

COMMUNITY HERITAGE COMMISSION

Wednesday, June 12, 2019, 6:00 p.m.
Committee Room #2, City Hall

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
Maureen Arvanitidis	- Community Member
John Davies	- Vice-Chair, Community Member
Deane Gurney	- Community Member
Rosanne Hood	- NWHPS Representative
David Sarraf	- Community Member (arrived at 6:05 p.m.)

REGRETS:

Jenelle Davies	- Community Member
Troy Hunter	- Community Member

STAFF:

Rob McCullough	- Manager, Museums & Heritage Services
Britney Quail	- Heritage Planner
Mike Watson	- Planner
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:01 p.m.

1.0 ADDITIONS TO AGENDA

No Additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of May 1, 2019

MOVED and SECONDED

THAT the minutes of the May 1, 2019 Community Heritage Commission meeting be adopted.

CARRIED.

All members of the Commission present voted in favour of the motion.

3.0 PRESENTATIONS

3.1 1111 Sixth Avenue –Official Community Plan Amendment and Heritage Revitalization Agreement Applications

Mike Watson, Planner, summarized the staff report dated June 12, 2019, regarding a heritage revitalization agreement (HRA) application to allow the development of a childcare facility in a four-storey building located adjacent to the West End Methodist (Shiloh) Church, a designated heritage building.

Mr. Watson reviewed the details of the proposed HRA, site context, current use of the property, the reasons behind the proposed OCP amendment, the design guidelines for the area, and the requested zoning relaxations.

Britney Quail, Heritage Planner, described the importance and background of the heritage building, and reviewed its character defining elements. Ms. Quail also outlined the project elements that the Commission was asked to comment on.

In response to questions made by the Commission, Ms. Quail and Mr. Watson provided the following information:

- The applicant is Wisdom Forest Childcare, who are a for-profit childcare business and who also hold ownership of the Church;
- The interior of the church is not protected; however, many items on the interior have heritage value;
- The current religious use of the church is proposed to remain and it is also intended that it would be leased out to a large variety of community groups;
- This HRA would ensure that the features of the church would be protected by Bylaw;
- An increase in traffic on the rear lane is a neighbourhood concern, therefore the drop off and pickup for the daycare have been located on Sixth Avenue;
- Drop off and pickup would occur over a lengthy amount of time and there is a pull-out on Sixth Street already present; and,
- The daycare's play space would take place behind the church and on the large rooftop space.

Discussion ensued and the Commission made the following comments:

- Appreciation was shown for the proposed look of the building, the art deco elements, and its fit within the neighbourhood;
- The buildings could tie in together further, in terms of building features, colour and materials;
- A suggestion was made that the same cream accent colour be used on both buildings to promote connection of the two buildings; and,
- The church has been an important building for religious purposes and service to the community and it would be important ensure its retention of purpose.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 1111 Sixth Avenue.

THAT the Community Heritage Commission recommend the developers take the following into consideration:

- *Community use and current interior of the building be retained and maintained;*
- *That the proposed building match the colour theme of the church; and,*
- *That the gold colour on the proposed building be replaced by cream of church.*

CARRIED.

All members of the Commission present voted in favour of the motion.

4.0 UNFINISHED BUSINESS

There were no items.

5.0 NEW BUSINESS

5.1 318 Fourth Street – Official Community Plan Amendment to Remove Heritage Conservation Area Protection

Britney Quail, Heritage Planner, summarized the staff memorandum dated June 12, 2019 regarding an OCP amendment to remove heritage conservation area protection from 318 Fourth Street, and to add the property to the list of exempted properties. Ms. Quail noted that no recommendation is required from the Commission.

In response to questions from the Commission, Ms. Quail provided the following information:

- The property owner was required to provide a heritage assessment for the property, and it was scored according to the evaluation checklist in three categories, receiving an overall score of 15/25 (60%);
- It is notable that the property received a low heritage value score; and,
- The integrity of the building is low, but it remains a fully developed, older home in the neighbourhood.

6.0 REPORTS AND INFORMATION

6.1 Queen's Park Heritage Conservation Area – Special Limited Study Phase Two Update

Britney Quail, Heritage Planner, summarized the staff memorandum dated June 12, 2019 regarding an update on the Queen's Park Heritage Conservation Area (HCA) special limited study phase two update, previously provided to Council in April, and noted that it was being provided to the Community Heritage Commission for information.

In response to questions from the Commission, Ms. Quail provided the following information:

- The staff report should have specified 60% or less as the benchmark for reclassification as non-protected and 61% or greater as recommended for reclassification as protected;
- If a new property owner were interested, there would be an opportunity to apply to restore heritage protection to a recently sold house for which the protection was previously removed as part of the Special Limited Study; and,
- The 118 Queen's Avenue house was evaluated as part of the Special Limited Study, and it appears that so many of the original features were removed during renovations that restoration would be re-creation.

Discussion ensued and the Commission made the following comments about specific houses in the list of those to be recommended for removal of protection, based on the results of the Special Limited Study:

- The house at 125 Third Avenue, with the distinctive Gambrel roof, may be more significant as there are not many examples of Gambrel roofs in the City;
- The Classical Edwardian box house at 118 Queen's Avenue is a unique and memorable house, which may have merit; and,
- 211 Third Avenue has had substantial renovations based on elements of the original house and to reflect the past, and would have greater value than something that could replace it.

6.2 Standards and Guidelines for the Conservation of Historic Places - Overview

Britney Quail, Heritage Planner, noted that a summary of the Standards and Guidelines for the Conservation of Historic Places in Canada had been provided in the Commission's agenda package, which outlines the core principles that the CHC is asked to evaluate heritage projects against.

In response to questions from the Commission, Ms. Quail provided the following information:

- A two-year policy review of the Queen’s Park HCA is upcoming up and the evaluation checklist would be reviewed as part of the work, with involvement by the CHC; and,
- The policy review is expected to be launched by Council in this Council term.

6.3 General Inquiries from the Commission

1. 239 Fourth Street

Commission members expressed concern about observed deterioration of the house at 239 Fourth Street.

In response to questions from the Commission, Ms. Quail provided the following information:

- The City’s bylaws enforcement team operates on a complaints basis;
- The Standards & Maintenance for Protected Heritage Properties Bylaw is set up with bylaw enforcement and allows a number of steps to occur before the City enforces; and,
- The bylaw enforcement team has similar staged measures related to the City’s Unsightly Premises Bylaw.

2. CHC Recommendations to Council

Britney Quail, Heritage Planner, notified the Commission that the recommendations put forward by the Commission over the last year would be moving forward for review at the next Council meeting and staff would report back at the next CHC meeting.

6.2 Demolition Permit Applications Issued April 17, 2019 to June 3, 2019

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
343 Carnegie Street	1947	Victory Heights
122 E. Durham Street	1952	Victory Heights
223 Richmond Street	1963	Victory Heights
1826 Dublin Street	1939	West End
1236 Ewen Avenue	1956	Queensborough
135 Churchill Avenue	1956	Victory Heights
1512 Edinburgh Street	1940	West End

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday, September 4, 2019 at 6:00 p.m., in Committee Room #2 at City Hall, or at the call of the Chair.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:13 p.m.

Certified correct,

ORIGINAL SIGNED

Councillor Jaimie McEvoy
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk