

**Minutes Extract: Heritage Revitalization Agreement (323 Regina Street) No. 8304, 2022 and Heritage Designation (323 Regina Street) No. 8305, 2022**

**R-2 Report to LUPC – July 12, 2021**

**7. 323 Regina Street: Heritage Revitalization Agreement – Preliminary Report**

Kathleen Stevens, Heritage Planning Analyst, provided a PowerPoint presentation and reviewed the July, 2021 staff report, including background into the proposed Heritage Revitalization Agreement (HRA) for 323 Regina Street, and outlined the desired feedback from the Committee.

In response to questions from the Committee, Ms. Stevens and Jackie Teed, Senior Manager of Development Services, provided the following information:

- The proposed infill house would be larger than what is currently allowed under the carriage house program; and,
- Given the configuration of the lot, a small lot subdivision may be a more appropriate consideration for the application.

Discussion ensued and the Committee provided the following comments:

- This is a difficult application to consider given the current pause on HRAs and the hesitancy from Council to allow stratifications in Queen's Park;
- While increased density would be beneficial on the larger lots in Queen's Park, carriage houses are not the most desperately needed "missing middle" housing form in the City;
- The application may be contentious given the proposed massing of the carriage house, the overall density on the property, and stratification;
- The fact that this application would support inter-generational living is of benefit;
- As the property is not protected in the Heritage Conservation Area, the conversation about stratification has a different context and it would be beneficial for the application to be discussed at Council, and to receive comments from the community;
- Returning heritage protection to the house would be of benefit; and,
- A smaller infill house with no stratification could be more supportable.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that stratification be removed as a consideration as part of the Heritage Revitalization Agreement for the 323 Regina Street application.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend reducing the size of the proposed carriage house as part of the Heritage Revitalization Agreement for the 323 Regina Street application.*

**CARRIED.**

(Councillor Nakagawa opposed)

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to refer the 323 Regina Street Heritage Revitalization Agreement application to the Community Heritage Commission to review the heritage merit.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to refer the Committee's recommendations in regards to the 323 Regina Street Heritage Revitalization Agreement application to Council for further consideration.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**R-4 Report to Council – August 30, 2021**

**22. 323 Regina Street: Heritage Revitalization Agreement - Preliminary Report**

*THAT Council receive this report for information and direct staff to proceed with processing the revised Heritage Revitalization Agreement application as listed in Section 5.0 of the LUPC report dated July 12, 2021.*

**ADOPTED ON CONSENT.**

**R-5 Report to Community Heritage Commission – October 6, 2021**

## 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.

**R-7 Report to Council – January 10, 2022**

**5.4 Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022 and Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022 Bylaws for First and Second Readings**

For Council to consider bylaws which would allow the construction of an infill house on a Queen's Park property in exchange for heritage protection and conservation of a heritage house.

**THAT** Council consider Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022 and Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing.

**THAT** Council add 323 Regina Street to the City's Heritage Register following the adoption of Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022.

**Adopted on Consent.**