
Heritage Advisory Committee

Date: November 9, 2021
Time: 9:30 AM
Location: Online Video Conference

Members	Councillor George Carlson	Ward 11 (Chair)
	Councillor Stephen Dasko	Ward 1
	Councillor Carolyn Parrish	Ward 5
	David Cook	Citizen Member (Vice-Chair)
	Richard Collins	Citizen Member
	Alexander Hardy	Citizen Member
	James Holmes	Citizen Member
	Antoine Musiol	Citizen Member
	Christine Poopalapillai	Citizen Member
	Lisa Small	Citizen Member
	Melissa Stolarz	Citizen Member
	Terry Ward	Citizen Member
Members Absent	Matthew Wilkinson	Citizen Member

Staff Present

John Dunlop, Manager, Heritage Planning & Indigenous Relations
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Caleigh McInnes, Planner
Aidan Stanley, Manager Development North
Amr Merdan, Urban Designer
Martha Cameron, Legislative Coordinator
Michelle Sanstra, Legislative Coordinator

1. CALL TO ORDER -2. APPROVAL OF AGENDA

Approved (D. Cook)

3. DECLARATION OF CONFLICT OF INTEREST - Nil4. MINUTES OF PREVIOUS MEETING4.1 Draft Heritage Advisory Committee Minutes - October 12, 2021

Approved (R. Collins)

5. DEPUTATIONS5.1 Item 8.3 - Indwell's Streetsville Affordable Housing Proposal

- Emma Cubbit, Principal, Invizij Architects and Megan Hobson, Principal, Megan Hobson Heritage Consulting Services to present

Committee members expressed concern with the project blending into the neighbourhood and inquired about the side yard setback.

RECOMMENDATION HAC-0069-2021

That the Deputation by Emma Cubbit, Principal, Invizij Architects and Megan Hobson, Principal, Megan Hobson Heritage Consulting Services in relation to the Corporate Report dated October 27, 2021 entitled "Request to Demolish a Structure on a Heritage Listed Property: Garage at 25 Thomas Street (Ward 11), be received.

5.2 Item 8.3 - Stephen Murphy, Resident

- Mr. Murphy to speak on behalf of area residents

Stephen Murphy, Resident presented concerns with the proposed development on behalf of area residents and provided the Committee with a brief history on the heritage properties. Mr. Murphy requested an inspection on the extension of 263 Victoria Street to determine its historical value and asked that the neighbouring community be able to provide a non-biased independent report on the project.

Mr. Murphy further advised the Committee of concerns regarding the effect of the development on the heritage value of the adjoining properties and the proposed development's façade, height and massing.

RECOMMENDATION HAC-0070-2021

That the deputation by Stephen Murphy, Resident in relation to the Corporate Report dated October 27, 2021 entitled "Request to Demolish a Structure on a Heritage Listed Property: Garage at 25 Thomas Street (Ward 11)", be received.

6. PUBLIC QUESTION PERIOD - 15 Minute Limit

Questions registered by the public were responded to in the Deputation by Mr. Murphy, item 5.2

7. CONSENT AGENDA

The following items were approved on consent:

- Item 8.1 - Request to Demolish a Heritage Listed Property: 1220 Stavebank Road (Ward 1)
- Item 8.2 - Request to Alter a Heritage Designated Property: 40 Peter Street South (Ward 1)
- Item 9.2 - 2022 Heritage Advisory Committee Dates

Approved C. Poopalapillai

8. MATTERS CONSIDERED

8.1 Request to Demolish a Heritage Listed Property: 1220 Stavebank Road (Ward 1) (ON CONSENT)

RECOMMENDATION HAC-0071-2021

Moved by C. Poopalapillai

That the buildings at the property at 1220 Stavebank Road, which is listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Acting Commissioner of Community Services dated October 26, 2021.

Approved

8.2 Request to Alter a Heritage Designated Property: 40 Peter Street South (Ward 1) (ON CONSENT)

John Dunlop, Manager, Heritage Planning and Indigenous Relations advised Committee Members that the recommendation would be modified to reflect the demolition only and that the revised design will be brought to the Port Credit Heritage Conservation District Subcommittee meeting on November 29, 2021 and to the Heritage Advisory Committee meeting in January, 2022.

RECOMMENDATION HAC-0072-2021

Moved by C. Poopalapillai

That the request to demolish the extant structures at 40 Peter Street South be approved.

Approved

8.3 Request to Demolish a Structure on a Heritage Listed Property: Garage at 25 Thomas Street (Ward 11)

John Dunlop, Manager, Heritage Planning and Indigenous Relations advised Committee Members that the two properties on each side of the proposed development are listed properties but not designated under the Heritage Act. Mr. Dunlop informed the Committee that the application was brought to Heritage staff because of the demolition of the modern garage that has no heritage value.

Caleigh McInnes, Planner advised the Committee that staff are processing the site plan application which will not go before the Planning Development Committee because the zoning C4-C4-32 exception is permitted for apartment buildings on site; however the application could go to the Committee of Adjustment asking for a minor variance regarding parking. Ms. McInnes further advised the Committee that the site plan application would look at waste management, traffic impact and parking.

Graham Cubitt, Director of Projects & Development, Indwell informed the Committee Members that their input would be provided to his design team.

Emma Cubitt, Principal, Invizij Architects informed the Committee that there is a separation of one metre between the new addition and the house attached at the back and advised members that the roof colour would be a lighter shade of grey than shown and would be covered in solar panels.

Councillor Carlson recommended a site visit to provide more information.

John Dunlop advised the Committee of the options before them with respect to the demolition of the garage and timelines for the demolition.

RECOMMENDATION HAC-0073-2021

Moved By Councillor C. Parrish

1. That the garage at 25 Thomas Street, which forms part of a property that is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Acting Commissioner of Community Services dated October 27, 2021.

2. That the design of the proposed infill be modified so that the height of the transition block does not exceed the roof overhang level of 25 Thomas Street.

Approved

9. INFORMATION ITEMS

9.1 5961 Hurontario Street (Ward 5)

Councillor Parrish inquired about the preservation of the church located on the property and requested staff conduct an evaluation of its condition including a cost assessment for restoration.

John Dunlop, Manager, Heritage Planning and Indigenous Relations advised the Committee that the City owns the cemetery and church and security features such as boarding the windows, motion sensors and security cameras have been installed.

RECOMMENDATION HAC-0074-2021

Moved By Councillor C. Parrish

1. That the Memorandum dated October 13, 2021 from Paula Wubbenhorst, Heritage Planner entitled "5961 Hurontario Street (Ward 5), be received.
2. That Facilities and Property Management present a condition assessment report to the Heritage Advisory Committee for the property at 5961 Hurontario Street, including a cost to restore the building to a useable condition.

Received

9.2 2022 Heritage Advisory Committee Dates

RECOMMENDATION HAC-0075-2021

Moved by C. Poopalapillai

That the Memorandum dated November 9, 2021 from Martha Cameron, Legislative Coordinator entitled 2022 Heritage Advisory Committee Dates, be received.

Received

10. OTHER BUSINESS

John Dunlop, Manager, Heritage Planning and Indigenous Relations provided Committee Members an update on the inspection and restoration of Barber House.

Councillor Parrish provided the Committee an update on the Avro Arrow and informed the Committee that a full 100% model would increase costs and take longer to build,

therefore the model would be a 60-62% model which would cast a shadow on the ground of a full 100% model.

11. DATE OF NEXT MEETING - January 11, 2022

Virtual Online Meeting

12. ADJOURNMENT – 11:15 A.M.

(A. Hardy)

DRAFT