



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: November 10, 2020

Report Number: SRPI.20.024

Department: Planning and Infrastructure Department

Division: Policy Planning

Subject: **SRPI.20.024 – Heritage Permit Application for
158 Gormley Road West, City File D12-20002**

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application for 158 Gormley Road West.

Recommendation:

- a) That the Heritage Permit Application to allow the addition to the house located at 158 Gormley Road West, which is within the Gormley Heritage Conservation District, as generally described in the drawings prepared by ARCH.DWG Inc. and submitted to the City on October 13, 2020 (attached as Appendix A to this report) be approved.

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 Infrastructure

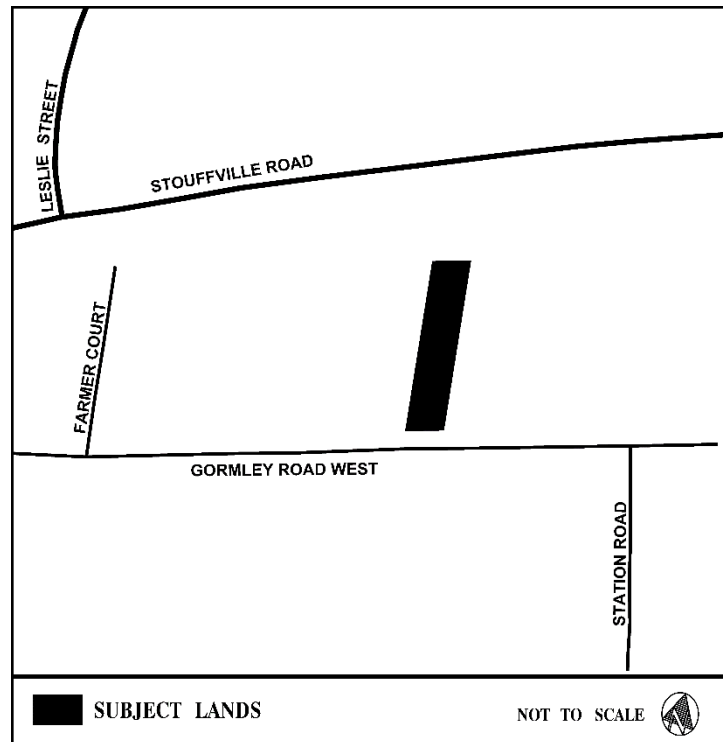
Approved by: Mary-Anne Dempster, City Manager

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 property location. Should you require an alternative format call person listed under the “Contact Person” above.



Background Information:

The property at 158 Gormley Road West is located within the Gormley Heritage Conservation District (“HCD”) and is designated under Part V of the *Ontario Heritage Act* under Designation By-law number 150-09 as a non-heritage building within this HCD. While the subject property does not contain any heritage structures, its location within the HCD dictates that alterations to the property must abide by the policies of the HCD Plan; as such, alterations to the property require a Heritage Permit and Council approval.

The existing house was built c1957 with an asymmetrical brick and stone façade and windows that are reminiscent of the Ontario Gothic tradition. The owner proposes to construct a one-storey, 2 metre x 6 metre stone-clad addition to the west (side) of the existing structure to extend the existing master bedroom (see Appendices A, B, C, and D). Staff considers this as a minor alteration as the addition has low visibility from the public right-of-way due to screening by existing trees along the western property line and the building’s considerable set back from the road.

The Gormley Heritage Conservation District Plan states in policy 4.3.2 that, “[a]lterations and additions to non-heritage buildings in the District should be consistent with one of

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two design approaches: Historical Complementary or Modern Complementary”. The simple gable-style design of the proposed alteration complements both the existing structure on the subject property and the historic character of the Gormley area.

Given that the design of the proposed alteration is complementary to both the existing structure and to the area’s character, and that its location is far from the public right-of-way and has low visibility, staff is in support of this alteration.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

A detailed consideration of the impact of the proposed alteration to the subject property and the Gormley Heritage Conservation District 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 proposed addition to the house at 158 Gormley Road West will have minimal visual impact on the Gormley Road West streetscape due to its location set back from the road and due to its architectural style that complements the area’s historic character.

Appendix Contents and Maps:

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, Site Plan Application drawings prepared by ARCH.DWG Inc.
- Appendix B, Project Description prepared by ARCH.DWG Inc.
- Appendix C, Heritage Permit Application Form
- Appendix D, Sample of cladding material

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Report Approval Details

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|----------------------|---|
| Document Title: | SRPI.20.024 Heritage Permit App for 158 Gormley Rd W.docx |
| Attachments: | <ul style="list-style-type: none">- SRPI.20.024 Appendix A.pdf- SRPI.20.024 Appendix B.pdf- SRPI.20.024 Appendix C.pdf- SRPI.20.024 Appendix D.pdf |
| Final Approval Date: | Oct 26, 2020 |

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

Patrick Lee - Oct 26, 2020 - 1:44 PM

Kelvin Kwan - Oct 26, 2020 - 2:13 PM

MaryAnne Dempster - Oct 26, 2020 - 2:52 PM