



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: May 12, 2020
Report Number: SRPRS.20.080

Department: Planning and Regulatory Services
Division: Policy Planning

Subject: **SRPRS.20.080 - Request to Demolish Harry
Endean House at 35 Wright Street**

Purpose:

The purpose of this report is to seek Heritage Richmond Hill's recommendation to Council regarding the application to demolish the Harry Endean House located at 35 Wright Street.

Recommendation(s):

- a) That the Heritage Richmond Hill Committee recommends to Council the demolition request of the Harry Endean House located at 35 Wright Street be approved in accordance with Section 27(3) of the *Ontario Heritage Act*.

Contact Person:

Joanne Leung, Manager of Heritage and Urban Design, phone number 905-771-5498.

Report Approval:

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

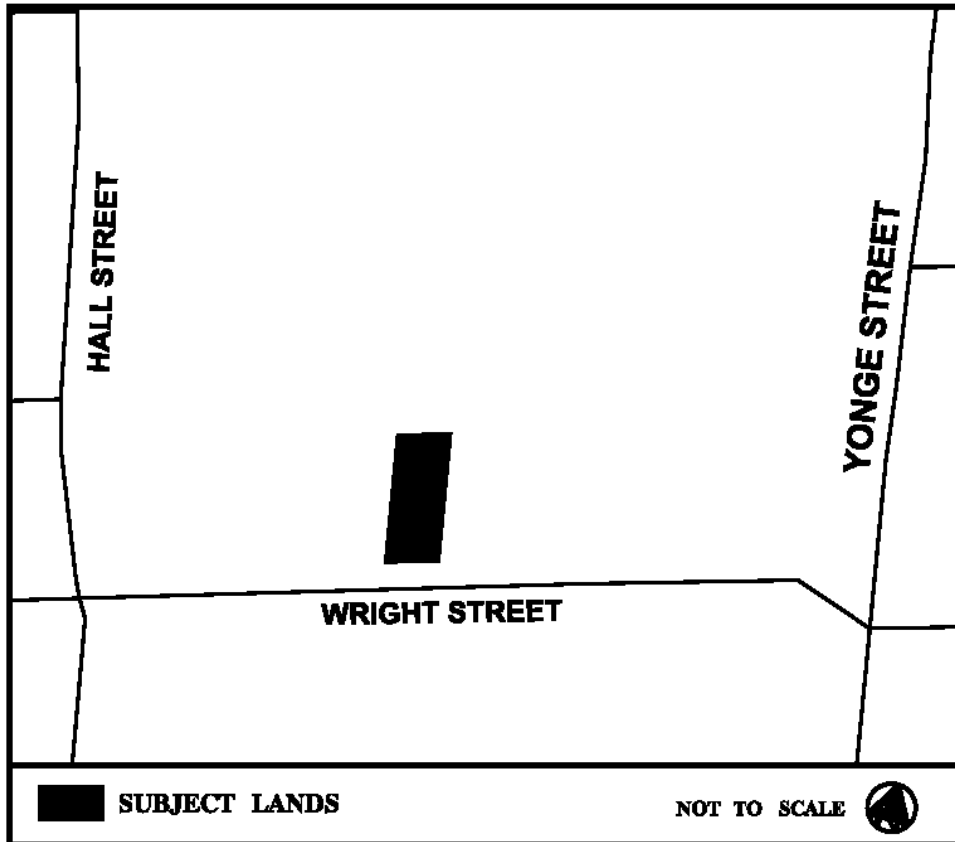
Approved by: Mary-Anne Dempster, Interim City Manager

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 reports approval are attached.

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Location Map:

Below is a map displaying the location of the subject lands. Should you require an alternative format, call the person listed under “Contact” above.



Background:

The subject lands are located on the north side of Wright Street, west of Yonge Street and encompass a total lot area of 730.9 square metres (7,867.34 square feet). The lands currently support a 1 ½ storey single detached dwelling listed on the City’s Municipal Heritage Register. The existing house at 35 Wright Street is known as the Harry Endean House, and was constructed in 1920/1921 in the Arts and Crafts Bungalow tradition.

Immediately east of the subject property is 31 Wright Street (site of the Percy Hill House) which also listed in the City’s Heritage Register. To the west of the subject lands is the former Richmond Hill High School building known as 51 Wright Street and designated in accordance with By-law 1-98 under the *Ontario Heritage Act*. The contemporary addition to the school in 2013 established the precedent of integrating heritage structure with contemporary building design.

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Street blocks abutting Yonge Street are part of the Yonge Street Corridor, which anticipate transit investment and intensification. The subject property is part of the Yonge Street corridor, and is located within the Uptown District of the City's Downtown Local Centre as identified in the City's Official Plan.

The policies of the Official Plan allow building heights in the south end of the Uptown District to be progressively lower toward the Village District up to a maximum of eight storeys. The subject lands are also within the "Downtown Transition" area that allows for a gradual decrease in height and density to the adjacent and abutting low height and density residential neighbourhoods. In addition, due to the built heritage context of the surrounding area, it is important to consider height, massing, and adaptive re-use of heritage resources to ensure compatibility with the existing context.

The Official Plan directs that, wherever possible, developments be encouraged to retain, rehabilitate and adaptively re-use identified cultural heritage resources as an integral part of the development in order to maintain and enhance the identity and character of the City.

Development Application

The subject lands are currently the subject of Site Plan Application File No. D06-18044. The owner of the lands is proposing to build a six-storey, eight-unit residential building with ten (10) at-grade parking spaces. The development shown in the site plan drawings as part of the above-noted application involves the incorporation of the existing Harry Endean House facade into the new building. Staff are in the final stages of reviewing the application.

Staff have worked closely with the owner since 2016 to develop a design for the new building.. Although the new building is contemporary in design, the refined building articulations and the use of masonry materials generally found in the Village Core Area will contribute to a sense of continuity with the local context. Most important, the final development proposal involves the relocation and reconstruction of the existing building facade as an integral part of the new multi-residential building. The original, disassembled bricks are to be re-used within the proposed structure. The massing, main roof front, porch, columns, dormer, windows and gable wood shingles are to be replicated in the new structure.

The left image on the following page is a photo of the front elevation of the Harry Endean House, and the image to the right is the elevation drawing of the re-constructed front facade re-using salvaged material, and which will be incorporated to the new residential development.

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Original Front Elevation



The design theme for the new building including the reuse of the façade of the Harry Endean House was identified and considered by Council through their approval of the rezoning application in 2019. The Heritage Alteration permit which is the subject of this report, carries forward the design theme envisioned through Council’s 2019 zoning approval. Beyond the Heritage Alteration will be site plan approval which will continue the proposed design theme. Site Plan approval for this project is imminent.

Although the subject property is not designated under the *Ontario Heritage Act*, it is listed in the City’s register of properties of cultural heritage interest. Accordingly, the proposed deconstruction of the Harry Endean House is considered a demolition and will require Council’s approval under the *Act*.

At its September 2019 meeting, staff sought Heritage Richmond Hill Committee’s initial feedback on the design. Staff presented the planned intensification context of the area and the property’s adjacency to Yonge Street. Staff also informed the Committee members of the owner’s commitment to incorporate and re-use the existing structure as part of the development. The members discussed the retention, reconstruction, and adaptive re-use approach of the proposal, and requested no modification to the design.

This staff report seeks Heritage Richmond Hill’s advice to Council regarding the owner’s request to deconstruct the house located at 35 Wright Street in order to reconstruct the existing building facade as an integral part of the new multi-residential building, as provided in the drawings included in the Site Plan Agreement (attached as Appendix A).

Cultural Heritage Considerations

At this juncture, Council has the opportunity to consider whether or not to designate the subject property under the *Ontario Heritage Act*.

A Cultural Heritage Impact Assessment (CHIA) was submitted with the planning application as an evaluation of the property under the above criteria and is attached as Appendix B to this report.

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Ontario Regulation 9/06 prescribes criteria to help identify properties of cultural heritage value. The criteria include the following set of three overarching values:

1. Physical/Design Value:
 - a. Is a rare, unique, representative or early example of a style, type, expression, and material or construction method;
 - b. Displays a high degree of craftsmanship or artistic merit; or
 - c. Demonstrates a high degree of technical or scientific achievement.
2. Associative/Historical Value:
 - a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - b. Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual Value:
 - a. Is important in defining, maintaining or supporting the character of an area;
 - b. Is physically, functionally, visually or historically linked to its surrounding; or
 - c. Is a landmark.

Staff reviewed the CHIA and considered the CHIA limited in depth in its research. The following information augments the submitted CHIA and provide additional information not included in the submitted Assessment:

Associative/Historical Value

Harry Endean was important in and contributed to the local nursery industries and thereby the history of Richmond Hill since before World War I until his death in 1972. In 1912 Harry's father, Henry Endean, established a nursery on Centre Street. Harry and his brother Robert took over the business and soon transferred it to a new location just north of Elgin Mills on Yonge Street as the Endean Brothers Greenhouses and Nursery. The business continued to operate into the 1970's and was important within the nursery and sales employment sector in Richmond Hill. Harry (school trustee and one term Councillor) and his wife Edith were also involved in a number of civic organizations and parents to Frank Endean who became a well-known Regional Councillor in the City.

The house was built by George S. Sims, a well-known builder, Councillor and Fire Brigade member (including Fire Chief), which further contributes to the building's historic/associative value.

Physical/Design Value

This 1920 building is a good representative of the Arts and Crafts style and that it retains most of its original exterior features in relatively good repair.

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Contextual Value

The Harry Endean House allows for the continuity of its local heritage character. The house sits between two buildings that retain cultural heritage qualities contemporary to the Harry Endean House. The two-storey Percy Hill House was constructed in 1918, located to the east, and is a unique and well-preserved example of the Arts and Crafts style. Richmond Hill's former City Hall (and High School) at 10268 Yonge Street, built in 1897 and designated in 1989, flanks Wright Street just to the east of the subject lands.

The former Richmond Hill High School building, located on the west side of the house, was constructed in 1924 and has been designated under Section 29 of the *Ontario Heritage Act*. Recent extensive remodeling of the structure has been undertaken to accommodate the École Secondaire Norval-Morrisseau. The new additions are considered by staff to have successfully maintained the prominence and heritage significance of the original historical building façade. The contemporary addition to the school established the precedent of integrating heritage structure with contemporary building design.

Discussion:

The objective of conservation is to ensure the adaptability, long-term function, and integration of the heritage resources with our contemporary society. Under the *Ontario Heritage Act*, a municipal Council may designate a property under the *Ontario Heritage Act* if the cultural heritage assessment meets one or more of the Ontario Regulation 9/06 criteria.

Heritage designation is but one tool to help manage changes to our heritage resources. Designation provides a framework of processes to protect, conserve and manage alterations to heritage properties. It is staff's opinion that designation is not the only path to conserve and re-use heritage resources.

Given the demonstrated cultural heritage value of the property, the owners and their consultants have worked closely with staff to incorporate the façade of the existing house as an integral part of the development as promoted by the Official Plan. A signed Site Plan Agreement by the owner will help ensure the implementation of the approved design and the adaptive re-use of the heritage elements.

Based on the foregoing, staff are of the opinion that it is not necessary to designate the subject property in order to facilitate the continued expression of the cultural heritage value of the Harry Endean House. Staff are pleased that two important planning objectives can be met through the approval of the above noted Site Plan.

Firstly, some needed reinvestment will occur in the downtown area that will not only fit in with the locational context of the area but will also provide for additional new housing units. Secondly, the continuity of the existing heritage resource can be maintained through the reconstruction of the existing façade of the Harry Endean House into the proposed new development.

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The design as proposed by the owner will also be consistent in approach with the addition to the heritage designated École Secondaire Norval-Morriseau (the former Richmond Hill High School) located immediately to the west.

Financial/Staffing/Other Implications:

There are no financial implications through the adoption of the recommendations in this report.

Relationship to the Strategic Plan:

The recommendations in this report relate to the Strategic Plan Goal Two – Better choice in Richmond Hill by expanding the range of housing options within the City Goal Four of “wise management of resources in Richmond Hill” in utilizing available land responsibly and the objective of being responsible by serving as a role model for municipal management. 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.” Consideration of the heritage merits also aligns with the direction to “steward Richmond Hill’s heritage resources”, and implements Outcome 2 of Goal 3 which is the promotion of a sense of identify and place through “the celebration, promotion and enhancement of the Town’s unique places”.

Conclusion:

The provisions contained in the Site Plan Agreement controlling the development of the proposed multi-unit residential building approved for the subject lands, serves to conserve the cultural heritage value of the Harry Endean House. Accordingly, staff are now comfortable with recommending approval of the demolition of the existing building so that the proposed development can commence.

Attachments:

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

- Appendix A Drawings of the multi-unit residential building proposed for 35 Wright Street
- Appendix B Cultural Heritage Impact Assessment for 35 Wright Street by CHC Limited, amended June 19, 2017

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Report Approval Details

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| Document Title: | SRPRS.20.080 Request to Demolish Harry Endean House; 35 Wright Street.docx |
| Attachments: | - SRPRS.20.080AppendixA-Drawings of Proposal.pdf - SRPRS.20.080AppendixB-CHIA.pdf |
| Final Approval Date: | May 6, 2020 |

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

Patrick Lee - May 5, 2020 - 1:14 PM

Kelvin Kwan - May 6, 2020 - 8:57 AM

MaryAnne Dempster - May 6, 2020 - 9:11 AM