

**From:** [Lee, Sue](#)  
**To:** [External-Clerks](#)  
**Cc:** [Garry Yoshizawa](#)  
**Subject:** [EXTERNAL] 323 Regina Street, Heritage Revitalization Agreement  
**Date:** Friday, January 28, 2022 9:40:38 AM  
**Attachments:** [image001.png](#)

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Attention: Mayor Coté and Council

RE: 323 Regina Street, Heritage Revitalization Agreement

We am writing in opposition to the proposed Heritage Revitalization Agreement for 323 Regina Street.

This application is manipulating the process for heritage revitalization by renovating the heritage home with exterior alterations prior to applying for a HRA. Changes were made to the heritage house unencumbered by process, then application made for HRA with relaxations for a 1420 sq.ft infill house. It's obvious what kind of precedence this can set for other HRA's. Each HRA pushes the limits of acceptability and we can foresee increasing requests for larger infill, strata titling and circumventing of process. There needs to be clear parameters and protocol for HRA infill housing to protect owners within this Heritage Conservation Area. Applicants are quiet aware the HRA process is a wide open book and this is quiet unsettling for many Queen's Park property owners.

323 Regina Street is still well beyond the 958 sq.ft. floor area allowed for a laneway/carriage house under the current zone. Appropriate scale is a key for successful integration. Oversized boxes aren't a public benefit, particularly in a neighbourhood with such strong heritage aesthetics. The City of Vancouver limits the size of laneway homes depending on the lot dimensions but equally as important they require the second floor exterior walls to be set back from the ground level to reduce bulk mass. This promotes more visual articulation

and roof lines which are more harmonious with older homes. It can also help to reduce shadowing thus promoting healthier gardens which are already challenged by increased site coverage and hard surface area. We don't think burying FSR in a basement is the complete answer to reducing above grade building mass. This infill house is similar architecturally to 221 Townsend. Essentially, a 2 storey rectangular box with roof on top and lack of robust heritage detailing. This appears to be the architectural form of choice for Queen's Park infill which, most likely, is driven by cost. Juxtaposing a simple box form against the heritage building doesn't always pay reverence to the existing building or, more broadly, the neighbourhood. This type of building form with heritage interpretation can be seen anywhere in the lower mainland. We believe there can be complimentary architectural massing with better heritage detailing more befitting of this neighbourhood. This would be a more significant public benefit in exchange for the minimal maintenance plan outlined in this HRA. Maintenance which most owners do on their own volition.

Respectfully,

Sue and Garry Yoshizawa  
### Second Street, New Westminster.

Sue Lee  
Senior Operations Manager

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