

REPORT

DEVELOPMENT SERVICES DEPARTMENT

To: Mayor W. Wright and Members of Council in Committee of the Whole Date: June 1, 2009

From: Lisa Spitale, Director of Development Services File: 2608-20-043

Subject: 841 Royal Avenue – Application for Heritage Revitalization Agreement: Preliminary Report

RECOMMENDATION

THAT Council receive this report for information.

PURPOSE

The purpose of this report is to advise Council of a Heritage Revitalization Agreement application for 841 Royal Avenue.

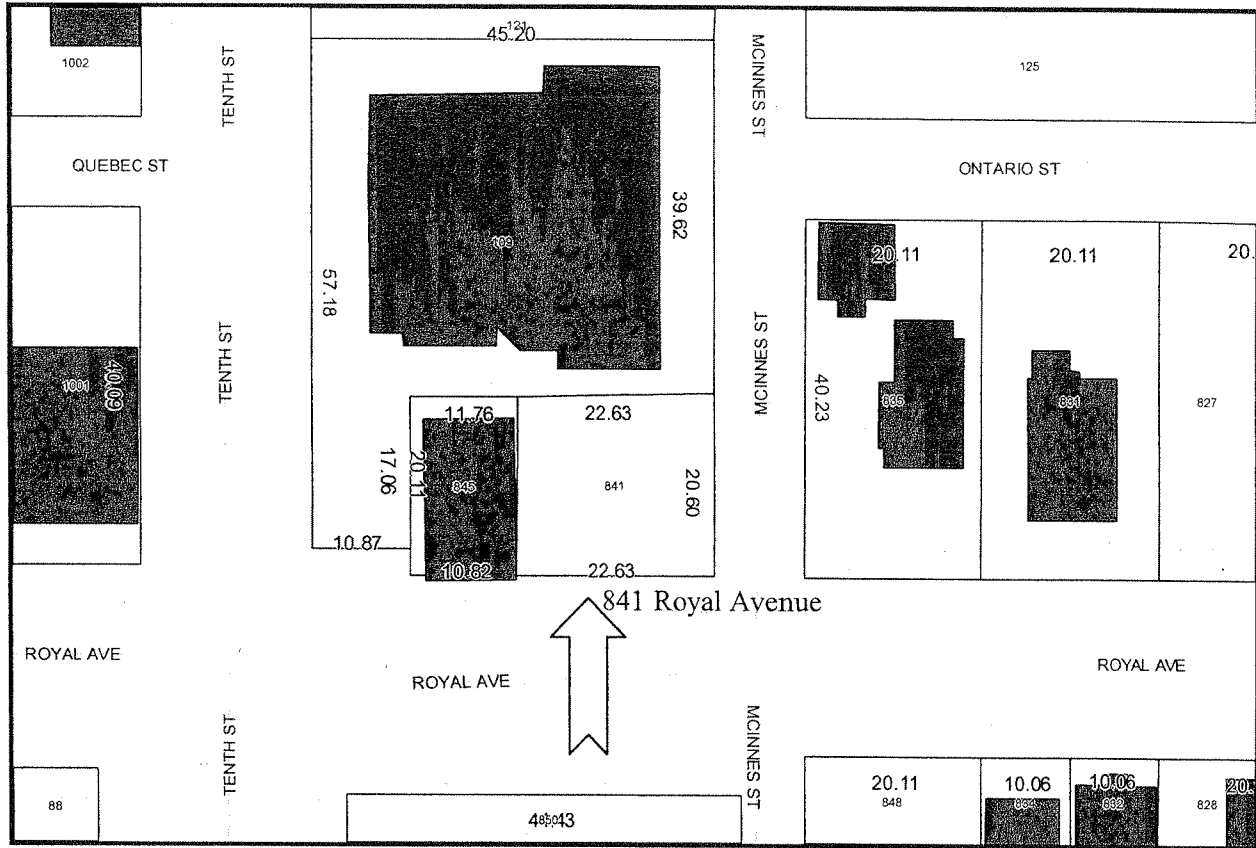
BACKGROUND

A Heritage Revitalization Agreement application was received on May 1, 2009 for 841 Royal Avenue. The applicant proposes to relocate one house from Sixth Avenue and to construct a new portion to the rear of the house, providing a total of six market housing units. The lot is the location of the former paint store that suffered from fire damage and was subsequently demolished. The property has sat vacant for some years now.

EXISTING POLICY/PRACTICE

A Heritage Revitalization Agreement (HRA) is a voluntary agreement between a property owner and the local government, authorized by bylaw. The Agreement 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.

AREA MAP

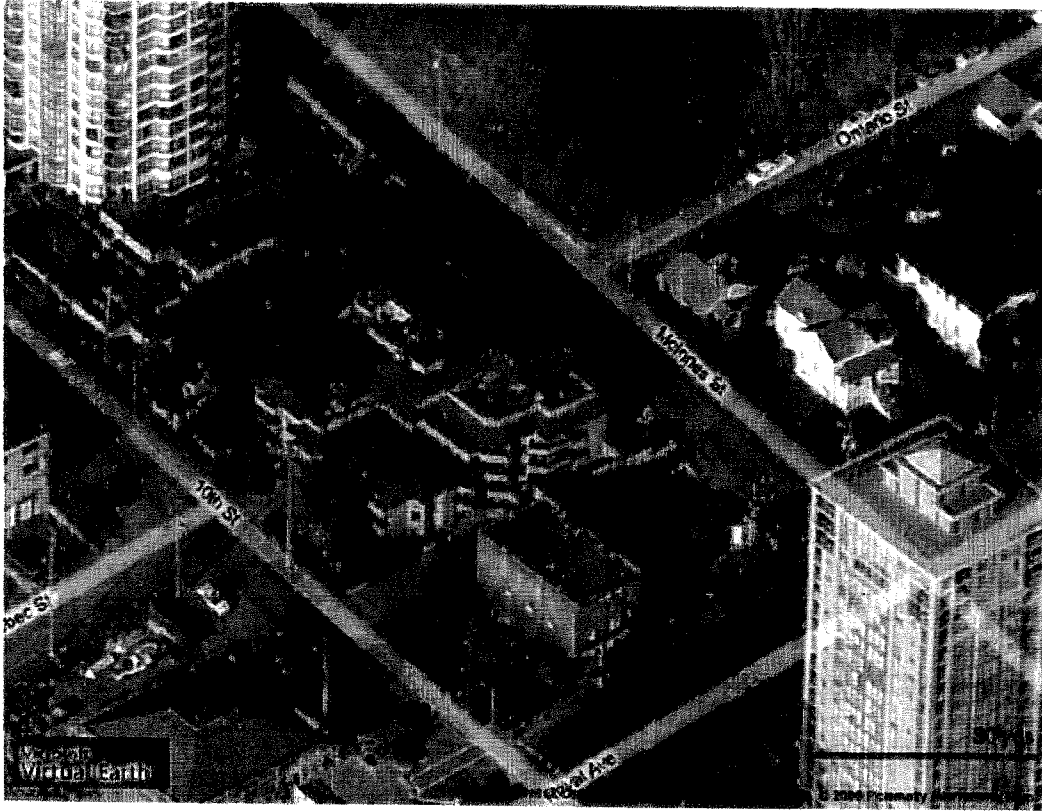


CONTEXT

The lot is located on Royal Avenue and McInnes Street, and close to the Tenth Street and Royal Avenue intersection. The property immediately to the west contains the Telford Block. The property to the north of the subject property consists of a three storey condominium building.

The properties to the east of the subject property consist of residential houses. Across the street, to the south, the property consists of a 75 unit apartment building.

BIRD'S EYE VIEW



ANALYSIS

The applicant is proposing to relocate an at-risk heritage house from Sixth Avenue to the empty lot at 841 Royal Avenue. This lot measures 67.50 feet x 74.25 feet for a total of 5,012 square feet and is currently zoned RS-1. The Official Community Plan contemplates multi family housing along the Royal Avenue corridor.

The relocated house and the new addition proposed for the rear of the building is proposed to accommodate six suites that each average 800 square feet. The heritage house would be rehabilitated with some heritage restoration work on the exterior. The new construction would be similar and sympathetic to but will not mimic the heritage house in material and form. *See Appendix A for design rationale and Appendix B for project drawings.*

Given the urgency to find a location for the at-risk house on Sixth Avenue, staff are bringing this report to Council at an early stage of the review process. The main variance known at this stage of the project review will be rezoning the property from RS-1 to multi-family.

The design rationale in Appendix A makes reference to the property at 845 Royal Avenue. A Heritage Revitalization Agreement application is in the process of being made for this property, after which a report will be brought forward to Council. While the two projects may proceed on similar schedules and will complement each other once completed, they are separate applications.

REVIEW AND CONSULTATION PROCESS

The applicants propose to take their proposal to the Community Heritage Commission at their June 3rd, 2009, and to the Advisory Planning Commission and the New Westminster Design Panel at their July or August meetings.

They have initiated discussions with the immediate neighbours and are contacting the Brow of the Hill Residents' Association and the Downtown Residents' Association to arrange for presentations.

HOUSE RELOCATION

In order to expedite the house relocation process, the applicants are considering the option of relocating the house from Sixth Avenue to their property in the near future, prior to the completion of the HRA process. The subject property is currently zoned RS-1, therefore, the relocation of a house to this site is a permitted use. Staff have advised the applicant that there may be some risk given that a HRA is a bylaw and Council's future actions cannot be fettered. Notwithstanding, if the applicants choose this course of action, staff will work with the applicants and assist in whatever way possible.

SUSTAINABILITY IMPLICATIONS

The relocation of a large heritage house will avoid the building being demolished and placed in the landfill.

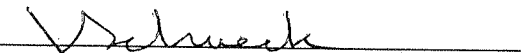
INTERDEPARTMENTAL LIAISON

Engineering has reviewed the proposal and expressed general support for the project direction. However, they have stated that the proposed new driveway as shown on the plans would not be supportable. The applicant is subsequently revising the drawings.

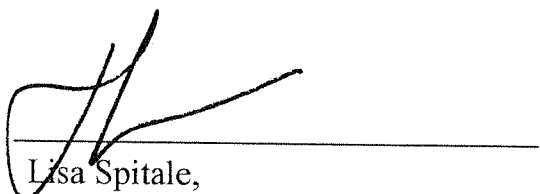
CONCLUSION

This HRA application would result in the protection and relocation of an at-risk house. It would be rehabilitated and enlarged to accommodate six market housing units on a vacant site along Royal Avenue. The result would create a pleasing heritage streetscape.

Report Author

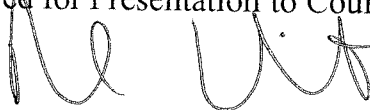


Julie Schueck,
Heritage Planner



Lisa Spitale,
Director of Development Services

Approved for Presentation to Council



Paul Daminato,
City Administrator

APPENDIX A

Design Rationale from Project Architect

City of New Westminster

June 1, 2009

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H. S. C H A S E A R
C H I T E C T inc.

4700 Mountain Highway, North Vancouver, B.C. V7K 2Z9, Canada

tel: (604) 988-6458 fax: (604) 988-6451

May 27, 2009

Project # 20903 / 20904

City of New Westminster

Attn: Julie Schueck, Heritage planner

511 Royal Avenue

New Westminster, BC

V3L 1H9

Dear Julie Schueck;

Re: Heritage Revitalization Projects: 841 and 845 Royal Avenue, New Westminster, BC

The Proposed combined Projects are for the two Heritage Revitalization Agreements that cover the adjacent parcels at 841 and 845 Royal Avenue in the City of New Westminster. The following provides an overview of the proposal and the elements that are being incorporated into it.

Overall Project Scope

The overall combined Projects includes these two adjacent sites on Royal Avenue. The applicants' primary impulse for this proposal is to preserve and revitalize two existing heritage buildings: The Telford Block at 845 Royal, and one of the two Dr. William Lee residences, current located at 504 6th Avenue in New Westminster. The combined development is intended to provide a total of twelve two bedroom market residential units.

The Telford Block / 845 Royal Avenue

The Telford Block was built at its current site in 1913, and has had a history of different uses over the years. Approximately five years ago it suffered extensive smoke damage on the top floor that resulted in the upper two levels being stripped back to the main structure. About a year ago a second fire occurred at the adjacent property, 841 Royal. This second fire resulted in the complete demolition of the adjacent commercial structure. During this fire the efforts made to preserve the Telford Block resulted in severe water damage to the balance of the building. Since this second fire, the Telford Block has remained as a building shell. Over the years the main beam supporting the upper level brickwork along the Royal Avenue facade has settled. This has resulted in some shifting of the brickwork on this face. The repair of this brickwork has been a concern both for the current owners and the City. The repair work to this facade has now been engineered, and the work on restoration is anticipated to begin soon.

The proposed Project intends to restore the exterior of the Telford Block and to fully renovate its interior to provide six two bedroom residential units intended for the general housing market. The units are developed in a way that they will provide lower cost condominium housing for the housing market. The focus is placed on utilizing the adjacency of the Skytrain system as a viable alternative to the use of private vehicles for this and the adjacent development.

The Dr. William Lee Residence / 841 Royal Avenue (504 6th Avenue)

Adjacent to the Telford Block is the now vacant lot left by the second fire at 841 Royal Avenue. The proposed project includes the relocation of one of Dr. William Lee's residences which currently stands at 504 6th Avenue. This residence was used by Dr. Lee for over four decades as his clinic in conjunction with his adjacent residence at 508 6th Avenue. Though this residence needs revitalization, it is an imposing structure that is similar in scale and mass to the Telford Block. The proposal is to relocate this residence on the now vacant lot, setting it so that it faces Royal Avenue. This existing residence would then have a complementary addition made behind it. The intention is that the addition will both acknowledge the heritage character of the current structure, while providing an addition that is complementary to it. Commonwealth Historic Research Management Ltd. has been appointed to oversee both the preparation of a Statement of Significance and a Conservation Plan for this relocated facility that will maintain and enhance its heritage character. The final determination of materials and colours are to be determined, based on their research and their recommendations.

As with the Telford Block, this Project intends to restore the exterior of the Dr. William Lee Residence and to fully renovate its interior to provide three two bedroom residential units intended for the general housing market. Three additional two bedroom residential units will be added in the new extension to the current residence.

Overall Project Concept and Context

The existing block along Royal Avenue, between 10th Street and McInnes Street, consists of three parcels: the now vacant lot at 841 Royal, the existing Telford Block at 845 Royal and a panhandle landscaped area which is part of the adjacent condominium development on 10th Street. This third parcel, at the corner of Royal and 10th Street, is heavily planted and has mature trees on it that provide a striking frame for the Royal Avenue streetscape. This combined Project intends to mirror this landscaping with a complementary element on the corner of McInnes and Royal. This will frame these two parcels, and create a cohesive heritage zone framed by landscaping in an area where other historic structures have been removed and replaced with larger projects and high rise development.

These two developments will also work together to provide enhanced site areas between the two buildings. The intent is to use the Dr. Lee residence, and the addition of brick walls, to provide a buffer from traffic noise along Royal Avenue. This then provides a protected and secure garden area that can be shared by the residents of both buildings.

Project Statistics

841 Royal Avenue

Site Area: 5,019 sq.ft.
Site Coverage: 1,885 sq.ft.
Floor Area: 4,800 sq.ft.
Floor Space Ratio: 0.96
Total Number of Units: 6

845 Royal Avenue

Site Area: 2,546 sq.ft.
Site Coverage: 2,040 sq.ft.
Floor Area: 5,980 sq.ft.
Floor Space Ratio: 2.35
Total Number of Units: 6

Combined Projects

Site Area: 7,566 sq.ft. (0.173 acres)
Site Coverage: 3,925 sq.ft.
Floor Area: 10,780 sq.ft.
Density: Allowed / RM-2: 0.173 acres @ 60 units per acre = 10.38 units
Total Number of Units: 12
Total Parking: 4

Please contact us if you have any questions on this submission, or need any further clarification or additional information.

Sincerely yours,

H.S.Chase MAIBC, OAA, MA, B.Arch
H.S.CHASE ARCHITECT inc.

APPENDIX B

Project Plans

