

Attachment #8

*Extract of May 5, 2021 and July 7, 2021
Community Heritage Commission Meeting
Minutes*

COMMUNITY HERITAGE COMMISSION

Wednesday, May 5, 2021

Meeting held electronically under Ministerial Order No. M192/2020 and the current Order of the Provincial Health Officer - *Gatherings and Events*

MINUTES – Extract

7.2 208 Fifth Avenue: Heritage Revitalization Agreement & Applicant Presentation

Kathleen Stevens, Heritage Planning Analyst, reviewed the May 5, 2021 staff report regarding a proposed Heritage Revitalization Agreement (HRA) at 208 Fifth Avenue to subdivide the property into two lots, retain, protect and move the existing house forward onto the northerly lot fronting Fifth Avenue, as well as build a new house on the southerly lot fronting Elgin Street, which is designed to be reflective of the area's traditional character.

Ms. Stevens requested the Commission provide feedback on the heritage value and proposed conservation work on the heritage house, the design relationship of the proposed new house to the heritage house, and provide a recommendation to Council of support or non-support on the HRA.

Kirsten Sutton, D3 Design, Katie Cummer, Heritage Consultant, and Gillian Jamieson, Applicant, provided a PowerPoint presentation in regards to the project, highlighting the following information:

- Goals and background of the project, including the history and significance of the heritage house and its character-defining elements, and,
- Rehabilitation details of the heritage house, and design of the additional house fronting Elgin Street.

In response to questions from the Commission, Ms. Sutton, Ms. Cummer, Ms. Jamieson, Ms. Stevens, and Britney Dack, Senior Heritage Planner, provided the following information:

- The back dormer is existing on the house, and is proposed to be widened;
- The reason for moving the heritage house forward on the property is to accommodate the infill house, as it would be challenging to have both houses on the property in the current configuration;

- The neighbouring house to the east of the subject property is further forward on the property;
- Moving the heritage house would not impact either of the large trees on the property, and this has been confirmed by both private and City arborists who have investigated, and would be on site to monitor the project;
- Moving the house forward on the lot would be in compliance with the City's front setback requirements for the proposed lot size;
- Other than a few cracks, there are no particular issues with the foundation of the heritage house; however, moving the house forward would provide for a new foundation;
- Some of the relaxations being requested in the applications are for the carports and decks on both houses;
- The windows that are proposed to be removed would be used in other locations within the heritage house;
- A curb cut on Fifth Avenue would be required for the new carport to be located at the front of the property; and,
- Within the Queen's Park Heritage Conservation Area (HCA) guidelines, carports are listed in the acceptable category.

In discussion, the Commission made the following comments:

- The bellcast roof on the heritage house is indicative of the Arts and Crafts style, rather than Colonial Revival as indicated in the applicant's submission;
- Concern was expressed about moving the heritage house forward on the lot, as it would no longer line up with the neighbouring house which faces the same direction on the street, and it would change the streetscape;
- Concern was expressed about the use of the HRA, as it would be increasing the density on the lot and the house is already protected by the Queen's Park HCA;
- Moving the house on the lot within the front setback limits would be appropriate in order to accommodate the infill house;
- The dormer extension and new dormer would be favourable interventions on the heritage house;
- The carport does not appear to be a complimentary addition to the house;
- If the original windows were preserved and restored and the carport was revised, the application could be supportable;
- There appears to be some inconsistent information within the report; and,
- It may be useful for the Commission members to do a site visit for further observation and to aid in their recommendation.

MOVED and SECONDED

THAT the Community Heritage Commission recommend further discussion between the City and the applicant on the identified issues for 208 Fifth Avenue and return to the Commission for further review.

CARRIED.

Maureen Arvanitidis voted in opposition to the motion.

8.2 General Inquiries from the Commission (Standing Item)

3. Naming a Heritage House

In response to a question from the Commission, Britney Dack, Senior Heritage Planner, noted that the naming of a house often occurs as part of defining the Statement of Significance (SOS).

Commission members noted the following:

- The house at 208 Fifth Avenue (as discussed in Item 7.2) has been referred to as the Robert Lane House; however the first family who lived there was named Calbick, from 1910 to 1965;
- There is already a designated Calbick House in the City;
- Robert Lane also has a house in his name, at 320 Fourth Street; and,
- The SOS of the house notes that the house was named after Robert Lane because he was the architect, which provides some notoriety to the house.

COMMUNITY HERITAGE COMMISSION

Wednesday, July 7, 2021

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MINUTES – Extract

4.2 208 Fifth Avenue: Heritage Revitalization Agreement Application Update

Kathleen Stevens, Heritage Planning Analyst, reviewed the July 7, 2021 staff report for a Heritage Revitalization Agreement (HRA) at 208 Fifth Avenue, noting that the Community Heritage Commission (CHC) had originally provided feedback at the May 5, 2021 meeting, and requested the application return for further discussion, prior to making a recommendation to Council.

Ms. Stevens also noted that 208 Fifth Avenue was included in the Commission's discussion on house naming conventions, where it was highlighted that the first residents of 208 Fifth Avenue were the Calbick family and, since the May meeting, five Commission members attended a site visit on June 16, 2021.

The Commission was asked to provide feedback on the report and provide a recommendation to Council based on the heritage elements of the application.

Kirsten Sutton, D3 Design, Katie Cummer, Heritage Consultant, and Gillian Jamieson, Applicant, provided a PowerPoint presentation in regards to the project, highlighting the following information:

- Images of other properties in Queen's Park, demonstrating:
 - Differing setbacks of houses on the same street;
 - Carports and garages in the surrounding area;
- Revised plans for the heritage windows and how they will be retained; and,
- A demonstration of the permissible massing for the property if it was not subdivided and the owners had decided to renovate the existing heritage house to maximum floor space ratio (FSR) rather than the proposed HRA.

The Commission provided the following comments:

- Appreciation was given for the site visit and revised report;
- Some of the examples and rationales for proposed changes shown by the Applicant are not relevant to the application;
- The existing heritage home is protected by the Queen's Park Heritage Conservation Area (HCA), has heritage value, and contributes to the neighbourhood in its existing position, and it would be difficult to support an HRA that would change a protected property so substantially;
- Some elements of the proposed HRA, such as moving the heritage house forward on the lot and the larger FSR, may be detrimental to the house and do not appear to be beneficial to the neighbourhood;
- It is encouraging to see that the roots of the existing trees on the property would be secure and that the proposed construction would not be detrimental to the trees;
- During the site visit, it was noticeable that not all the houses on the street are set back from the sidewalk equally, creating a beveled effect;
- It is positive that the infill would face another house and create a streetscape on Elgin Street;
- The proposed carport may not be an amenable addition to the property; however, using a simpler design and not reusing the columns on the carport may be a more attractive option, and would not detract from the house;
- While it is not ideal that the windows are being replaced or relocated, it is positive that the window schedule and the original drawings would be retained as a record for historical purposes; and,
- The proposal has been put together thoughtfully and the concerted effort to retain the heritage house is notable given what is permissible on the property.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 208 Fifth Avenue.

CARRIED.

Maureen Arvanitidis and Rosanne Hood voted in opposition to the motion.