



Heritage Richmond Hill

Minutes

HRH#02-20

Tuesday, May 12, 2020, 7:00 p.m.

**(Electronic Meeting during an Emergency, pursuant to Sections 238(3.3) of the
Municipal Act, 2001)**

An Electronic Heritage Richmond Hill Meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Tuesday, May 12, 2020 at 7:00 p.m. in Committee Room 2 via videoconference.

Committee Members present via videoconference:

Morteza Behrooz (Ward 2) Chair
Marj Andre (Richmond Hill Historical Society) Vice-Chair
Councillor West
Councillor Cilevitz
James Counter (Ward 1)
Helen Lu (Ward 3)
Dan Kelly (Ward 4)
Barbara DiMambro (Ward 5)
Doris Dumais (Ward 6)
Al Itwar (Member at Large)
Anthony Yeung (Education Community)

Regrets: Joseph Deveau (Richmond Hill Public Library)

The following members of Staff were present in Committee Room 2:

P. Lee, Director, Policy Planning
J. Leung, Manager, Heritage and Urban Design
I. James, Senior Urban Designer
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator

The Chair called the meeting to order at 7:05 p.m. and provided opening remarks with respect to tonight's first electronic Heritage Richmond Hill meeting.

1. Adoption of Agenda

Moved by: D. Dumais

That the agenda be adopted as distributed by the Clerk.

Carried

2. Disclosures of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest by members of the Committee under the *Municipal Conflict of Interest Act*.

3. Minutes of Previous Meeting

3.1 Minutes - Heritage Richmond Hill meeting HRH#01-20 held February 11, 2020

Moved by: A. Itwar

a) That the minutes of Heritage Richmond Hill meeting HRH#01-20 held February 11, 2020 be adopted.

Carried

3.2 Extract - Council meeting C#04-20 held February 12, 2020

Moved by: A. Itwar

a) That the extract from Council meeting C#04-20 held February 12, 2020 regarding staff report SRPRS.19.199, Demolition Request for 11575 Yonge Street, the former Jefferson Schoolhouse, be received.

Carried

3.3 Extract - Council meeting C#06-20 held February 26, 2020

Moved by: A. Itwar

a) That the extract from Council meeting C#06-20 held February 26, 2020 regarding staff report SRPRS.19.187, Update to the City's Heritage Register, be received.

Carried

4. Delegations

4.1 Mahdi Moradi Jalal, Director of 2295190 Ontario Inc. and owner of 10027 Yonge Street, regarding the Request for Demolition for the Building at 10027 Yonge Street - (refer to Item 5.3)

Mahdi Moradi Jalal, Director of 2295190 Ontario Inc. and owner of 10027 Yonge Street, addressed Committee regarding the Request for Demolition for the Building at 10027 Yonge Street. He provided background information regarding the efforts and financial investment that he has made over the last 9 years to preserve and incorporate the designated heritage building into the new development without success. Mr. Jalal noted the deterioration of the designated heritage building and associated safety issues, and requested that the recommendations contained in staff report SRPRS.20.079 to approve the demolition request for the existing structure located at 10027 Yonge Street be adopted.

Clarification was requested regarding the structural deficiencies of the building; details of the financial investment by the owner to restore the building; how the demolition application would be approved when the property owner was to dismantle and disassemble the component building fabrics as indicated in recommendation b)(i) of staff report SRPRS.20.079; and if there were concerns or remediation issues with the abandoned oil tank in the basement of the building.

5. Scheduled Business

5.1 SRPRS.20.055 - 2020 Heritage Grant Applications - 6 Properties

Committee members inquired about the proposed heritage grant for 16 Bawden Drive as the address appeared to be in a neighbouring municipality. Staff confirmed that it was a new address and that the property was located within Richmond Hill and therefore eligible for a heritage grant.

Committee members requested clarification regarding the proposed \$5,000 heritage grant for 9550 Leslie Street as the second quote received for the property, attached as part of Appendix 'E' to staff report SRPRS.20.055, exceeded 50% of the project cost which was not in compliance with the Heritage Grant Program. Staff advised that it was a clerical error on behalf of the applicant when they indicated the estimated cost of the proposed work to be \$8,000 on the 2020 Richmond Hill Heritage Grant Application Form, and confirmed that the proposed heritage grant amount was based on the higher quote received to ensure

quality and appropriateness for the unique windows to be replaced at the Church. Staff reviewed for Committee members the process that is carried out for the properties that have been approved for a heritage grant under the Heritage Grant Program, and noted that funds will not be released to the property owner until the required information is provided to the City and staff had undertaken an inspection of the completed work.

Moved by: Councillor Cilevitz

Recommendation 1

- Approved at the
May 27, 2020
Council meeting

That the Heritage Richmond Hill Committee recommends to Council:

- a) That a Heritage Grant in the amount of \$1,483 be approved towards the cost of repairing the front balcony of the *Ontario Heritage Act* Part V designated structure located at 217 Gormley Road West, as outlined in SRPRS.20.055;**
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the roof for the *Ontario Heritage Act* Part V designated structure located at 11 Station Road, as outlined in SRPRS.20.055;**
- c) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing windows for the *Ontario Heritage Act* Part IV designated structure located at 16 Bawden Drive, as outlined in SRPRS.20.055;**
- d) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing windows for the *Ontario Heritage Act* Part IV designated structure located at 33 Betony Drive, as outlined in SRPRS.20.055;**
- e) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing windows for the *Ontario Heritage Act* Part IV designated structure located at 9550 Leslie Street, as outlined in SRPRS.20.055; and,**
- f) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repainting the *Ontario Heritage Act* Part IV designated structure located at 4 Elizabeth Street North, as outlined in SRPRS.20.055.**

Carried

5.2 SRPRS.20.062 - Heritage Permit Application for 40 Frank Endean Road; Horner-Elliot House - File D12-07196

Committee members did not have any questions or comments related to the Heritage Permit Application for 40 Frank Endean Road (Horner-Elliot House).

Moved by: D. Dumais

Recommendation 2

- Approved at the
May 27, 2020
Council meeting

That the Heritage Richmond Hill Committee recommends to Council:

a) That the Heritage Permit Application to allow the addition to, repairs to and painting of the exterior of the historic house at 40 Frank Endean Road as generally described in the drawings prepared by Ana Popovic and submitted to the City for site plan approval on March 10, 2020, (attached as Appendix 'A' to SRPRS.20.062) be approved subject to the following conditions:

i. That the owner obtain site plan approval from the City;

ii. That the owner enter into a Heritage Conservation Agreement containing provisions ensuring insurance coverage for protection of the heritage house during construction and restricting any site works until site plan approval has been issued.

b) That the Mayor and Clerk be authorized to execute a Heritage Conservation Agreement with the owners, upon written recommendation of the Commissioner of Planning and Regulatory Services.

Carried

5.3 SRPRS.20.079 - Request for Demolition for the Building at 10027 Yonge Street

Councillor Cilevitz read the Cultural Heritage Significance for Dr. Duncumb's Hall located at 10027 Yonge Street from page 3 of staff report SRPRS.20.079 to put into the public record the significance of the building to the community.

Committee members discussed the obligations that property owners should have when purchasing a designated home under the *Ontario Heritage Act*, and were all in agreement that the building located at 10027

Yonge Street regrettably had to be demolished because of its current state and associated safety issues.

Further comments were made following up on the discussion that ensued immediately following the delegation regarding how the demolition application would be approved when the property owner was to dismantle and disassemble the component building fabrics as indicated in recommendation b)(i) of staff report SRPRS.20.079, and who would be responsible for the associated expenses. Staff confirmed that they would work with the property owner to dismantle and disassemble the component building fabrics, including the attributes that were identified in Designation By-law 11-13, and advised of storage options utilized by the municipality for various heritage attributes that have been acquired. Staff also confirmed that through the Site Plan approval process, staff would work with the owner to ensure that the attributes from the component building fabrics were included in any new structure erected on the property.

Members of the Committee addressed the concept of demolition by neglect of heritage properties and what mechanisms were in place including applicable legislation, policies and/or other tools, to prevent these types of situations from happening again in the future. Committee members inquired about what options they had if they were to deny the demolition application for 10027 Yonge Street. Staff provided guidance as to how the Committee could respond, advising that a clear recommendation to either approve or deny the demolition application needed to be made by the Committee for consideration by Council.

Committee members were in agreement that because of the circumstances, they would support the recommendations contained in staff report SRPRS.20.079 to consent to the demolition application, and would discuss options and recommendations related to demolition by neglect of heritage properties at a future Heritage Richmond Hill meeting.

Moved by: M. Andre

Recommendation 3

- Approved at the
May 27, 2020
Council meeting

That the Heritage Richmond Hill Committee recommends to Council:

a) That staff report SRPRS.20.079 be received;

b) That in accordance with Section 34.2(a) of the *Ontario Heritage Act* that Council consent to the demolition request for Dr. Duncumb's

Hall located at 10027 Yonge Street, subject to the following condition:

i. that the owner carefully dismantle and disassemble the component building fabrics including the attributes identified in Designation By-law 11-13 as detailed in staff report SRPRS.20.079 and make arrangements with City staff for the retention and storage of such materials to potentially be included in any new structure erected on the property.

c) That By-law 11-13 which designated the property at 10027 Yonge Street under Part IV of the *Ontario Heritage Act* be rescinded.

Carried

5.4 SRPRS.20.080 - Request to Demolish Harry Endean House at 35 Wright Street

Committee members acknowledged the Site Plan application received for 35 Wright Street and their appreciation of the owner incorporating the existing Harry Endean house façade into the new building.

General discussion ensued regarding when this matter was brought before the Committee in the fall of 2019, and the information contained in staff report SRPRS.20.080 regarding the number and size of the proposed residential units. Staff reviewed the applications received and the processes undertaken to date for 35 Wright Street, including when these matters were brought before Heritage Richmond Hill for comments. Staff provided additional information related to the proposed residential units for the property, and discussed the possibility of including the building in the City's plaque program.

Moved by: Councillor West

Recommendation 4

- Approved at the
May 27, 2020
Council meeting

That the Heritage Richmond Hill Committee recommends to Council:

a) That 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*.

Carried

5.5 Designation Sub-Committee - Verbal Update

Dan Kelly, on behalf of the Designation Sub-Committee, advised of their efforts in developing a framework regarding the designation of properties and noted that they were aiming to make a presentation at an upcoming meeting for discussion and feedback from Heritage Richmond Hill members.

Chair Behrooz acknowledged the work of the Designation Sub-Committee, particularly Dan Kelly, and extended his thanks to each of the members.

6. Date of Next Meeting

The next meeting of Heritage Richmond Hill was scheduled for Tuesday, June 9, 2020 at 7:00 p.m.

7. Adjournment

Moved by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:46 p.m.