



323 Regina Street

Heritage Revitalization Agreement

Land Use and Planning Committee

July 12, 2021

Kathleen Stevens, Heritage Planning Analyst



NEW WESTMINSTER

Proposal & Site Context



- Non-protected in Queen's Park
- Zoned RS-4
- RD land use designation in the OCP
- Retention of 1928 house: 0.43 FSR
- New 162 sq. m. (1,747 sq. ft.) stratified infill house: 0.22 FSR
- Total site density: 0.65 FSR

Considerations



Fourth Street Elevation

Consistent with City's family-friendly policy and OCP goals of providing more "missing middle" housing forms

- Heritage protection
- Tenure change (stratification)
- Infill size

Feedback from the LUPC

1. *That returning heritage protection to this property could be considered;*
2. *That staff should advise the applicant that stratification should not be included as part of a Heritage Revitalization Agreement application on this site, given Council's intention that HRAs with stratification in the Heritage Conservation Area be further examined by staff; and*
3. *That staff recommend the applicant reduce the size of the proposed infill house to be consistent with the carriage house design guidelines and the Queen's Park Heritage Conservation Area incentives program.*