



## **COMMUNITY HERITAGE COMMISSION**

**Wednesday, May 1, 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
Rosanne Hood	- NWHPS Representative
Troy Hunter	- Community Member
David Sarraf	- Community Member

#### **REGRETS:**

Jenelle Davies	- Community Member
Deane Gurney	- Community Member

#### **GUESTS:**

Kirsten Sutton	- D3 Dimension, Drafting and Design Inc.
James Wise	- Property Owner, 515 Fourth Street
Elana Zysblat	- Ance Building Services

#### **STAFF:**

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

The meeting was called to order at 6:08 p.m.

### **1.0 ADDITIONS TO AGENDA**

#### **MOVED and SECONDED**

*THAT the agenda of the May 1, 2019 Community Heritage Commission meeting be adopted, with the following amendments:*

5.2 *May Day Event*

**CARRIED.**

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

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the Minutes of April 10, 2019**

#### **MOVED and SECONDED**

*THAT the minutes of the April 10, 2019 Community Heritage Commission meeting be adopted.*

**CARRIED.**

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

## **3.0 PRESENTATIONS**

There were no items.

## **4.0 UNFINISHED BUSINESS**

### **4.1 Fourth Street – Registered Heritage Bricks and Watermain Upgrade**

Britney Quail, Heritage Planner, summarized the staff report dated April 3, 2019, regarding required watermain upgrade work, roadwork and re-paving on Fourth Street, which would affect the heritage-listed brick road surface.

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

- The overall project area is on Fourth Street, from Columbia Street to Agnes Street, however the bricks in questions are from Carnarvon Street to Agnes Street;
- For any areas where no bricks exist, the proposal would be to re-pave with standard road surface;
- Until work starts, the level of retention of the heritage-listed bricks would be unclear;
- The City may have a stockpile of bricks from a past project, which may be available for use in this project to replace some bricks if damaged; and,
- If future private development were to occur on Fourth Street, the road surface would likely be unaffected.

Discussion ensued and the Commission made the following comments:

- Cultural conservation is important, and the bricks are a reminder of what was there in the past; however the mixture of pavement and brick may not achieve an aesthetic effect;
- If it is not possible to conserve the bricks, the City could consider removing the bricks entirely and replacing them with other bricks, another aesthetically pleasing alternative, or a material that would provide more traction for buses and other vehicles;

- The heritage aspect of the bricks comes from their position in situ on Fourth Street, and in relation to St Peter’s Church;
- If possible, it would be important to make a reasonable attempt to remove the bricks in order to retain them; and,
- It is possible to purchase various types of used bricks from suppliers in the region.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommend that the Director of Engineering support the scope of work outlined in the April 3, 2019 staff report, and proceed with the intent of trying to remove bricks from road surface and replace them when complete;*

*THAT, if removal and preservation is not possible, the Engineering Department utilize the City’s store of similar bricks to approximate what was there before; and,*

*THAT, if the City stores do not contain enough bricks, or they are not compatible, the Engineering Department determine another similar way of making the Street aesthetically pleasing, such as pavers or cobblestones.*

**CARRIED.**

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

**5.0 NEW BUSINESS**

**5.1 515 Fourth Street – Heritage Revitalization Agreement**

Britney Quail, Heritage Planner, summarized the staff report dated May 1, 2019 regarding a Heritage Revitalization Agreement (HRA) to allow restoration and Heritage Designation of the protected 1940 Rankin House, in exchange for conversion of the house to a stratified duplex and the construction of a third, stratified infill house on the property.

Ms. Quail reviewed the variances proposed and noted that the Land Use and Planning Committee (LUPC) had supported the application but required the overall site FSR to be reduced to 0.8, which would be consistent with other protected properties in the Queen’s Park Heritage Conservation Area (HCA).

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

- The heritage house has been deemed by staff to have moderate heritage value; however, the intention is for the CHC to further consider this assessment;
- The owners revised the original density proposal for the infill house following the LUPC’s recommendation;

- A motion of Council, or an HRA, is required to stratify an already existing building;
- Within the context of the Queen's Park HCA, the current policy is that stratification of a dwelling can only occur through an HRA; however, further discussion with Council is still planned on the topic of stratification of infill buildings without an HRA;
- The property line between 515 Fourth Street and 316 Regina Street is likely a historic lot line, and the Regina Street property is likely a historically existing lot, which allows the owners to build within the Zoning Bylaw requirements; and,
- This application is following the standard practice for HRAs; the next step in the development review process is that the application would go to the Residents' Association and neighbourhood consultation.

James Wise, Sage Construction and Owner, Kirsten Sutton, D3, and Elana Zysblat, Ance Building Services, provided a PowerPoint presentation covering the following information:

- Goals and objectives of the project and overall benefits to the neighbourhood and the City;
- Heritage significance and character defining elements of the property;
- Conservation objectives and restoration details; and,
- Details of the site plan and infill house design, proposed to be compatible with the main house and streetscape.

In response to questions from the Commission, Mr. Wise and Mses. Sutton and Zysblat provided the following information:

- The house was purchased in 2018 and is not currently occupied by the owner, nor does the owner intend to live in any of the units once complete;
- The restoration and construction would take approximately one year to complete;
- Due to market uncertainty, the financial return that the owner would see through the sale of the stratified units is uncertain;
- The intention behind stratification is to provide an opportunity for more than one family to occupy the property;
- The split of the heritage house is as follows:
  - Unit with the side door on Fourth Street gives access to half of the main floor, and the upper floor;
  - Unit with historic door gives access to balance of main floor and the basement;
- The heritage house would be raised to move it to its proposed new location on the property, but would remain its current height once in final situ;

- The heritage house would be closer to its front property line than the neighbouring house across Regina Street, however the exact amount is unknown because the survey information for the neighbouring houses was not available; and,
- It would be necessary to move the heritage house in order to create space for the infill house and two rear or side yard parking spots required.

Discussion ensued and the Commission made the following comments:

- From a conservation aspect, it may be important to consider the potential need for fire-proof cladding and fire protection mechanisms, especially considering the proximity of the infill house to the heritage house;
- A single house on the property may better preserve the character of the house, and be more respectful of the existing and dominant density levels in the neighbourhood;
- It is becoming increasingly unaffordable to purchase property in the Queen's Park area, and this proposal would increase density and create greater feasibility for families to live in the area;
- The proposed circular nature of the stairs appear to go against the original intent of the design of the heritage house and its conical roof, and should be reconsidered;
- The proposal appears reasonable in terms of retention of heritage elements, overall space, and the parking provided;
- This proposal for stratification may set a serious precedent for development in the HCA, and significant community opposition has been noted;
- Residents and visitors value the greenspace in the Queen's Park area, and the proposed densification, through the addition of a second building on site, may cause a loss of greenspace and therefore character in the neighbourhood; and,
- The preservation of heritage value, which is a benefit to the City and the neighbourhood, does not appear to be balanced with the benefits provided to the owner in this application.

**MOVED and SECONDED**

*That the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 515 Fourth Street;*

**DEFEATED.**

Councillor Jaimie McEvoy, Maureen Arvanitidis, John Davies, and Rosanne Hood voted in opposition to the motion.

**MOVED and SECONDED**

*That the Community Heritage Commission recommend that Council not support the Heritage Revitalization Agreement for 515 Fourth Street;*

**DEFEATED.**

Councillor Jaimie McEvoy, John Davies, Troy Hunter, and David Sarraf voted in opposition to the motion.

**MOVED and SECONDED**

*THAT the Community Heritage Commission delay support for the HRA for 515 Fourth Street until:*

- a) The neighbours have been consulted; and,*
- b) Policy work on stratification in Queen’s Park HCA has been resolved; and,*
- c)*

*THAT the Community Heritage Commission recommend that the project returns to the Commission at a later date.*

**CARRIED.**

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

**5.2 Mayday Event**

Troy Hunter, Community Member, discussed the UNESCO Recommendation on the Safeguarding of Traditional Culture and Folklore, including the tradition of dance, in reference to the City’s tradition of Mayday, and expressed concern for the perceived loss of the event, noting the following:

- Preservation of the event and its possible modification, needs purposeful discussion in the City in order to ensure that the event is kept current and relevant; and,
- Intangible heritage is part of CHC’s role and there is growing concern in the community that this cultural history may be lost if nothing is done to safeguard the Mayday celebrations.

The Commission noted that there may be merit to the creation of a City body of representation that would protect folklore, as it covers a wide spectrum.

Councillor McEvoy noted that in terms of policy, the City still supports Mayday; however the event lies under the jurisdiction of the School Board.

**6.0 REPORTS AND INFORMATION**

**6.1 General Inquiries from the Commission**

There were no items.

**6.2 Demolition Permit Applications Issued January 24, 2019 to April 17, 2019**

<b>ADDRESS</b>	<b>YEAR BUILT</b>	<b>NEIGHBOURHOOD</b>
934 Laurel Street	1948	Victory Heights
271 Jardine Street	1940	Queensborough

**7.0 CORRESPONDENCE**

There were no items.

**8.0 NEXT MEETING**

**8.1 Next Meeting Date:** Wednesday, June 12, 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 8:16 p.m.

Certified correct,

**ORIGINAL SIGNED**  
**Councillor Jaimie McEvoy**  
**Chair**

**ORIGINAL SIGNED**  
**Heather Corbett**  
**Committee Clerk**