

6. Lewis Street Heritage Conservation Area

Applicant Meeting Attendees: Lara Hurrell, Linda Carlson

Panel Questions and Comments:

- City supported and Citizen-Nominated request.
- Page 2 and 3 contain an extensive list of what can be done within the proposed HCA without a HAP to help encourage participation in an HCA and not make it onerous on homeowners to maintain the buildings.
- Many of the homes already have secondary suites or multiple units.
- Is there support from owners for this HCA Nomination? There was strong support from neighbours at the inception of the nomination. The next steps in the HCA process are to have a meeting with the owners to go over the draft guidelines, and additional consultation.
- Exemption to alterations for contributing properties? Is it possible to have unsympathetic alterations that could impact the character of the neighbourhood? Robert Street HCA Guidelines and the policy have the same exemption language, but this will be reviewed and that exemption might be removed. In the policy HCA1 are exempted from delegated heritage alteration permits for types of exterior work.
- Specifying wood sashed windows in the guidelines is preferred.
- 15 and 16 Lewis Street are not included, why not? Was part of nomination, 15 was built in the 1980's and 16 was opposed, so they were not included to make sure the HCA could proceed. There is a new owner of 16 who is demolishing the house so it would not be included.
- On the aerial photograph at north end, there is a parking lot, is it included in the HCA? Part of the 45 Boyd Street apartment parking lot is included, zoning allows 4-5 storey apartment buildings. Why, could this impact the character of the street if this was developed? It is best to include in the HCA because of the development potential and guidelines would apply to whatever is developed there. Has owner been consulted about interest in the development of the parking lot? Not yet specifically, but they will in the future process.

Moved by Steve Barber

Seconded by Avery Bonner

Motion: That the Heritage Advisory Panel recommend:

1. That Council approve the designation of the portion of Lewis Street shown in the draft Lewis Street Heritage Conservation Area Guidelines as a Heritage Conservation Area, pursuant to Section 614 of the *Local Government Act*; and
2. That Council approve the draft Lewis Street Heritage Conservation Area Guidelines as presented.

Carried: Unanimously