



REPORT

To:	Mayor Côté and Members of Council	Date:	8/30/2021
From:	Land Use and Planning Committee	File:	HER00810
		Item #:	308/2021
Subject:	323 Regina Street: Heritage Revitalization Agreement - Preliminary Report		

RECOMMENDATION

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.

EXECUTIVE SUMMARY

On July 12, 2021, the Land Use and Planning Committee (LUPC) reviewed an application for a Heritage Revitalization Agreement (HRA) to construct a 162 sq. m. (1,747 sq. ft.) stratified infill house at 323 Regina Street, a non-protected property in the Queen's Park Heritage Conservation Area. The LUPC provided feedback that their preference was that the tenure of the proposal change from strata to rental, that the size and massing of the proposed infill house be reduced, and that the heritage merit of the building be reviewed by the Community Heritage Commission (CHC). As this application was received in March 2021, it is not subject to the pause Council placed on HRA applications in the Queen's Park neighbourhood on June 21, 2021.

The applicant revised their submission to address LUPC feedback: the proposed tenure has changed to rental, and the massing and size of the infill house has been reduced. At this time, relaxations required include regularizing a side setback for the existing house, a reduced side setback and an increased density for the infill house. Further background information on the project, and on the previous proposal, can be found in the LUPC report dated July 12, 2021 (Attachment 1 of this report).

The purpose of this report is to request Council's direction to proceed with next steps on the project which are applicant-led public consultation and review of the building's heritage merit by the CHC.

LAND USE AND PLANNING COMMITTEE MEETING

The Land Use and Planning Committee reviewed the proposed Heritage Revitalization Agreement application on July 12, 2021. The LUPC discussed the following:

- returning heritage protection to this property after its removal by Council during the Queen's Park Special Limited Category Study in 2018;
- inclusion of stratification as part of a Heritage Revitalization Agreement (HRA) proposal in the Queen's Park Heritage Conservation Area , given Council's direction that an HRA policy update be further undertaken by staff; and,
- the size of the proposed infill house.

The LUPC passed the following motions:

***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.*

***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.*

***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.*

***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.*

The staff report to LUPC dated July 12, 2021 is included in this report as Attachment 1. An excerpt of the draft meeting minutes are Attachment 4.

CURRENT PROPOSAL

The applicant has made changes to their proposal to address LUPC feedback, by:

- changing the proposed tenure for the infill house from stratified to rental;
- reducing the size of the infill house by:
 - reducing total floor area from 162 sq. m. (1,747 sq. ft.) to 132 sq. m (1,420 sq. ft.);
 - reducing the size of the upper floor in relationship to the main floor for the infill house (in line with the laneway house development permit guidelines); and
 - eliminating two proposed relaxations for the infill house by reducing both the building height, from 7.1 m. (23.4 ft.) to 6.9 m. (22.5 ft.), and the size of the front entry landing, from 3.8 sq. m. (40.5 sq. ft.) to 3 sq. m. (32 sq. ft.).

A revised drawing packing is included as Attachment 2 and a summary of the project statistics and proposed relaxations is included as Attachment 3.

With this revised proposal, LUPC feedback relating to both tenure and infill house size has been addressed. Also consistent with LUPC feedback and as part of the review process, the proposal would be forwarded to the Community Heritage Commission (CHC) for their review of the heritage elements of the building. The CHC would be asked to discuss whether the heritage value of the house warrants protection under the Heritage Conservation Area or a Heritage Designation Bylaw.

The revised proposal is consistent with the intent of the City's family-friendly policy and goals of providing more "missing middle" and rental housing forms (laneway/carriage houses, town/row houses, duplexes and triplexes). The design is also generally consistent with the Queen's Park Heritage Conservation Area Design Guidelines and would result in buildings consistent with the site's scale and neighbourhood context. Requests for relaxations would still be required as part of the revised submission and include: for the existing house the regularization of an existing side setback; and for the infill house, a reduced side setback from Sydney Street, and increased density. Details on these proposed relaxations is included in Attachment 3.

Staff would continue to work with the applicant to further revise and refine the proposal through the development application review process, including in response to feedback received through public engagement.

OPTIONS

Given that the applicant has sufficiently addressed LUPC feedback, staff presents the following options for Council's consideration:

1. 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.
2. That Council provide staff with other direction.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1 - Staff Report to Land Use and Planning Committee, July 12, 2021

Attachment 2 - Revised Drawing Package

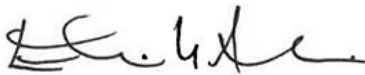
Attachment 3 - Project Statistics and Proposed Relaxations

Attachment 4 - Extract of the Draft Minutes of the July 12, 2021 Land Use and Planning Committee Meeting

This report has been prepared by:
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This report was reviewed by:
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Approved on Behalf of the Land Use
and Planning Committee



Emilie K Adin, MCIP
Director of Development Services

Approved for Presentation to Council



Lisa Spitale
Chief Administrative Officer