

## Appendix B

*Extract of December 7, 2022*

*CHC Minutes*

**COMMUNITY HERITAGE COMMISSION**  
**MINUTES**

**Wednesday, December 7, 2022, 6:00 p.m.**  
**Meeting held electronically and open to public attendance**  
**Council Chamber, City Hall**

**5. REPORTS AND PRESENTATIONS**

**5.3 Pre-Application Review: 63 Merivale Street & 250 Agnes Street**

Dilys Huang, Development Planner, outlined the December 7, 2022 report regarding a Pre-Application Review for 63 Merivale Street and 250 Agnes Street which would include the retention and on-site relocation of the 1916 building, along with the addition of a residential component to the heritage house. During a PowerPoint presentation, Ms. Huang outlined the pre-application review process, the site context, the proposal, elevations, and renderings of the site.

In response to questions from the Commission, Ms. Huang provided the following comments:

- If there is no Heritage Revitalization Agreement in place, based on the existing zoning of the properties, 250 Agnes Street which is currently zoned RM-2 would allow for a low-rise apartment building, and at 63 Merivale Street, which is zoned as RS-2, a single detached dwelling would be permitted;
- The site's land use designation in the Official Community Plan includes low-rise apartments as a permitted building form;
- Records show that there should be eight apartment units in the existing low-rise apartment building;
- The current proposal includes a mix of strata and rental units and the City's Tenant Relocation Policy would be considered during any development review, along with the Rental Replacement Policy that would also be applicable;
- Based on the Rental Replacement Policy, secure market rentals would be required and of that, at least 10% would need to be below market rental units; and,

- If the proposal moves forward as an HRA, a Heritage Conservation Plan would be required to be submitted as part of the application and would include details regarding the relocation of the heritage house.

Discussion ensued and Commission members provided the following comments:

- As the project moves forward, no demolition permit for 250 Agnes should be considered until measures are in place to protect the heritage building from vandalism, keep it in use and restore it;
- It would be great to have some of the original fabric, especially from the fireplace, bricks from the chimney stack, and timber framing from the 1910 building reinstated and interpreted in the proposed multi-unit building;
- The condition of the building at 63 Merivale Street is disappointing, and it is hoped that the applicant and owner have taken precautions to halt further damage and deterioration of it;
- The proposal for the new structure to encase a quarter of the historical building and protrude from the roof is unsightly and disregards Standards 11 and 12 of the Standards and Guidelines for the Conservation of Historic Places in Canada;
- Though not preferable, if a physical connection between the buildings is required it should be restricted to a small passage at the back, have minimal impact on the historical building and be no higher than its eaves;
- Construction of a retaining wall at the corner of Merivale and Dickenson Streets may adversely impact conservation of the original scale of the building; and,
- Once relocated, the sloped grade front elevation of the historical dwelling and the partial above-ground basement exposure of the existing fenestration along Dickenson, should continue to be featured.