

## Attachment D

*Extract of November 3, 2021 Community  
Heritage Commission (CHC) Meeting Minutes*

**COMMUNITY HERITAGE COMMISSION****MINUTES - Extract**

**Wednesday, November 3, 2021**

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

**4. REPORTS AND PRESENTATIONS****4.2 Heritage Review (Demolition): 349 Cumberland Street**

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated November 3, 2021 regarding the duplex located at 349 Cumberland Street, which is not legally protected by bylaw nor on the City's Heritage Register, although is included on the City's Heritage Resource Inventory. Commission members are asked to review the heritage value of the building prior to the Demolition Permit process.

Heather Boersma, on behalf of Bernita Boersma, owner of 349 Cumberland Street, provided a presentation which outlined the rationale behind the demolition application, the engineering/inspection report and other overall findings, and future plans for the property which includes a proposal for a new home with a one bedroom secondary suite, as well as a laneway house which is allowed in the neighbourhood.

In response to questions from Commission members, Ms. Boersma and Ms. Boersma advised that the property, which has great street appeal, was for sale last summer but did not sell. The applicant noted that she had followed Heritage Revitalization Agreements over the years and was not interested in pursuing one for this property.

The Commission provided the following comments:

- As demolition of this unique build would be a loss for the neighbourhood, an alternate plan to retain the building should be sought out;
- It appears that most the problems associated with the house presently are in relation to the foundation and, if that were fixed, cracks in the stucco and windows, etc., could be corrected; however, that would be an expensive undertaking and it is unknown what the cost would be to raise the house and fix the foundation;
- The energy efficiency that would come with a new build would not offset the carbon emissions of a demolition and rebuild;

- The proposed new house does not have an historical look to it but is similar to other contemporary houses in the neighbourhood;
- The applicant is urged to enter into a Heritage Revitalization Agreement to avoid what would be a significant loss for the community;
- Members agreed that, in addition to further exploration of retention options for the building be conducted, a temporary protection order should be placed on the property.

MOVED and SECONDED

*THAT the Community Heritage Commission recommend the Director of Development Services direct staff to further explore retention options for the house at 349 Cumberland Street and to place a temporary protection order on the property.*

**Carried.**

All Commission members present voted in favour of the motion.