



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

Notice is hereby given of the following Land Use and Planning Committee:

June 25, 2018 at 9:00 a.m.
Committee Room 2, City Hall

AGENDA

ADDITIONS / DELETIONS TO THE AGENDA

MOTION to amend/approve the Land Use and Planning Committee agenda.

REVIEW AND ADOPTION OF CONSENT AGENDA

ADOPTION OF MINUTES

1. No Items

PRESENTATIONS

2. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. 426 First Street: Heritage Revitalization Agreement - Pre-Application

CONSENT AGENDA

5. 315 Fifth Street: Development Variance Permit to Vary Height Limit - Preliminary

DIRECTOR'S / MANAGER'S REPORT (Oral Report)

6. No Items

NEW BUSINESS

7. No Items

CORRESPONDENCE

8. No Items

ADJOURNMENT



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 6/25/2018

From: Jackie Teed **File:** PAR01246
Acting Director of Development
Services

Item #: 30/2018

Subject: **426 First Street: Heritage Revitalization Agreement - Pre-Application Review**

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that staff advise the applicant that a subdivision of less than 3,000 square feet (278.71 square metres) would be considered reasonable to propose as part of a potential Heritage Revitalization Agreement that would protect both houses through Heritage Designation.

EXECUTIVE SUMMARY

A pre-application review has been requested in order for the City to provide initial feedback on a potential Heritage Revitalization Agreement (HRA) at 426 First Street. The HRA would subdivide a property in the Queen's Park neighbourhood into two single-detached dwelling properties of 6,080 sq.ft. (565 sq.m.) and 2,627 sq.ft. (525 sq.m.). The subdivision would create two lots for the two pre-existing houses on the property which were constructed in 1907 and 1913.

In exchange, the applicant proposes to complete restoration work on both houses and agrees to long-term heritage protection for 426 First Street through a Heritage Designation. At this time, the applicant is proposing that the property at 107 St. Patrick Street remain protected under the Heritage Conservation Area only. Staff recommends that through the HRA, this property also receive Heritage Designation because of its historic value.

1. PURPOSE

This report provides preliminary information to the Land Use and Planning Committee in regards to a pre-application and seeks feedback on the proposed HRA, specifically related to the potential small lot subdivision and the protection status of both properties.

2. POLICY AND REGULATIONS

2.1 Official Community Plan Land Use Designation

The Official Community Plan (OCP) designation for this site is “Residential: Detached and Semi-Detached” which allows low density residential, primarily in the form of single detached dwellings with secondary suites, duplexes, and accessory dwelling units (e.g. laneway house, carriage house). The OCP also indicates that, through a Heritage Revitalization Agreement, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve buildings with heritage merit.

The proposed application is consistent with the OCP designation for this site.

2.2 Zoning Bylaw

The existing zoning for the site is RS-4 (Single Detached Dwelling District – Queen’s Park). The lots which would be created through the proposed subdivision would also be RS-4. This zoning allows for a Floor Space Ratio (FSR) of 0.70 for protected properties such as the subject property, which is higher than permitted for non-protected properties in this zone. The goal of the additional density is to encourage heritage retention. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. No carriage houses are currently proposed as part of this application.

Zoning relaxations would be needed to permit the proposal under the RS-4 zone, and as such a Heritage Revitalization Agreement would be required to facilitate the proposed subdivision.

2.3 Queen’s Park Heritage Conservation Area

The subject property is in the protected (Advanced) category of the Queen’s Park Heritage Conservation Area. The proposed Heritage Designation and Heritage Revitalization Agreement would provide a higher level of protection and development regulation than the Heritage Conservation Area.

2.4 Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection and exterior restoration, certain zoning relaxations, including an increase in density or smaller lot size, may be considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being relaxed or supplemented. An HRA is not precedent setting as each one is unique to a specific site. Provisions for the local government to negotiate an HRA are set out in Section 610 of the *Local Government Act*.

The Heritage Revitalization Agreement would supersede the RS-4 zoning for both proposed lots. Future changes to the buildings and density could be requested through a Heritage Alteration Permit (HAP) and/or amendment to the HRA, either of which would require Council consideration.

2.5 Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. Provisions for a municipality to place a Heritage Designation Bylaw on a property are set out in Sections 611-613 of the *Local Government Act*.

2.6 Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design. HRA proposals are evaluated against these guidelines. The Queen's Park Heritage Conservation Area Design Guidelines were approved by Council in 2017 and are also applicable to the subject property.

2.7 Urban Forest Management Strategy

In recognition of the urban forest as a valued public resource at risk of decline, the City developed a city-wide Urban Forest Strategy that aims to protect and enhance the city's entire urban forest system. In order to achieve this, new development proposals must consider the Urban Forest Management Strategy and comply with the Tree Protection and Regulation Bylaw.

As part of the Heritage Revitalization Agreement, the proposal would be required to satisfy the Tree Protection and Regulation Bylaw, including application for related permits.

3. BACKGROUND

3.1 Site Characteristics

The subject site is located at the northwest corner of St. Patrick Street and First Street and has historically had two houses occupying one lot. The site has a total area of 8,712 sq. ft. (809 sq. m.). The original house, addressed as 426 First Street, was built in 1907, and is 2,710 sq. ft. (252 sq. m.). The later house, addressed as 107 St. Patrick Street, was built in 1913, and is 2,166 sq. ft. (201 sq. m.). The total Floor Space Ratio (FSR) for the entire site is 0.65.

3.2 Site Context

The subject site is located in the northeastern section of the Queen's Park neighbourhood, across the street from Queen's Park. All neighbouring properties on First Street and St. Patrick Street are zoned for Single-Detached Dwellings (RS-4 and RS-6). A site context map is included in this report as **Attachment 1**.

4. PROPOSAL

4.1 Project Description

The pre-application proposes an HRA which would subdivide the current lot into two smaller lots, one for each of the existing houses. One of the proposed lots would front First Street and the other lot would front St. Patrick Street. The project anticipates being able to retain all of the trees on the site. The proposed site plan is included in this report as **Attachment 2**.

In exchange for the zoning relaxations required for the second lot (described below) the owner proposes to undertake conservation work identified by their heritage consultant and protect the property at 426 First Street through a Heritage Designation Bylaw. At this time, the applicant is not proposing Heritage Designation for the property at 107 St. Patrick Street. An existing secondary suite located within 107 St. Patrick Street would be required to be improved to meet City regulations and BC Building Code requirements.

Off-street parking for the First Street lot would be consistent with Zoning Bylaw requirements. A zoning relaxation would likely be required for off-street parking for 107 St. Patrick Street. As part of the potential HRA application process, staff would further review proposed parking and driveway configurations.

4.2 Project Statistics

Relaxations to the Zoning Bylaw would be required for the size and density of the new lot facing St. Patrick Street. Below is a table of statistics for the proposed lot sizes, including the relaxations being requested through the HRA for RS-4 zoning:

Figure A: Proposed First Street Lot Zoning Comparison

	Frontage	Lot Depth	Lot Area	FSR
<i>Existing Lot</i>	65.99 ft. (20.11 m.)	131.95 ft. (40.22 m.)	8,707 sq. ft. (809 sq. m.)	0.65
First Street Lot	65.99 ft. (20.11 m.)	92.14 ft. (28.08m.)	6,080 sq. ft. (565 sq.m.)	0.56
RS-4	31.63 ft. (9.64 m.)*	n/a	6,000 sq. ft. (557.4 sq.m.)	0.70
Relaxation	---	---	---	---

**Calculation of 10% of the proposed lot perimeters.*

Figure B: Proposed St. Patrick Street Lot Zoning Comparison

	Frontage	Lot Depth	Lot Area	FSR
<i>Existing Lot</i>	65.99 ft. (20.11 m.)	131.95 ft. (40.22 m.)	8,707 sq. ft. (809 sq. m.)	0.65
St. Patrick Street Lot	39.81 ft. (12.13 m.)	65.99 ft. (20.11 m.)	2,627 sq. ft. (525.3 sq.m.)	0.86
RS-4	21.16 ft. (6.45 m.)*	n/a	6,000 sq. ft. (557.4 sq.m.)	0.70
Relaxation	---	---	3373 sq.ft.	0.16

**Calculation of 10% of the proposed lot perimeters.*

5. DISCUSSION

5.1 Heritage Benefit

426 First Street

The heritage house at 426 First Street was constructed in 1907 by the Robinson Brothers for the Bourne family. Known as the Bourne Residence, it is reflective of the Edwardian-era building boom in New Westminster. Overall, the building is in good condition. As part of the proposed Heritage Revitalization Agreement (HRA), minor restoration work would be undertaken, such as chimney repointing and repairing or replacing damaged wood elements, in addition to Heritage Designation being placed on the property.

107 St. Patrick Street

The heritage house at 107 St. Patrick Street was constructed in 1913 as an infill house for the Bourne family. This building is also in good condition. As part of the proposed HRA, minor restoration work will be undertaken, including the replacement of windows and doors to style-appropriate wood windows and doors. The applicant proposes that this property would remain protected under the Heritage Conservation Area only.

Given the historic significance of 107 St. Patrick Street, including its association to the main house at 426 First Street, staff considers that this property should also be protected through Heritage Designation.

5.2 Small Lot Subdivision

The pre-approval application proposes subdivision of the lot in order for each house to have its own lot: 6,080 sq.ft. (565 sq.m.) for the First Street lot and 2,627 sq.ft. (525 sq.m.) for the St. Patrick Street lot. Due to its small size, the St. Patrick Street lot would have a Floor Space Ratio (FSR) higher than the 0.70 provided for in the proposed RS-4 zone.

The proposed lot for 107 St. Patrick Street would be more comparable to compact lots (RT-2D) in Queensborough which have a minimum size of 3,000 sq. ft. than the majority of RS-4 lots in Queen's Park which have a minimum size of 6,000 sq. ft. However, there are currently 20 Single Detached Dwelling parcels in Queen's Park which are 3,000 sq. ft. or less.

Given the proposed subdivision would continue the pre-existing historic development pattern of this particular site, and there are a number of similarly small sites in the neighbourhood, staff considers this reasonable.

6. NEXT STEPS

Land Use and Planning Committee feedback and staff comments will be provided to the applicant in a letter. The applicant will need to determine if they wish to make a formal application for an HRA. Should they choose to proceed, the application would follow the standard HRA application review process which includes consultation with City committees such as the Community Heritage Commission and the Advisory Planning Commission, and public consultation through a presentation to the Queen's Park Residents' Association and an applicant-led public open house.

7. INTERDEPARTMENTAL LIAISON

A staff-led project review team has been assigned to this inquiry consisting of staff from the Engineering, Fire, Parks and Recreation, and Development Services Departments. The team has reviewed the proposal and will be providing comments to the applicant as part of the pre-application review process.

8. OPTIONS

The following options are presented for the Land Use and Planning Committee's consideration:

1. That the Land Use and Planning Committee recommend that staff advise the applicant that a subdivision of less than 3,000 square feet (278.71 square metres) for 107 St. Patrick Street would be considered reasonable to propose as part of a potential Heritage Revitalization Agreement that would protect **both** houses through Heritage Designation.
2. That the Land Use and Planning Committee recommend that staff advise the applicant that a subdivision of less than 3,000 square feet (278.71 square metres) for 107 St. Patrick Street would be considered reasonable to propose as part of a potential Heritage Revitalization Agreement that would protect **one** house through Heritage Designation.
3. That the Land Use and Planning Committee recommend that staff advise the applicant that a subdivision of less than 3,000 square feet (278.71 square metres) for 107 St. Patrick Street would **not** be considered reasonable to propose as part of a potential Heritage Revitalization Agreement.
4. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

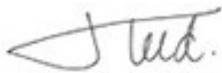
ATTACHMENTS

Attachment 1: Site Context Map

Attachment 2: Proposed Site Plan

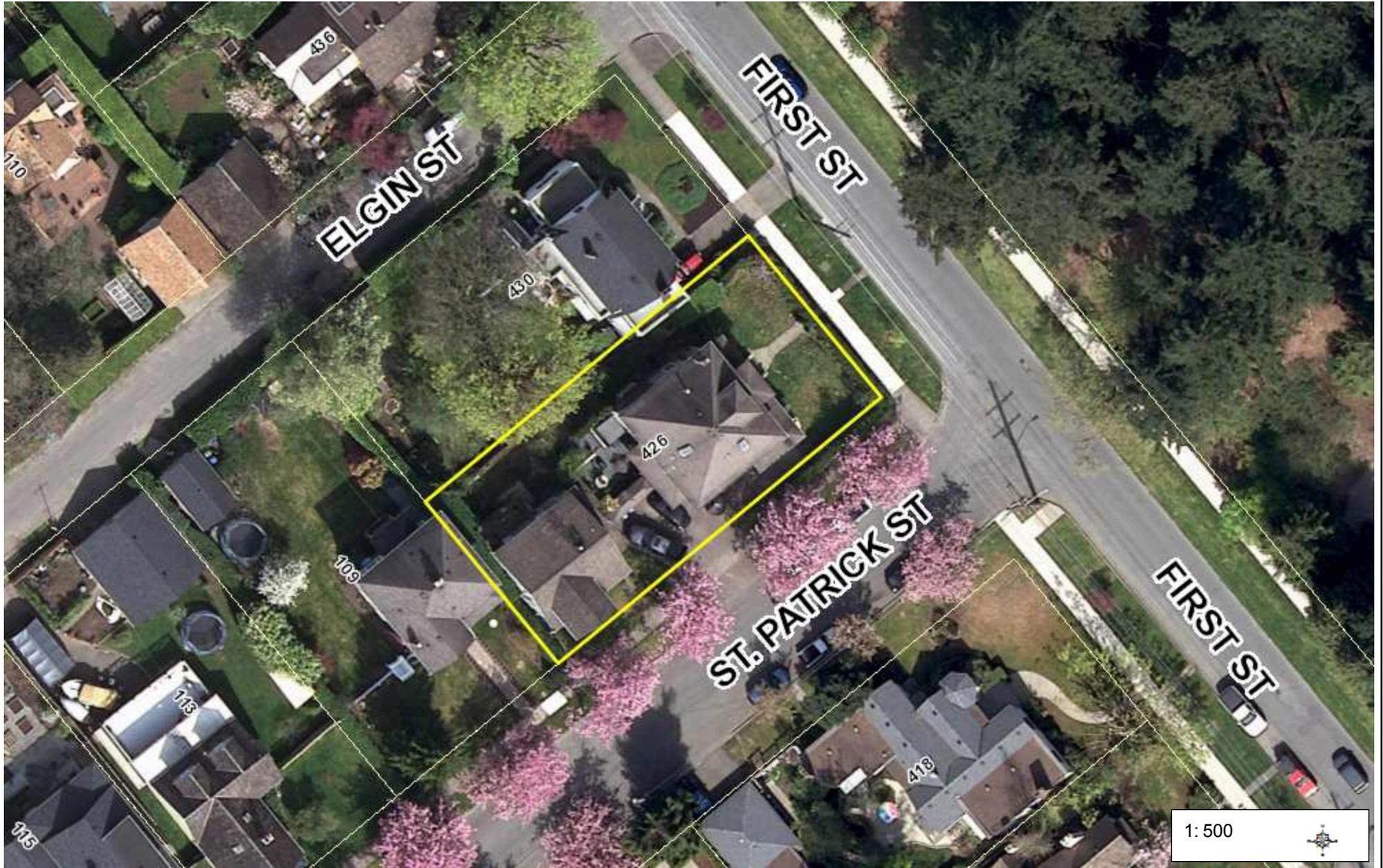
This report has been prepared by:
Amber Knowles, Heritage Planner

This report was reviewed by:
John Stark, Acting Manager of Planning



Jackie Teed
Acting Director of Development
Services

Attachment 1
Site Context Map



1: 500



0.0 0 0.01 0.0 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Attachment 2
Proposed Site Plan

LOT 1

CIVIC ADDRESS

#107 ST. PATRICK ST
NEW WESTMINSTER

ZONING

HRA

LOT SIZE

39.81' x 65.99'

SITE COVERAGE

ALLOWED = 35% = 919.47 sq ft

PROP/EXIST = 807.83 sq ft

ATTACHED ACCESSORY

ALLOWED = 10% = 262.7 sq ft

PROP/EXIST = 196.42 sq ft

HEIGHT

ALLOWED = 25' TO MID

35' TO PEAK

PROPOSED = 24.28' TO MID

27.86' TO PEAK

SETBACKS

FRONT = 20% D = 13.2'

REAR = 20% D = 13.2'

SIDES = 10% W = 3.98'

FLOOR AREAS (EXISTING)

BASEMENT = 774.26 sq ft

MAIN = 807.83 sq ft

UPPER = 679.48 sq ft

TOTAL = 2261.57 sq ft

LEGAL DESCRIPTION

PARKING

1 SPACE

LOT AREA

2627.4 sq ft

FSR

ALLOWED = 50% = 1313.53 sq ft

PROP/EXIST = 2261.57 sq ft

DETACHED ACCESSORY

NONE

AVERAGE GRADE

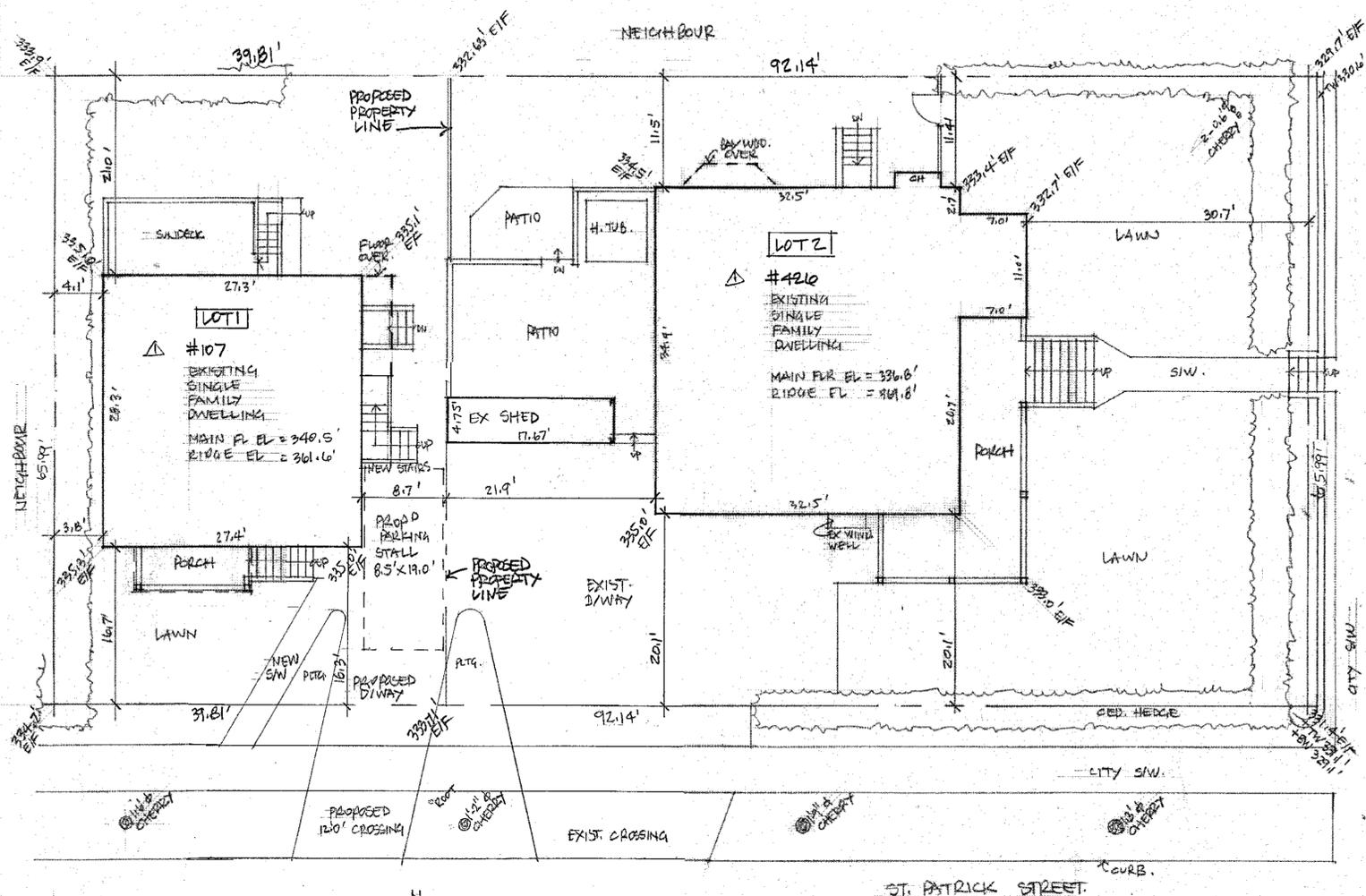
$\frac{333.9 + 332.6 + 333.7 + 334.7}{4} = 333.72'$

EXISTING / PROPOSED

16.3'

21.0'

4.1' / 3.8'



SITE PLAN - PROPOSED

1/8" = 1'-0"

LOT 2

CIVIC ADDRESS

426 FIRST ST
NEW WESTMINSTER

ZONING

RS-1 TO HRA

LOT SIZE

65.99' x 92.14'

SITE COVERAGE

ALLOWED = 35% = 2128.35 sq ft

PROP/EXIST = 1232.61 sq ft

ATTACHED ACCESSORY

ALLOWED = 10% = 659.9 sq ft

PROP/EXIST = 253.75 sq ft

HEIGHT

ALLOWED = 25' TO MID

35' TO PEAK

PROPOSED = 31.46' TO MID

37.94' TO PEAK

SETBACKS

FRONT = 10% D = 25.0'

REAR = 20% D = 25.0'

SIDES = 10% W = 5.0'

FLOOR AREAS (EXISTING)

BASEMENT = 489.69 sq ft

MAIN = 1232.61 sq ft

UPPER = 1115.73 sq ft

ATTIC = 572.5 sq ft

TOTAL = 3410.53 sq ft

LEGAL DESCRIPTION

LOT 23 OF LOT 32,
S.B. 7, Q.P. 1, N.W.D. PLAN
2620.

PARKING

2 SPACES

LOT AREA

6081.0 sq ft

FSR

ALLOWED = 50% = 3040.5 sq ft

PROP/EXIST = 3410.53 sq ft

DETACHED ACCESSORY

ALLOWED = 10% = 608.1 sq ft

EXISTING = 83.93 sq ft

AVERAGE GRADE

$\frac{332.63 + 329.17 + 331.4 + 333.71}{4} = 333.86'$

EXISTING / PROPOSED

30.7'

41.7'

20.1' / 11.4'

11 REVIEWED 3 JAN 17

BOURNE HOUSE
SUBDIVISION + HRA
PROPOSED



DATE: 21 DEC 16
DRAWN: 1 OF 6



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 6/25/2018

From: Jackie Teed **File:** DVP00649
Acting Director of Development
Services

Item #: 31/2018

Subject: 315 Fifth Street: Development Variance Permit to Vary Height Limit - Preliminary

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00649 to permit the principal building at 315 Fifth Street to be raised above the permitted height of 7.62 metres (25 feet) to a height of 8.0 metres (26.25 feet) following an Opportunity to be Heard on August 27, 2018.

EXECUTIVE SUMMARY

This report provides preliminary information on a Development Variance Permit application that would permit the owners of 315 Fifth Street to raise their house 0.81 metres (2.67 feet) to a height that is 0.38 metres (1.25 feet) higher than the height limit permitted in the Zoning Bylaw. The proposed variance is considered reasonable as it would provide a community benefit by enabling increased livable floor area, in a heritage house that has been a part of the 300-block of Fifth Street for more than 100 years, thus ensuring its continued viability.

1. PURPOSE

This application would permit raising the house to a height of 8.0 metres (26.25 feet). The purpose of this report is to request the Land Use and Planning Committee recommend

Council issue notice of consideration of the required Development Variance Permit following an Opportunity to be heard on August 27, 2018.

2. POLICY AND REGULATIONS

OCP Designation: *(RD) Residential Detached and Semi-Detached Housing.* The purpose of this designation is to allow low density ground oriented residential uses, including gentle infill which increases housing choice and retains existing neighbourhood character.

Queen's Park Heritage Conservation Area (HCA): The Queen's Park HCA minimizes the loss of heritage houses and street character and controls the design of alterations to houses with heritage value. The subject house is "protected" and will require a Heritage Alteration Permit (HAP) for the proposed renovations, which must be consistent with the HCA Design Guidelines.

Zoning: *RS-1 Single Detached Residential Districts.* The intent of the zone is to allow single detached dwellings, secondary suites and laneway houses in residential neighbourhoods. The zone permits a maximum building height (defined as the midpoint between the peak and the underside of the eave) of 7.62 metres (25 feet). The applicants are requesting that they be permitted to raise the house to a height of 8.0 metres (26.25 feet).

Policy Approach to Considering Requests for Variances: endorsed by Council on January 28, 2008 (evaluation criteria considered below in Section 5.1).

3. BACKGROUND

3.1 Site Characteristics and Context

The subject property is located in an exclusively single detached dwelling area in the Queen's Park neighbourhood. A map of the area land uses is contained in **Appendix 1**. The property is 15.3 metres (50.25 feet) wide by 43 metres (141 feet) deep, with a 0.6 metre (2 foot) side-to-side slope and access from a rear lane. The house at its present elevation is lower than both adjacent houses (313 and 317 Fifth Street).

3.2 Heritage Considerations

Heritage Merit

The house at 315 Fifth Street was built in 1910. It was listed on the City's Heritage Inventory and is protected through the Queen's Park Heritage Conservation Area. The house is of the Craftsman style, with strong influences from the Shingle style and the Anglo-Japanese period. The house appears to have been relatively unchanged since its construction: it maintains its original massing, bell-cast roof, and wide, columned front porch. Some

cladding materials may be original and overall, the materials and finishes are period-appropriate. As the house continues to retain its original form, style, and materials, it is of relatively high heritage merit.

Conservation Work

This renovation and house-raising project proposes the retention of a majority of the historic features of the house such as the cedar siding, brick chimney, windows, and design features. The front and side facades would appear relatively unchanged. The proposed changes include alterations to the rear dormer, a new porch and access door at the rear, new larger basement windows and lifting the house. These changes are considered consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and the Queen's Park Heritage Conservation Area policies and Design Guidelines.

Queen's Park Heritage Conservation Area: Policy to Support Additions to Buildings that do not Conform with the Zoning Bylaw

During the process of creating the Queen's Park Heritage Conservation Area, Council directed staff to explore incentives for protected properties. In May, 2018, Council endorsed an Incentives Program for those properties, which is to be implemented in two phases. Some incentives (such as an increase in floor space ratio) are being implemented in the short term, and they could be available to property owners as early as this summer. Some incentives are to be implemented in the medium-term.

One of these "medium-term" incentives is to develop a policy identifying conditions under which a Development Variance Permit would be considered reasonable and consistent with the related heritage guidelines. Staff will also create a guide for owners about the policy, and explore ways to further streamline the approval process. Though this policy has not yet been developed, the principles of the policy were endorsed by Council: the goal of the policy is to provide support for variances which would allow heritage houses in the Queen's Park neighbourhood to change while still being respectful of the heritage character of those houses and the streetscape. Staff considers that this application would fit within this goal.

4. PROJECT DESCRIPTION

4.1 Bylaw to be varied

Zoning Bylaw Section 310.13 states that the maximum building height permitted in the RS-1 zone is 7.62 metres (25 feet). The applicants are asking to be exempted from this regulation in order to be able to raise their house 0.81 metres (2 ft. 8 inches), which will bring it to a height of approximately 8.0 metres (26.25 feet), 0.38 metres (1.25 feet) above the height limit.

4.2 Request to allow increased height

The basement in the house has a height of 1.7 metres (5.58 feet) and is currently only suitable for storage and mechanical equipment. As part of their plan to revitalize the property the owners propose to create a basement suite plus other livable space in the basement, with a basement height of 2.4 metres (8.0 feet). The applicants state that digging out the floor to achieve the full additional height is not a feasible option due to the existence of flowing water below ground. Additionally, lowering the basement floor to achieve the full height would drop it below the allowable level for gravity drainage in and around the basement, thus requiring installation of a sewage pump. The renovation would entail removal of the existing foundation and basement slab and construction of a new foundation and slab with a proper footing approximately 0.16 metres (6 inches) below the existing basement floor level.

A site plan, photos of the existing streetscape, existing and proposed elevation drawings and the applicants' rationale letter are contained in **Appendix 2**.

5. DISCUSSION

5.1 Principles for Considering Height Variances for Existing Single Detached Dwellings

Requests for height variances for additions to existing legally constructed single and two family dwellings may be supportable if the addition does not cause undue shadowing, privacy concerns or view obstruction for neighbouring properties, if the massing is compatible with the existing structure and it is demonstrated that there are no possible options for horizontal expansion.

The proposed height would not cause undue shadowing or view obstruction for neighbouring properties, as the house would continue to be lower than the adjacent houses. One neighbour has stated that the increased height would result in the alignment of windows in the two houses, which would result in a decrease to their privacy in a bathroom on the upper floor and their front porch, family room and dining room on the main level. There is one window on each floor in the applicants' house that provides visibility to the side of the house (two small windows on the main floor are comprised of leaded glass and are situated close to the ceiling and so provide no visibility). The two houses are approximately 4.72 metres (15.5 ft.) apart, with the neighbour's house being set back approximately 3.2 metres (10.5 feet) from the side property line and the applicant's house set back 1.5 metres (5 feet) from the property line. The applicants propose to plant hedging toward mitigating privacy issues on the main floor.

5.2 General Evaluation Criteria for Variances

What is the intent of the bylaw which the applicants are seeking to have varied?

The intent of the height limit is to allow a two-storey-plus-basement house of a reasonable height that does not stand above other houses in the neighbourhood.

Is there a community benefit to the granting of the variance; beyond that received by the owners?

Yes. The conversion of the basement from unlivable to livable floor space will help ensure the long-term viability of a significant heritage house.

Is there a hardship involved in adhering to the pertinent bylaw?

Yes. The below ground water limits the ability to achieve a livable basement by digging down. The property is also located within a conservation area, which limits development options more than other properties.

Is this the most appropriate mechanism for achieving the end result of the proposed variance?

Yes. Given digging out the basement is not an option, achieving a livable basement height would require this variance.

Is the proposed variance relatively minor?

Yes. The variance would permit the building to be 0.38 metres (1.25 feet), or 5 percent higher than currently permitted.

5.3 Conclusion

The applicants' request to raise their house to a height of 8.0 metres (26.25 feet) is reasonable given that it would enable the creation of livable basement floor area, will not be out of scale with neighbouring properties, will ensure the retention of the heritage house and is relatively minor.

6. REVIEW PROCESS

The following table outlines the proposed development review process and target dates.

Formal application submission	June 15, 2018
Preliminary Report to Land Use and Planning Committee	June 25, 2018
Report to Council requesting consideration of Opportunity to Be Heard	July 9, 2018
Applicant to deliver notices to neighbours within 100 m./328 ft., advising of their DVP application	August 7, 2018
Clerk's office mails notices to neighbours within 100 m./328 ft., advising of the DVP application and an Opportunity to be Heard	August 10, 2018
Opportunity to be Heard	August 27, 2018

7. INTERDEPARTMENTAL LIAISON

The nature and small scale of this application has no effect on the purview of any other department. Servicing, parking and access would not be affected.

8. OPTIONS

The following options are presented for the Land Use Planning Committee's consideration:

1. That the Land Use and Planning Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00649 to permit the principal building at 315 Fifth Street to be raised above the permitted height of 7.62 metres (25 feet) to a height of 8.0 metres (26.25 feet) following an Opportunity to be Heard on August 27, 2018.
2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

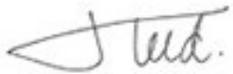
ATTACHMENTS

Attachment 1: Land Use Map

Attachment 2: Site Plan, Streetscape Photos, Elevation Drawings and Applicant Rationale Letter

This report has been prepared by:
David Guiney, Senior Planning Analyst

This report was reviewed by:
John Stark, Acting Manager of Planning



Jackie Teed
Acting Director of Development
Services

Attachment 1
Land Use Map



Light yellow is single detached dwelling, Dark yellow is apartment buildings. Red is commercial and Green are City properties.

Attachment 2

*Site Plan, Streetscape Photos, Elevation
Drawings and Applicant Rationale Letter*





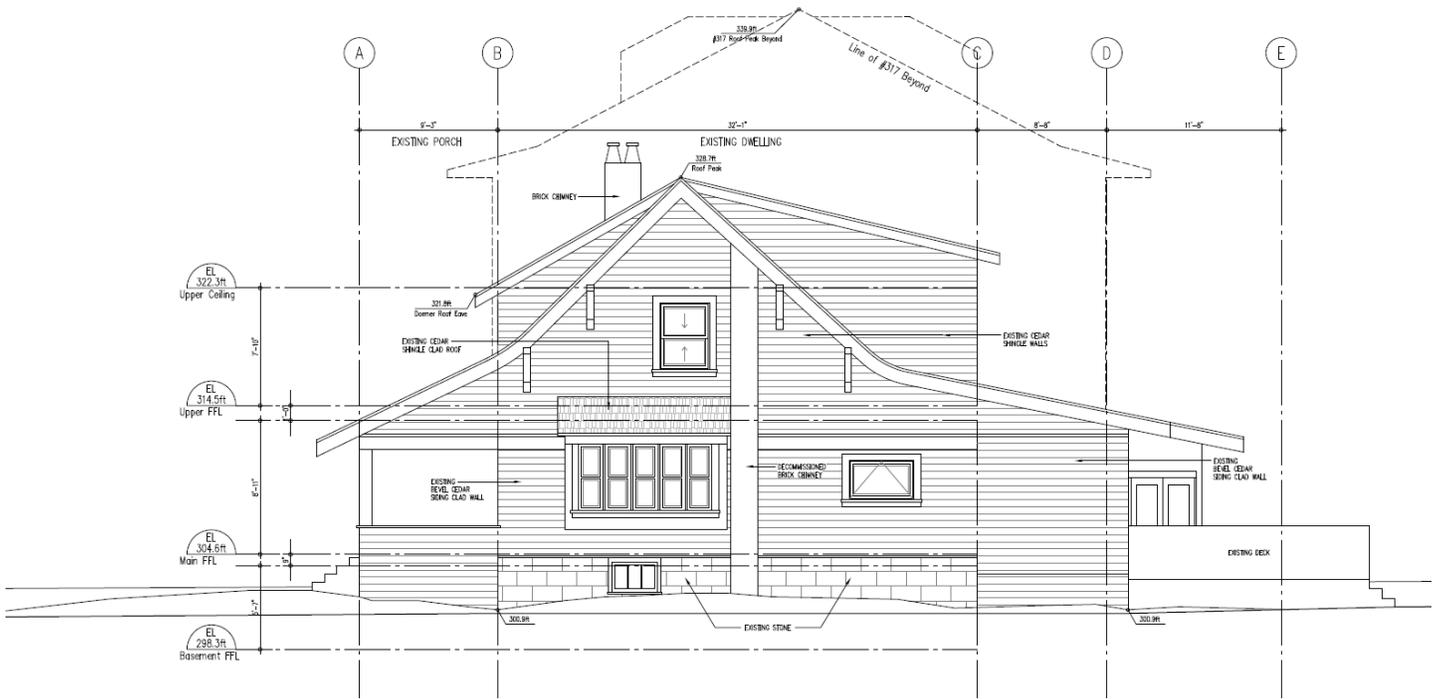
FRONT VIEW FROM FIFTH STREET



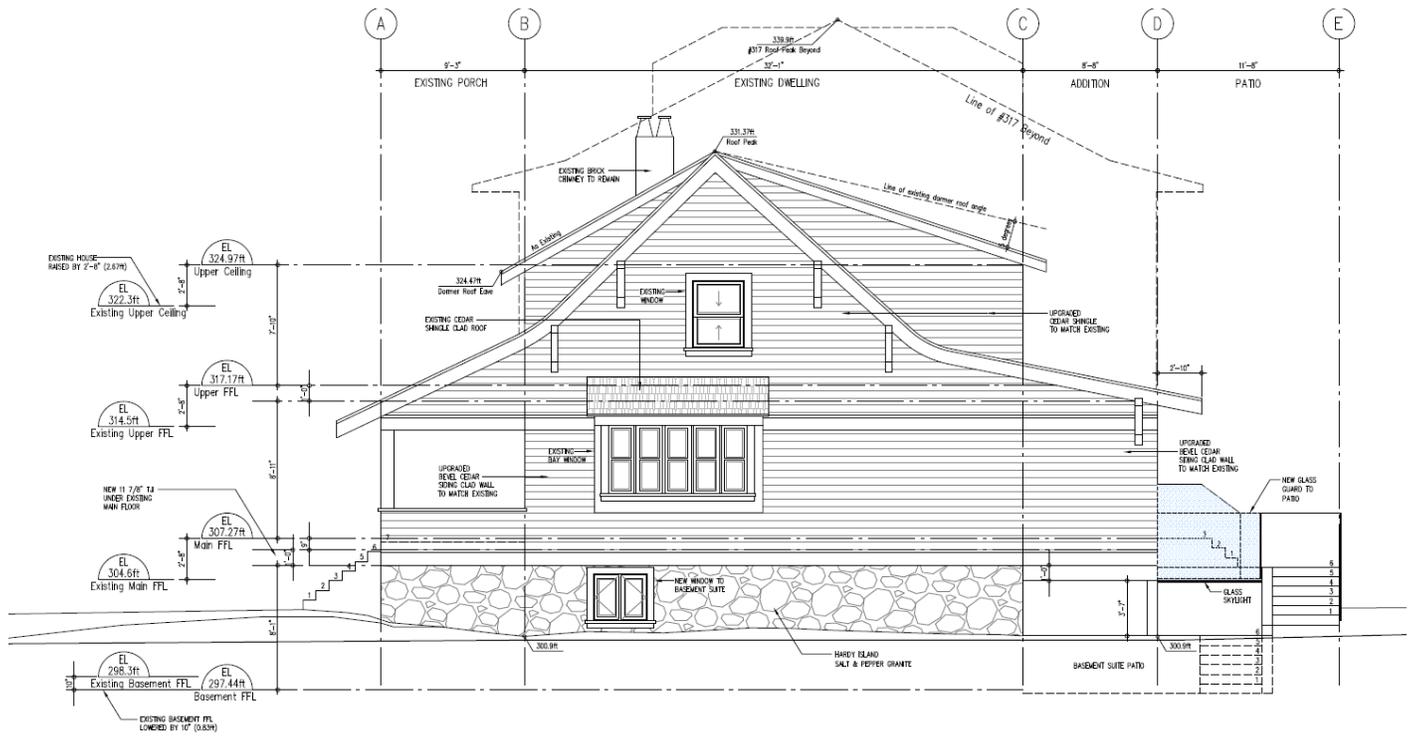
FRONT VIEW WITH #317 AND #313



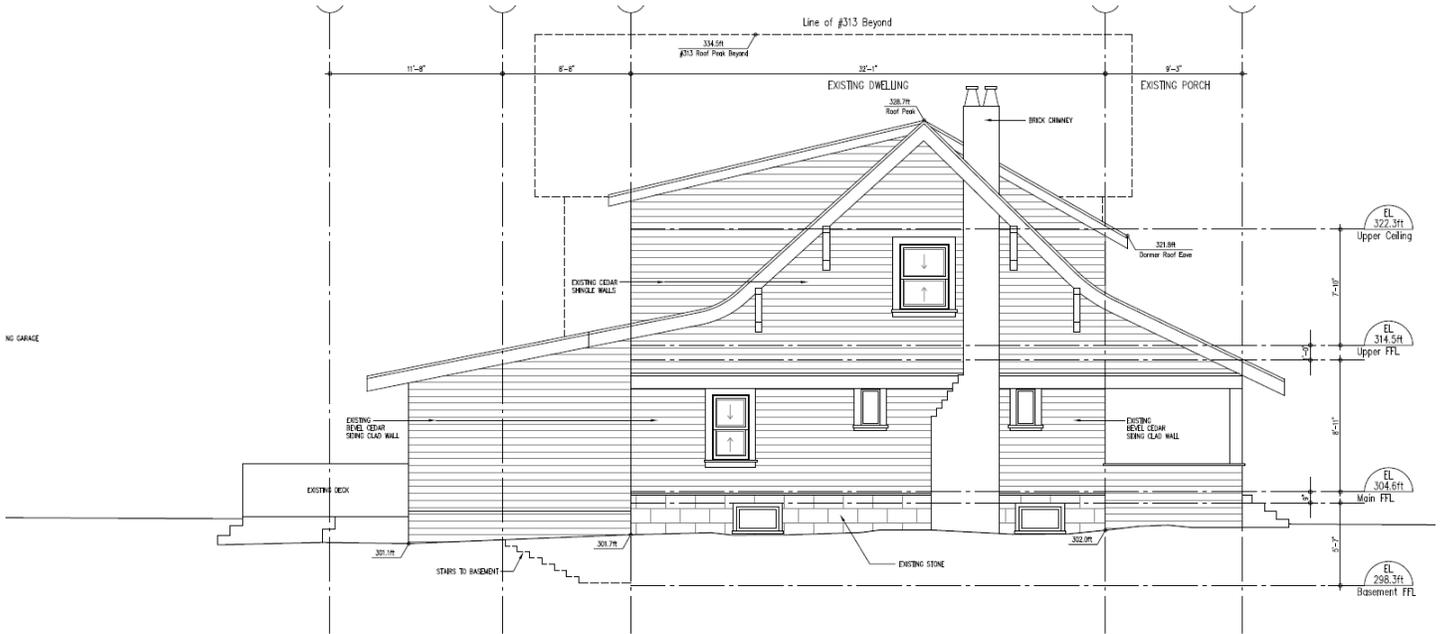
#313 PROPERTY COMPARISON



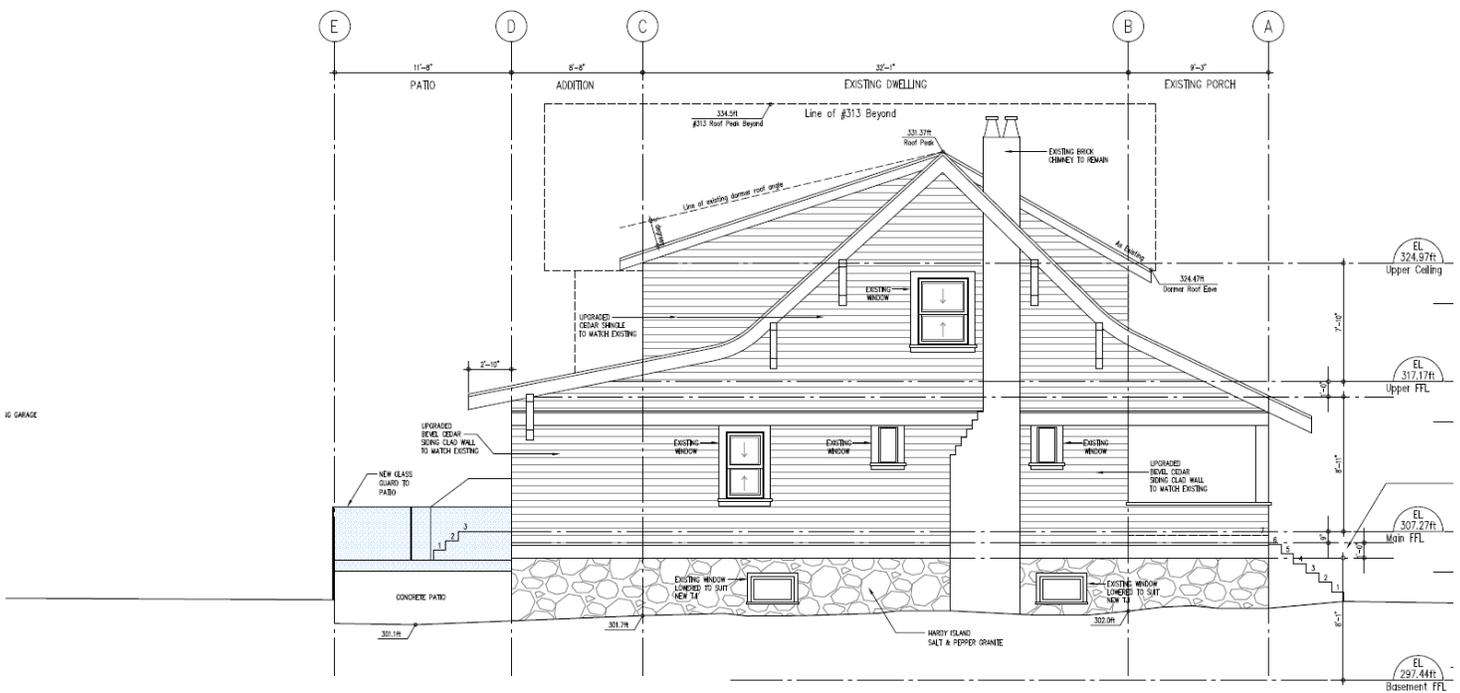
EXISTING SOUTH EAST ELEVATION



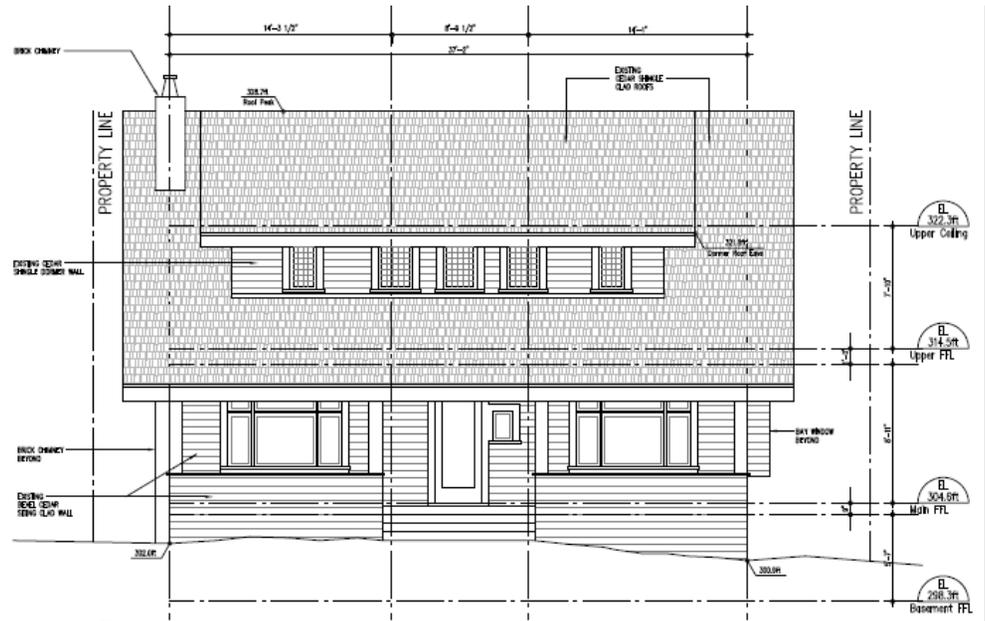
PROPOSED SOUTH EAST ELEVATION



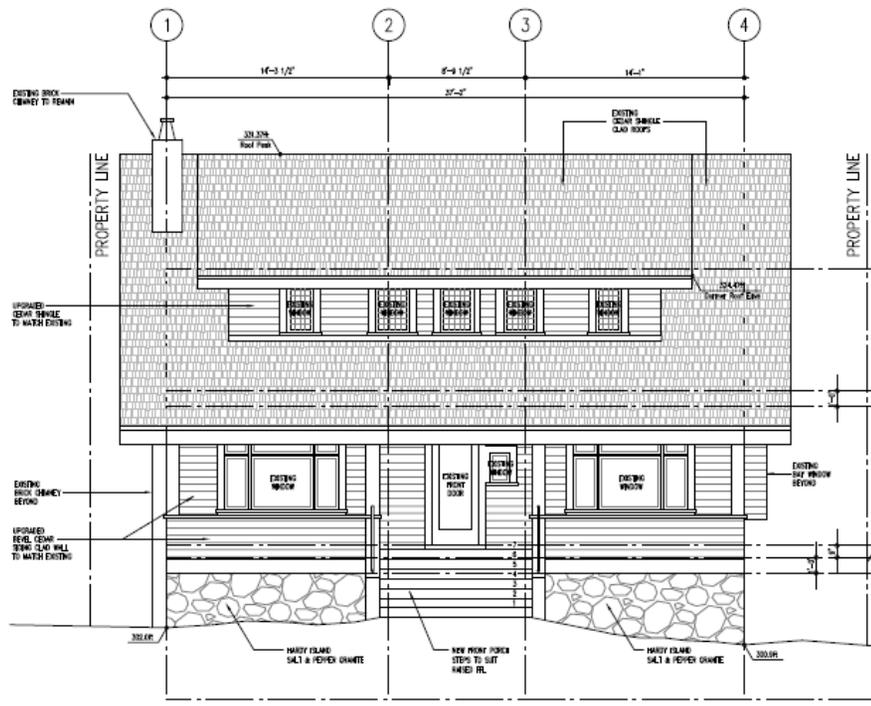
EXISTING NORTH WEST ELEVATION



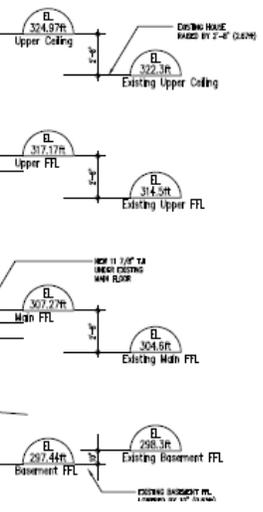
PROPOSED NORTH WEST ELEVATION



01 EXISTING SOUTH WEST ELEVATION
1/4" = 1'-0"



02 PROPOSED SOUTH WEST ELEVATION
1/4" = 1'-0"



EXISTING BASEMENT FFL (FROM 10' TO 10')



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June 18th, 2018

City of New Westminster
Attn: David Guiney
511 Royal Avenue
New Westminster, BC
V3L 1H9

RE: Rationale for Raising #315 Fifth Street by 2'-8"

Below are the reasons for raising the existing house (#315 Fifth Street) by 2'-8":

- The current water table level for this property and surrounding land is high, as mentioned by the neighbor from #313, and it needs to be avoided. Excavating lower rather than raising the house will collide with this current water table level.
- Raising the existing house by 2'-8" will minimize excavation and eliminate costly foundation work. One of the neighbours' concerns about the proposed works at #315 is "too much excavation". If the house is raised by 2'-8" this issue is dealt with.
- Similarly to the water table, the sewer invert level is such that, if the basement level is lowered, the owners will need to pump up to the existing sewer invert causing more potential problems.
- The current basement headroom is 5'-7" which is not usable for anything other than storage. Raising the house by 2'-8" will allow for a comfortable basement level and provide extra space for the owner's growing family. The new basement headroom will be 8'-1".
- Raising the house rather than lowering it will give the basement better access and more light, which is optimal for the family in particular as a play space for the children.
- Raising by 2'-8" relieves the requirement for high retaining walls. Lowering the basement will require retaining walls along the entire side of the property, which in turn increases the amount of excavation and foundation work as well as disruption to the neighbours in terms of noise pollution and interference.

Raising #315 by 2'-8" fully complies with the permitted peak height with over 5ft to spare. The raise will exceed the permitted midpoint by only 1.14ft and this is due to an existing dormer

width, a dormer that was built in 1910. Furthermore, the new design has reduced the overall building area and complies on all other aspects of the bylaw.

The existing photos, elevation drawings and 3D massing model images submitted to the City of New Westminster all indicate that raising #315 by 2'-8" would not cause harm or become a noticeably significant change to the surrounding streetscape of Fifth Street with both existing neighbouring properties on either side at a significantly higher level than #315, even with the 2'-8" raise.

The owners of #315 understand the importance of the surrounding community and preserving the heritage aspects of the house. Improvements such as new painted siding will be made to the external façade of the house and will meet all aesthetic standards as required to match the existing aesthetics of the neighbourhood. The front elevation will remain as existing, except for the additional front steps (which will be made to match existing) to meet the new 2'-8" raise.

Upon undertaking the planning process to improve the current dwelling, we were initially informed by the City of New Westminster in October 2017 that the existing house could be raised by 3ft if no changes to the front and side elevations were made other than standard upgrades to the existing façade. There have been many drawing revisions and delays since this time, which has put the family's life on hold.

Please do not hesitate to contact us if you have any further questions.

Yours truly,

Date: June 18th, 2018



Paul Grant Architect AIBC FRAIC

Signed: Oriana White BSc BArch