

Minutes Extract Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022 and Heritage Designation (1324 Nanaimo Street) Bylaw No. 8291, 2022

R-2 Preliminary Report to Council – March 29, 2021

21. 1324 Nanaimo Street: Heritage Revitalization Agreement – Preliminary Report

THAT Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 1324 Nanaimo Street, as outlined in the “Consultation and Review Process” Section of the March 29, 2021 report entitled “1324 Nanaimo Street: Heritage Revitalization Agreement – Preliminary Report”.

ADOPTED ON CONSENT.

R-3 Report to Community Heritage Commission – April 7, 2021

5.1 1324 Nanaimo Street: Heritage Revitalization Agreement & Applicant Presentation

Janet Zazubek, Planner, reviewed the April 7, 2021 staff report regarding an application for a Heritage Revitalization Agreement (HRA) to subdivide the property at 1324 Nanaimo Street, build a new house at the rear of the lot, and restore and designate the existing 1940s heritage house on the property, which would be one of only five designated in the West End of the City. Ms. Zazubek requested that the Commission provide feedback on the proposal and provide a recommendation to Council of support or non-support of the HRA.

Rob Johnson, Architect, and Bhart Jaswal, Applicant, provided a PowerPoint presentation highlighting the details of the project, including the history of the heritage house and its character-defining elements, the project stats, and the conservation plan.

In response to a question from the Commission, Mr. Johnson noted that in a conservation plan for a previous iteration of the project, there had been a suggestion to provide parking off Nanaimo Street; however this was not considered by the new owner. In the current proposal, two small parking spots have been proposed onsite, via the existing crossing off Fourteenth Street at the side of the Larson house.

In discussion, Commission members noted appreciation for the project and made the following comments:

- At the West elevation, because the casing on the window does not come down to grade, this may indicate an original garage door opening, which may

- present an opportunity to illustrate the door with the inclusion of a large door and side light; and,
- The project was commended for the preservation of the style of the house, and particularly in the West End, where there has been so much demolition in recent years.

MOVED and SECONDED

That the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 1324 Nanaimo Street and its inclusion on the City's Heritage Register.

CARRIED.

All Commission members present voted in favour of the motion.

R-5 First and Second Readings by Council – March 7, 2022

4.7 Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022 and Heritage Designation (1324 Nanaimo Street) Bylaw No. 8291, 2022 for First and Second Readings

For Council to consider bylaws which would allow the subdivision of a property in the West End into two lots, in exchange for heritage protection and restoration of the heritage house.

THAT Council consider Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022 and Heritage Designation (1324 Nanaimo Street) Bylaw No. 8291, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing.

THAT Council add 1324 Nanaimo Street to the City's Heritage Register following the adoption of Heritage Designation (1324 Nanaimo Street) Bylaw No. 8291, 2022.

Adopted on Consent.