street

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Evans Planning Inc. acts on behalf of Livante Management (Hall Street) Inc. the Owners of property located at 107 Hall Street. The property is located within the Downtown Local Centre. Town Council has previously supported the re-development of this site with twenty-one freehold condominium townhouse units. The zoning for this project was ultimately approved by the Ontario Municipal Board.

As a key component of this development plan, the proponents have willingly agreed to retain, re-locate and renovate the heritage home which exists on the property. The home is known as the Langstaff House. Extensive analysis and design work has taken place by the landowner's heritage consultant, Ms. Joan Burt and Town Heritage Staff over the last three years to develop a siting and re-location programme which pays proper homage to this significant local feature.

At the Heritage Richmond Hill meeting held on February 13, 2018, the Heritage Permit Application to facilitate the re-location and renovation of the Langstaff House was before the Committee. One fundamental element of the programme before the Committee was the orientation of the Langstaff Home relative to the Hall Street frontage. Presently the original rear wall of the home faces onto Hall Street. Ms. Burt and Town Staff have devoted extensive consideration to this facet of the programme and have recommended that the home be rotated to enable the building face which originally fronted onto Yonge Street, now front onto Hall Street.

In response to a request from the Langstaff family and the support of the Richmond Hill Historical Society, the Committee rejected the analysis of Ms. Burt and Town Staff and recommended to Council that the original rear of the building, which presently fronts onto Hall Street, be the façade which will face onto Hall Street.

In the Staff Report before the committee on April 23, 2018, Town Heritage Staff reiterate their advice to the Heritage Richmond Hill—namely that the Langstaff House be rotated. The rationale for their continued belief is presented on Page 4. I respectfully request that Council Members review the compelling commentary provided by Heritage Staff.

It is important for the Committee of the Whole to consider that while the preservation of this historic structure is of primary urgency, the home must be able to function within a modern-day urban environment and offer normal and expected amenities for the future residents of the home. To this end, the recommendation of Heritage Richmond Hill will see the mud-room and laundry room become disconnected from the proposed garage. The closest point of access from the garage will be the living room, which is clearly undesirable. Due to urban design considerations previously presented to Town Council during its assessment of the zoning for this site, the garage is to be located toward the southerly lot line, behind the heritage home, where its visibility to the entrance to the site and public street view is partially screened. Therefore, the Heritage Richmond Hill's recommendation will disrupt the logical connection from the garage to the mud room. The options of not having a connection or providing said to the living room, are both inconvenient for utility by the future occupants.

At the Committee of the whole meeting, I will respectfully request that the Staff Recommendations with respect to building orientation be adopted. In doing so, it is anticipated that a street presence will be established for Hall Street which will be reflective of the original Yonge Street appearance, as shown on the attached photograph. This photograph from 1895 depicts the original front of the Langstaff House, and how the home will present itself to Hall Street—should the Staff recommendations be adopted.

Should Council Members require additional information, I will be pleased to discuss this matter further.

Thank you in advance.

Yours truly

A handwritten signature in blue ink, appearing to read "Murray Evans", is written over the typed name.

cc. Mr. Kelvin Kwan, Commissioner of Planning  
Mr. Stephen Huycke, Town Clerk



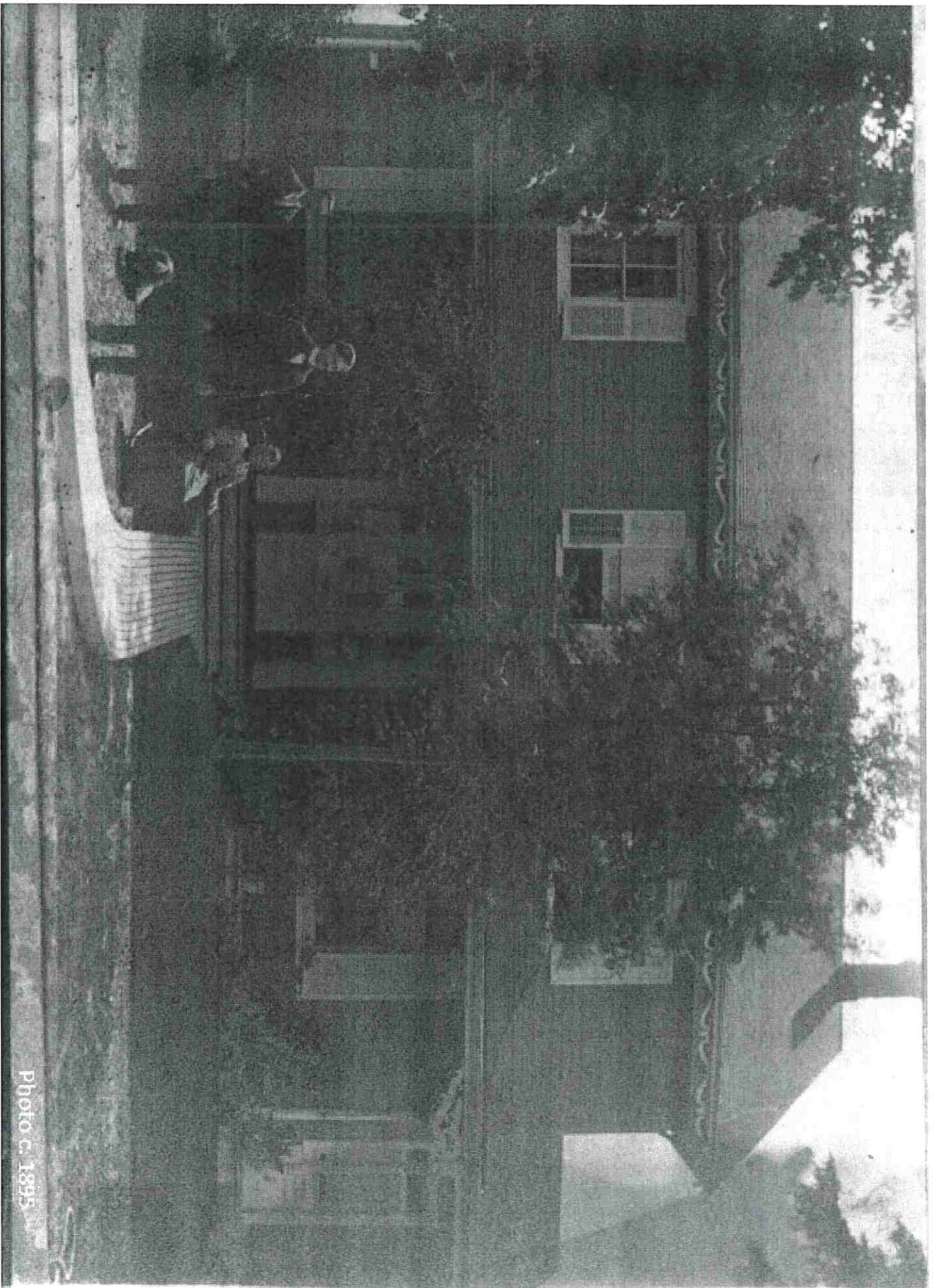


Photo c. 1895