

## Attachment 4

*Extract of the Draft Minutes of the July 12, 2021  
Land Use and Planning Committee Meeting*

## **REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE**

**July 12, 2021 at 10:00 a.m.**

**Meeting held electronically under Ministerial Order No. M192/2020**

### **MINUTES -Extract**

#### **7. 323 Regina Street: Heritage Revitalization Agreement – Preliminary Report**

Kathleen Stevens, Heritage Planning Analyst, provided a PowerPoint presentation and reviewed the July, 2021 staff report, including background into the proposed Heritage Revitalization Agreement (HRA) for 323 Regina Street, and outlined the desired feedback from the Committee.

In response to questions from the Committee, Ms. Stevens and Jackie Teed, Senior Manager of Development Services, provided the following information:

- The proposed infill house would be larger than what is currently allowed under the carriage house program; and,
- Given the configuration of the lot, a small lot subdivision may be a more appropriate consideration for the application.

Discussion ensued and the Committee provided the following comments:

- This is a difficult application to consider given the current pause on HRAs and the hesitancy from Council to allow stratifications in Queen's Park;
- While increased density would be beneficial on the larger lots in Queen's Park, carriage houses are not the most desperately needed "missing middle" housing form in the City;
- The application may be contentious given the proposed massing of the carriage house, the overall density on the property, and stratification;
- The fact that this application would support inter-generational living is of benefit;
- As the property is not protected in the Heritage Conservation Area, the conversation about stratification has a different context and it would be beneficial for the application to be discussed at Council, and to receive comments from the community;
- Returning heritage protection to the house would be of benefit; and,
- A smaller infill house with no stratification could be more supportable.

**MOVED and SECONDED**

*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.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**MOVED and SECONDED**

*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.*

**CARRIED.**

(Councillor Nakagawa opposed)

**MOVED and SECONDED**

*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.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**MOVED and SECONDED**

*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.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.