

Attachment 7

*Extract of October 6, 2021
Community Heritage Commission Meeting
Minutes*

COMMUNITY HERITAGE COMMISSION**MINUTES - Extract**

Wednesday, October 6, 2021

**Meeting held electronically and open to public attendance
in Council Chamber, City Hall**

5. REPORTS AND PRESENTATIONS**5.1 Heritage Revitalization Agreement Application: 323 Regina Street**

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated October 6, 2021 regarding an application for a Heritage Revitalization Agreement (HRA) to construct an infill rental house at 323 Regina Street, noting that this is a non-protected property in the Queen's Park Heritage Conservation Area.

Gary Holisko, Owner/Applicant of 323 Regina Street, shared that the infill house will be for his son and fiancé to live in and clarified that major restoration of the house prior to applying for a heritage designation was undertaken due to flooding in the basement that required immediate action.

Susan Medville, Principal, Mountain Heritage, provided a PowerPoint presentation which outlined the following:

- The proposal to retain the 1928 house and build a new infill house on the property;
- The heritage values and character defining elements of the property;
- Comparative views of the existing house and outline of heritage conservation that occurred from 2019 to 2020;
- The benefits of heritage recognition; and,
- The lack of impact that a new infill house would have on the existing house.

The Commission provided the following comments:

- Most Commission members expressed general support for the proposal;
- It is refreshing to see restoration done on a house before infill housing is requested;
- If the restoration work was not done, the house may not have met HRA criteria which is a dangerous precedent to set; and,

- Concerns expressed included the use of vinyl windows, the height of the upper floor dormers, the roof over the porches not mirroring the rolled shingles on the main roof eaves, and the large size of the proposed infill house.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 323 Regina Street and its inclusion on the City's Heritage Register.

Carried.

Maureen Arvanitidis voted in opposition of the motion.