Minute No. 44
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 28, 2019

Item No. 4 List of Historical Resources – Nomination of Trees-Spriggs Building, 312 Ross Avenue (Point Douglas Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That Trees-Spriggs Building, 312 Ross Avenue, be added to the List of Historical Resources with the following character defining elements:

    A. Exterior:
        i. The five-storey brick and stone structure, its main (north) facade facing Ross Avenue, its east and the lower portion of the west facades hidden by neighbouring buildings and its rear (south) facade facing a back lane.

        ii. The symmetrical main (north) facade with rusticated stone base rising to the ground floor windows, basement windows in rectilinear openings, two entrances in arched, rusticated stone openings with keystones, two large main floor windows in rectilinear openings, upper floors divided into four vertical bays, each holding a pair of matched windows in rectilinear openings with rusticated stone lug sills and heads and brick corbelling above the fifth floor windows of the middle bays and at the flat roofline.

        iii. The visible upper portion of the west facade with windows in arched openings.

        iv. The rear (south) facade with the east end built flush with the neighbouring building with paired windows in arched opening and stone sills on each floor and an open metal fire escape and the west end extending outward and featuring two raised loading doors in arched openings and windows in arched openings on all upper floors.

    B. Interior:
        i. Heavy timber structural system.

2. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

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DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted.

Carried

Councillor Klein asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of the Procedure By-law.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 12, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 28, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee, with the following amendment:

- Delete Recommendation 1.B.ii in its entirety

and submitted the matter to the Executive Policy Committee and Council.

Laurie Gorenstein, owner of Trees-Spriggs Building, 312 Ross Avenue, submitted a communication dated October 2, 2019 with respect to the matter.

On September 4, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid the matter over for 60 days.

The following persons submitted communications:

- Laurie Gorenstein, owner of Trees-Spriggs Building, 312 Ross Avenue, submitted a communication dated September 3, 2019, in opposition to the matter.
- Councillor Klein, Charleswood-Tuxedo-Westwood Ward, submitted photos with respect to the matter.

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DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION:

On July 17, 2019, the Historical Buildings and Resources Committee recommended that Trees-Spriggs Building, 312 Ross Avenue be added to the List of Historical Resources, with the proposed character defining elements, with the following amendments:

- Delete Recommendations 1.B.iii and 1.B.iv in their entirety

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

Laurence Gorenstein, owner of Trees-Spriggs Building, 312 Ross Avenue, submitted a communication dated June 26, 2019 in opposition to the building being added to the List of Historical Resources.