



ADVISORY PLANNING COMMISSION

**Tuesday January 19, 2009 6:30 p.m.
Committee Room No. 2**

AGENDA

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1.0 ADDITIONS TO AGENDA	
2.0 ADOPTION OF MINUTES 6:30 pm	
2.1 Adoption of the Minutes of November 17, 20093	2
3.0 LAND USE PRESENTATIONS	
4.0 REZONING 6:35 pm	
4.1 218 St. Patrick Street File: 2608.20.036 An application has been received for a Heritage Revitalization Agreement for the property at 218 St Patrick Street. The applicant proposes relocating an at-risk heritage house currently on the 508 Sixth Avenue to the property at 218 St. Patrick Street. (Eric Pattison, Architect)	
5.0 NEW BUSINESS	
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7.0 CORRESPONDENCE	
8.0 NEXT MEETING	
January 19, 2010 (in Committee Room No. 2)	
9.0 ADJOURNMENT	

Please contact Michael Watson to confirm your attendance (604-527-4519 or mwatson@newwestcity.ca).





ADVISORY PLANNING COMMISSION

**Tuesday November 17, 2009 6:30 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Bruce Clark - Chair
Helen Bodner - Community Member
Lorne Collett - Community Member
Mark Elliott - Community Member
Maria Marcu - Community Member
Baj Puri - Community Member
Alex Sweezey - Community Member

VOTING MEMBER REGRETS:

Clay Nelson - Community Member
Terry Owen - Community Member

GUESTS:

Karen Laskey
Tim McGowan
Noreen Ayles
Dale Bieker

STAFF:

Julie Schueck - Heritage Planner
Donna Martin - Committee Clerk

1.0 ADDITIONS TO AGENDA

1.1 Discussion of Meeting Time

When a rezoning is the only agenda item, members requested the meeting begin at 6:15 p.m. to allow the time to take care of any other business on the agenda prior to the scheduled rezoning.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Advisory Planning Commission Minutes of October 20, 2009

MOVED and SECONDED

THAT the minutes of the Advisory Planning Commission meeting held on October 20, 2009, be received and adopted.

CARRIED.

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

3.0 LAND USE PRESENTATIONS

4.0 REZONING

4.1 437 Seventh Street

File: 2608.20.037

An application has been received for a Heritage Revitalization Agreement for the property at 437 Seventh Street. It is a three storey, wood-frame building that is a rare example of a pre-1900 purpose-built duplex in the City. It is currently a non-conforming use in the Community Commercial Districts (High Rise) (C-3) zone. The applicant proposes to restore the existing building's exterior and create four units – three residential units and one unit for a small retail store and workshop.

Ms. Schueck reviewed the application and presented "On Table" Appendix D Variations to Zoning Bylaw No. 6680, 2001. Variances will be required for parking and for the housing units at street level with the possibility of variances being needed for front, rear, and side yard setbacks.

Notification was sent to:

- the surrounding neighbourhood within 100 metres (528 notices);
- all Residents' Associations;
- the New Westminster Heritage Preservation Society;
- the Board of School Trustees; and
- the Superintendent of Schools.

Two letters of response have been received:

- M.D. (Mike) Van Ham of 427 Seventh Street
- Noreen Ayles of 430 Seventh Street

MOVED AND SECONDED

THAT the following correspondence be received:

- M.D. (Mike) Van Ham of 427 Seventh Street
- Noreen Ayles of 430 Seventh Street

CARRIED.

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

Questions from the Commission: *(Response in italics)*

- How are the units configured? *There will be a rental unit on the left side of the ground level, a retail store/workshop on the right side of the ground level, a second rental unit will be on the left side of the second floor, and the owners unit will be on the right side of the second floor. The owner's unit will also utilize the attic space.*
- This building was once a fourplex, can it be used as a fourplex again? *A fourplex would be allowed, but the owner is requesting three units and a workshop.*
- Will there be a permit for the work already done on the building? *Yes, the work that has been done passes the building code and a permit will be issued.*
- Exactly what work was done without permit? *Some structural, electrical and plumbing work was done.*
- What is the square footage of second and third floor? *The main floor is 1753 square feet, the second floor is 1562 square feet, and the third floor is 667square feet.*
- What will the rear yard setback be if a shed is built? *The rear yard setback has not yet been determined.*
- Will the building footprint change? *No, the footprint remains the same.*
- What is the floor space ratio? *The floor space ratio is about .82.*
- Will the retail workshop have plumbing? *Yes*
- Could the workshop area be a rental unit? *Because the space will be identified as a workshop in the HRA, the owner would have to come back to the City to have the agreement amended.*
- Is the driveway in the rear of the building part of this property? *No, this building is land locked.*
- Is there an opportunity for parking in front of the building? *No, the front yard is only about 10 feet deep.*
- Is the retail workshop allowed under current zoning? *It is a permitted use.*
- Has there been a discussion about noise? *The owner has been working in the space since 2002 with no negative feedback. Staff will follow up to see that there are no complaints.*
- Are there any parking restrictions on that street? *The applicants intend to ask for "Resident Only" parking permits.*
- Is there any place for a loading zone for the workshop? *No. However there is a loading zone at the adjacent convenience store which the owner has been given permission to use.*
- What does the code say about an attic with a hatch? *There is a stairwell to the attic space, not just a hatch.*
- What is the proposed size of the shed and what will it be used for? *The owner would like to have a shed double the size of the existing shed for workshop storage.*
- What type of work will be done in the workshop? *This will be a retirement business for the owner to do small projects like custom moulding.*
- Will the HRA restrict the use of the one unit to a workshop? *The HRA will identify the main floor workshop as such and if the current owner or a future owner want to use it as another unit for some other purpose, they would have to come back to the City for permission.*

- How many parking spaces are there at the convenience store? *The store has a black topped area that accommodates about 6 parking spaces.*

Noreen Ayles expressed concern that in the future the workshop will be rented out for another type of retail business with more street traffic. Ms. Schueck assured her that could not happen without the owner coming back to the City.

Dale Bieker is in favour of what the owner is trying to accomplish and supports the proposal. Parking is a problem but the traffic to the retail workshop should be minimal.

Comments from the Commission:

- Pleased that something is being done to restore this building and accept it is heritage and non-conforming use;
- Have some concern about the use if the owner changes;
- Concerned about the parking but will support the proposal;
- Good project, will support;
- Like the proposal and will support;
- Restoration work is fine, but parking and the size of the shed are concerns;
- Suggest getting creative on parking issue before proposal goes to Council;
- The history of the building and the community advantages of having the building preserved override the issues of concern.

MOVED AND SECONDED

THAT the Heritage Revitalization Agreement for the property at 437 Seventh Street be supported.

CARRIED

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

5.0 NEW BUSINESS

6.0 REPORTS AND INFORMATION

7.0 CORRESPONDENCE

8.0 NEXT MEETING

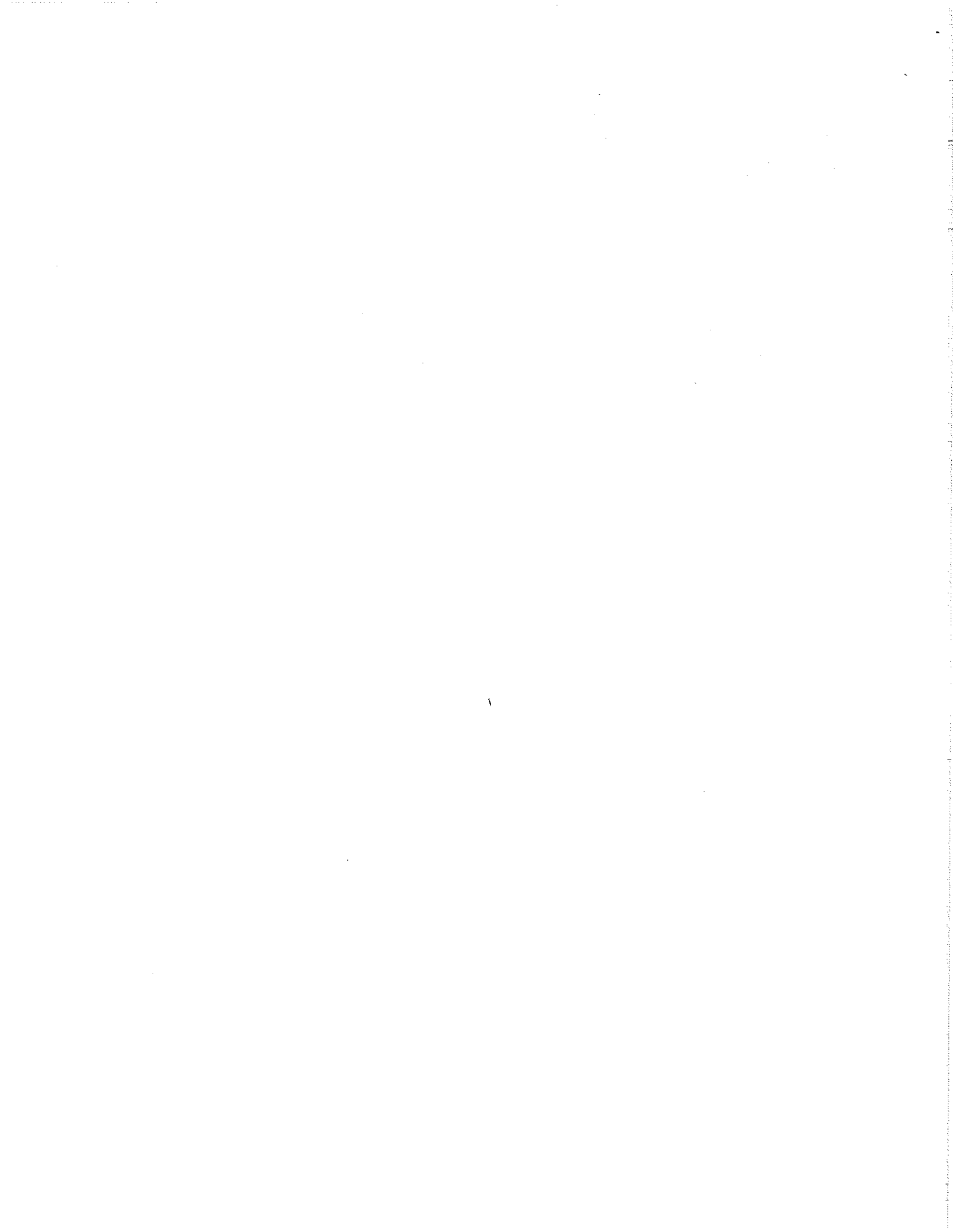
January 19, 2010 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:02 p.m.

Bruce Clark
Chair

Donna Martin
Committee Clerk



REPORT

DEVELOPMENT SERVICES DEPARTMENT

To: Members of the Advisory Planning Commission Date: January 19, 2010
From: Julie Schueck, Heritage Planner File: 2608 20 36
Subject: Proposed Heritage Revitalization Agreement for 218 Saint Patrick Street

PURPOSE

An application has been received for a Heritage Revitalization Agreement for 218 Saint Patrick Street. The purpose of this report is to provide information to the Advisory Planning Commission on this application and to seek support for the application.

BACKGROUND

Applicants: Dave Vallee
Official Community Plan Land Use Designation: **(RL) Residential – Low Density:** this area will contain low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multi-family uses, churches, and may contain small scale local commercial uses such as home based businesses and corner stores.
Existing Zoning: Single Detached Dwelling Districts (RS-1)
Proposed Zoning: Single Detached Dwelling Districts (RS-1) and Heritage Revitalization Agreement (HRA)
Site Characteristics: Existing lot:
 Frontage: 33 ft. (10.0 m)
 Ave Depth: 132 ft. (40.23 m)
 Site Area: 4356 sq. ft. (404.685 sq. m)

SITE CONTEXT

The subject property is located in the Queen's Park neighbourhood and currently is occupied by an 858 square foot cottage built in 1893. The cottage is listed in the City's Heritage Resource Inventory and will either be relocated on the property, relocated elsewhere in the City, or demolished.

Saint Patrick Street is a single-family residential street, with a primarily heritage streetscape.

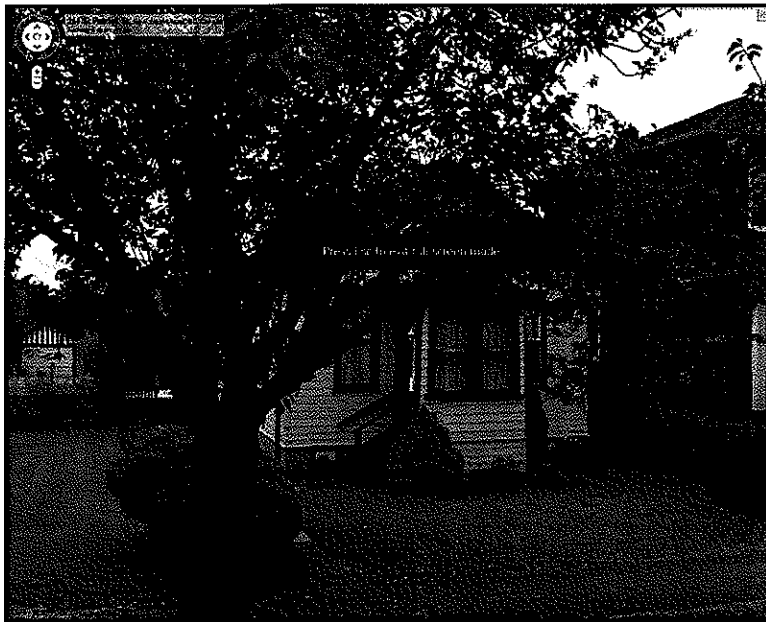


Photo: 218 St. Patrick St.

The at-risk heritage house, currently located at 508 Sixth Avenue and known as the Wadsworth House, was built in 1913. The house is valued for its age, architectural significance, architect, and its association with past owners. At nearly 100 years old, the house is a very early example in the Lower Mainland of a Craftsman Bungalow style house. It was designed by architect Edmund John Boughen, who was a leading residential architect at the time. Built originally for local business owner Mr. Archibald and his family, the house is mostly associated with long-time owner Richard Wadsworth and his family. Mr. Wadsworth was the owner of Wadsworth and Deardon Meats on Sixth Street.

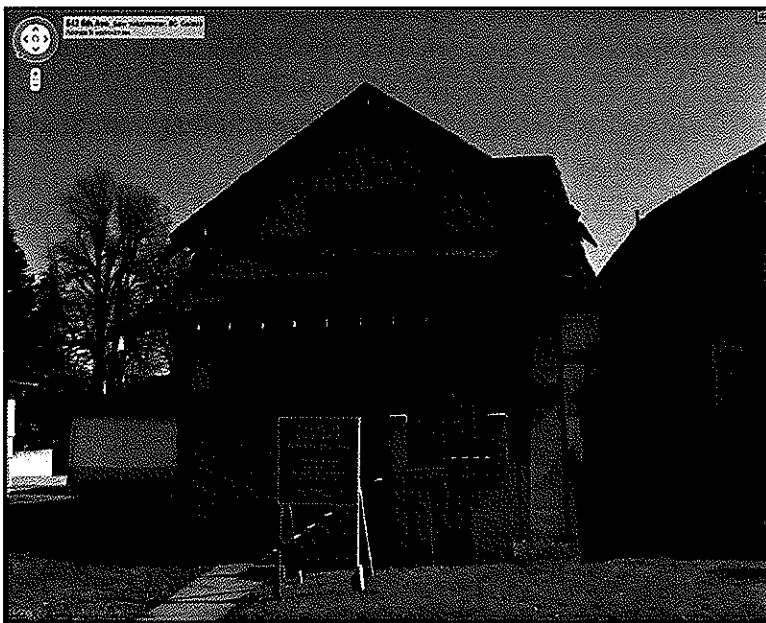


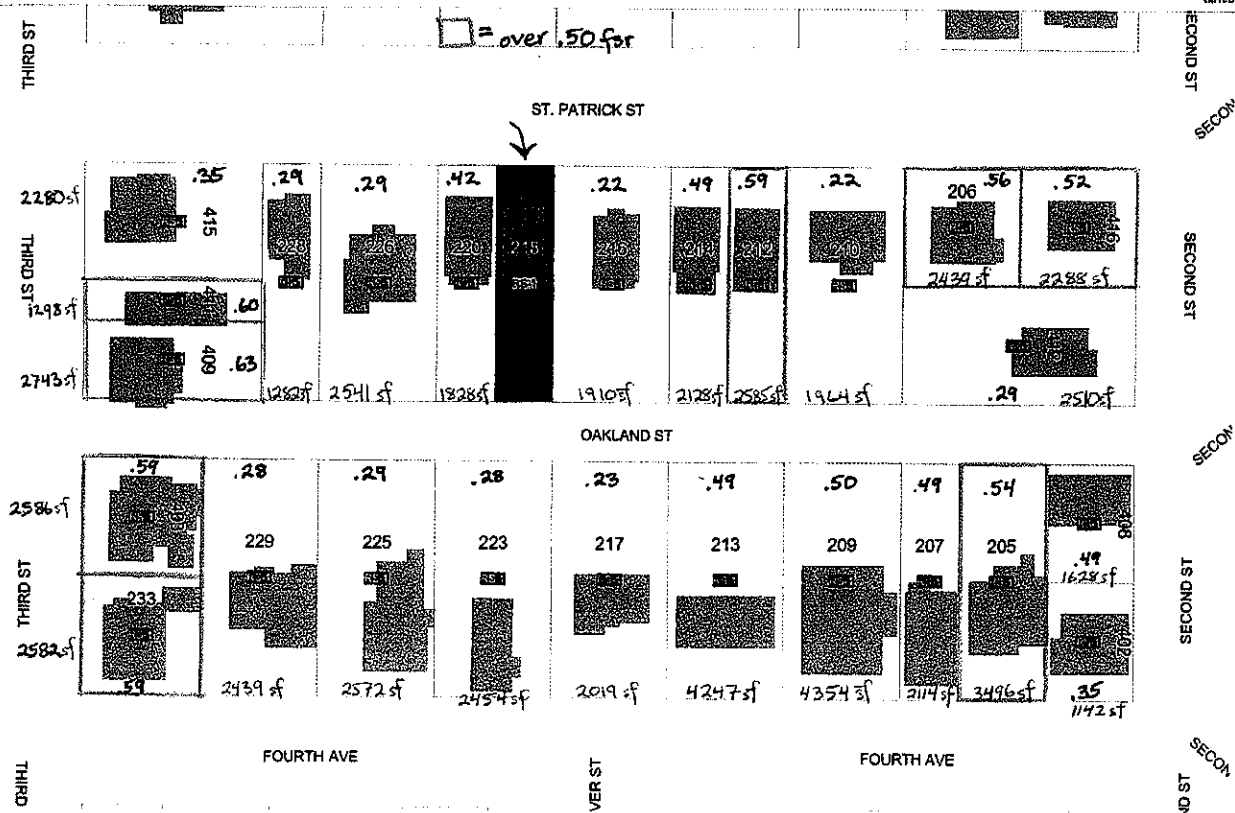
Photo: 508 Sixth Ave.

AREA MAP

The Corporation of
The City of New Westminster
Geographic Information System

City of New Westminster

SCALE 1 : 775



PROJECT SUMMARY

An application was made on November 17, 2009 for a Heritage Revitalization Agreement to relocate an at-risk heritage house from 508 Sixth Avenue (the Wadsworth House) to the property at 218 St. Patrick Street. The applicant has a written agreement with the developer of the Sixth Avenue property to allow possession of the house in the near future. The cottage currently located on the property is proposed to be either be relocated or demolished.

Once relocated to 218 Saint Patrick Street, the applicant is proposing that the Wadsworth House will:

- Be restored on the front and sides of the exterior;
- Have a 672 sq ft addition made to the rear, consisting of an additional 192 square feet on the upper floor and and additional 240 square feet on the lower floor.

- Replicate the front porch (168 sq ft) and a new 152 sq ft deck will be constructed to the rear addition, that together will create
- Have a site coverage of 25% of the lot area.
- Have a front yard setback of 20.0 ft, which is an average of the properties on either side, as allowed in the RS-1 zone.
- Have a new 435 sq ft two-car detached garage will be built in the south-east corner of the lot.
- Add a parking space adjacent to the garage, if the applicant decides to proceed with construction of the secondary suite (as shown on the plans).
- Not required the removal of the existing trees on Saint Patrick's Street.

Please see agenda package for application drawings and survey of 508 Sixth Avenue house. A site survey of 218 Saint Patrick Street will be available at the meeting.

SUMMARY

The following is a summary outlining the differences in the regulations of the RS-1 District and proposed siting, density and height of the proposal.

Zoning	(RS-1) Regulations	Proposed
Density: Floor space Floor space ratio	2178.0 ft ² (202.34 m ²). 0.50 FSR	3146.0 ft ² (292.27 m ²) 0.72 FSR
Height (to midpoint)	25.0 ft (7.62 m)	26.26 ft (7.85 m)
Side Yard Setback (east)	4.0 ft (1.22 m)	3.0 ft (0.9 m)
Projection into Required Front Yard (porch)	Up to 4.0 ft (1.22m)	7.0 ft (2.1m)
Projection into Required Side Yard (east)	2.0 ft (0.61m)	3.0 ft (0.9 m)
Projection into Required Side yard (west)	2.0 ft (0.61m)	3.0 ft (0.9 m)

OFFICIAL COMMUNITY PLAN

The proposal meets the objectives of the Official Community Plan in the following ways:

- Contributes to the management of change in a way that integrates heritage character;
- Utilizes a variety of tools to retain and enhance a heritage resource;
- Uses non-monetary incentives to promote heritage; and
- Provides a housing type that serves the present and future demographic needs of the Community.

EXISTING POLICY/PRACTICE

A Heritage Revitalization Agreement (HRA) is a voluntary agreement between a property owner and the local government. The Agreement, authorized by bylaw, allows local governments to supersede local zoning regulations and to provide incentives which would make it viable for owners to conserve and preserve property of heritage merit. Provisions for local governments to negotiate Heritage Revitalization Agreements are set out in Section 966 of the Local Government Act. The mechanism provides flexibility and ensures the retention of non-conforming heritage resources that may otherwise be demolished.

NOTIFICATION

A total of 21 notices regarding the APC meeting were sent to neighbours within a 100 foot radius of the subject property. Notices were also sent to the New Westminster Heritage Preservation Society, the Queen's Park Residents Association and School District 44.

COMMUNITY HERITAGE COMMISSION


The Community Heritage Commission (CHC) reviewed this application at their December 2, 2009 meeting, under the project title: "508 Sixth Avenue – House Relocation". They commented that it would be desirable to save the cottage at 218 Saint Patrick Street and noted that the CHC Demolition Subcommittee would conduct a site visit. The result of that site visit was that the Subcommittee found the cottage to be in poor physical condition with little original material left.

The CHC passed the following motion:

THAT the application for an HRA for 508 Sixth Avenue be supported with consideration be given heritage trees are not taken down.

NEXT STEPS

Following consideration of this project by the APC, the Heritage Revitalization Agreement Bylaw and the Heritage Designation Bylaw will be taken to Council on February 8, 2010 for consideration of First and Second Reading. Third Reading and a Public Hearing is proposed to take place in March 2010.

FOR 

Julie Schueck
Heritage Planner

APPENDIX A

Application Letter from Architect

ERIC PATTISON ARCHITECT

202 - 204 Sixth Street
British Columbia
T 604.525.3232
www.eparchitect.ca

New Westminster
Canada V3L 3A1
F 604.525.3002
info@eparchitect.ca

file no: 09-112-4

17 November 2009

Julle Schueck MacDonald, Heritage Planner
Development Services Department
City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 2H5

Dear Julie:

**Re: Heritage Revitalization Agreement Rezoning Application, 218 Saint Patrick Street
East ½ Lot 15 of Lots 2, 3, 30 & 31, Block 7, Plan 2620, PID: 011-923-342**

Our client, David Vallee, wishes to relocate the 1913 Wadsworth House from 508 Sixth Avenue to the above caption site. This historic house is currently located on a commercial lot and as a Demolition Permit is pending, it is at serious risk of demolition.

A 3-storey addition and new deck are proposed for the rear of the relocated house as part of the rehabilitation. A new detached garage is planned off the rear lane. A Heritage Revitalization Agreement (HRA) is required for the project.

Please find attached in support of an HRA application for the property:

1. Site Plan including addition, deck and garage;
2. North (street) elevation including Heritage Restoration Notes;
3. Project Data summary based on the existing RS-1 zone, and;
4. Statement of Significance;
5. Heritage Resource page on existing house at the receiver site.

DESIGN RATIONALE

The Wadsworth House was designed by the notable local architect E.J. Boughen and displays his talent for executing commissions in the Arts & Crafts style. The house is considered to have very significant heritage values. It is a marvellous assembly of Character-Defining Elements in its wood-tradition detailing, "leaded" windows, expressive rooflines and massive sloped concrete porch piers.

The house is well suited to the receiver lot. It is being relocated from a mid-block site to a similar mid-block site – both north facing and both ostensibly in the Queens Park Neighbourhood. The generous front porch and architectural presence will contribute to the character of Saint Patrick St. The distinctive dining room bay window will face the property to the east; a 66 foot lot that, if redeveloped, will have a 5 foot side yard. A standard 4 foot side yard is provided to the west toward another 33 foot lot with a

218 Saint Patrick Street – HRA Application
Project No.: 09-112

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historic house.

Existing House at 218 Saint Patrick St.

The existing house dates to the late 19th century and is proposed to be demolished for the following reasons:

- its very small size is simply overwhelmed by the economics of land value in this neighbourhood;
- it has no apparent architectural or other heritage values other than its age and "cottage" nature;
- it has been significantly altered from its original appearance;
- condition of the building is rated as fair to poor, especially given its close proximity to grade and construction over a low crawlspace;
- it is not conducive to rehabilitation due to its size and condition, and;
- using the structure as a garage – with a "clear span" roof to be over parking spaces – would require modifying the roof structure, which is not be feasible without total reconstruction.

The existing house could be made available for relocation within the city. Its small size might make it attractive as a new "laneway" house on a large lot or as a studio building.

Front Yard Setback

The Wadsworth House is located closer to the street than permitted in the RS-1 zone to:

- create a more traditional street character where on smaller lots houses with porches were set closer to the sidewalk, the design it such that the building will not overwhelm the sidewalk;
- average the setbacks of the existing houses to the east and west, and;
- to provide the new family with a larger, south-facing, rear yard for outdoor living.

Site Density

The subject site is 33 feet by 132 feet with an area of 4356 square feet; a medium-sized property. The length of the lot can readily accommodate a rear addition without loss of open space. Ideally the house would be situated on a larger lot, but none are available within the tight timeframe to save this house.

The proposed design is well below the maximum allowable site coverage. The proposed 3-storey addition will be south facing and will provide the new family with necessary additional living area such as a larger kitchen. Further, increasing the floor area of the home makes the project proforma budget more supportable by lending institutions given the overall cost of the project.

The City of New Westminster has a RS-6 "heritage" zone where the above grade density is limited to a Floor Space Ratio (FSR) of 0.50 and an overall density including the basement of 0.60. Though the proposed overall density is 0.72, the above grade density is 0.48, below that permitted by the RS-6 zone.

The rear addition will not be visible from the street to ensure the Character-Defining Elements of the front façade remain uncompromised. The addition design will be in keeping with the original house but contemporary materials will be evident upon close examination.

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In sum, we trust you will concur that this is a reasonable and supportable proposal that meets community objectives for saving our significant historic buildings. We will be providing further project design drawings and a *Heritage Conservation Plan* for review by staff and the Community Heritage Commission.

Please let us know if you require anything further.

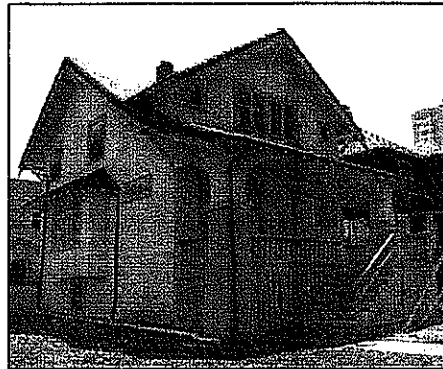
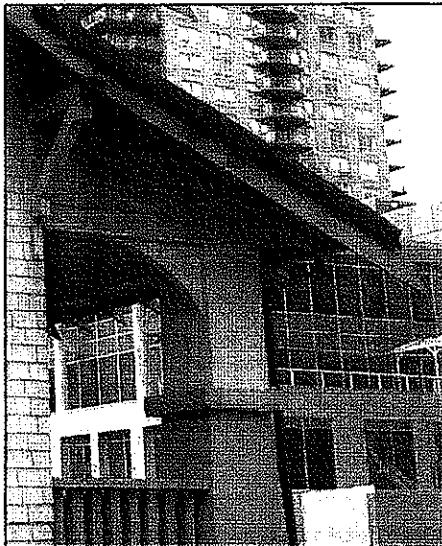
Regards,



Eric Pattison, MAIBC

cc: Dave Vallee

encl.





Smart Growth Development Checklist

Corporation of the City of New Westminster

Planning Department

Guide and manage growth in a manner which is consistent with the principles of sustainable development and complete communities.

- New Westminster Official Community Plan

New Westminster is a community of compact neighbourhoods in which residents can easily access employment, services and recreational opportunities. The diversity of services and amenities near residential areas means residents can walk, cycle or take transit for many of their trips. The City of New Westminster's *Official Community Plan* identifies policies intended to build on these historical assets.

Sustainability can be defined as reducing our ecological footprint (e.g., resource inputs and waste outputs) while increasing the quality of life (e.g., housing choice, attractive public places, community interaction).

New developments are an essential part of the City's future: they create the urban environment as well as influence social wellbeing, economic strength and environmental conditions. As a result, developers and their consultants are important partners in achieving the long term goals of the local community.

The purpose of this Smart Growth Development Checklist is to assist landowners or developers and their consultants to create the most sustainable project possible. The questions in the Checklist are meant to advance the following sustainability objectives¹:

- **Accessibility:** compact mixed use development reduces distances, and increases transportation choice (e.g., walking, cycling, transit), for travel to work, shopping, recreation, and services;
- **Housing choice:** expanding housing choices for different age groups, incomes and household sizes allows people to remain in the same neighbourhood through different life stages;
- **Efficient use of public funds:** mixed use, higher density areas make better use of existing infrastructure and reduce demands for new roads and services;
- **Protect open space and natural areas:** concentrating growth within existing urban areas minimizes land consumption, infrastructure costs and environmental consequences;

- **Placemaking:** people want to live in neighbourhoods that are lively and attractive urban live/work/play environments, with adequate amenities, and respect the community character, design and historic features;
- **Shorter commutes and more transportation choices:** locating jobs in regionally-accessible hubs served by transit and with housing nearby allows people to work closer to home or live closer to work.

218 ST. PATRICK STREET
E 1/2 LOT 15 OF LOTS 2,3,30&31 BLK-7 PLAN 2620

Instructions

All applications for *Zoning Bylaw* amendments as well as development permits are required to complete this Checklist, according to the following steps:

1. Review and complete the Checklist.
2. If needed, prepare a supplementary letter explaining, in more detail, how the proposed development incorporates these, or other, smart growth features².
3. Submit the completed checklist and supplementary information as part of your pre-application information for a rezoning or Development Permit application, or as part of your design review materials. Staff will provide comments on your submitted materials.
4. Re-submit the above information, addressing comments received, with your formal rezoning or Development Permit application.
5. Your checklist and supporting materials will be forwarded to the Advisory Planning Commission and design panels, and attached to their report, which is forwarded to Council.

Applicants are encouraged to provide as much information as possible to assist City Council, staff and advisory bodies in their review of development proposals. The relevance of the Checklist questions will depend on the nature and scope of the project. The intent of the Checklist is not to "pass" or "fail" proposals, but to assist applicants and the City in working together to develop high quality projects that are a benefit to the community.

¹ Adapted from New Jersey Future, "Smart Growth Scorecard -- Proposed Developments," <http://www.njfuture.org/>.

² For more information on smart growth features, visit <http://www.smartgrowth.bc.ca/index.cfm>.

Economic Sustainability Considerations

A healthy economy is essential to support the quality of life in our community. The City would like to maintain a balance between the number of jobs and the resident labour force, and ensure those jobs are located for easy access by people who choose or must rely on transit services (e.g., senior, student, entry-level employees). In addition to the absolute number of jobs created, the income levels of those employees and the stability of the job source are important considerations.

1. Comment on direct employment created by this project during construction:

- a) number and duration of jobs (full time, part time) 10+ , full time
- b) types of jobs (e.g., construction, design) design, consultants, construction
- c) income range of jobs \$30-80 000/year

2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

Yes/No **No**

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full-time and part-time.

3. Are there any other components of economic sustainability (e.g., suitability of units for home based businesses) advanced by this proposal?

Yes/No **No**

If yes, describe:

Environmental Considerations

Community and building design can significantly influence the resource consumption (e.g., energy, water) and the waste (e.g., vehicle emissions, solid waste) produced in the local community. New development in New Westminster should be designed to minimize negative impacts on the existing natural environment and maximize the benefits of the City's existing green infrastructure.

Answer the following questions if you are applying for a Development Permit or a Rezoning.

4. Comment on the following site planning components:

4.1 Walking distance to:

- a) SkyTrain Station (in kms) ~~0.1~~ 1.4 km
- b) bus stop (in kms) 0.1 km
- c) trails, greenways, cycling routes (in kms) 0.2 km

4.2 Located in the City's designated growth areas (see *Official Community Plan, Section 2.1*) available on the web at http://www.city.new-westminster.bc.ca/cityhall/planning/official%20community%20plan/pdf/Part%202_01.pdf or at the Planning Department

Yes/No **No**

4.3 Provides additional support for alternative transportation use (check all that apply)

- variance received to provide less parking than required
- bicycle storage
- change rooms
- designated parking for car share cars, high occupancy vehicles (e.g., carpool, vanpool)
- incorporates Transportation Demand Management measures³
- other, describe:

³ For more information on transportation demand management measures, visit <http://www.vtpi.org/>.

4.4 On site storm water management (e.g., green roof treatment, permeable paving, on-site drainage, fish or aquatic habitat protection)

TBD

Yes/No

If yes, describe (note percentage of impervious to pervious surfaces):

4.5 Floodplain mitigation (note: this is a requirement in floodplain areas)

Yes/No

4.6 Will site remediation be part of the development process?

N/A

Yes/Not Applicable

If yes, briefly outline proposed remediation approach:

4.7 Mitigation of lighting pollution (e.g., spill lighting and off-site glare avoided)

N/A

Yes/No

If yes, describe:

4.8 Does the project provide enhanced waste diversion facilities (e.g., on-site recycling, on-site composting)

TBD

Yes/No

If yes, describe:

5. Comment on inclusion of the following water efficiency techniques:

5.1 Water efficient landscaping (e.g., drought resistant and/or native plantings, use of non-potable water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation)

TBD

Yes/No

If yes, describe:

5.2 Onsite wastewater treatment

Yes/No

If yes, describe:

5.3 Water use reduction measures (e.g., low consumption fixtures, grey water systems, stormwater irrigation)

Yes/No

If yes, describe:

low flow toilets + other
fixtures

6. Comment on inclusion of the following methods to reduce energy use and improve air quality:

6.1 Energy efficiency of proposed structures (e.g., building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect)⁴

If yes, describe:

new south-facing windows (natural lighting solar gain)
operable windows (natural ventilation)
high eff. fixtures, new construction at

rear + bsmt to meet building code for insulation

6.2 Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, BC Hydro Green Power)

TBD

Yes/No

If yes, describe:

6.3 Chlorofluorocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment, Power Smart technology

Yes/No

If yes, describe:

Improved insulation at all new construction

7. Comment on the following methods for sustainable use and reuse of materials and resources:

7.1 Management of construction wastes (e.g., reuse of existing buildings or building materials during construction and/or demolition, remade/recycled content)

Yes/No

If yes, describe:

- Reuse of building from 508 Sixth Ave.
- Possible relocation of existing building at 218 St. Patrick Street

7.2 Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials)⁵

TBD

Yes/No

If yes, describe:

7.3 Enhanced durability of construction materials (e.g., wall systems, roof materials)

TBD

Yes/No

If yes, describe:

7.4 Is LEED⁶ certification being pursued for this project?

Yes/No

If yes, what level of certification are you aiming for:

⁵ For more information on environmentally sensitive or recycled construction materials, see <http://www.ecosmart.ca/>.

⁶ For more information on LEED (Leadership in energy and Environmental Design) certification, see http://www.usgbc.org/LEED/LEED_main.asp.

⁴ For more information on the heat island effect, visit <http://eetd.lbl.gov/HeatIsland/>.

8. Comment on inclusion of the following suggested strategies to improve indoor environmental quality:

8.1 Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows that open

Yes/No

If yes, describe:

low-e paint, natural ventilation

8.2 Design attempts to maximize exposure to natural light

- new south-facing openings

Yes/No

Answer these additional questions if you are applying for a rezoning:

9. Comment on greenspace and environmental features.

9.1 Provision of greenspace and trees on site (includes retention of existing trees)?

Yes/No

If yes, note and show calculations for:

a) Amount of greenspace in square feet: 1/2 2450

b) Amount of usable open space in square feet: 1 2850

c) Number and percentage of existing trees to be retained on site: N/A

d) Number of trees removed: 1

e) Number of trees to be planted: 1

9.2 Are there any significant existing environmental features that are maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?

Yes/No

If yes, describe:

existing street trees maintained despite house relocation

10. Does the street layout and design encourage walking and cycling, while providing for personal and commercial vehicle use?

Yes/No

If yes, describe:

11. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g., narrow right of ways, permeable shoulders)?

N/A

Yes/No

If yes, describe:

12. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

N/A.

Yes/No

13. Is the proposed residential, commercial or institutional development within a ten minute walk (approximately 800 metres) from:

- a) neighbourhood store or other shopping opportunities Yes No
- b) school Yes No
- c) community services (e.g., library, community centre) Yes No
- d) child care facility Yes No
- e) health services (e.g., hospital, doctor's office) Yes No
- f) parks or trails Yes No
- g) SkyTrain station or bus stop Yes No
- g) other Yes No

List:

Social Sustainability Considerations

The primary purpose of a city is to provide for the wellbeing of its residents, labour force and visitors. New development should contribute to the health and safety of New Westminster, as well as enhance the range of housing, service and recreational options to meet diverse community needs. The design of new development should reflect local heritage and provide attractive public spaces that encourage social interaction.

14. Anticipated price range of units (note price range for both commercial and residential units, if applicable)

Average price per square foot: \$150

15. Does the proposed development include non-market housing units?

Yes No

If yes:

- a) number of units: _____
- b) as a percentage of total units: _____
- c) form of tenure (e.g., rental, co-op, owner): _____
- d) targeted population, if applicable (e.g., seniors, family): _____

16. Does the project include rental housing units?

Yes No

If yes:

Number of units: 1

Expected average rent for a one bedroom unit \$ TBD

Expected average rent for a two bedroom unit \$ TBD

17. If the project includes low or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

Yes No

If yes:

Number of units: 2

As a percentage of total units: 100%

18. Does the project design incorporate Crime Prevention Through Environmental Design principles (note: this is a requirement: Police and Planning Departments will review your CPTED analysis report)

Yes/No

19. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g., wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances)?

Yes/No

If yes, describe:

ground oriented entrances

20. Are actions proposed to mitigate noise (e.g., traffic, railways, industry, commercial uses, patrons)

N/A

Yes/No

If yes, describe:

21. Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name)?

Yes/No

If yes, describe how:

- Reuse of historically significant house

22. Does the project contain a mix of uses (e.g., residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing form, commercial service)?

Yes/No

23. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature?

Yes/No

If yes, describe:

reuse, relocation + rehabilitation of heritage house

24. Does the project involve provincial designation of a heritage building?

Yes/No

25. Are public amenities provided with the development (check all that apply):

- Public art
Child care facility
Other, describe:

26. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)?

Yes/No

If yes, describe:

- common yard shared by units

27. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)?

Yes No

If yes, describe:

shared yard, patio, porch, +
sundeck

28. Are residents, community stakeholders, and end-user groups involved in the planning and design process?

Yes No

Describe (e.g., public meetings, residents association meetings, workshops, etc.):

rezoning process..

29. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, contributions to the community)?

Yes No

If yes, describe:

Heritage Revitalization Agreement

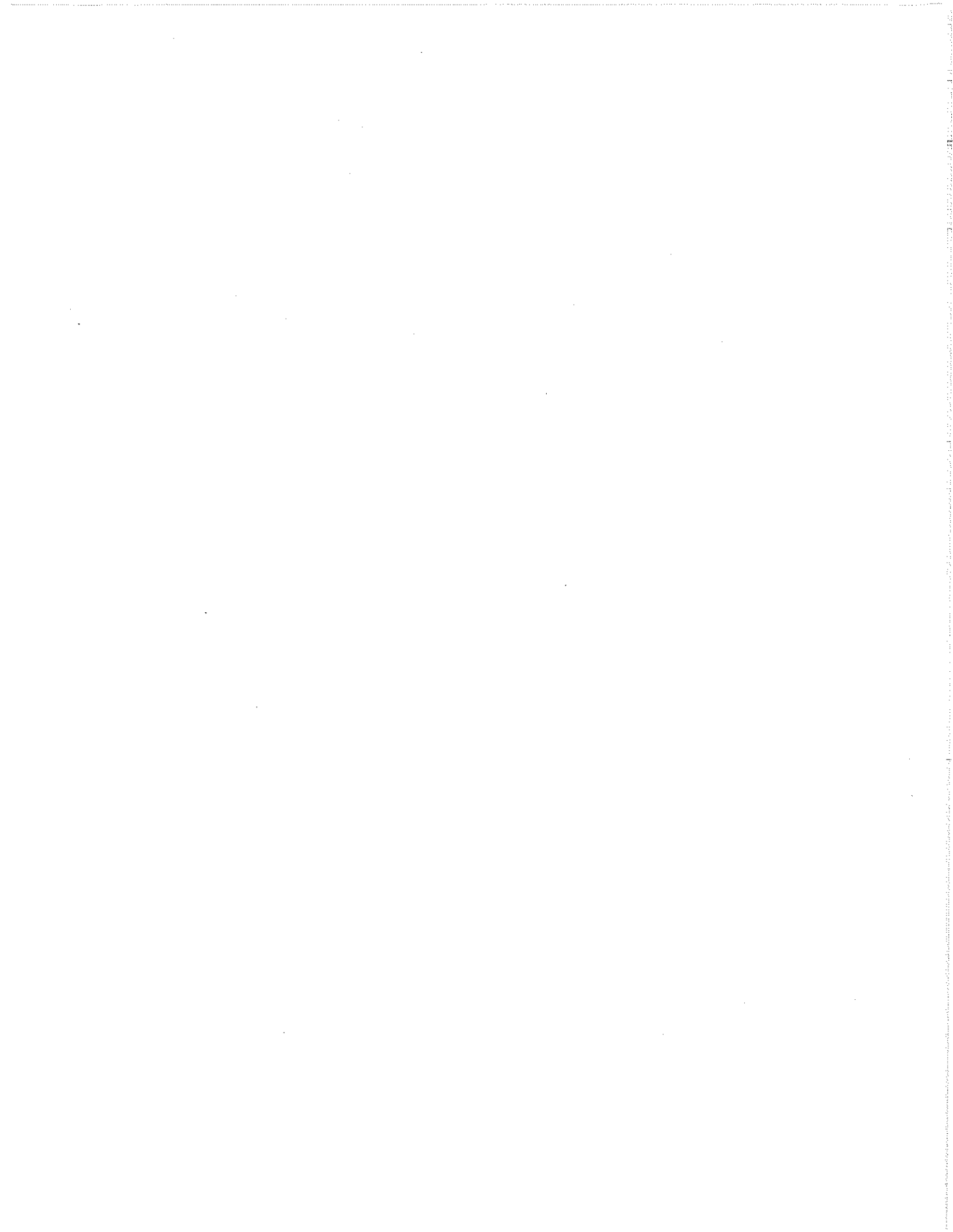


For more specific information related to individual applications, contact:

Planning Department
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Telephone: 604-527-4532
Fax: 604-527-4511
E-mail: plnpost@city.new-westminster.bc.ca
Web Site: www.city.new-westminster.bc.ca

Note: This guide does not replace legal documents and the City disclaims any liability from using it.



DKL

NOTES:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE AND ALL APPLICABLE BY-LAWS.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE BY-LAWS.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE MARSHAL'S BY-LAWS.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL SAFETY CODE.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE REGULATIONS.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENVIRONMENTAL PROTECTION ACT AND ALL APPLICABLE REGULATIONS.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL ACCESSIBILITY ACT AND ALL APPLICABLE REGULATIONS.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL HISTORIC MONUMENTS ACT AND ALL APPLICABLE REGULATIONS.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL ANTI-CORRUPTION ACT AND ALL APPLICABLE REGULATIONS.

DATE: 02/15/2011
 DRAWN BY: J. PATTON
 CHECKED BY: J. PATTON
 PROJECT NO.: 09-112

ERIC PATTON ARCHITECT
 218 SAINT PATRICK STREET
 NEW WESTMINSTER, BC V3M 2G4
 TEL: 604-553-3800
 FAX: 604-553-3802
 WWW.ERICPATTONARCHITECT.COM

PROJECT: WADSWORTH HOUSE, 1913
 218 SAINT PATRICK STREET
 NEW WESTMINSTER

DATE: 02/15/2011

SCALE: 1/8" = 1'-0"

PROJECT NO.: 09-112

PROJECT: WADSWORTH HOUSE, 1913

218 SAINT PATRICK STREET

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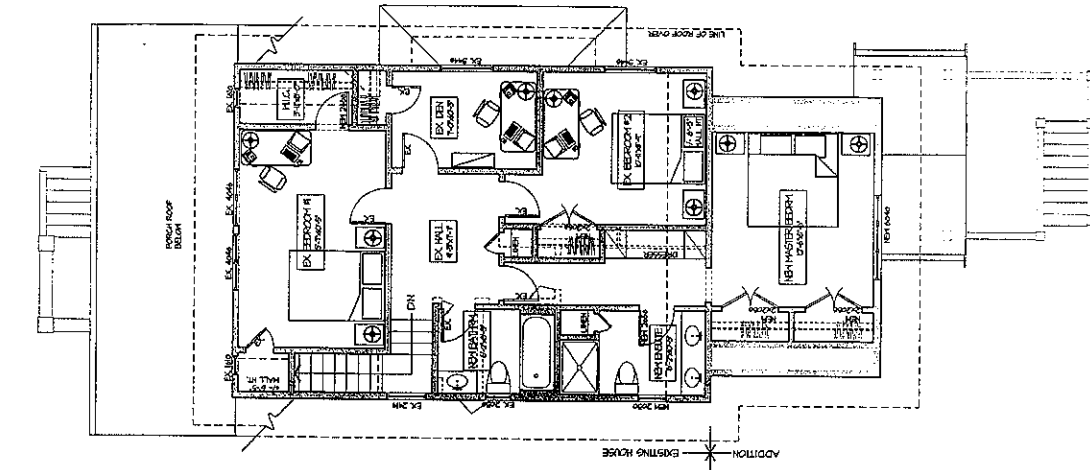
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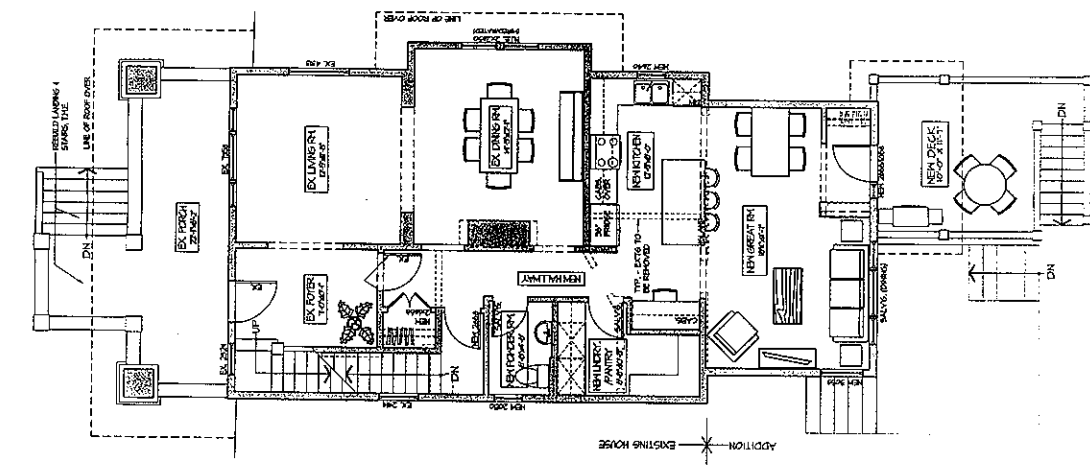
218 SAINT PATRICK STREET

NEW WESTMINSTER

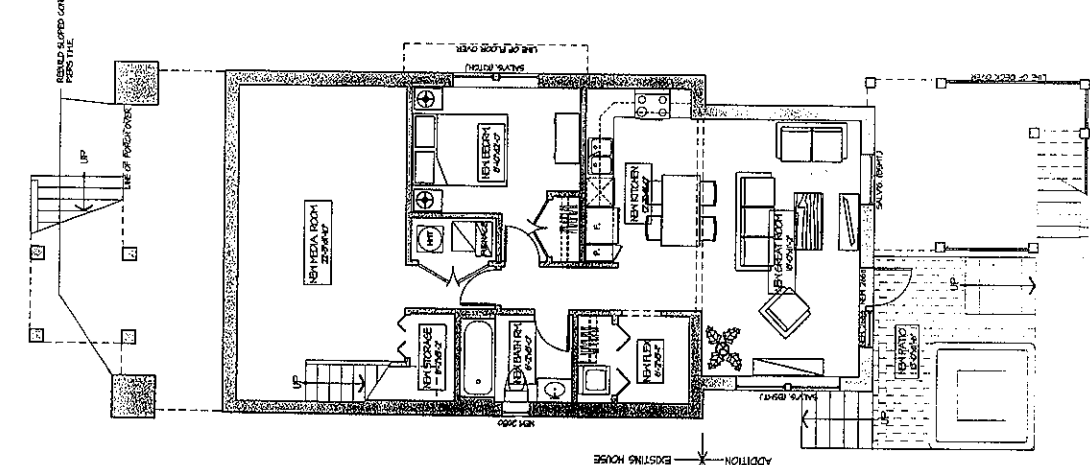
DATE: 02/15/2011



1 LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FLOOR AREA: 1000 SQ. FT.
 ALL DIMENSIONS PER IFCM



2 MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FLOOR AREA: 1000 SQ. FT.



3 UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FLOOR AREA: 1000 SQ. FT.



104.

OWNER: MR. & MRS. J. & M. J. PATRICK
PROJECT: 218 SAINT PATRICK STREET
DATE: 09-11-12

DATE: 09-11-12

PROJECT: 218 SAINT PATRICK STREET
DATE: 09-11-12

**ERIC PATTISON
ARCHITECT**

2100-254 BURNHAMTHORPE
BRIMLEY, ONTARIO
M1S 2L1
TEL: 416-291-2322 FAX: 416-291-2322
WWW.ERICPATTISON.COM
PROJECT NO: 09-112

PROJECT: 218 SAINT PATRICK STREET
DATE: 09-11-12

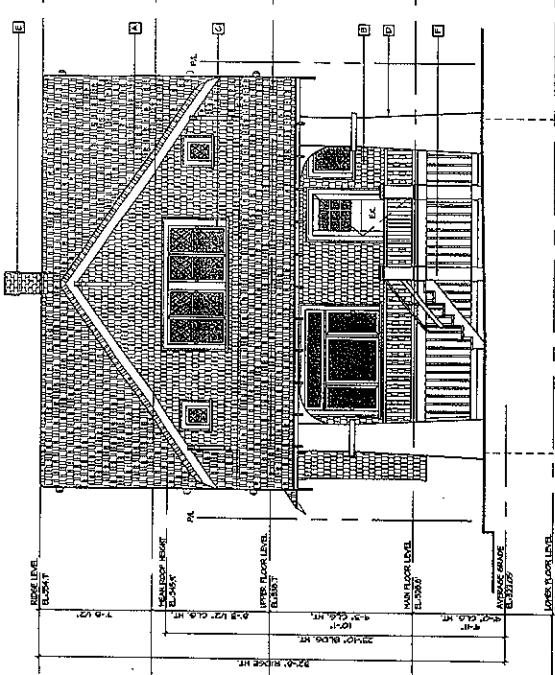
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ELEVATIONS

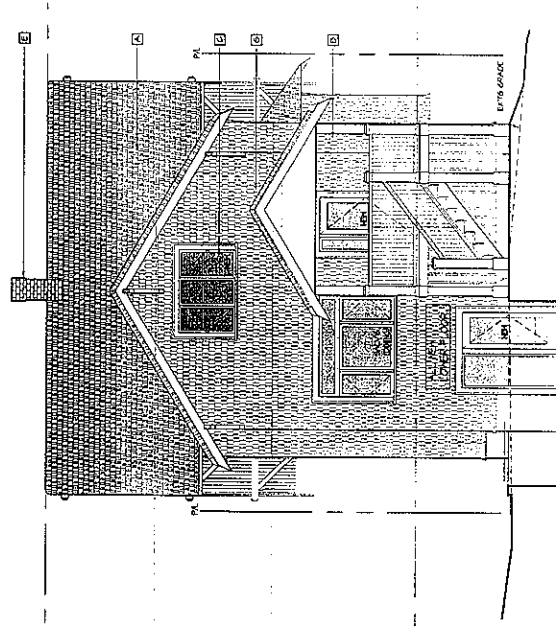
DATE: 09-11-12
SCALE: 1/4" = 1'-0"

A-4.1

DATE: 09-11-12



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS KEY	
A	NEW 2x4 JOIST ROOF FRAMES
B	RESINOID CERAMIC TERRAZZO GRANULES
C	EXTENDED WOOD FINISHING
D	RECONSTRUCTED CONCRETE FLOOR
E	RECONSTRUCTED BRICK CHIMNEY
F	RECONSTRUCTED BRICK CHIMNEY
G	NEW CERAMIC TERRAZZO GRANULES





SURVEY PLAN OF LOT 6, SUBURBAN BLOCK 10,

GROUP 1, N.W.D., PLAN 2251

NEW WESTMINSTER B.C.

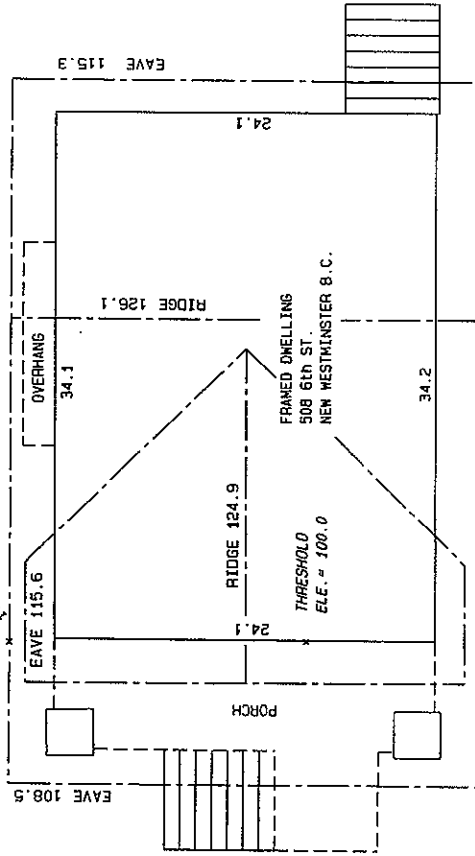
-SHOWING BUILDING ELEVATIONS AND DIMENSIONS

HOUSE MEASUREMENTS ARE
TAKEN TO VERTICAL SIDING.
(SIDING FLARES AT THE FOUNDATION)

SCALE 1 INCH = 8 FEET



House currently
at 508 Sixth Ave.



CERTIFIED CORRECT:
23rd DECEMBER 2009

_____ B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY
SIGNED AND SEALED

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HERMON & OKE.
PROFESSIONAL LAND SURVEYORS
VANCOUVER, B.C. Ph. 604-687-6841

JOB NO. 2007-164
FIELD BOOK 1821 P. 83
DRAWING FILE V: 2009; 2009-164.TP2
FIELD FILE V: RANDATA; 2009-164 5th AND 6th.RAW

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