



COMMUNITY HERITAGE COMMISSION
MINUTES

Wednesday, October 6

**Meeting held electronically and open to public attendance
in Council Chamber, City Hall**

PRESENT:

Councillor Jaimie McEvoy

Ms. Maureen Arvanitidis Community Member*

Mr. Samuel Boisvert Community Member

Mr. John Davies Community Member/Alternate Chair

Ms. Lindsay Macintosh Community Member

Mr. Robert Petrusa Community Member

ABSENT:

Ms. Jill Davy NWHPS Representative

Mr. David Sarraf Community Member

STAFF PRESENT:

Ms. Britney Dack Senior Heritage Planner, Climate Action, Planning and
Development

Mr. Rob McCullough Manager, Museums and Heritage Services
Office of the CAO*

Ms. Kathleen Stevens Heritage Planning Analyst, Climate Action, Planning and
Development*

Ms. Samantha Bohmert Planning Assistant 1, Climate Action, Planning and
Development*

Ms. Athena von Hausen Development Planner, Climate Action, Planning and
Development*

Ms. Wendee Lang Planning Analyst, Climate Action, Planning and
Development**

Ms. Nazanin Esmaeili Planning Assistant, Climate Action, Planning and
Development*

Ms. Carilyn Cook Committee Clerk, Legislative Services

GUESTS:

Ms. Rosanne Hood	Applicant, 323 Regina Street*
Mr. Gary Holisko	Applicant, 323 Regina Street*
Ms. Nancy Dheilly	Design Consultant*
Ms. Susan Medville	Mountain Heritage*
Ms. Eshleen Panatch	Applicant, 102 Seventh Avenue*
Ms. Christa MacArthur	Design Consultant, Lodge Craft*
Mr. Elana Zysblat	Heritage Consultant*
Ms. Guel Climacosa	Vivid Green Architecture*
Ms. Julie Schueck	Schueck Consulting*
Ms. Kirsten Sutton	D3 Design*

*Denotes electronic attendance

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m.

2. INTRODUCTIONS AND ICEBREAKERS

In the interest of time, this was not addressed.

3. CHANGES TO THE AGENDA

The Committee agreed to address items 5.1, 5.2, and 5.6 as the first items of business, and items 5.3, 5.4, and 5.5 after, if time allows

4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

4.1 September 1, 2021

MOVED and SECONDED

THAT the minutes of the September 1, 2021 Community Heritage Commission meeting be adopted.

Carried.

All Commission members present voted in favour of the motion.

5. REPORTS AND PRESENTATIONS

5.1 Heritage Revitalization Agreement Application: 323 Regina Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated October 6, 2021 regarding an application for a Heritage Revitalization Agreement (HRA) to construct an infill rental house at 323 Regina Street, noting that this is a non-protected property in the Queen's Park Heritage Conservation Area.

Gary Holisko, Owner/Applicant of 323 Regina Street, shared that the infill house will be for his son and fiancé to live in and clarified that major restoration of the house prior to applying for a heritage designation was undertaken due to flooding in the basement that required immediate action.

Susan Medville, Principal, Mountain Heritage, provided a PowerPoint presentation which outlined the following:

- The proposal to retain the 1928 house and build a new infill house on the property;
- The heritage values and character defining elements of the property;
- Comparative views of the existing house and outline of heritage conservation that occurred from 2019 to 2020;
- The benefits of heritage recognition; and,
- The lack of impact that a new infill house would have on the existing house.

The Commission provided the following comments:

- Most Commission members expressed general support for the proposal;
- It is refreshing to see restoration done on a house before infill housing is requested;
- If the restoration work was not done, the house may not have met HRA criteria which is a dangerous precedent to set; and,
- Concerns expressed included the use of vinyl windows, the height of the upper floor dormers, the roof over the porches not mirroring the rolled shingles on the main roof eaves, and the large size of the proposed infill house.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 323 Regina Street and its inclusion on the City's Heritage Register.

Carried.

Maureen Arvanitidis voted in opposition of the motion.

5.2 Heritage Revitalization Agreement Application: 102 Seventh Avenue

Wendee Lang, Planning Analyst, summarized the staff report dated October 6, 2021 regarding a Heritage Revitalization Application for 102 Seventh Avenue which proposes retention and protection of the existing 1941 house and subdivision of the property for the construction of an infill duplex.

Christa MacArthur, Lodgecraft, and Elana Zysblat, Heritage Consultant, provided a PowerPoint presentation noting the following:

- Current and proposed changes by elevation;
- The location of the existing house and comparison of it to neighbouring houses
- The design of the new infill house which is modest in design allowing the heritage house's Tudor design to stand out in the neighbourhood;
- Proposal to put a coloured shingle roof on the house which would be more in keeping with the Tudor house style; and,
- The owners are exploring ways to retain the heritage house which is currently not protected.

In response to questions from the Commission, Ms. Zysblat advised that one of the reasons the infill house is proposed to be located in such close proximity to the existing house is to conserve and protect the entire front garden, including the trees and river stone retaining wall, as it is a big part of the English country aesthetic.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 102 Seventh Avenue.

Carried.

All Commission members present voted in favour of the motion.

5.3 Heritage Review (Demolition): 909-915 Twelfth Street

Britney Dack, Senior Heritage Planner, provided a brief overview of the staff report dated October 6, 2021 regarding 909-915 Twelfth Street, noting that several buildings on this site form part of a redevelopment application for the property, which is in keeping with City policies, including the Official Community Plan but would require rezoning.

A Commission member advised that it is interesting that the house is still here, albeit very altered with no integrity of the heritage era left, and that the development may provide an opportunity at the corner of London Street and Twelfth Street for an interpretive element with respect to the history of the site.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that the Director of Development Services issue demolition permits for all existing buildings at 909-915 Twelfth Street; and;

THAT the applicant consider incorporating an interpretive element at the corner of London Street and Twelfth Street regarding the history of the site.

Carried.

All Commission members present voted in favour of the motion.

5.4 Heritage Review (Demolition): 1212 and 1214 Fifth Avenue

Britney Dack, Senior Heritage Planner, reviewed the staff report dated October 6, 2021 regarding the houses located at 1212 and 1214 Fifth Avenue which are in poor condition and being considered for demolition.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Development Services issue the Demolition Permit for 1212 and 1214 Fifth Avenue and that the applicant consider deconstruction as an alternative to demolition waste.

Carried.

All Commission members present voted in favour of the motion.

5.5 Heritage Review (Demolition): 848 Fifth Street

Britney Dack, Senior Heritage Planner, summarized the staff report dated October 6, 2021, regarding 848 Fifth Street which was constructed in 1912 for possible demolition of the house for redevelopment purposes.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Development Services direct staff to further explore retention options (i.e. redevelopment or relocation) for the house at 848 Fifth Street and get clear information on its potential.

Carried.

All Commission members present voted in favour of the motion.

5.6 Heritage Review (Demolition): 1031 Cornwall Street

Nazanin Esmaeili, Planning Assistant, reviewed the staff report dated October 6, 2021 regarding the Demolition Application for the house located at 1031 Cornwall Street, which was built in 1926.

MOVED and SECONDED

THAT the Community Heritage Commission recommend the Director of Development Services issue the Demolition Permit for the house at 1031 Cornwall Street, and that the applicant consider deconstruction as an alternative to demolition waste.

Carried.

All Commission members present voted in favour of the motion.

5.7 Heritage Revitalization Agreement Refresh: Timeline and Work Plan

Deferred to the next meeting of the Community Heritage Commission.

5.8 Feasibility Study for 302 Royal Avenue (Museum & Archives Annex Building)

Deferred to the next meeting of the Community Heritage Commission.

6. STANDING REPORTS AND UPDATES

6.1 General Inquiries from the Commission

There were no comments.

6.2 Demolition Permit Applications Issued from August 26, 2021 to September 24, 2021.

There were no comments.

7. NEW BUSINESS

There were no items.

8. END OF MEETING

The meeting ended at 6:52 p.m.

9. UPCOMING MEETINGS

Wednesday, November 3, 2021