

**Minutes Extract Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022 and Heritage Designation (328 Second Street) Bylaw No. 8310, 2022**

**R-2 Preliminary Report to Council – October 18, 2021**

**4.6 Heritage Revitalization Agreement: 328 Second Street – Preliminary Report**

To seek Council's approval to proceed with processing the proposed Heritage Revitalization Agreement at 328 Second Street.

THAT Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 328 Second Street, as outlined in the "Consultation and Review Process" section of the October 18, 2021 report entitled "Heritage Revitalization Agreement: 328 Second Street – Preliminary Report."

**Adopted on Consent.**

**R-3 Report to the Community Heritage Commission – November 3, 2021**

**4.1 Heritage Revitalization Agreement Application: 328 Second Street**

Hardev Gill, Planning Technician, reviewed the staff report dated November 3, 2021 regarding an application for a Heritage Revitalization Agreement (HRA) at 328 Second Street, a protected property in the Queen's Park Heritage Conservation Area. It is noted that the application is not subject to the temporary hold the Council has placed on these types of applications as it was received before June 2021.

James Garbutt, Owner/Applicant of 328 Second Street, shared a brief history of his ownership of the property and his family's future plans for the property.

Kirsten Sutton, D3 Design, and Elana Zysblat, Design Consultant, provided a PowerPoint presentation which outlined the history, current state, and proposed restoration and rehabilitation of the house located at 328 Second Street.

In response to questions from the Commission, Ms. Sutton, Ms. Zysblat, and Mr. Garbutt provided the following comments:

- If restoration aspects of the house are irreplaceable, they will be replaced in kind and, when possible, original aspects will be kept;

- With respect to outdoor space, the play area for children will be oriented towards the front of the property and the nearby park can also be utilized for outdoor enjoyment;
- The proposed infill house will be three storeys, compliant for setbacks in every direction, and with a footprint below the maximum allowable for a laneway house;
- Restoration of an unmaintained heritage house such as this is a big expense which the infill house needs to be compensated for;
- Good conservation includes sustainable living in a comfortable sized dwelling; and,
- Resources for restorations are not always available to meet the Standards and Guidelines, which are the best case scenarios.

The Commission provided the following comments:

- Considering the challenges that come with restoration, the proposal is elegant, will fit nicely in the neighbourhood, and will see the property realize its heritage potential;
- It is appreciated that the owner plans to restore the house as opposed to demolition;
- The proposed infill house is too large with respect to the size of the lot and will take away from the look of the heritage house. A laneway house should be considered instead to improve the appearance overall and fit in better with the neighbourhood; and,
- There is potential to have three households residing on the property without sufficient outdoor space for enjoyment.

MOVED and SECONDED

*THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 328 Second Street and its inclusion in the City's Heritage Register.*

**Carried.**

Maureen Arvanitidis voted in opposition of the motion.

#### **R-4 First and Second Readings by Council – May 9, 2022**

##### **5.3 Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022 and Heritage Designation (328 Second Street) Bylaw No. 8310, 2022 for First and Second Readings**

For Council to consider bylaws which would allow the subdivision of the subject property in the Queen's Park neighbourhood into two lots, in exchange for heritage protection and restoration of the heritage house.

**THAT** Council consider Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022 and Heritage Designation (328 Second Street) Bylaw No. 8310, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing.

**THAT** Council add 328 Second Street to the City's Heritage Register following the adoption of Heritage Designation Bylaw No. 8310, 2022.

**Adopted on Consent.**