



ON TABLE
Public Hearing
January 31, 2022
re: Item 4

323 Regina Street

Heritage Revitalization Agreement and Heritage Designation

Kathleen Stevens, Heritage Planning Analyst

January 31, 2022



NEW WESTMINSTER

Site Context and Considerations



Address:

- 323 Regina Street
- Queen's Park neighbourhood
- Current Use: Single Detached Residential

OCP Designation/Zoning

- RD / RS-4

Proposal:

- 1,420 sq. ft. (132 sq. m.) infill House
- Long-term legal heritage protection of Edgar House (1928 house)

Zoning Bylaw Relaxations

Re-allocation of Site Density (0.604 FSR)

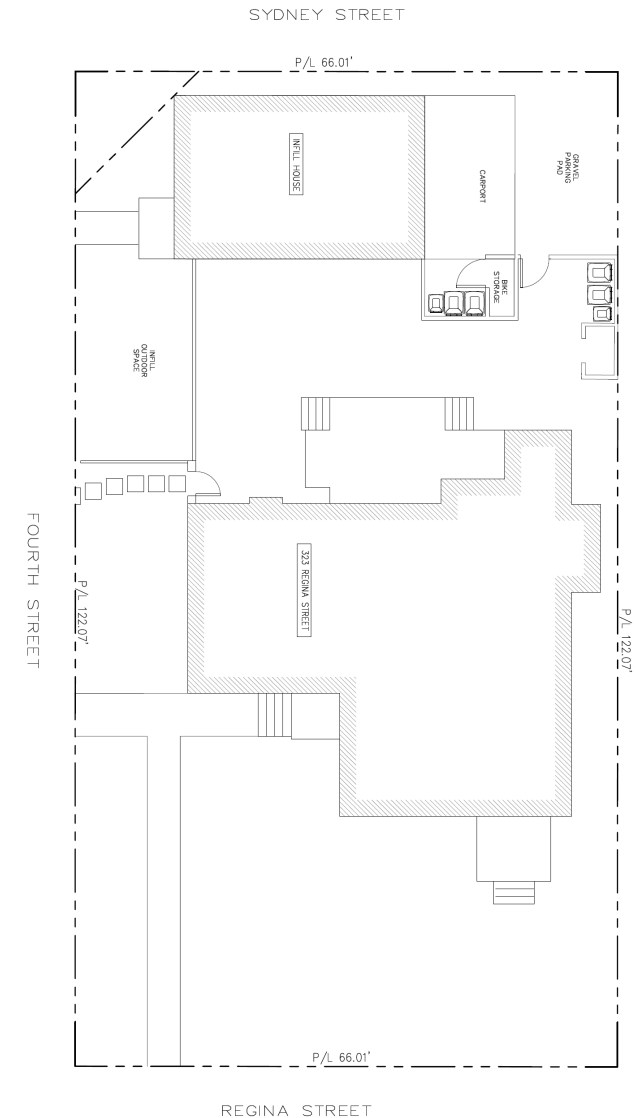
- Heritage House: 0.43 FSR
- Infill House: 0.18 FSR

Heritage House:

- Reduced Side Setback (by 2.9 ft. / 0.9 m.)

New House:

- Reduced Side Setback (by 2 ft. / 0.6 m.)



Heritage Value of Edgar House



- Historical, aesthetic and cultural values
- Intact example of a Storybook style dwelling, with elements from both the French and English tradition.
- Part of the rare stock of interwar period developments in the Queen's Park neighbourhood

Recommendation

That Council consider for Third Reading:

- Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022
- Heritage Designation Bylaw (323 Regina Street) No. 8305, 2022