



# Heritage Alteration Permit 870 Queens Avenue Old East Heritage Conservation District

Community Advisory Committee on Planning  
September 14, 2022



# Chronology

- Circa 1903: house at 870 Queens Avenue built
- April 6, 2006: Old East HCD designated
- May 12, 2022: Property at 870 Queens Avenue purchased by current owner
- July 4, 2022: Complains regarding exterior painting
- July 4-July 26, 2022: Inspection and correspondence, direction to cease painting
- July 28, 2022: HAP application seeking retroactive approval received



18/10/2019



07/04/2022



07/04/2022



07/14/2022



07/26/2022



# Submitted Images







# Key Issues

- How to address a mould issue on exterior masonry?
- Why is painting buff brick masonry discouraged?
- Can the paint be successfully removed?



# *Ontario Heritage Act*

Section 42(4), *Ontario Heritage Act*, Municipal Council to give the applicant of a Heritage Alteration Permit:

- a) The permit applied for
- b) Notice that the council is refusing the application for the permit, or
- c) The permit applied for, with terms and conditions attached



# Recommendation

Refusal of the Heritage Alteration Permit application seeking retroactive approval for the painting of previously unpainted brick of the heritage designated property at 870 Queens Avenue, Old East Heritage Conservation District, is recommended.