

# DECISION/DIRECTION NOTE

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**Title:** 20 Gower Street, Designated Heritage Building Window Replacement

**Date Prepared:** May 29, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

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## **Decision/Direction Required:**

To seek approval for replacement of windows of a Designated Heritage Building, located at 20 Gower Street.

## **Discussion – Background and Current Status:**

The City has received an application for window replacements at 20 Gower Street. The subject property is located in the Residential Downtown 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 applicant is proposing to replace the windows on the front façade with vinyl single-hung windows. Initially the applicant was proposing to remove the stained glass windows currently installed in the top sash (upper glass portion) of the bay windows because they are damaged. There are also storm windows attached to the bay windows which the applicant wishes to remove. However, the stained glass is a character-defining element in the Statement of Significance for this building and therefore removal of the stained glass would not be permitted. As a means to replace the windows while maintaining the stained glass, the applicant is proposing to repair and restore the original stained glass window sashes and install the top sashes behind the new single-hung windows. From the outside, the windows will maintain the same look as stained glass windows with storm windows placed over them. As this solution will maintain the same appearance from the outside, it is recommended to approve the renovation as proposed.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

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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 replacements at 20 Gower Street, as proposed.

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

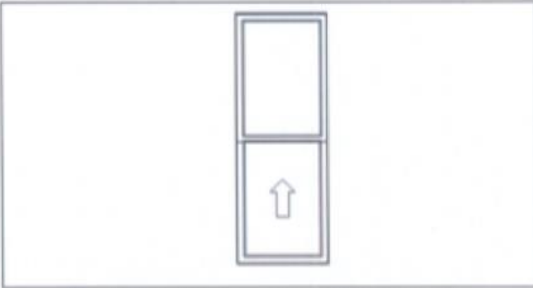
**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Location of Subject Property**  
20 Gower Street



### Window Style Proposed

#### Single-hung windows

LINE #	COMMENT	QTY
1	None Assigned	6
	<p>SLSH</p> <p>Total UI: 105"</p> <p>Select Single Hung : (SH)</p> <p>Total Frame Depth: 3-1/4"</p> <p>Exterior Accessories : Plain Frame Insert (Sill Angle)</p> <p>Interior Accessories : Close-Out Strip for Integral Drywall</p> <p>Installation Clips</p> <p>Screws And Plugs</p> <p>PVC Color : White</p> <p>Screen : With Screen</p> <p>Screen Bar Color : White</p> <p>Screen Cloth Color : Grey</p> <p>** Meets Egress: CDN Egress 15"W0/15"H0/542sq"</p> <p>Glass: LoE Argon</p> <p>Grilles: None</p> <p>NFRC: U=1.82 SHGC=0.56 ER=32</p> <p>NAFS: LC-PG50 PDP=2400Pa(50psf) NDP=-2400Pa(-50psf)</p> <p>WP RTP=510Pa(10.5psf) CAI=A3</p>	 <p>Product is shown as viewed from outside</p>

### Report Approval Details

Document Title:	20 Gower Street, Designated Heritage Building Window Replacement.docx
Attachments:	- 20 Gower Street - Statement of Significance.pdf
Final Approval Date:	Jun 3, 2020

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

**Ken O'Brien - Jun 2, 2020 - 7:17 PM**

**Jason Sinyard - Jun 3, 2020 - 2:00 PM**