



Staff Report for Council Meeting

Date of Meeting: January 27, 2021

Report Number: SRPI.21.003

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.21.003 - Heritage Restoration Agreements
for 33 Roseview Avenue and 1000 Elgin Mills
Road East (City Files D12-07378 and D12-07173)

Purpose:

To seek Council's direction to execute the Heritage Restoration Agreements on the approved alteration and restoration works at the designated properties located at 33 Roseview Avenue and 1000 Elgin Mills Road East.

Recommendation(s):

- a) That the Mayor and Clerk be authorized to execute the Heritage Restoration Agreement between the City of Richmond Hill and Tupelo Investments Limited to secure the careful protection and alteration of 33 Roseview Avenue as described in SRPI.21.003, to be released upon the written recommendation of the Commissioner of Planning and Infrastructure; and
- b) That the Mayor and Clerk be authorized to execute the Heritage Restoration Agreement between the City of Richmond Hill and Elgin House Properties Ltd. to secure the careful protection and alteration of 1000 Elgin Mills Road East as described in SRPI.21.003, to be released upon the written recommendation of the Commissioner of Planning and Infrastructure.

Contact Person:

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

Report Approval:

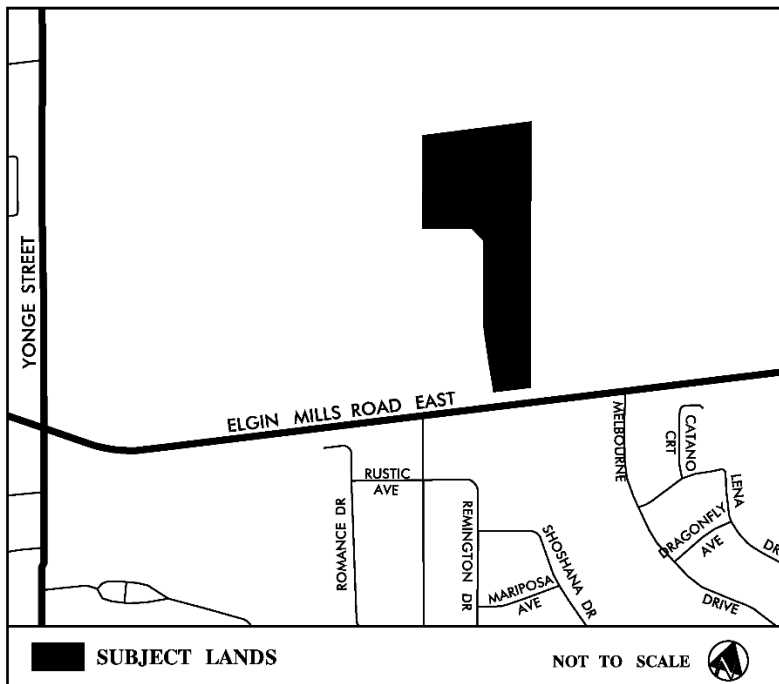
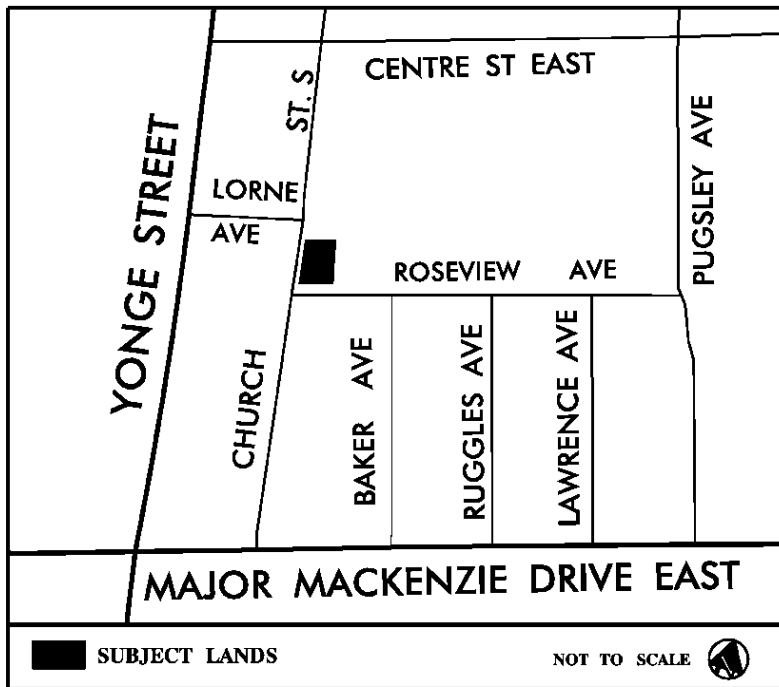
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.

Page 2

Location Maps:



Page 3

Background:

Under the *Ontario Heritage Act*, alterations to the heritage attributes of properties designated under Part IV require a heritage permit. This process ensures that alterations are compatible with the existing heritage resources and ensures that their impact on heritage attributes is minimized.

To help ensure that this work is completed as approved, the *Ontario Heritage Act* also allows the Council of a municipality to enter into an agreement with the owners of a heritage designated property for the purposes of conserving and/or restoring the property's identified heritage attributes. A Conservation Plan is included with this agreement, which describes how the work covered by the heritage permit will be implemented. This agreement is registered on title and ensures that the alterations approved by Council will be executed in accordance with the associated Conservation Management Plan.

33 Roseview Avenue

The property located at 33 Roseview Avenue is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 59-11 (see Appendix A). The Ira D. Ramer House, identified as the heritage attribute on the property, is built on a corner property fronting onto Roseview Avenue and Church Street.

In 2016, the property owner submitted a rezoning application to create three additional lots on the property while retaining the Ira D. Ramer House in situ. It is intended that one 2.5 storey single dwelling and two 2.5 storey semi-detached dwellings will be built on the new lots. As part of this development, the property owner agreed to restore the exterior of the Ira D. Ramer House and submitted a heritage permit Conservation Plan which outlined the restoration work that was proposed (see Appendix B).

The Conservation Plan meets the City's Terms of Reference and refers to current best practices in heritage conservation. Working with the description and attributes identified in Designating By-law 59-11, the Conservation Plan provides clear direction on the repair and conservation of the original building elements, and alterations that are necessary to improve the functionality of the house. The proposed work includes:

- Repairing the existing stained glass windows;
- Conserving the second floor doorway location for the reinstatement of a doorway onto a new sunroom terrace;
- Repairing the south verandah in its entirety;
- Repairing the exterior walls
- Repairing any existing storm windows determined to be original;
- Repairing and reusing the existing stained glass windows;
- Rebuilding the north sunroom in its entirety;
- Upgrading the exterior walls with improved resistance to heat loss and moisture flow;

Page 4

- Installing new sashed windows; and,
- Replacing the roof and water-shedding elements.

Council approved the heritage permit for this work on July 10, 2017 (see Appendix C for the Council Extract).

1000 Elgin Mills Road East

The property at 1000 Elgin Mills Road East is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 290-98 for its circa 1840 Georgian farmhouse and 19th century stone outbuilding (see Appendix D).

In 2015, the property owner submitted a planning application proposing a residential condominium complex in the rear portion of the property, with the historic house and stone outbuilding retained in situ. In 2018, the property owner applied for a heritage permit to allow for the restoration of these two historic buildings and to construct a 2 storey Art Deco-style addition to the rear of the historic house. The proposed work is outlined in the Conservation Management Plan (see Appendix E) and includes:

- Repairing the house's wooden siding;
- Replacing the roof's shingles with wooden shingle-style roofing;
- Restoring original doors and windows;
- Underpinning the house with a cast concrete basement;
- Constructing a 2 storey rear addition to the house; and,
- Repairing the outbuilding's exterior walls.

The heritage permit application was deemed approved on April 10, 2019.

Discussion:

Under the *Ontario Heritage Act*, a municipality may enter into an agreement with the owners of designated properties in order to conserve the property's cultural heritage value. Registered on title, such agreements gives the municipality the power to enforce the work outlined in the agreement, and holds the property owner accountable for the work that is done on the property.

For each of the properties located at 33 Roseview Avenue and 1000 Elgin Mills Road East, entering into a Heritage Restoration Agreement would help to ensure that the work outlined in the Conservation Plans is completed as approved by Council.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Page 5

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 City’s heritage.”

Conclusion:

Council has approved the alterations and restoration work outlined in the Conservation Plan for 33 Roseview Avenue and in the Conservation Management Plan for 1000 Elgin Mills Road East. By entering into Heritage Restoration Agreements with the owners of these two properties, the City can help to ensure that the proposed work is completed as approved.

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 – By-law 59-11
- Appendix B – Conservation Plan for 33 Roseview Avenue, Christopher L. Ferguson
- Appendix C – Extract from Council Meeting held July 10, 2017
- Appendix D – By-law 290-98
- Appendix E – Conservation Management Plan for 1000 Elgin Mills Road East, MW Hall Corporation

Page 6

Report Approval Details

Document Title:	SRPI.21.003 Heritage Restoration Agreements for 33 Roseview Avenue and 1000 Elgin Mills Road East.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.003 Appendix A - Bylaw 59-11.pdf- SRPI.21.003 Appendix B - Conservation Plan 33 Roseview.pdf- SRPI.21.003 Appendix C - Extract C26-17 July 10-17.pdf- SRPI.21.003 Appendix D - Bylaw 290-98.pdf- SRPI.21.003 Appendix E - 1000 Elgin Mills Conservation Plan.pdf
Final Approval Date:	Jan 4, 2021

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

Task assigned to Patrick Lee was completed by delegate Joanne Leung

Joanne Leung on behalf of Patrick Lee - Jan 4, 2021 - 10:39 AM

Task assigned to Kelvin Kwan was completed by delegate Patrick Lee

Patrick Lee on behalf of Kelvin Kwan - Jan 4, 2021 - 1:31 PM

MaryAnne Dempster - Jan 4, 2021 - 2:35 PM