

DECISION/DIRECTION NOTE

Title: 68 Queen's Road, Window and Door Replacement

Date Prepared: April 7, 2020

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for window and door replacements at 68 Queen's Road, Cathedral Parish Hall Residence.

Discussion – Background and Current Status

The City has received an application for window and door replacements at 68 Queen's Road. The application is only for the portion of the building known as "The Residence" and built in 1893, the year after the Great Fire. The subject building is located in the Institutional (INST) District and Zone, Heritage Area 1 and is designated by Council as a Heritage Building.

Any exterior alterations to a designated Heritage Building require Council's approval. At the May 13, 2019 Council meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to a Council meeting for Council's approval.

The applicants are proposing to replace two windows at the rear of the building, as well as the entrance door. The windows at the rear are currently single-hung windows that do not meet egress for fire and life safety requirements. The applicants have proposed to replace the windows with two groups of custom-made casement windows, which will replicate the single-hung windows as closely as possible. The windows will be approximately the same size, however a small portion of brick between the windows will be replaced with wood to provide structural support. The stone lintels (horizontal bands above and below the windows) will be protected and preserved. In the past, the City has accepted casement windows which replicate single-hung windows and where these windows are at the rear of the building there are no concerns. The applicants are proposing a three-panel door, which is an acceptable door style for a Heritage Building. Therefore, it is recommended to approve the window and door replacements, as proposed.

Note, Council is currently consideration a rezoning and redevelopment of this property, however, the ongoing amendment application does not impact this renovation application. Restoration of The Residence can occur under the current zone and reflects the desire of the City and applicant to preserve The Residence regardless of future development on this site.

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Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: *A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the window and door replacements at 68 Queen's Road (Cathedral Parish Hall Residence), as proposed.

Prepared by: Ann-Marie Cashin, MCIP, Planner III - Urban Design & Heritage
Approved by:

Report Approval Details

Document Title:	68 Queen's Road, Window and Door Replacement.docx
Attachments:	- 68 Queen's Road - Attachments.pdf
Final Approval Date:	Apr 8, 2020

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Apr 8, 2020 - 8:27 AM

Jason Sinyard - Apr 8, 2020 - 10:11 AM