



## **Staff Report for Heritage Richmond Hill Meeting**

**Date of Meeting:** November 12, 2019

**Report Number:** SRPRS.19.186

**Department:** Planning and Regulatory Services  
**Division:** Policy Planning - Heritage and Urban Design

**Subject:** Request to Amend Heritage Designating By-Law  
59-11 - 33 Roseview Avenue (City File #D12-  
07378)

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### **Purpose:**

To seek Heritage Richmond Hill's consideration regarding the request to reduce the extent of the designated area and to amend the legal description of Designating By-Law 59-11.

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

- a) That the Clerk provide the owner of the designated property, described in municipal By-Law 59-11, written notice of the proposed amendment to correct the legal description of the said property in accordance with section 30.1 of the *Ontario Heritage Act*;
- b) That, pending no objection from the owner during the 30 day post-notification period, the amending by-law substantially in the form as set out in Appendix A to SRPRS.19.186 be adopted by Council;
- c) That the Clerk: provide a copy of the amending by-law to the Ontario Heritage Trust; cause the amending by-law to be registered against the property; and update the Municipal Heritage Register, in accordance with the requirements of the *Ontario Heritage Act*.

### **Contact Person:**

Pamela Vega, Heritage & Urban Design Planner, phone number 905-771-5529.  
Joanne Leung, Manager of Heritage & Urban Design, phone number 905-771-4598.

### **Report Approval:**

**Kelvin Kwan**

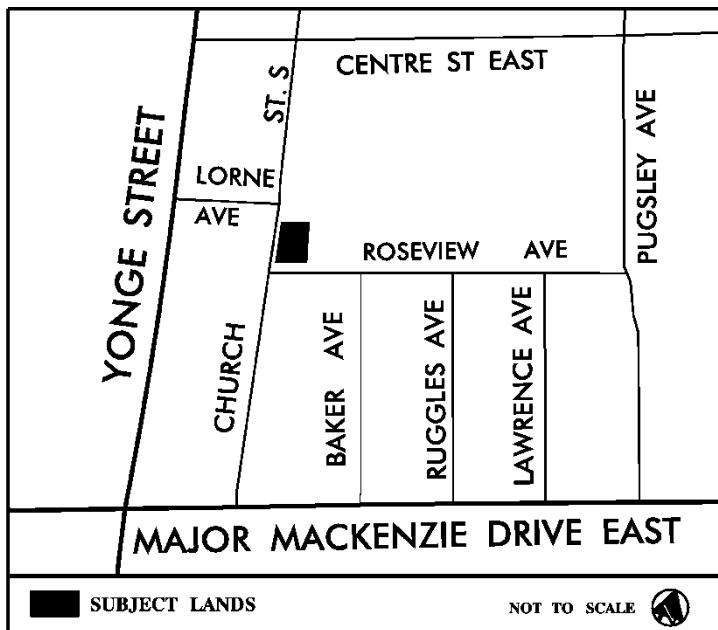
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

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**Approved by:** Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the report's approval are attached.

### Location Map:



### Background:

The property located at 33 Roseview Avenue is designated under Part IV of the *Ontario Heritage Act* by By-law 59-11 (attached as Appendix A). The Ira D. Ramer House has been identified as the property's sole heritage attribute.

In 2016, Council approved the rezoning of the property to facilitate the creation of one single detached lot and one semi-detached lot in addition to the Ira D. Ramer House (see SRPRS.16.185, attached as Appendix D). A Cultural Heritage Impact Assessment provided with this application supported the rezoning, stating that the proposed lot pattern is compatible with the existing lot pattern of the area and will not denigrate the cultural heritage of the Ira D. Ramer House. On July 10, 2017, a Heritage Permit was approved for the restoration of the Ira D. Ramer House. In 2018, severance applications B 062/18 and B 063/18 were approved by the Committee of Adjustment.

A new detached 2.5-storey dwelling is proposed on the southeasterly lot, and two 2.5-storey semi-detached dwellings are proposed to be built on the northerly lot fronting onto Church Street North. Municipal staff have worked diligently with the applicant to ensure that the design of these dwellings are compatible not only with the Ira D. Ramer

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House, but with the Village Core Neighbourhood Design Guidelines. These Neighbourhood Design Guidelines help to ensure that any new dwellings complement the neighbourhood's character. Site plan applications for this development are in process and include the restoration of the Ira D. Ramer House. Heritage and Urban Design staff support the proposal.

### Discussion:

The original designating by-law (59-11) currently includes the entirety of the lands known as 33 Roseview Avenue.



Details of subject property showing lands to be conveyed and lands to be severed.

The City of Richmond Hill requires that lands be conveyed to them for road widening and for a daylight triangle as a condition of approval for the severance (see Appendix C). Releasing this portion of land from heritage designation will allow the City to complete routine road work and future upgrades without requiring heritage permits. The lands to be conveyed do not include any identified heritage attributes, nor will its conveyance physically or visually affect the property's cultural heritage value.

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An amendment to the designating by-law is now appropriate to exclude the areas that are to be severed and the road widening that is to be conveyed to the City of Richmond Hill.

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

There are no financial or staffing implications at this time.

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

A detailed consideration of the heritage merits of 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 legal description of the subject property needs to be updated to remove the lands that are to be conveyed to the City of Richmond Hill for road widening and daylight triangle purposes, and the lands to be severed for residential development. Staff recommends that the draft Amending Designating By-Law as provided in Appendix B to this report be approved. Upon there being no objection filed within the 30 day period prescribed by the *Ontario Heritage Act*, the by-law may be passed by Council.

### **Attachments:**

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

<b>Appendix A</b>	Designating By-Law 59-11
<b>Appendix B</b>	Draft Amending By-Law 19-XX
<b>Appendix C</b>	Reference Plan 65R-38634
<b>Appendix D</b>	SRPRS.16.185

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### Report Approval Details

Document Title:	SRPRS.19.186 Request to Amend Heritage Designating By-law 59-11 - 33 Roseview Ave.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPRS.19.186 Appendix A.pdf</li><li>- SRPRS.19.186 Appendix B.docx</li><li>- SRPRS.19.186 Appendix C.pdf</li><li>- SRPRS.19.186 Appendix D.pdf</li></ul>
Final Approval Date:	Nov 5, 2019

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

**Patrick Lee - Nov 4, 2019 - 3:26 PM**

**Kelvin Kwan - Nov 4, 2019 - 3:28 PM**

**Task assigned to Neil Garbe was completed by delegate Italo Brutto**

**Italo Brutto on behalf of Neil Garbe - Nov 5, 2019 - 1:36 PM**