



**HERITAGE BOARD AGENDA  
NOTICE OF MEETING**

*Monday, February 24, 2020 at 12:00 p.m.  
Parkdale Room, 2<sup>nd</sup> Floor, City Hall, (199 Queen Street)*

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- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, February 28, 2020
- 4. Adoption of Minutes** - Minutes of Heritage Board Meeting on Monday, January 27, 2020
- 5. Business arising from Minutes**
- 6. Report:**
  1. 58 Victoria Street - Application for attached garage
  2. 36 Maxfield Avenue – Proposed renovations
- 7. Introduction of New Business**
- 8. Adjournment of Public Session**

**PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD MINUTES  
JANUARY 27, 2020 12:00 PM  
PARKDALE ROOM, CITY HALL**

<b><u>Included</u></b>	<b>Mayor Philip Brown</b>	<b>Wayne MacKinnon, RM</b>
	<b>Deputy Mayor Jason Coady, Vice-Chair</b>	<b>Alex Forbes, PHM</b>
	<b>Councillor Julie McCabe</b>	<b>Todd Saunders, HO</b>
	<b>Greg Munn, RM</b>	<b>Greg Morrison, PII</b>
	<b>Simon Moore, RM</b>	<b>Ellen Faye Catane, PH IO/AA</b>

<b><u>Regrets</u></b>	<b>Councillor Greg Rivard, Chair</b>	<b>Tara Maloney, RM</b>
	<b>Councillor Bob Doiron</b>	<b>Aaron Stavert, RM</b>

**1. Call to Order**

Deputy Mayor Coady called the meeting to order at 12:00 p.m.

**2. Declaration of Conflicts**

Deputy Mayor Coady asked if there are any conflicts and there being none, moved to the approval of the agenda.

**3. Approval of Agenda**

Moved by Councillor Julie McCabe and seconded by Mayor Philip Brown, that the agenda for Monday, January 27, 2020, be approved.

**CARRIED**

**4. Adoption of Minutes**

Moved by Greg Munn, RM, and seconded by Simon Moore, RM, that the minutes of the Monday, October 28, 2019, meeting be approved.

**CARRIED**

**5. Business arising from Minutes**

There was no business arising from the minutes.

**6. 21-23 Prince Street (PID #336008)**

This is a request to subdivide the property at 21-23 Prince Street (PID# 336008). The property is a Designated Heritage Resource and is located in the Downtown Neighbourhood (DN) Zone of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the report. See attached report.

The applicant is proposing to subdivide a portion from the rear of the subject property which would then be consolidated with 152 King Street (PID# 336024). This would allow 152 King Street to be large enough to accommodate the proposed development. The applicant has submitted a site plan showing the new lot configuration as well as a preliminary five unit residential design schematic to provide a general sense of the proposed development. The designation of 21-23 Prince Street would remain with the existing building and the new lot would not be designated as a Heritage Resource.

At this time, the board is only reviewing the subdivision portion of this application and not the significant features of the current building or the design of the proposed development. Should this subdivision be approved, a lot consolidation would be required and reviewed by the Planning Board and the proposed development will be subject to the Design Review Process.

The proposed subdivision will reduce the rear yard setback of the property from approximately 37ft to 9ft. It is questioned what the degree of impact this has on the designated property and how it may affect the historic significance of the property. The frontages of the properties facing both Prince Street and King Street remain the same. Staff recommendation is to support the proposed lot subdivision.

Comments/concerns noted:

- Board member asked if Planning Board would have any concerns with the application and staff responded that should Heritage Board approve the lot subdivision, a lot consolidation will be reviewed by Planning Board. Also, the proposed development will be subject to a design review process and a variance application will be required for an increase in density.
- Members of the board commented that lot on King Street has been vacant for a while and it couldn't be developed because of the setback requirements. The proposed consolidation and development would then be considered as infill development.
- Board member asked if the lot consolidation would require a public consultation and staff responded that this application does not require public consultation but will have to go to Planning Board and Council. Planning Staff only sends out notification if the lots are zoned R-3 and R-4.
- Board member commented that allowing the subdivision, consolidation and potential development on the property at 152 King Street, would have no impact on the parking to the rear of the corner property. Staff indicated that this application is specific to the lot subdivision only and is not currently an application for the potential development. The potential proposed development would have to undergo the required processes as necessary if supported by the board's decision today.

Deputy Mayor Coady asked for comments or questions; there being none, the following resolution was put forward:

**Moved by Greg Munn, RM, and seconded by Wayne MacKinnon, RM, that the application to subdivide the rear portion of 21-23 Prince Street (PID# 336008), subject to the proposed development meeting Design Review and all other Planning requirements, be approved.**

**CARRIED**

**(4-1)**

*W. MacKinnon opposed*

## **7. Heritage Day (February 18, 2020)**

This year's Charlottetown's Heritage Day celebrations will take place at noon on Tuesday, February 18, 2020 at City Hall (2<sup>nd</sup> Floor).

The Planning & Heritage Department encourages Heritage Board to support the presentation of awards to the agreed recipients on Heritage Day, February 18, 2020.

The board has agreed to award below recipients:

1. 93 Pownal Street – Lori Pendelton
2. 15 Hillsborough Street – Paul Coles
3. 1 Brighton Road: Marc & Sharon Rostad
4. 56 Weymouth Street - David McGavin
5. Reginald Dutch Thompson (Heritage Award)
6. Reg Porter: author, historian & lecturer (Hennessey Award)

Comments:

- Staff presented a property along Water Street as another potential awardee but commented that this may be considered for next year's Heritage Awards as the building is not fully completed yet and the residential use has not been determined at this time. Board members agreed with staff's comments.
- Board member recommended considering external venues for future Heritage Day.

No motion was made at this time but all board members agreed to proceed with the awarding of the six (6) awardees noted above.

#### **8. New Business**


There are no new businesses discussed.

#### **9. Adjournment**

Moved by Councillor Julie McCabe and seconded by Simon Moore, RM, that the meeting be adjourned. The meeting was adjourned at 12: 30 PM.

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Deputy Mayor Coady, Vice-Chair

<b>TITLE:</b> <b>ADDITION TO DESIGNATED RESOURCE</b> <b>FILE: HERT-2020-24-FEBRUARY-6-1</b> <b>58 VICTORIA STREET</b> <b>APPLICANT: JASON CADMAN</b>		
<b>MEETING DATE:</b> February 24, 2020		<b>Page 1 of 11</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"> <li>A. GIS Map</li> <li>B. Proposed Site Plan</li> <li>C. Proposed floor Plan</li> <li>D. Proposed Elevations</li> <li>E. Proposed Elevation &amp; Section</li> <li>F. Historic Photos</li> </ul>	
<b>SITE INFORMATION:</b> <b>Ward No:</b> 3 – Brighton <b>Property Use:</b> Residential – existing single detached dwelling <b>Heritage Recognition:</b> Designated Heritage Resource located in a Medium Density Residential (R-3) Zone outside of the 500 Lot Area.		

**RECOMMENDATION:**

The Planning & Heritage Department encourages Heritage Board to support the application to construct an attached garage at 58 Victoria Street (PID #353433). As part of this application, City Council approved a lot consolidation on the recommendation of Planning Board in February 2019.

**BACKGROUND:**

The applicant had applied in 2019 for a variance to construct the garage in close proximity to the sidewalk which was rejected by both Planning Board and Council. The current application is setback to within the bylaw provisions, negating the need for a variance.

***Application***

58 Victoria Street (PID 353433) is a designated Heritage Resource and is located in a Medium Density Residential Zone (R3) outside of the 500 Lot Area. The applicant is proposing to construct an attached garage on the rear of 58 Victoria Street, with direct access on Peake Street (corner lot). The applicant has submitted a site plan which will be revised to show the garage in line with the existing building along the Peake Street elevation.

The subject property is located on the corner of Victoria Street and Peake Street in a mature neighbourhood. For the most part buildings within the neighbourhood are setback within close proximity to the street. The garage door is proposed to face Peake Street. A detached shed currently exists on the property and the applicant will be removing it and constructing the garage in the location of the existing shed and driveway.

The application includes:

- The addition measures approximately 24 ft. wide x 31 ft. deep;
- The front face of the garage is to align with the side of the residence;
- The existing one storey porch on the rear of the house will serve as the connection point to the attached garage;
- The exterior siding will be cedar shingles to match the house.
- The windows will be synthetic (SDL) to match the style of the rear windows as close as possible (similar to what is shown on the drawings) .
- The garage door will be similar to what is shown on the drawings, coach house style.

### **Property History**

#### **Heritage Value**

58 Victoria Street or Sloggett House is a wood framed, Georgian influenced home located on the corner of Victoria Street and Peake Street. In the late Twentieth Century, it was moved to its present location from over a block away on the corner of Euston Street and Spring Park Road.

The heritage value of 58 Victoria Street lies in its association with various Charlottetown residents and its Georgian influenced architecture.

58 Victoria Street, or Sloggett House as it is now called, was originally located on Sloggett's Corner which was the corner of Euston Street and Spring Park Road. It was named for long time resident, Richard Sloggett, who was the representative and surveyor of ships for Lloyds of London. It is interesting to note that he did not own the house but rented it from 1867 until 1882. For many years, locals who did not understand the history of the corner mistakenly referred to it as Sluggers Corner.

The land, of which Sloggett's Corner was part, originally belonged to merchant Dennis Reddin until 1859, when all of his assets were put in trust for his creditors. Reddin owed the huge sum of

37 983 Pounds with interest! In 1864, the Reddin trustees sold a portion of common lot 22, the northwest corner of Euston Street and Spring Park Road to Catherine Macdonnell. Richard Sloggett and his family were her tenants and later the barrister, Richard Weeks would live there. The home remained part of Macdonnell's estate well into the Twentieth Century. Later in the Twentieth Century, the home was used as a local architect's office. After it was moved to Victoria Street in the 1990s, the home became a residence that the owner has named Sloggett House, in honour of the house's former resident.

The style chosen for Sloggett House shows strong Georgian influences, with a symmetrical front façade of five bays on the upper floor and a central doorway on the ground floor. The Georgian style emerged from 18<sup>th</sup> Century Britain and was intent on expressing confidence, order and balance. Sloggett House remains a good example of this style in the City. Unfortunately, it is not clear when the home was built, but a dwelling appears on the site in the 1863 Lake Map. Parts of the home may be older than other sections due to the presence of what appear to be much older boards in a large section of the basement.

The following Georgian influenced character-defining elements illustrate the heritage value of Sloggett House:

- The overall massing of the building
- The pitch of the gable roof
- The symmetrical placement and style of the windows, particularly the tall twelve over twelve windows of the first and second floor façade
- The central placement and size of the door with its transom light above
- The wooden shingle cladding, with contrasting trim around the windows, as well as the window boxes of the first floor
- The placement and style of the chimney
- The placement of the home on the corner of Victoria Street and Peake Street

### **POLICY FRAMEWORK:**

#### **Heritage Preservation Bylaw Requirements**

In accordance with Section 4.2.5 of the Heritage Preservation By-law, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.1 and provisions listed in Section 6.

Of note; 6.5.1 When the existing structure has wooden windows, the new windows shall also be wooden. This proposal requests synthetic/vinyl windows on the new addition.

In evaluating an application for a Heritage Permit involving a Building or Structure, the Heritage Officer, Heritage Board and/or Council shall review the compatibility of the proposed Development in relation to the original and/or existing Building or Structure, including the following:

- The Standards and Guidelines for the Conservation of Historic Places in Canada, as may be amended from time to time;
- The original character, construction and architectural details;
- The original or existing materials;
- The scale of a proposed Development in relation to the scale and proportions of the original or existing Building or Structure;
- The size and alignment of existing doors and windows;
- The material and style of existing windows and doors, including details such as the casements, sashes, mullions, muntins, trims, and glazing;
- The pitch, direction and arrangement of the roof and any associated chimney;
- The significance of the accessory Building to the historic nature of the property and the original design elements of the accessory structure; and
- Any other historical elements or architectural design considerations as deemed relevant by the Heritage Officer.

#### **The Standards and Guidelines for the Conservation of Historic Places in Canada**

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The relevant standards include:

#### **Standard 11**

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

#### **ANALYSIS:**



It is noted this heritage building has been moved from its original site to its current location and presumably a single storey porch added at the rear. The addition of the garage would have minimal direct impact on the original structure.

**CONCLUSION:**

The Planning & Heritage Department recommends the application to construct an attached garage at 58 Victoria Street (PID# 353433), subject to all other requirements being fulfilled, be approved.



**PRESENTER:**

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Todd Saunders, M.Arch  
Heritage Officer

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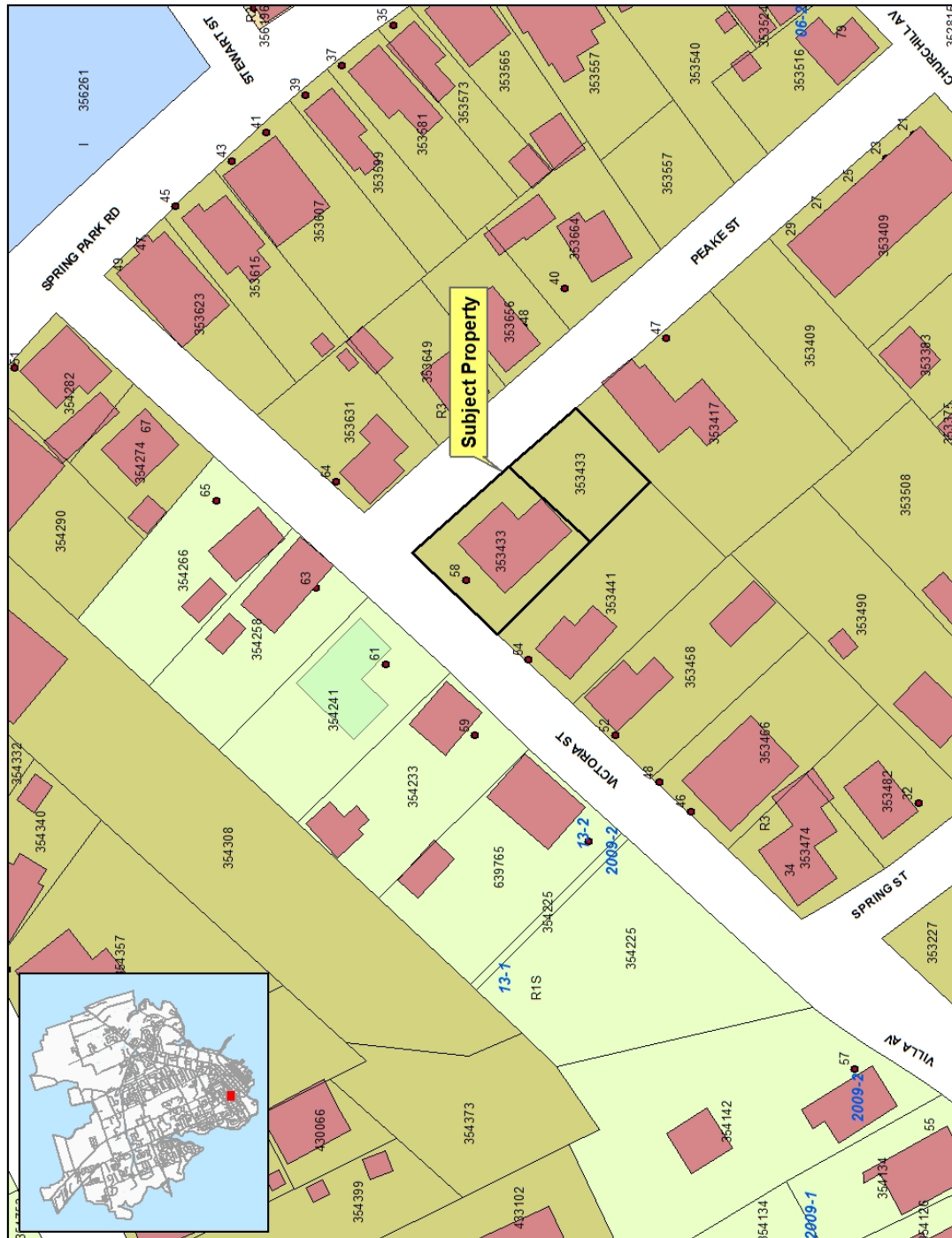
**MANAGER:**

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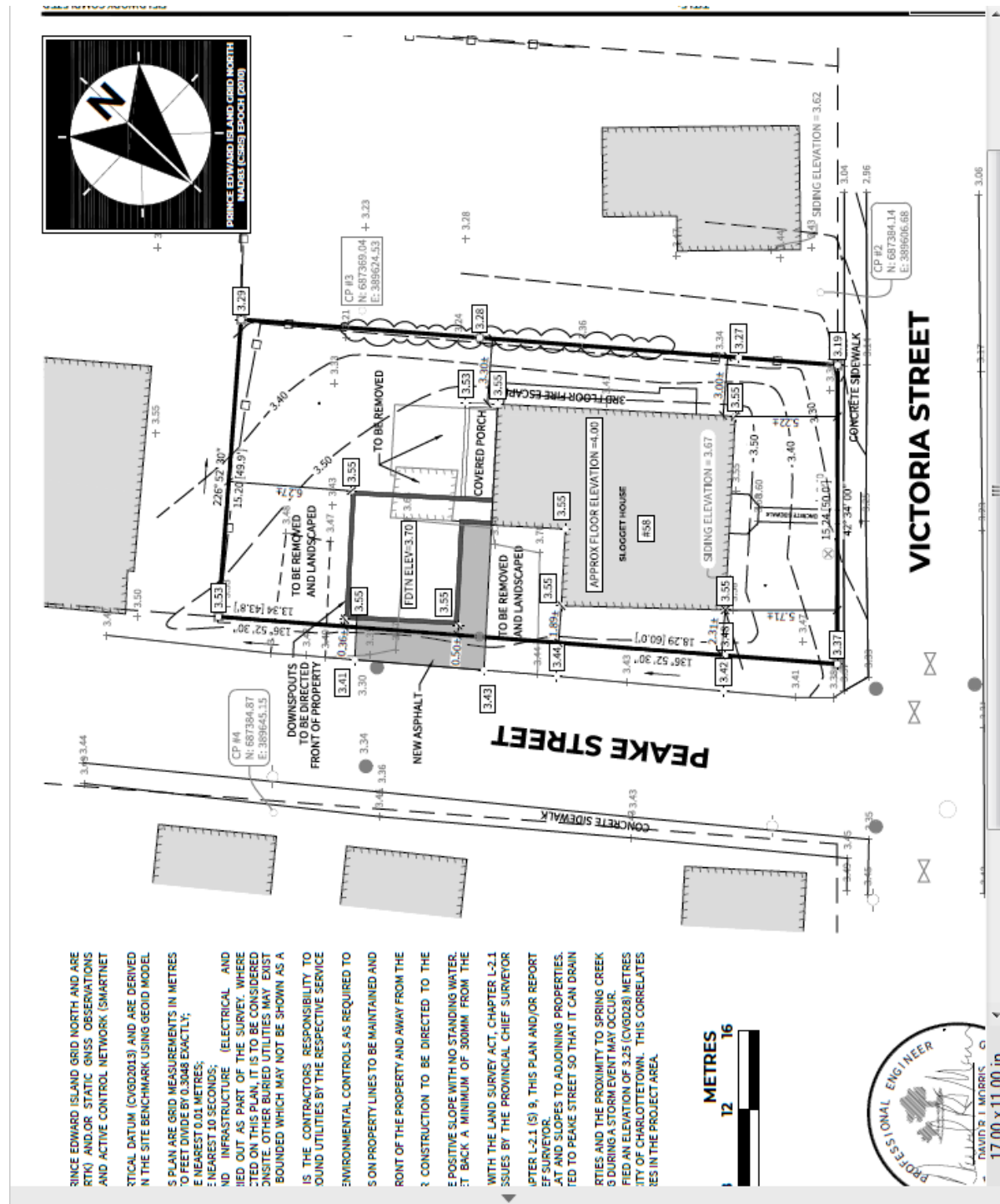
Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage

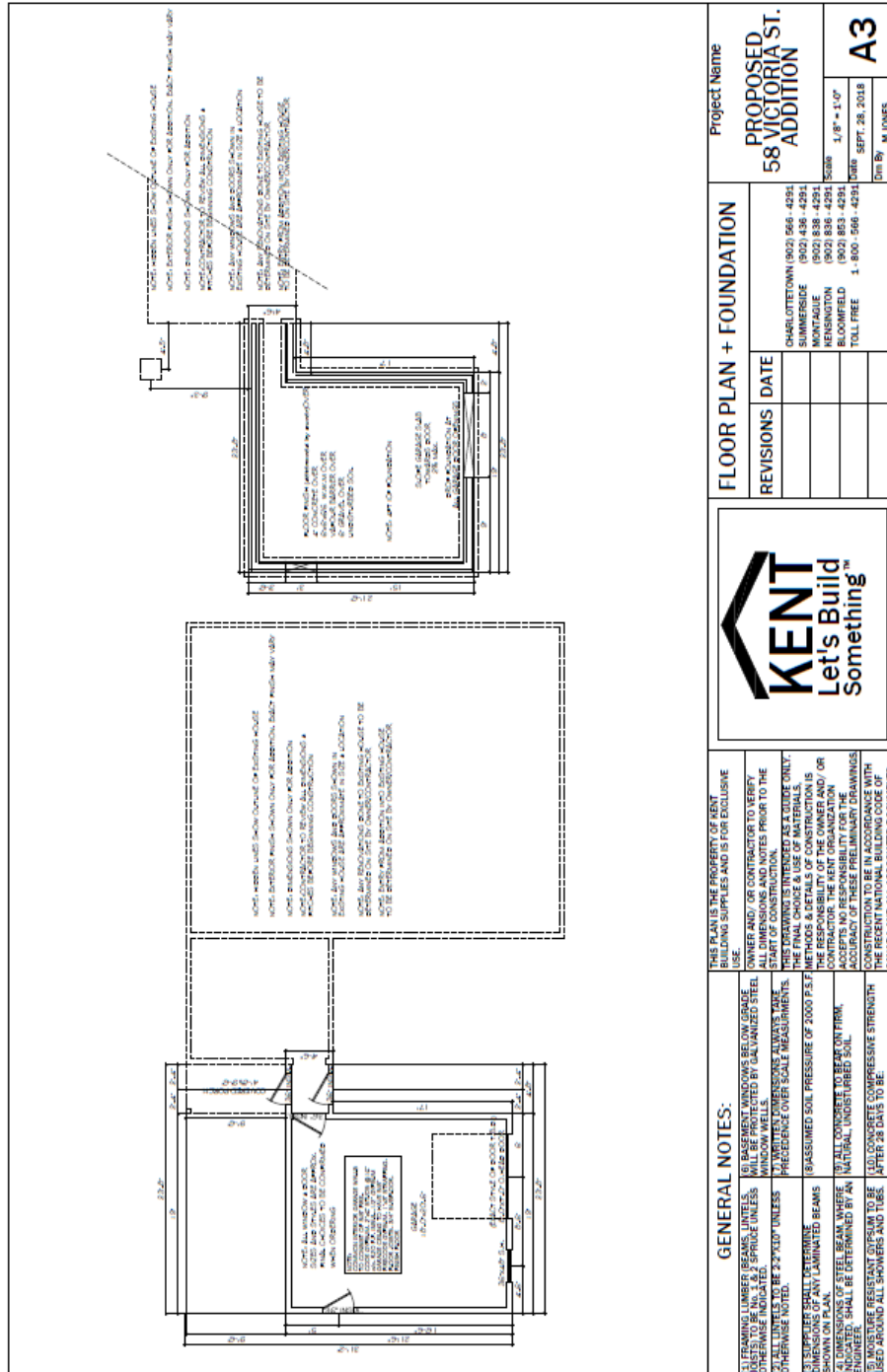
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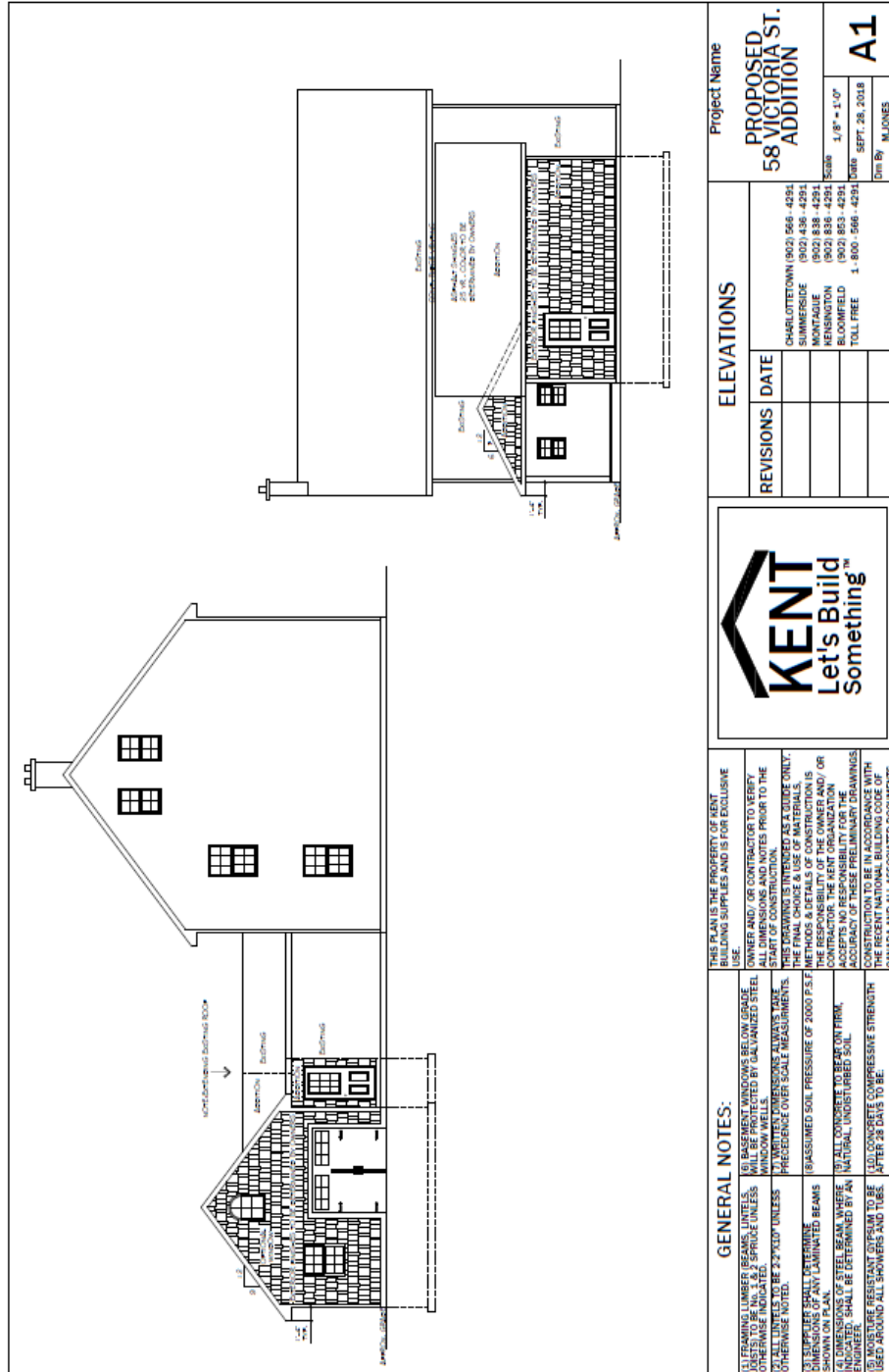
## ATTACHMENT A

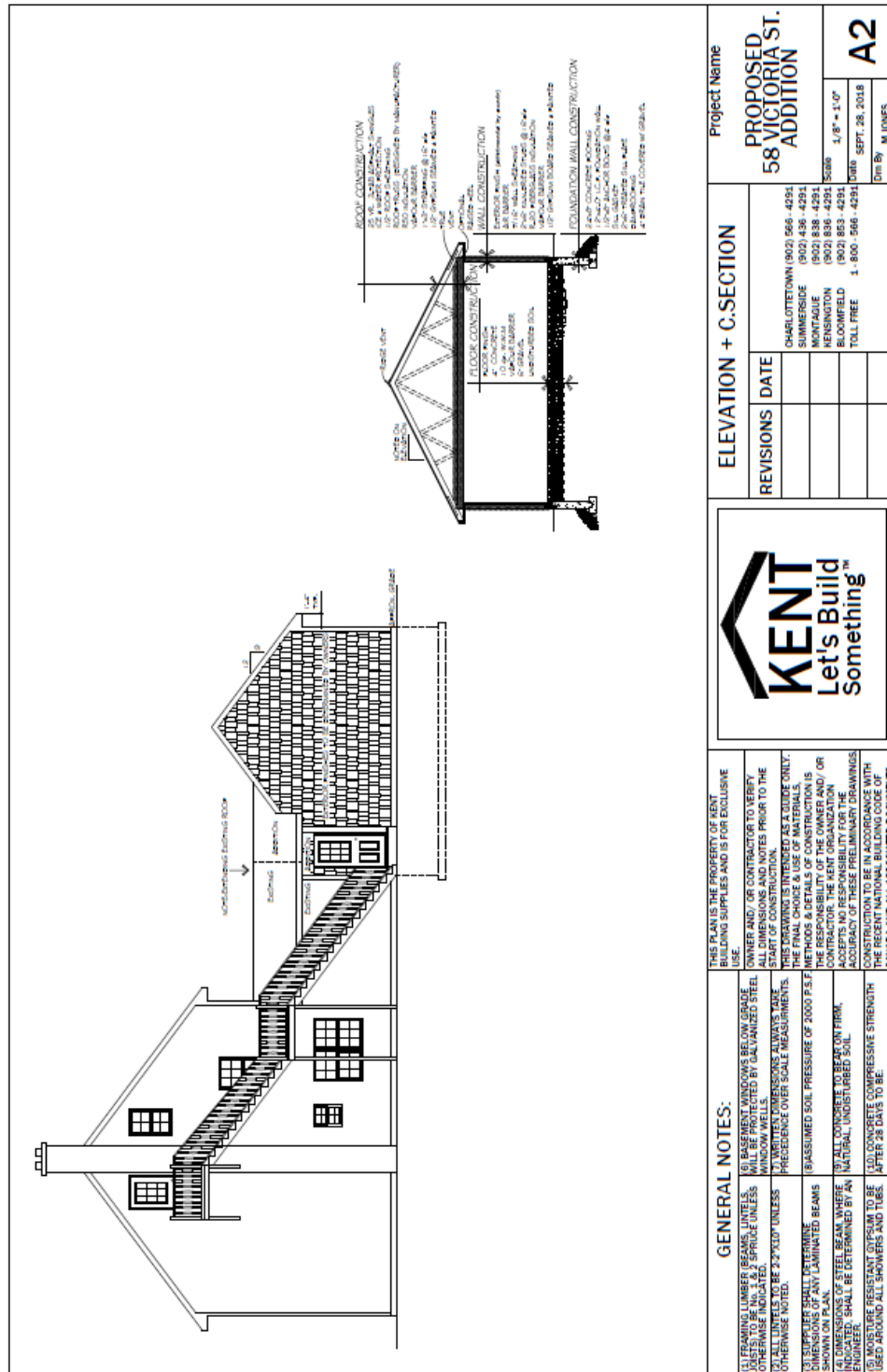


## ATTACHMENT B












ATTACHMENT F



<b>TITLE:</b> <b>ADDITION TO DESIGNATED RESOURCE</b> <b>FILE: HERT-2020-24-FEBRUARY-6-2</b> <b>36 MAXFIELD AVENUE</b> <b>APPLICANT: JORDAN CAMERON</b>		
<b>MEETING DATE:</b> February 24, 2020		<b>Page 1 of 14</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. GIS Map B. Proposed Foundation and Floor Plans C. Proposed 2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Plans D. Proposal Elevations E. Proposal Renderings F. Historic Photos G. Applicant's Submission	
<b>SITE INFORMATION:</b> <b>Ward No:</b> 6 – Mount Edward <b>Property Use:</b> Residential – existing multi- unit dwelling <b>Heritage Recognition:</b> Designated Heritage Resource located in a Single Detached Residential (R-1L) Zone outside of the 500 Lot Area.		

**RECOMMENDATION:**

The Planning & Heritage Department encourages Heritage Board to suggest design alterations to construct an attached garage and new roof dormers at 36 Maxfield Avenue (PID #396010).

**BACKGROUND:**

***Application***

36 Maxfield Avenue (PID 396010) is a designated Heritage Resource and is located in a Single Detached Residential Zone (R1) outside of the 500 Lot Area. The applicant is proposing to construct an attached garage on the north side of the building and construct two new Scottish dormers on the south side of the roof.

The application includes:

- The garage is proposed to measure 20 ft wide by 37 ft deep. The house is 32 ft wide by 37 ft. deep.
- The garage would have two 8ft wide doors facing Maxfield Ave.



- Two 6ft wide dormers are proposed for the third storey facing south.

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### **Property History**

Glynwood is a wood framed, Georgian inspired home located at 36 Maxfield Avenue. The home was once part of a large estate in the Charlottetown Royalty owned by Henry Longworth (1816-1895). It has since been altered considerably and currently serves as an apartment building. The designation encompasses the building's exterior and parcel; it does not include the building's interior.

The heritage value of Glynwood lies in its association with Henry Longworth and its role as an example of the lifestyle of the wealthy that lived in the Charlottetown Royalty in the 19th Century.

Henry Longworth built Glynwood in the 1850s. Longworth named Glynwood after the Longworth family estate near Athlone, Ireland. Prominent in Island society, Longworth is listed as "a farmer, an importer and a raiser of thorough bred stocks" in the Patrons Directory of J. H. Meacham's 1880 Illustrated Historical Atlas of the Province of Prince Edward Island. He was also a Justice of the Peace for Queens County according the Hutchinson's Prince Edward Island Directory of 1864. The Longworth family were involved not only in farming, but also in shipbuilding, commerce and politics. Their status is reflected in the fact that the future King Edward VII, during a visit to Prince Edward Island, planted a tree in the front yard of Glynwood! Unfortunately, at some point in its history, the tree was cut down.

Although it is not clear exactly when Glynwood was built, the style chosen for the residence shows strong Georgian influences with a rectangular plan and a gable roof. The Georgian style emerged from 18th Century Britain and was intent on expressing confidence, order and balance. It was a common style of home in 19th Century Prince Edward Island.

Glynwood is representative of the lifestyle of the wealthy that lived in the Charlottetown Royalty in the 19th Century. During this period, men of considerable means bought large tracts of land outside the City in the Royalty in order to create estates. Their plan was to live like the country gentlemen of Britain. According to an engraving from J. H. Meacham's 1880 Illustrated Historical Atlas of the Province of Prince Edward Island, Glynwood was a grand home and farm surrounded by trees and rolling farmlands.

Originally, part of the Charlottetown Royalty and later the community of Sherwood, Glynwood was incorporated into the boundaries of the City of Charlottetown when the City amalgamated with its nearby communities in 1995. Once the main house on a country estate, Glynwood is now an apartment building surrounded by 20th century residential development. Fortunately, it has retained its overall shape and commanding view of Charlottetown and its harbour.

The following character-defining elements contribute to the heritage value of Glynwood:

- The overall massing of the building
- The wooden siding and the simple mouldings painted in a contrasting colour
- The gable roof
- The size and placement of the paired windows and the windows in the gables
- The size and shape of the chimney

Other character-defining elements of Glynwood include:

- The location of the home with a view of Charlottetown's harbor

#### **POLICY FRAMEWORK:**

##### **Heritage Preservation Bylaw Requirements**

In accordance with Section 4.2.5 of the Heritage Preservation By-law, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.1 and provisions listed in Section 6.

In evaluating an application for a Heritage Permit involving a Building or Structure, the Heritage Officer, Heritage Board and/or Council shall review the compatibility of the proposed Development in relation to the original and/or existing Building or Structure, including the following:

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- The original character, construction and architectural details;
- The original or existing materials;
- The scale of a proposed Development in relation to the scale and proportions of the original or existing Building or Structure;
- The size and alignment of existing doors and windows;
- The material and style of existing windows and doors, including details such as the casements, sashes, mullions, muntins, trims, and glazing;
- The pitch, direction and arrangement of the roof and any associated chimney;
- The significance of the accessory Building to the historic nature of the property and the original design elements of the accessory structure; and
- Any other historical elements or architectural design considerations as deemed relevant by the Heritage Officer.

### **The Standards and Guidelines for the Conservation of Historic Places in Canada**

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The relevant standards include:

#### **Standard 11**

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

#### **ANALYSIS:**

It is noted the original front face of the building was the south side. As this side now fronts onto an adjoining property the east elevation has become the front façade resulting in the total loss of the original appearance.

With the development of the city around this property its historic view (a character defining element) has been all but lost. The addition of third storey dormers in this case may assist with retrieving some of that view however, three sided/Scottish dormer should have windows on all sides. In addition height of the roof peak of the windows should perhaps equal that of the garage.

It is also suggested a greater distinction between the historic house and new addition could be achieved by perhaps recessing the new addition/garage.

It is noted in the applicant's submission vinyl windows are proposed.

**CONCLUSION:**

The Planning & Heritage Department recommends design alterations be suggested by Heritage Board for an addition review prior to making final determination on the application.



**PRESENTER:**

Todd Saunders, M.Arch  
Heritage Officer



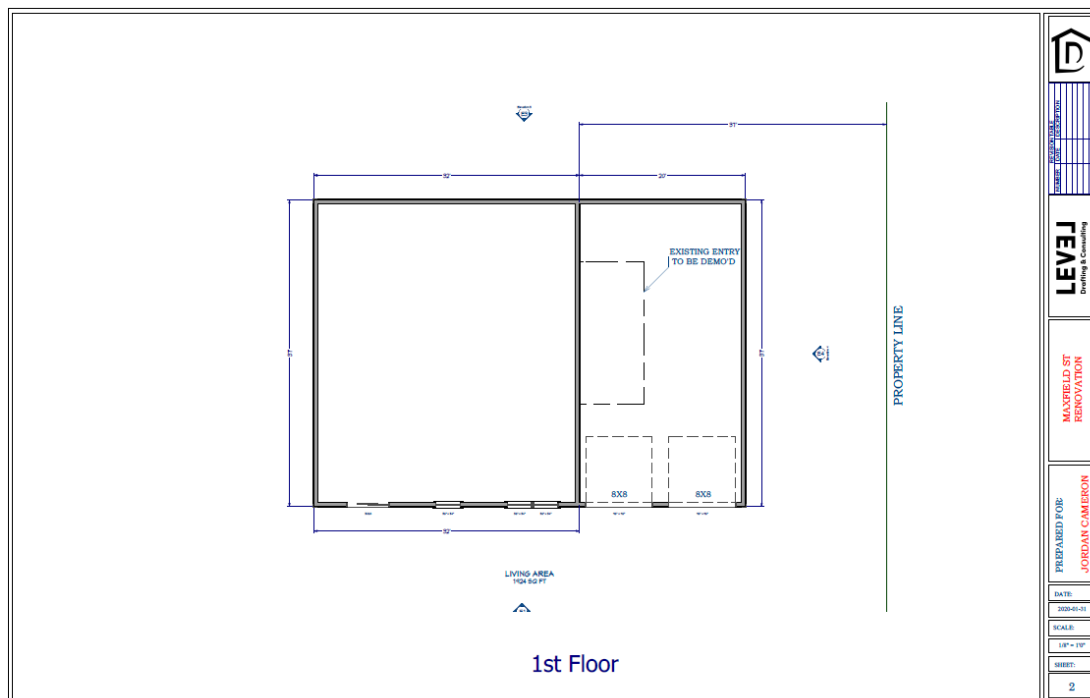
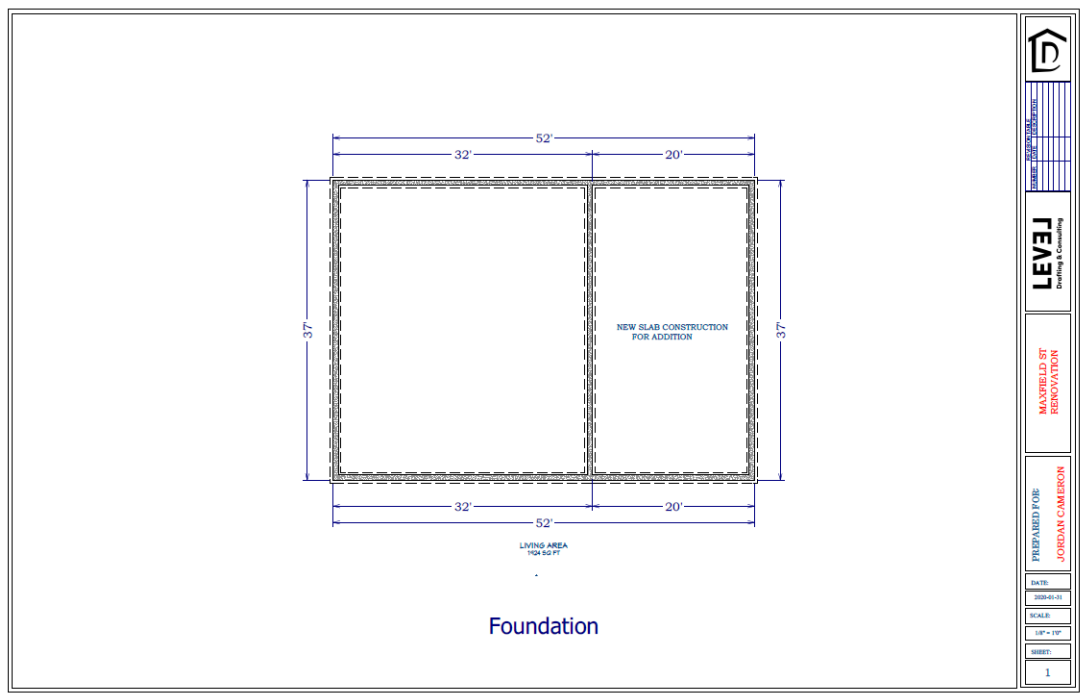
**MANAGER:**

Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage

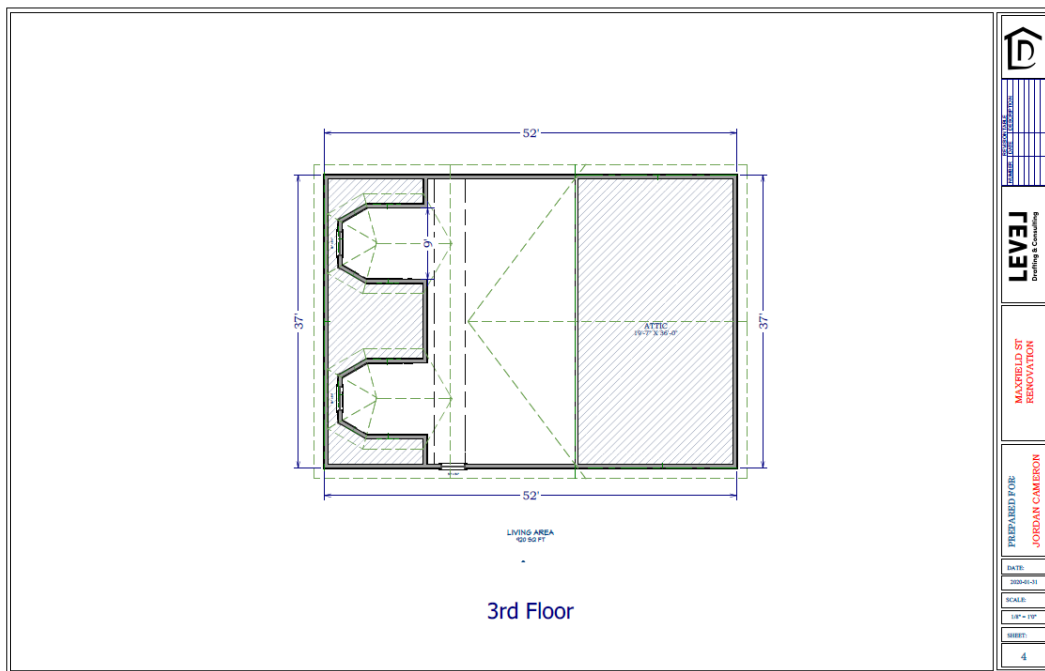
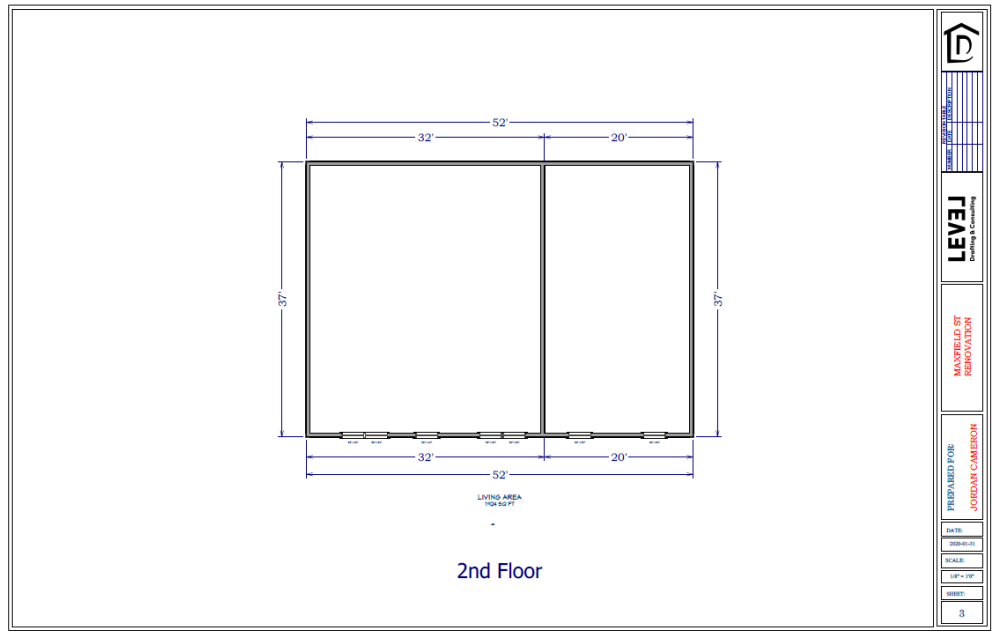
## ATTACHMENT A



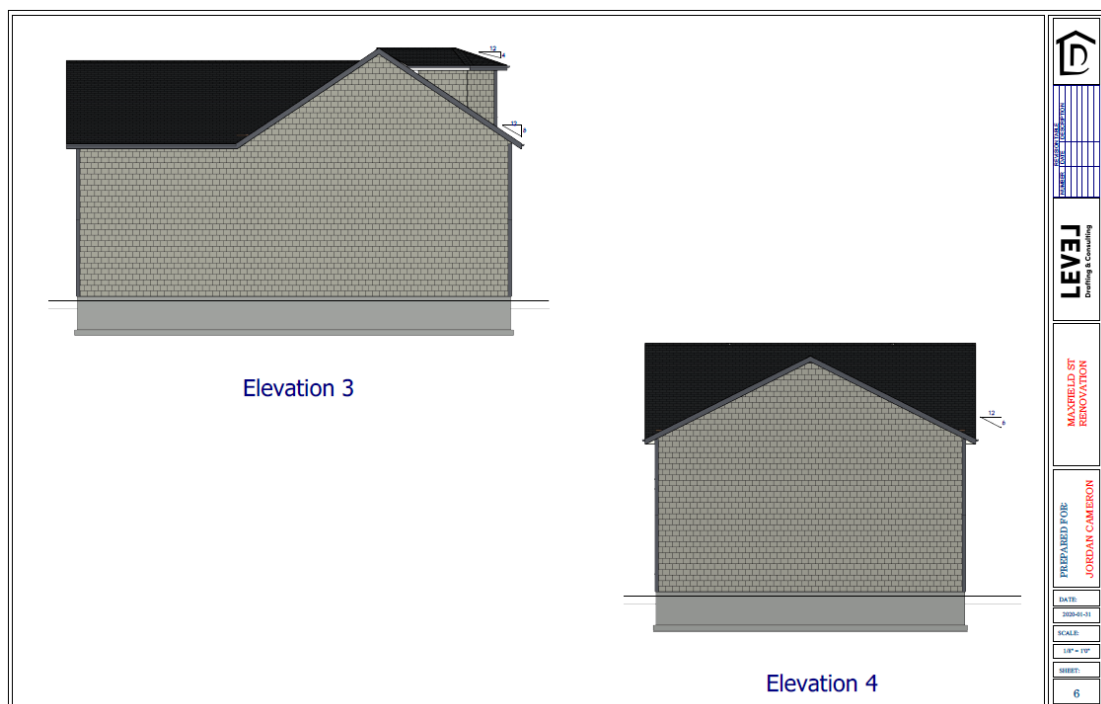
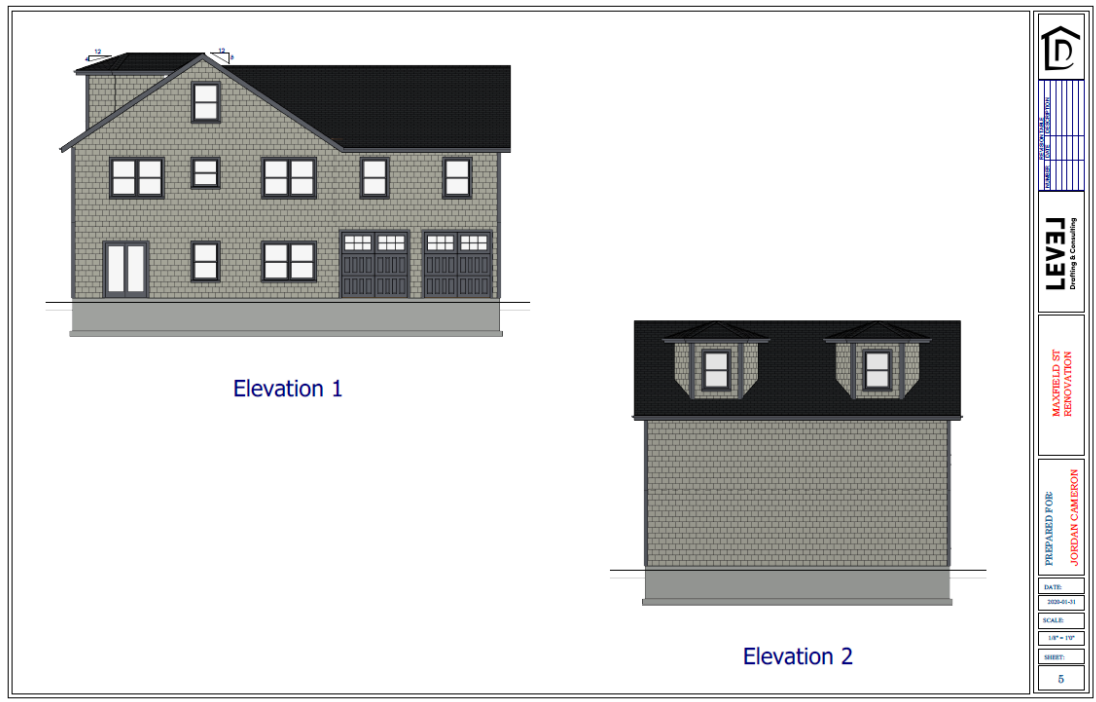
ATTACHMENT B



ATTACHMENT C



ATTACHMENT D

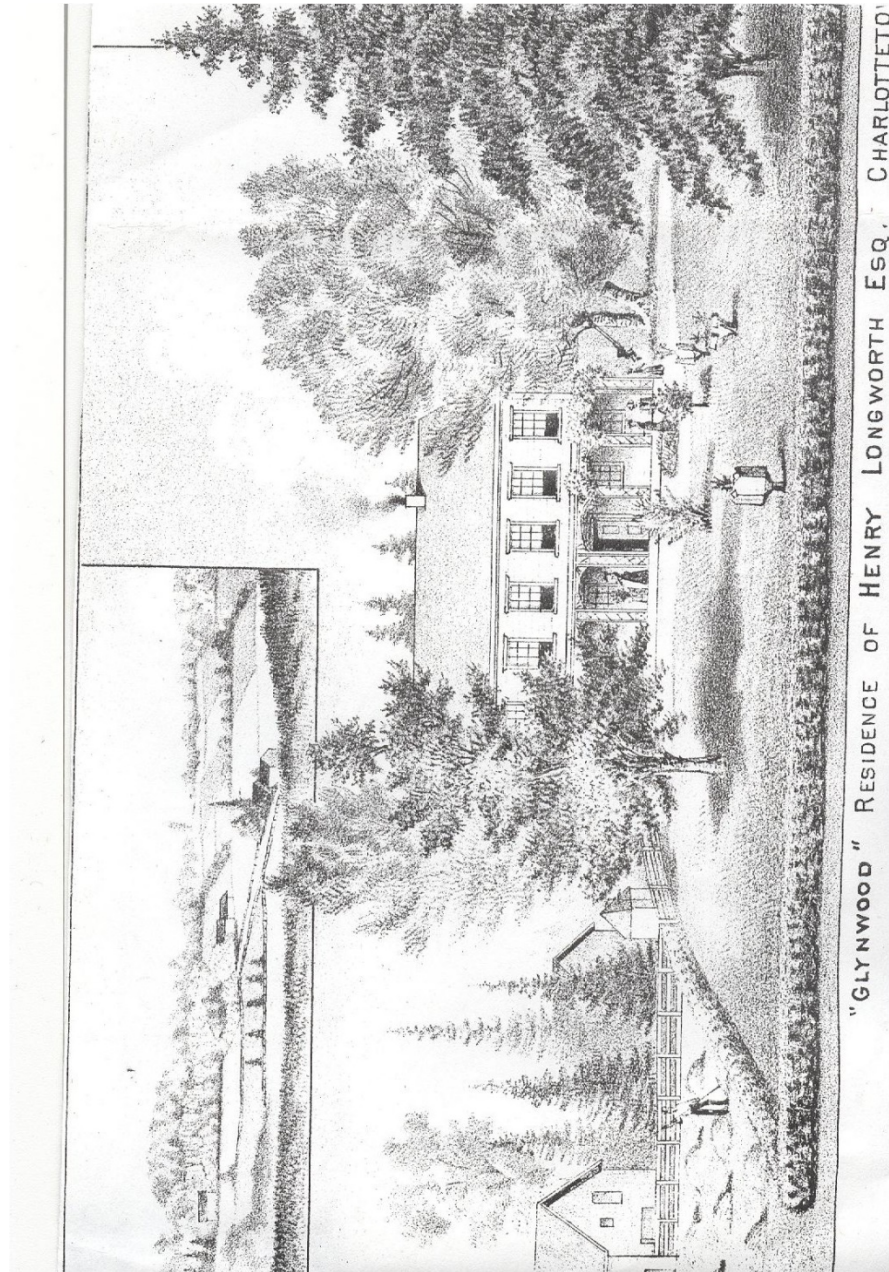




ATTACHMENT E



ATTACHMENT F



"GLYNWOOD" RESIDENCE OF HENRY LONGWORTH ESQ., CHARLOTTE

Presented to the Heritage Review Board

### Overview

36 Maxfield has been classified as a designated heritage building since 1999. Known as Glywood it has historical significance in the fact that it was built in the 1950's by Henry Longworth. Henry named the home Glywood after the family estate in their home country of Ireland.

More information about the primary owner can be found at [historicplaces.ca](http://historicplaces.ca) or in attached appendix.

The building has since been transformed into an apartment building with many interior and exterior alterations in the past few decades. The property until prior has gradually deteriorated through neglect and short term tenants. This can be seen from the curbside appeal and the lack of upkeep on the exterior and interior of the home.





In fall 2019 Dakota Cameron purchased the property with the intent of him and his two siblings moving into the home. Dakota is a teacher at L'Ecole Francois Buote and his two brothers are independent business owners.

Upon the purchase of this historical property we saw opportunity for energy improvements and much needed maintenance input. As we addressed some interior issues we gathered a bigger picture of what the building has the potential of becoming through exterior insulation, window upgrades and roof repair. All being necessary for the longevity, efficiency and comfort of the building.

Through living in and working on the building for the past 4 months we have come up with a couple ideal scenarios we would like to propose to the heritage board. Accompanying these points we will show our logic and reasoning behind the changes.

### Scenario 1

In the first scenario we request the bold but logical request to declassify 36 Maxfield from Heritage status. The main points for requesting this option is as follows

- **Insulate the exterior of the building and then install new siding without the costs and design limitations of heritage status.**

We would consider re-installing wood siding and maintaining the heritage look but the building does require a thorough insulation installation to limit the draft and energy wastage.

- **The curb appeal currently does not stir up the admiration of the property or fit into the neighbourhood.** It could be said that the property as stands in the neighbourhood is a bit of an eye sore. Surrounded by family homes with vinyl siding and attached garages the property in question does not heighten the desirability of the neighbourhood. This is understandable given the lack of care for the property over the past few decades. We believe adding a fresh coat of paint would not do the trick for appearance nor efficiency value.

It is highly unlikely that few if any folks recognize this property as a Georgian inspired historical home. With the mismatch of vinyl and wooden windows along with the grey gloomy look of the exterior it is more probable that the building is seen as shady, even spooky apartment building.

Compared to other well maintained and cherished Charlottetown Historical homes this would not attract the awe that the Historical title deserves.

- **The roof needs to be replaced and it is an optimal time for a dormer to be added to utilize the third floor.** From a driveby perspective you can notice two things about the roof on this building. It is in rough shape and it sits up high in relation to the surrounding landscape.

We realize we need to replace the roofline within the next few years undoubtedly. Upon purchasing this property we realized that the third floor of this home (now serving as unused attic space) was at one point utilized. With wood plank floors, ancient wallpaper and plastered rooms it is clear that this area could once again be used as a den or spare bedroom giving minor renovations. The main point lacking in this area would be natural light. We would like to have the potential to alternate the roof line to add a dormer with windows to this area upon upon resurfacing the roof.

This would be a beautiful space that would have a magnificent view of the harbour, St Dunstan's Basilica and the city lights at night.

- **The exterior windows and doors have not been kept up to Historical requirement standards prior.** In the ideal scenario we would replace the inoperable and poor performing windows with new efficient vinyl windows. The ratio is already about a 50/50 split of wood and vinyl and it is clear that previous owners did not take Historical value into consideration when replacing windows and adding patio doors in the past. If we did do an exterior insulation installation it would be the optimal time to standardize the window layout of the building. With the cost being up to 3 times the price for wooden windows and the fact that there is currently many well performing vinyl windows installed already it makes sense to unify the windows with vinyl at the time of replacement.
- **Future alterations to the exterior.** Located in the R1L zone within the city this building is not designated as a multi-unit apartment. This makes the alteration of the building back to a single dwelling all the more desirable through the city planners lense as well as the current owner. Whether the current owner or the future owners of the property switches the building back to a single family home will be determined by the feasibility of the process. Sure it would take financial input if this was to be undertaken but more so it would take cooperation with the city bylaws and permitting process. As it sits currently the building is an oddity, an outlier in its surrounding. If someone were to return it back to its original intended use it would be of great difficulty with the Heritage designation.

The process would be a traffic jam of red tape for an architect or designer as the building currently ands. We are looking to lessen the unnecessary hoop jumping that would be required if a conversion from ulti-units to single dwelling were to be undertaken.

