



Staff Report for City Manager Delegated Authority

Date: July 30, 2021

Report Number: SRPI.21.082

Department: Planning and Infrastructure

Division: Policy Planning

**Subject: SRPI.21.082 – Heritage Permit Application for
103 Richmond Street (The Eliza Gaby House) –
File D12-07362**

Purpose:

To seek the City Manager's approval for the Heritage Permit Application to erect a garage structure to the rear of the designated structure at 103 Richmond Street.

Recommendation(s):

- a) That the Heritage Permit Application to erect a garage structure, as described in report SRPI.21.082 and recommended by Heritage Richmond Hill, be approved with the condition that the colours for the front façade be chosen from the heritage palette.


Contact Person:

Pamela Vega, Heritage & Urban Design Planner, phone number 905-771-5529

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

Report Approval:

Submitted by:

 For:

Kelvin Kwan, Commissioner Planning and Infrastructure Department

Approved by:



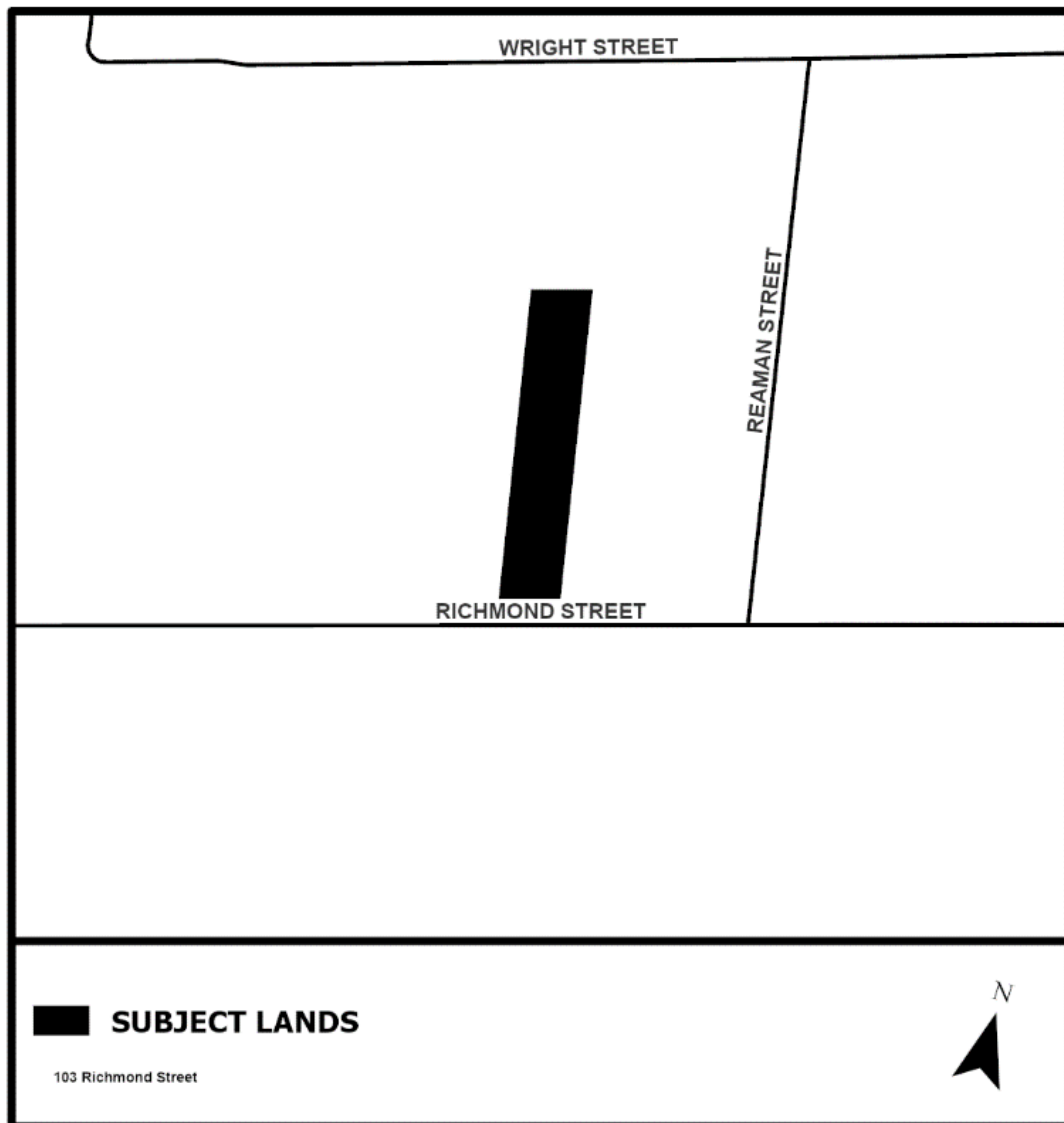
Darlene Joslin, Acting City Manager

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

Location Map

The map below illustrates the subject property's location. Should you require an alternative format, call the contact person listed in this document.



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Background:

The property located at 103 Richmond Street (the “Subject Property”) contains the Eliza Gaby House, built circa 1886, and is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 134-95 for historical and design reasons.

In 2019, the owner received approval for the demolition of a detached garage to the rear of the property. This garage was in poor shape, and was not identified as a heritage attribute in the Designating By-law.

Since then, the owner has erected a utility structure on the foundations of this demolished garage, to be used as temporary storage until a permanent structure can be constructed. In discussions with Building and Planning staff, however, the structure was deemed to be a permanent structure. The owner is now required to apply for a Building Permit and a Heritage Permit, as the owner has confirmed that they wish to retain the utility structure at its current location to the rear of the property (see Figures 1 and 2). The owner has also confirmed that they wish to add a front façade to the utility structure similar to the example given in Figure 3.

The utility structure is located at the end of the driveway near the western boundary of the Subject Property, and is located to the west and partially behind the Eliza Gaby House. A row of mature trees is located to the west of the utility structure (see Figure 1).

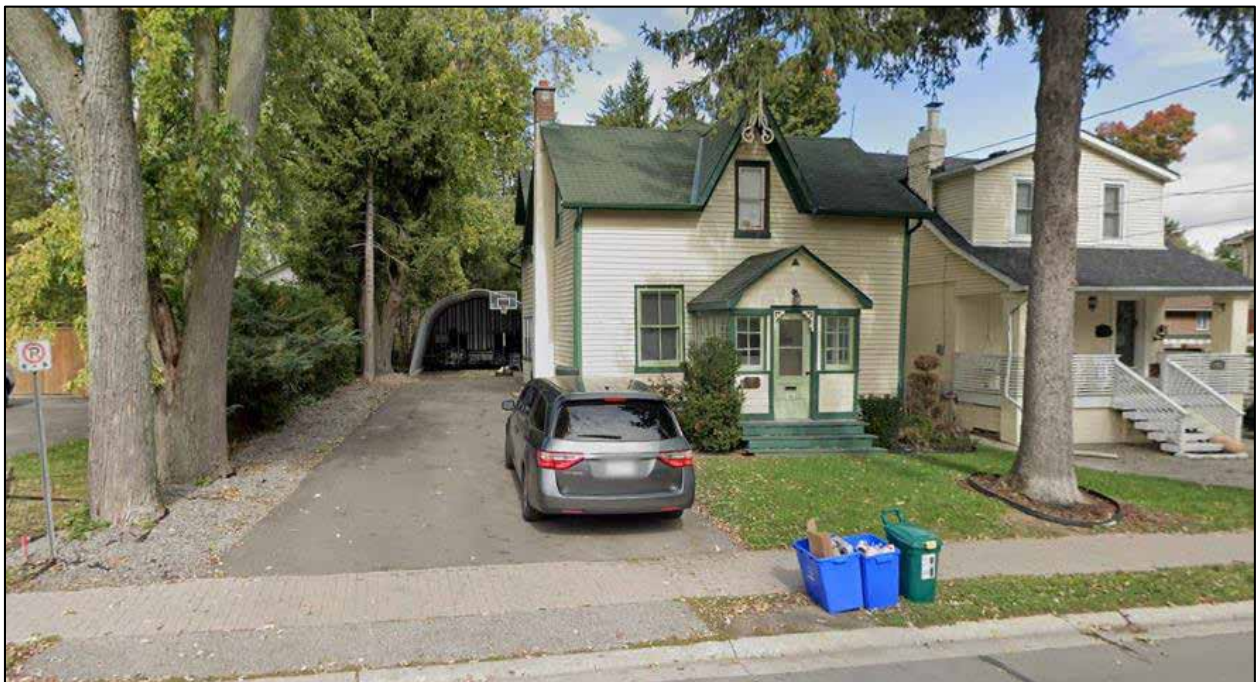


Figure 1: View of the Subject Property north from Richmond Street. The metal structure can be seen to the rear of the house.



Figure 2: Air photo showing location of metal structure (identified by the yellow rectangle) in relation to the Eliza Gaby House (identified by the blue rectangle). [Air photo and parcel information courtesy of York Region online mapping.]



Figure 3: Example of the type of front façade the owner wishes to add to the metal structure (image provided by the owner).

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At its July 6, 2021 meeting, the municipal heritage advisory committee (known as Heritage Richmond Hill) recommended that this Heritage Permit Application be approved with the condition that the colours for the front façade be chosen from the heritage palette. The Extract from this Heritage Richmond Hill meeting is attached to this report as Appendix “A”.

Discussion

The following section describes the impact that the utility structure has on the Subject Property’s heritage attributes.

Physical Impact

The utility structure has been constructed on existing foundations, and is set back at the rear of the Eliza Gaby House. There are no proposed changes to the historic house itself. Accordingly, there are no physical impacts on the Eliza Gaby House.

Visual Impact

As a simple utility structure, the style and material is not compatible with the Eliza Gaby House. However, it is set back far from the road and is partially blocked by the heritage house. Its visual impact on the Subject Property’s heritage attributes and on the streetscape in general is limited.

The tree row to the west of the utility structure also acts as a visual buffer between the structure and the neighbouring property, which is listed on the municipal Heritage Register as a non-designated property.

To further minimize its visual impact on the Eliza Gaby House and on the streetscape, staff recommend that the owner use historic colours for the front of the utility structure. These colours may be chosen from the heritage palette, which is offered by most major paint companies.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to Council’s Strategic Priorities 2020-2022:

A detailed consideration of the heritage merits of the Subject Property and ensuring the ongoing use and retention of the Subject Property is in keeping with the **Strategic Priority Area “Strong Sense of Belonging”** by helping to retain the “sense of place” that exists in the downtown core.

Conclusion:

The visual impact of the utility structure is minimized due to its location set back from the road and being partially behind the Eliza Gaby House. Using historically appropriate colours for the front of the utility structure will help further minimize this impact. Heritage

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Richmond Hill recommends that the Heritage Permit Application be approved on the condition that the owner uses colours from the heritage palette for the front of the utility structure.

Attachments:

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

Appendix A – Extract from the July 6, 2021 Heritage Richmond Hill committee meeting



5. Scheduled Business

**5.1 SRPI.21.079 - Heritage Permit Application for 103 Richmond Street
(The Eliza Gaby House) - File D12-07362**

Moved by: B. DiMambro

That the Heritage Richmond Hill Committee recommends to Council:

- a) That the Heritage Permit Application to erect a garage structure, as described in staff report SRPI.21.079, be approved with the condition that the colours for the front façade be chosen from the heritage palette.

Carried



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: July 6, 2021

Report Number: SRPI.21.079

Department: Planning and Infrastructure

Division: Policy Planning

**Subject: SRPI.21.079 - Heritage Permit Application for
103 Richmond Street (The Eliza Gaby House) -
File D12-07362**

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application to erect a garage structure to the rear of the designated structure at 103 Richmond Street.

Recommendation(s):

- a) That the Heritage Permit Application to erect a garage structure, as described in report SRPI.21.079, be approved with the condition that the colours for the front façade be chosen from the heritage palette.

Contact Person:

Pamela Vega, Heritage & Urban Design Planner, phone number 905-771-5529

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

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

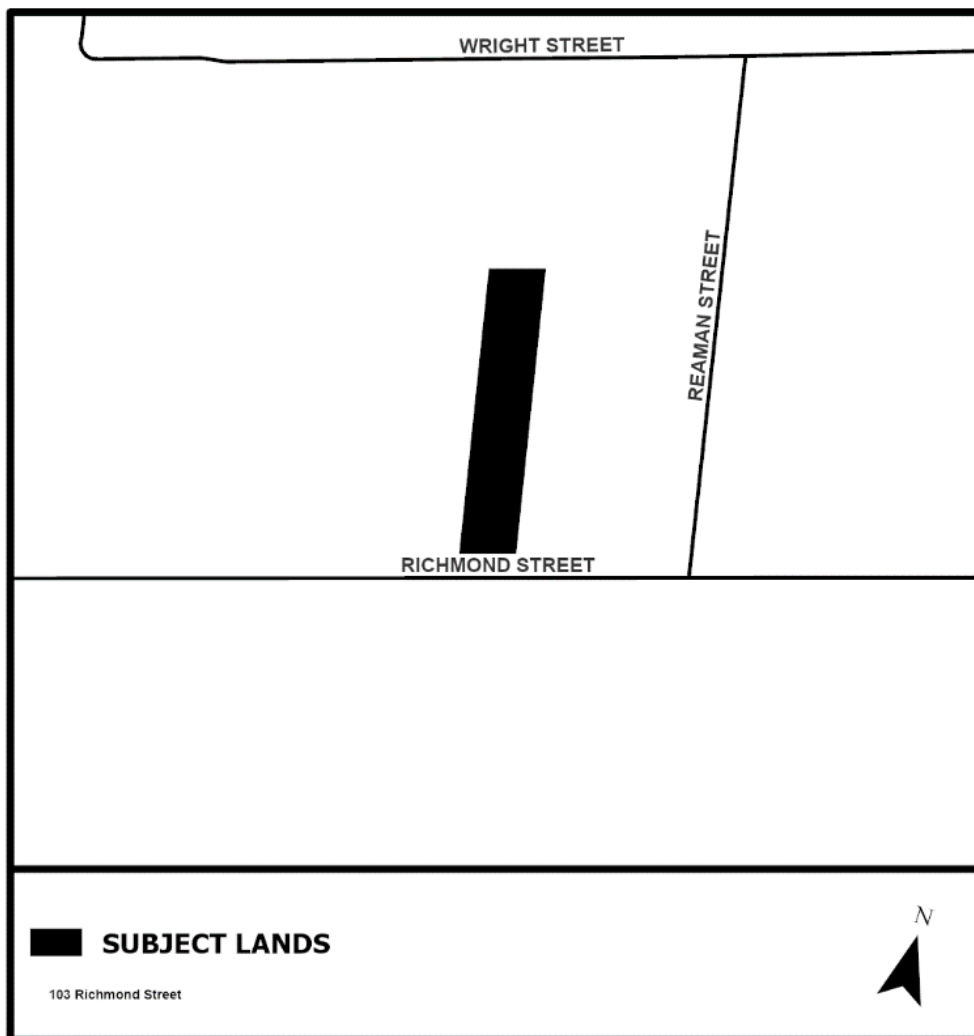
Approved by: Mary-Anne Dempster, City Manager

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Background:

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In 2019, the owner received approval for the demolition of a detached garage to the rear of the property. This garage was in poor shape, and was not identified as a heritage attribute in the Designating By-law.

Since then, the owner has erected a metal structure on the foundations of this demolished garage, to be used as temporary storage until a permanent structure can be constructed. In discussions with Building and Planning staff, however, the structure was deemed to be a permanent structure. The owner is now required to apply for a Building Permit and a Heritage Permit, as the owner has confirmed that they wish to retain the metal structure at its current location to the rear of the property (see Figure 2). The owner has also confirmed that they wish to add a front façade to it similar to the example given in Figure 3.

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Figure 1: View of the Subject Property north from Richmond Street. The metal structure can be seen to the rear of the house.

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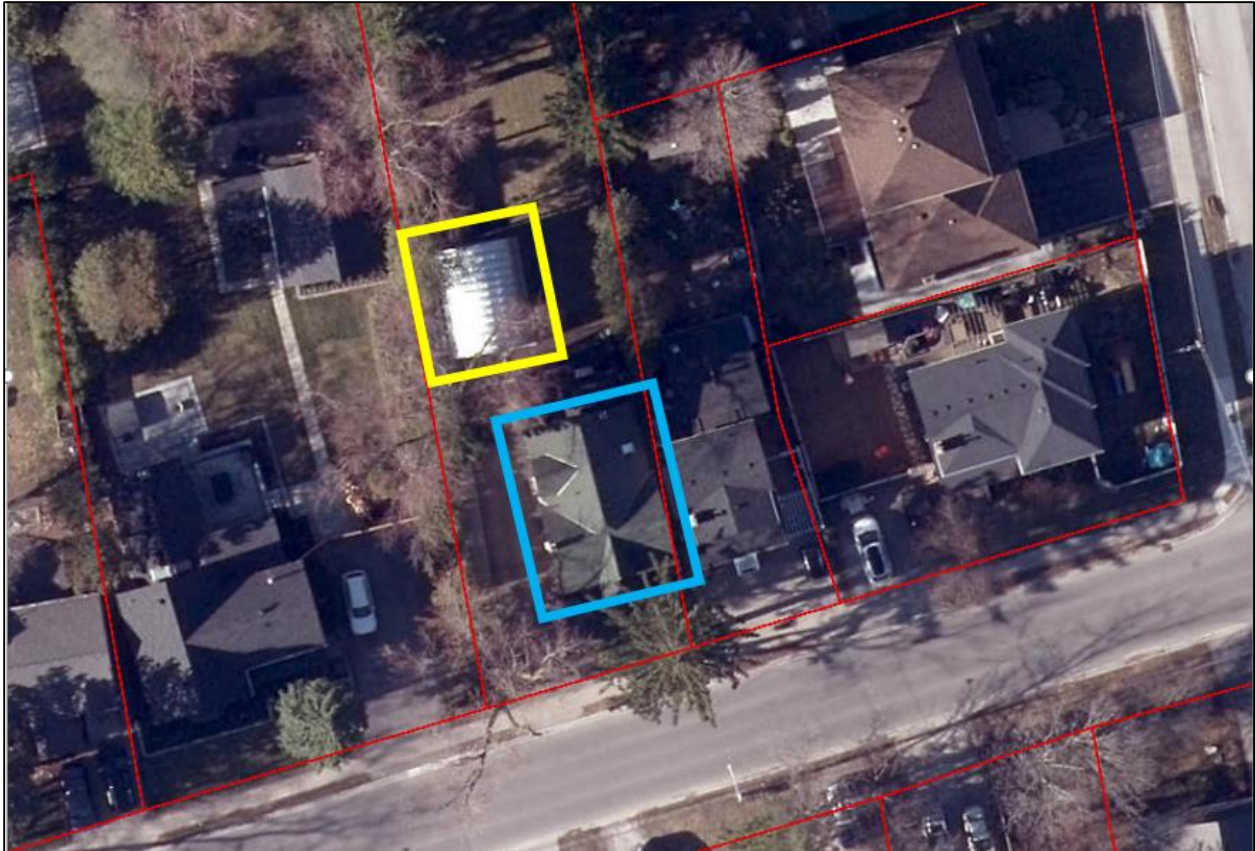


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The tree row to the west of the metal structure also acts as a visual buffer between the structure and the neighbouring property, which is listed on the municipal Heritage Register as a non-designated property.

To further minimize its visual impact on the Eliza Gaby House and on the streetscape, staff recommend that the owner use historic colours for the front of the metal structure. These colours may be chosen from the heritage palette, which is offered by most major paint companies.

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 “Respect the past through promoting the awareness of the City’s heritage”**. It further implements the direction to achieve **Goal 3, “A More Vibrant Richmond Hill”** specifically by “stewarding Richmond Hill’s heritage resources.”

Conclusion:

The visual impact of the metal garage structure is minimized due to its location set back from the road and being partially behind the Eliza Gaby House. Using historically appropriate colours for the front of the metal structure will help further minimize this impact. Staff recommends that the Heritage Permit Application be approved on the condition that the owner uses colours from the heritage palette for the front of the structure.

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Attachments:

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

- Appendix A - Designating By-law 134-95

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Report Approval Details

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|----------------------|--|
| Document Title: | SRPI.21.079 Minor Heritage Permit - 103 Richmond Street, City File No. D12-07362.docx |
| Attachments: | - SRPI.21.079 - Appendix A.pdf |
| Final Approval Date: | Jun 22, 2021 |

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

Patrick Lee - Jun 21, 2021 - 2:21 PM

Kelvin Kwan - Jun 21, 2021 - 3:06 PM

Task assigned to MaryAnne Dempster was completed by delegate Darlene Joslin

Darlene Joslin on behalf of MaryAnne Dempster - Jun 22, 2021 - 8:33 AM