Corporation of the City of
NEW WESTMINSTER

A vibrant, compassionate, sustainable city that includes everyone.

PUBLIC HEARING
AGENDA

Monday, January 31, 2022, 6:00 p.m.
Meeting held electronically and open to public attendance
Council Chamber, City Hall

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

LIVE WEBCAST: Please note City Council Meetings, Public Hearings, Council Workshops and some Special City Council Meetings are streamed online and are accessible through the City's website at http://www.newwestcity.ca/council

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Pages

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT
   The Mayor will open the meeting and provide a land acknowledgement.

2. STATEMENT CONCERNING THE PROPOSED BYLAW AND THE CONDUCT OF THE PUBLIC HEARING
   Mayor Cote will provide a statement regarding the bylaws under consideration, the conduct of the public hearing, and the expected conduct of all participants.

3. Heritage Designation: 125 Third Street
   Purpose: An application has been received to voluntarily protect the Johnston House, built in 1905, with a Heritage Designation Bylaw. This means any future changes to the exterior of the house would require a heritage permit and further development would require approval from the City. No changes to the property's zoning nor any development are being considered at this time.

   3.1. Proposal Information

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      2. Bylaws

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3. Previous Decisions, Reports and Related Documents

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3. R-3 Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings 35

4. Public Input

Public Input received up until 5:00 p.m. on January 26 will be distributed with the Public Hearing Agenda. Later public input will be distributed on table at the Public Hearing.

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2. Public Input Submissions 64

3.2. Overview of the Proposal (Climate Action, Planning, and Development)

Climate Action, Planning and Development staff will provide a description of the proposal.

1. ON TABLE 125 Third Street Staff PowerPoint 69

3.3. Opportunity to Speak to Council

Anyone who believes they are affected by the proposal will have five minutes to speak to Council. Registered speakers will be called first. If you have not registered, the Mayor will call for more speakers at the end of the registered speakers list, and you can speak to Council at that time.

4. Heritage Revitalization Agreement 8304, 2022 and Heritage Designation 8305, 2022: 323 Regina Street

Purpose: A Heritage Revitalization Agreement (HRA) is proposed in order to permit a rental infill house which is larger than permitted under the Laneway and Carriage House Program. Three Zoning Bylaw relaxations are proposed: increased density (0.18 FSR) and a reduced side yard setback (0.9 m. / 3 ft.) for the infill house; and a reduced side yard setback (0.6 m/ 2.1 ft.) to allow the

heritage house to remain in its current location. In exchange the 1928 house would be legally protected through a Heritage Designation Bylaw.

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2. Decisions, Reports, and Related Documents

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5. END OF PUBLIC HEARING

*Some personal information is collected and archived by the City of New Westminster under Section 26(g)(ii) of the Freedom of Information and Protection of Privacy Act and for the purpose of the City's ongoing commitment to open and transparent government. If you have any questions about the collection of personal information please contact Legislative Services, 511 Royal Avenue, New Westminster, V3L 1H9, 604-527-4523.

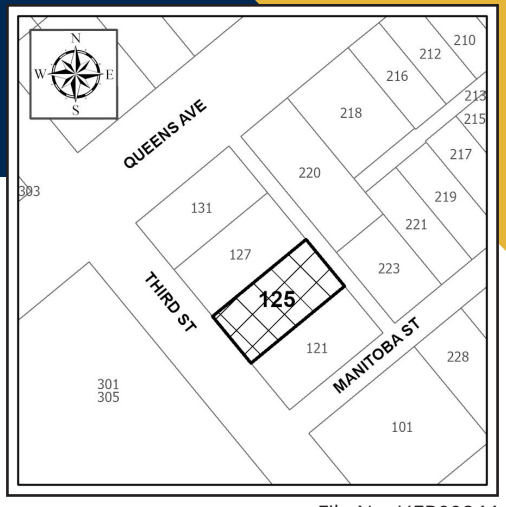
NOTICE OF PUBLIC HEARING

MONDAY, JANUARY 31, 2022 AT 6:00 PM

Meeting held electronically

Heritage Designation Bylaw No. 8306, 2021 for 125 Third Street

An application has been received to voluntarily protect the Johnston House, built in 1905, with a Heritage Designation Bylaw. This means any future changes to the exterior of the house would require a heritage permit and further development would require approval from the City. No changes to the property's zoning nor any development are being considered at this time.



File No. HER00844

HOW CAN I BE HEARD? Share your thoughts in the following ways:

- Written submissions by email, post, or dropping off at the mailbox on the north side of City Hall are welcome and encouraged
- Speak at the meeting by computer, smart device or phone via Zoom:
  1. **Computer, Smartphone or Tablet:** go to **www.newwestcity.ca/council#JoinAMeeting**, and click or tap the Meeting ID button
  2. **Phone:** Call 778-907-2071. Enter meeting ID **655 9404 5919**, followed by #

Starting at 8:30 am on January 20, 2022, register online at speakers.newwestcity.ca, or contact Legislative Services to register to speak:

604-527-4523

clerks@newwestcity.ca

Legislative Services Department,
511 Royal Avenue, New Westminster, BC V3L 1H9

HOW DO I GET MORE INFORMATION?

From January 20 to January 31, 2022, copies of the proposed bylaw and related material are available for inspection at Legislative Services, City Hall 8:30 am to 4:30 pm Monday to Friday, and online at:

› **www.newwestcity.ca/publicnotices**

MEETING ID: 655 9404 5919

Written comments received by 5:00 pm, three business days before the meeting will be included in the agenda package. Later comments received until the close of the hearing will be distributed on table at the meeting. All comments are published.

Jacque Killawee, City Clerk

Corporation of the City of
NEW WESTMINSTER

511 Royal Avenue, New Westminster, BC V3L 1H9

BE HEARD NEW WEST

NOTICE OF PUBLIC HEARING

IMPORTANT INFORMATION. Please have this translated.

此信息非常重要, 请找人帮您翻译。

此乃重要資訊, 請找人翻譯。

MAHALAGA ANG IMPORMASYONG ITO. Mangyaring ipasalin ito.

IL S'AGIT DE RENSEIGNEMENTS IMPORTANTS. Veuillez les faire traduire.

중요한 내용이므로 영어를 아는 분에게 읽어달라고 하시기 바랍니다.

ਇਹ ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਦਾ ਉਲਥਾ ਕਰਵਾਉ।

ACESTE INFORMATII SUNT IMPORTANTE. Va rugam sa solicitati o traducere.

ДАННЫЙ ДОКУМЕНТ СОДЕРЖИТ ВАЖНУЮ ИНФОРМАЦИЮ. Просьба обеспечить его перевод.

ESTA INFORMACI0N ES IMPORTANTE. Pida que alguien se la traduzca.

Please note that the City of New Westminster deems any response to this notification to be public information. If you have a financial interest in the land subject to this Public Hearing and have contracted to sell or lease all or part of your property to any person, firm or corporation, we strongly urge you to deliver this notification, as soon as possible to the prospective buyer or tenant.

OCCUPANT
402 SECOND ST
NEW WESTMINSTER BC V3L 2L2

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8306, 2021

A bylaw of the Corporation of the City of New Westminster to designate the principal building located at 125 Third Street as protected heritage property.

WHEREAS the *Local Government Act*, RSBC 2015, c.1 provides Council with authority, by bylaw, to designate real property, in whole or in part, as protected heritage property, on terms and conditions it considers appropriate;

AND WHEREAS the registered owner of the land located at 125 Third Street has requested that Council designate the principal building on the land as protected heritage property, and has released the City from any obligation to compensate the registered owner for the effect of such designation;

AND WHEREAS Council considers that the principal building located at 125 Third Street has significant heritage value and character and is a prominent and valued heritage property in the City;

AND WHEREAS Council considers that designation of the principal building located at 125 Third Street as protected heritage property under the provisions of the *Local Government Act* is necessary and desirable for its conservation;

NOW THEREFORE City Council of the Corporation of the City of New Westminster enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "Heritage Designation Bylaw (125 Third Street) No. 8306, 2021."

INTERPRETATION

2. In this Bylaw, the terms “heritage value”, “heritage character” and “alter” have the corresponding meanings given to them in the *Local Government Act*.

DESIGNATION

3. The principal building located on that parcel of land having a civic address of 125 Third Street, New Westminster, British Columbia, legally described as PID: 001-507-346; LOT 2 OF LOTS 7 8 BLOCK 34 PLAN 2620, is hereby designated in its entirety as protected heritage property under section 611 of the *Local Government Act* of British Columbia.

PROHIBITION

4. Except as expressly permitted by Section 5 or as authorized by a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Building:

(a) alter the exterior of the Building;

(b) make a structural change to the Building including, without limitation, demolition of the Building or any structural change resulting in demolition of the Building;

(c) move the Building; or

(d) alter, excavate or build on that portion of land upon which the Building is located.

EXEMPTIONS

5. Despite Section 4, the following actions may be undertaken in relation to the Building without first obtaining a heritage alteration permit from the City:

(a) non-structural renovations or alterations to the interior of the Building that do not alter the exterior appearance of the Building; and

(b) normal repairs and maintenance that do not alter the exterior appearance of the Building.

6. For the purpose of section 5, “normal repairs” means the repair or replacement of non-structural elements, components or finishing materials of the Building with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

MAINTENANCE

7. The Building shall be maintained in good repair in accordance with the City of New Westminster Heritage Property Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time.

HERITAGE ALTERATION PERMITS

8. Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the Building, application shall be made to the City of New Westminster Climate Action, Planning and Development Department in the manner and on the form prescribed, and the applicant shall pay the fee imposed by the City for such permit, if any.

9. City Council, or its authorized delegate, is hereby authorized to:

(a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Building under this Bylaw and the Heritage Revitalization Agreement;

(b) withhold the issue of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Building under this Bylaw or the Heritage Revitalization Agreement;

(c) establish and impose terms, requirements and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection of the Building provided under this Bylaw and the Heritage Revitalization Agreement; and

(d) determine whether the terms, requirements and conditions of a heritage alteration permit have been met.

RECONSIDERATION BY COUNCIL

10. An applicant or owner whose application for a heritage alteration permit for alteration of the Building has been considered by an authorized delegate may apply for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the applicant or owner.

GIVEN FIRST READING this 13th day of December 2021.

GIVEN SECOND READING this 13th day of December 2021.

PUBLIC HEARING held this _____ day of _____2022.

GIVEN THIRD READING this _____day of _____2022.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this

_____ day of _____ 2022.

_____
MAYOR JONATHAN X. COTE

_____
JACQUE KILLAWEE, CITY CLERK

Corporation of the City of
NEW WESTMINSTER

Previous Decisions and Reports for
Heritage Designation (125 Third Street) Bylaw No. 8306, 2021
January 31, 2021

Report Author	Meeting/Document/Date	#
Clerks	Previous Decisions	R-1
Climate Action, Planning and Development Services	Community Heritage Commission Report – November 3, 2021	R-2
Climate Action, Planning and Development Services	Council Report – December 13, 2021	R-3

Minutes Extract Heritage Designation (125 Third Street) Bylaw No. 8306, 2021

R-2 Community Heritage Commission Report – November 3, 2021

4.4 Heritage Designation Application: 125 Third Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated November 3, 2021 regarding 125 Third Street for which an application has been received to protect the building through one of the strongest forms of heritage protection, a Heritage Designation Bylaw. Ms. Stevens noted that the recommendations in the report incorrectly includes the word "Avenue" as opposed to "Street."

Commission members commended Gail Ancill, the owner of 125 Third Street, for her work in preserving the house.

Ms. Ancill shared that she purchased the house in 1989 and noted that it was in such disrepair in the 1980's that it was a surprise that it was not demolished at that time. She shared that the owner, Ms. Johnson, received a promise from the new owners that they would not tear it down. Ms. Ancill stated that it has been a pleasure to restore and preserve the memory of J.J. Johnson and his family.

MOVED and SECONDED
THAT the Community Heritage Commission recommend that Council support protecting 125 Third Street through a Heritage Designation Bylaw.

Carried.

All Commission members present voted in favour of the motion.

R-3 Council Report – December 13, 2021

4.8 Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings

To seek Council's approval to consider Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings, and forward the Bylaw to a Public Hearing.

THAT Council consider Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings, and forward the Bylaw to a Public Hearing.

Adopted on Consent.

Corporation of the City of
NEW WESTMINSTER

REPORT
Climate Action, Planning and Development

To:	Community Heritage Commission	**Date**:	November 3, 2021
From:	Samantha Bohmert, Planning Assistant	**File**:	HER00844
		Item #:	2021-477

Subject: **Heritage Designation Application: 125 Third Street**

PURPOSE

To review the value of the heritage house and its revised Statement of Significance, and to provide a recommendation to Council on its heritage protection.

SUMMARY

An application has been received to protect 125 Third Street (the Johnston House) through a Heritage Designation Bylaw, which is the strongest form of heritage protection. The house, in the Queen's Park neighbourhood, has aesthetic and social value, and has been previously recognized through inclusion on the Heritage Inventory, Heritage Register, and Heritage Conservation Area protection.

GUIDING POLICY AND REGULATIONS

Heritage Designation Bylaw

A Heritage Designation Bylaw is a 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 Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by through an HAP. HAP applications are also evaluated by staff against the Standards & Guidelines for the Conservation of Historic Places in Canada, as well as the Heritage Conservation Area guidelines, where appropriate.

Heritage Register

A Heritage Register is an official list identified by the City of physical or intangible elements in the city that have heritage merit. The City encourages owners of buildings on the Heritage Register to retain and protect the structure, while continuing its use, density entitlement, and function. In support of this, inclusion on the Heritage Register allows Council to temporarily withhold a Building or Demolition Permit, or to order a heritage impact assessment, toward finding alternative options to demolition. Properties listed on a Heritage Register are eligible for special provisions in the BC Building Code and the Homeowner Protection Act, which support life safety while retaining heritage features.

Heritage Inventory

The Heritage Resource Inventory is an unofficial list of properties considered to have heritage value. The Inventory was created in the 1980s and was the City's first large scale attempt to identify its heritage resources. Inclusion on the Inventory does not provide heritage protection, but does indicate heritage value.

Queen's Park Heritage Conservation Area

The subject property is protected under the Queen's Park Heritage Conservation Area. The Conservation Area policy places a layer of heritage protection over all properties within the area, regardless of construction age. Properties are classified in two categories: Protected and Non-Protected. Building Permit applications for some kinds of work (e.g., new buildings; demolition; or changes affecting the front, sides, or visible roofline of Protected properties) and subdivision applications require a Heritage Alteration Permit (HAP) and are reviewed for design guideline compliance. For Protected Properties, an HAP and additional review is also given for exterior changes that do not require a Building Permit.

BACKGROUND INFORMATION

Site Characteristics and Context

125 Third Street is located in the Queen's Park neighbourhood on the east side of Third Street, across from Tipperary Park. The site is mid-block, between Manitoba Street and Queen's Avenue. The site is 807 square metres (8,686 square feet) and the house, constructed in 1905, has a Floor Space Ratio (FSR) of 0.378. The FSR is the ratio of the total floor area of the house to the area of the property. A site context map is included as Appendix A.

Current Heritage Protection

The property was included in the Heritage Inventory in 1985, was added to the City's Heritage Register in 2012, and was classified as a Protected property in the Queen's Park Heritage Conservation Area in 2017.

ITEMS FOR DISCUSSION

Heritage Designation Application

The owner proposes to increase the protection of the 1905 house at 125 Third Street through a Heritage Designation Bylaw, which is the strongest form of heritage protection. This application for Designation is not accompanied by an application for a Heritage Revitalization Agreement or other proposed changes, and is voluntary. A rationale letter from the owner is Appendix B.

Is Heritage Designation an appropriate application type (tool) to consider for this site?

Heritage Value

The property has already been recognized for several heritage values through inclusion on the Inventory, Register, and in the Heritage Conservation Area. The house has historic value for its association with J.J. Johnston, former Mayor and public figure of New Westminster. The house has aesthetic value for the integrity of its design as well as for its association with celebrated local architects and craftspeople, such as Clow & Welsh (architects), Gardiner & Mercer (architects), and Henry Bloomfeld (stained glass manufacturer). Further information is in the Statements of Significance (Appendices C and D) which are discussed below. Historic and current photos are in Appendix E.

Is there sufficient heritage value in the house to warrant Heritage Designation?

Revised Statement of Significance

A Statement of Significance (SOS) was prepared for the house when it was added to the Heritage Register. As ten years has passed, this application for Designation allows an opportunity to update the SOS, which should reflect the site's historic context and heritage value as well as list the building's character defining elements. The property's original 2012 SOS is in Appendix C. A revised version is proposed (Appendix D) which primarily alters the formatting to the newer standard and language for such documents, though also includes some new historic information.

Is the SOS appropriately comprehensive?

Are there elements missing which could or should be included?

Are there any additions or revisions needed to this draft?

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to review the application and provide feedback in relation to:

1) the value of the heritage property, and
2) the proposed revised Statement of Significance.

The following options are available for consideration by the Commission:

1) That the Community Heritage Commission recommend that Council support protecting 125 Third Avenue through a Heritage Designation Bylaw.

2) That the Community Heritage Commission recommend that Council not support a Heritage Designation Bylaw application for 125 Third Avenue.

3) That the Community Heritage Commission provide an alternative recommendation, stemming from elements identified in their discussion.

APPENDICES

Appendix A: Site Context Map
Appendix B: Letter from Owner
Appendix C: Existing Statement of Significance
Appendix D: Revised Statement of Significance
Appendix E: Photos of Site

This report was prepared by: Samantha Bohmert, Planning Assistant

This report was reviewed and approved by: Britney Dack, Senior Heritage Planner

Corporation of the City of
NEW WESTMINSTER

Appendix A

Site Context Map

Corporation of the City of
NEW WESTMINSTER

City of New Westminster: 125 Third Street

0.1 0 0.03 0.1 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.

Corporation of the City of
NEW WESTMINSTER

Appendix B

Letter from Owner

September 30th, 2021

Re: Heritage Designation Request

To : Whomever it May Concern,

Hello. My name is Gail Ancill and I am requesting formal protection of my home using a Heritage Designation.

My home is located at 125-Third Street, New Westminster.It was built in 1905, designed by architects Charles Clow and Daniel Welsh.In 1912, the house was renovated with a 4 room addition and front veranda designed by architects Gardiner and Mercer.

The design is Edwardian in a simple Queen Anne Revival style and was built for John Joseph (JJ) and Charlotte Johnston.

JJ Johnston was an outstanding figure in the history of New Westminster, serving on City Council for several years and Mayor for three terms. He was affectionately known as Mr. Mayday, having attending every celebration from his first year in 1870 until his passing in 1966 at the age of 96.He served as the Mayday Master of Ceremonies for over 50 years.
He was also the official Time Keeper of the Salmon Bellies Lacrosse games and the New Westminster Registrar of Voters for many years. He received Citizen of the Year Award twice (1947 and 1950), Man of the Year award(1953)and was awarded the Freeman of the City in 1955.
There are many tributes honouring his outstanding civic contributions throughout the city including the water fountain located in front the Queens Park Arena.

I am requesting this heritage designation not only to honour this native of New Westminster, but to also to prevent any potential future demolition of his beautiful home.

In the 1980's this home fell to severe neglect while Mona Johnston (daughter of JJ) lived there alone. In a most tragic event, Mona fell victim to a home invasion in which she was tied up while being vandalized and robbed. After this event Mona could not trust anyone to enter the home including repair people. As a result, for years she lived without heat, functioning toilets/plumbing or electricity. The roof and sidings became riddled with large holes and inevitably became overrun with rodent, raccoon and insect infestations. The foundation crumbled , and the interior was uninhabitable. The homes exterior colours were indeterminable as the paint had sadly peeled away.

When Mona's health was failing she finally sold it in the mid 80's to the only buyers who promised to restore it. All other potential purchasers could see no value left and wanted it demolished. Those owners spent 3 years cleaning it up to the point where I purchased it in 1989.Since then I have replaced the foundations, drainage, electrical, plumbing/pipes, etc., way too many changes to list.
It is remarkable that all the original wood/mouldings/floors ,stained /leaded glass

windows and many light fixtures were still intact and now fully restored. It is truly a beautiful home inside and out.

It is true that heritage homes are money pits, but the time and money spent are very rewarding. I am happy to be part of this homes history and proud to be taking the necessary steps to ensure its survival for future families to love and raise their families in as I did.

Respectfully submitted,

Gail Ancill
125-Third Street
New Westminster

Corporation of the City of
NEW WESTMINSTER

Appendix C

Existing Statement of Significance

125 Third Street

The property at 125 Third Street, known as the Johnston House, is considered to have heritage value for the following reasons:

- Constructed in 1905, the Johnston House is 105 years old at the writing of this report.
- It is listed on the City's Heritage Inventory.
- The house was designed by well-known architect Charles Henry Clow and his partner Daniel Welsh. Mr. Welsh was a native New Westminsterite who joined Mr. Clow for five years (1899-1904) to assist during the busy period after the great fire of September 1898.
- It is unknown if Mr. Clow or Mr. Welsh designed this house, but regardless, it represents an excellent example of Mr. Clow's influence. Mr. Clow was very active in New Westminster and was noted for mixing Classical Revival and Craftsman styles and for achieving a refined state of elegance in his interior designs.
- The house is an excellent and interesting example of an Italianate/Craftsman style home, featuring Italianate elements such as a low pitched hip roof with deep overhangs, a 2-storey tower on the front elevation, an asymmetrical front porch that wraps around one edge, a separate band of colour and material between the first and second levels of the tower that also has a decorative saw-tooth band marking the change from the first to the second level, and narrow board cladding.
- The Craftsman elements include a deep, roofed front porch with stylized wood columns, stone front steps, and heavier-framed wood windows with decorative glass inserts.
- The original elements are present and the house is in very good condition.

Corporation of the City of
NEW WESTMINSTER

Appendix D

Revised Statement of Significance

Appendix D: Revised Statement of Significance

Description of the Historic Place

The Johnston House was constructed in 1905 at 125 Third Street, New Westminster, BC. The house has two storeys and a basement, with a raised first floor, a large asymmetrical porch, and a two-storey tower. The house and detached garage are situated on an 807 square metres (8,686 square feet) lot. Part of the Queen's Park Neighbourhood, the property is on the east side of Third Street, across from Tipperary Park, and between Queen's Avenue and Manitoba Street.

Heritage Values of the Historic Place

The Johnston House has historic value as well as aesthetic value.

Historical Value

The house has historic value due to its association with John Joseph Johnston.

John Joseph Johnston. John Joseph Johnston, affectionately called 'J.J.' and also known as 'Mr. May Day' was the first resident of this house. He worked at a number of places in New Westminster, including F.S. Hart Insurance and Real Estate, prior to establishing his own firm J.J. Johnston Insurance and Real Estate, in the Westminster Trust building on Columbia Street. Along with his business interests, J.J. Johnston was also involved in civic affairs. He was elected to City Council in 1907 and served as an Alderman for 13 years before serving as Mayor of New Westminster for three terms. J.J. Johnston was a prominent figure in the City of New Westminster and had many community affiliations.

Aesthetic Value

The house has aesthetic value for its design as well as its connection with *Charles Henry Clow and Daniel Welsh*, Gardiner & Mercer, Henry and James Bloomfield.

The house is a blend of styles, which is associated with Charles Clow, with Victorian, Queen Anne, Edwardian and Craftsman influences. With early Edwardian influences, the design of the house would have been forward looking when constructed. The house is relatively unaltered and valued for the integrity of its design.

The house was designed by well-known architect Charles Henry Clow and his partner Daniel Welsh. Mr. Clow was active in New Westminster and Mr. Welsh was native to New Westminster who joined Mr. Clow for five years (1899-1904) to assist during the busy period after the great fire of September 1898.

A four-room addition to the house and alterations to the front porch were completed in 1912 by the prominent local architectural firm of Gardiner & Mercer, the partnership of

Francis George Gardiner (1878-1966) and Andrew Lamb Mercer (1878-1959). This was one of the more enduring and prolific architectural partnerships in the province.

The firm of 'H. Bloomfield, Stained and Leaded Glass Manufacturer', led by Henry Bloomfield and his son James, was established in New Westminster in 1891 and gained prominence as the leading art-glass supplier in the Vancouver/'Victoria region. They supplied the stained glass windows at 125 Third Street.

Character-Defining Elements

- Low pitched hip roof with deep overhangs
- 2-storey tower on front elevation
- Asymmetrical, deep front porch wrapping around one edge
- Wood frame windows
- Stained glass windows
- Narrow horizontal wood siding
- Shingle siding in different colour with saw tooth detail between first and second storeys and below dripline of house
- Dimensional lumber trim at windows, doors, and corners
- Cedar shake roof
- Brick chimney on south façade

Corporation of the City of
NEW WESTMINSTER

Appendix E

Photos of Site

The Early
BIRD
gets the
WORM

SANY

Corporation of the City of
NEW WESTMINSTER

REPORT
Climate Action, Planning and Development

To:	Mayor Cote and Members of Council	**Date**:	December 13, 2021
From:	Emilie K. Adin, MCIP Director, Climate Action, Planning and Development	**File**:	HER00844
		Item #:	2021-612
Subject:	Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings		

RECOMMENDATION

THAT Council consider Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings, and forward the Bylaw to a Public Hearing.

PURPOSE

THAT Council consider Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings, and forward the Bylaw to a Public Hearing.

EXECUTIVE SUMMARY

An application has been received to protect 125 Third Street (the Johnston House) through a Heritage Designation Bylaw (Attachment 1), which is the strongest form of heritage protection. The house, in the Queen's Park neighbourhood, has aesthetic and social value, and has been previously recognized through inclusion on the Heritage Inventory and Heritage Register, and Heritage Conservation Area protection.

BACKGROUND

Policy and Regulations

The site is located in the Queen's Park Heritage Conservation Area and the application is consistent with both the area's heritage goals and the property's Official Community Plan (OCP) land use designation of "Residential Detached and Semi-Detached Housing".

The proposed heritage designation bylaw would provide stronger development and design controls than the Conservation Area. Further information on the policy and regulatory context of this application is available in Attachment 2.

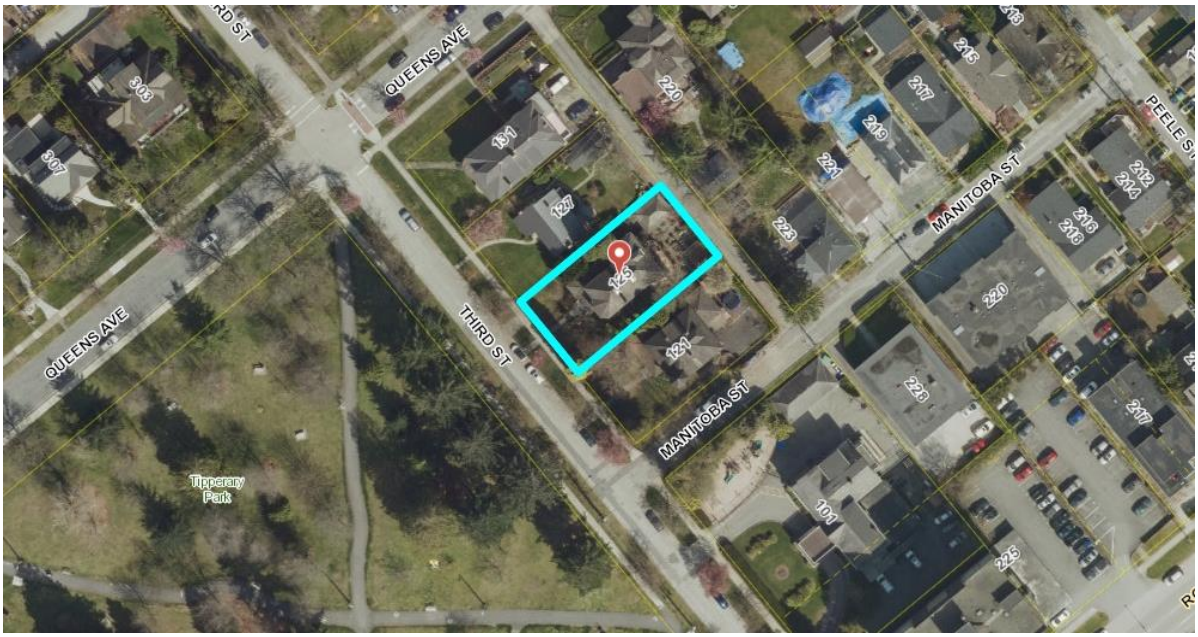
Current Heritage Protection

The property was included in the Heritage Inventory in 1985, was added to the City's Heritage Register in 2012, and was classified as a Protected property in the Queen's Park Heritage Conservation Area in 2017.

Site Characteristics and Context

125 Third Street is located in the Queen's Park neighbourhood on the east side of Third Street, across from Tipperary Park. The site is mid-block, between Manitoba Street and Queen's Avenue. It is 807 square metres (8,686 square feet) in size. The house, constructed in 1905, has a Floor Space Ratio (FSR) of 0.378. A site context map and aerial image is provided in Figure 1.

Figure 1: Site Context and Aerial Map showing 125 Third Street highlighted in blue



DISCUSSION

Heritage Value

The property has already been recognized as having heritage value through inclusion on the Inventory and Register, and protection in the Heritage Conservation Area. The house has historic value for its association with J.J. Johnston, former Mayor and public figure of New Westminster. The house has aesthetic value for the integrity of its design

as well as for its association with celebrated local architects and craftspeople, such as Clow & Welsh (architects), Gardiner & Mercer (architects), and Henry Bloomfeld (stained glass manufacturer). Further information is found in the Statement of Significance (Attachment 3). Historic and current photos are in Attachment 4. The house is also pictured below:

Figure 2: Recent photograph of 125 Third Street

Proposed Heritage Designation

The owner proposes to increase the protection of the 1905 house at 125 Third Street through a Heritage Designation Bylaw, which is the strongest form of heritage protection. This application for Designation is not accompanied by an application for a Heritage Revitalization Agreement or other proposed changes, and is voluntary. A rationale letter from the owner is in Attachment 5.

CONSULTATION

Community Heritage Commission

The application was reviewed and supported by the Community Heritage Commission at their meeting on November 3, 2021 (minutes in Attachment 7). Also at this meeting, the Commission reviewed and supported updates to the property's Statement of Significance, which was originally created in 2012 when the building was placed on the Heritage Register.

REVIEW PROCESS

The steps in this application's review process were as follows, with the current step highlighted in grey:

Table 1: Application Review Stages

#	Stage	Date
1	Application	September 29, 2021
2	Review by the Community Heritage Commission	November 3, 2021
3	Council consideration of First and Second Reading of Bylaws **(we are here)**	December 13, 2021
4	Public Hearing and Council consideration of Third Reading and Adoption of Bylaws	*Winter 2021*

NEXT STEPS

Staff is recommending Council forward the Heritage Designation Bylaw (Attachment 1) to Public Hearing at which time the community will have an opportunity to provide their comments directly to Council. Notification for the Public Hearing would occur in accordance with statutory requirements and the City's procedures. A notification sign is not required, and will not be installed on the property, as this Designation request is not part of a development application being reviewed by the Advisory Planning Commission.

Following the Public Hearing, should the Heritage Designation Bylaw be adopted, the City would send notice to the owner. Updated heritage information would also be forwarded to the Provincial Heritage Branch to update the British Columbia Register of Historic Places and to the Canadian Register of Historic Places to update the listing.

OPTIONS

The following options are available for Council's consideration:

1. That Council consider Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings, and forward the Bylaw to a Public Hearing.

2. That Council provide staff with alternative direction.

Staff recommend option 1.

ATTACHMENTS

Attachment 1: Heritage Designation (125 Third Street) Bylaw No. 8306, 2021
Attachment 2: Policies and Regulations Summary
Attachment 3: Statement of Significance
Attachment 4: Photos of Site
Attachment 5: Letter from Owner
Attachment 6: Extract of November 3, 2021 Community Heritage Commission (CHC) Meeting Minutes

APPROVALS

This report was prepared by:
Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by:
Britney Dack, Senior Heritage Planner
Rupinder Basi, Supervisor of Development Planning
Jackie Teed, Manager, Climate Action, Planning and Development

This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Corporation of the City of
NEW WESTMINSTER

Attachment 1

Heritage Designation (125 Third Street) Bylaw No. 8306, 2021

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8306, 2021

A bylaw of the Corporation of the City of New Westminster to designate the principal building located at 125 Third Street as protected heritage property.

WHEREAS the *Local Government Act*, RSBC 2015, c.1 provides Council with authority, by bylaw, to designate real property, in whole or in part, as protected heritage property, on terms and conditions it considers appropriate;

AND WHEREAS the registered owner of the land located at 125 Third Street has requested that Council designate the principal building on the land as protected heritage property, and has released the City from any obligation to compensate the registered owner for the effect of such designation;

AND WHEREAS Council considers that the principal building located at 125 Third Street has significant heritage value and character and is a prominent and valued heritage property in the City;

AND WHEREAS Council considers that designation of the principal building located at 125 Third Street as protected heritage property under the provisions of the *Local Government Act* is necessary and desirable for its conservation;

NOW THEREFORE City Council of the Corporation of the City of New Westminster enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "Heritage Designation Bylaw (125 Third Street) No. 8306, 2021."

INTERPRETATION

2. In this Bylaw, the terms “heritage value”, “heritage character” and “alter” have the corresponding meanings given to them in the *Local Government Act*.

DESIGNATION

3. The principal building located on that parcel of land having a civic address of 125 Third Street, New Westminster, British Columbia, legally described as PID: 001-507-346; LOT 2 OF LOTS 7 8 BLOCK 34 PLAN 2620, is hereby designated in its entirety as protected heritage property under section 611 of the *Local Government Act* of British Columbia.

PROHIBITION

4. Except as expressly permitted by Section 5 or as authorized by a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Building:

(a) alter the exterior of the Building;

(b) make a structural change to the Building including, without limitation, demolition of the Building or any structural change resulting in demolition of the Building;

(c) move the Building; or

(d) alter, excavate or build on that portion of land upon which the Building is located.

EXEMPTIONS

5. Despite Section 4, the following actions may be undertaken in relation to the Building without first obtaining a heritage alteration permit from the City:

(a) non-structural renovations or alterations to the interior of the Building that do not alter the exterior appearance of the Building; and

(b) normal repairs and maintenance that do not alter the exterior appearance of the Building.

6. For the purpose of section 5, “normal repairs” means the repair or replacement of non-structural elements, components or finishing materials of the Building with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

MAINTENANCE

7. The Building shall be maintained in good repair in accordance with the City of New Westminster Heritage Property Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time.

HERITAGE ALTERATION PERMITS

8. Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the Building, application shall be made to the City of New Westminster Climate Action, Planning and Development Department in the manner and on the form prescribed, and the applicant shall pay the fee imposed by the City for such permit, if any.

9. City Council, or its authorized delegate, is hereby authorized to:

(a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Building under this Bylaw and the Heritage Revitalization Agreement;

(b) withhold the issue of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Building under this Bylaw or the Heritage Revitalization Agreement;

(c) establish and impose terms, requirements and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection of the Building provided under this Bylaw and the Heritage Revitalization Agreement; and

(d) determine whether the terms, requirements and conditions of a heritage alteration permit have been met.

RECONSIDERATION BY COUNCIL

10. An applicant or owner whose application for a heritage alteration permit for alteration of the Building has been considered by an authorized delegate may apply for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the applicant or owner.

GIVEN FIRST READING this _____ day of _____2021.

GIVEN SECOND READING this _____ day of _____2021.

PUBLIC HEARING held this _____ day of _____2022.

GIVEN THIRD READING this _____day of _____2022.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this

_____ day of _____ 2022.

_____
MAYOR JONATHAN X. COTE

_____
JACQUE KILLAWEE, CITY CLERK

Corporation of the City of
NEW WESTMINSTER

Attachment 2

Policy and Regulations Summary

Attachment 2: Policy and Regulations Summary

Heritage Designation Bylaw

A Heritage Designation Bylaw is a 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 Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by through an HAP. HAP applications are also evaluated by staff against the Standards & Guidelines for the Conservation of Historic Places in Canada, as well as the Heritage Conservation Area guidelines, where appropriate.

Heritage Register

A Heritage Register is an official list identified by the City of physical or intangible elements in the city that have heritage merit. The City encourages owners of buildings on the Heritage Register to retain and protect the structure, while continuing its use, density entitlement, and function. In support of this, inclusion on the Heritage Register allows Council to temporarily withhold a Building or Demolition Permit, or to order a heritage impact assessment, toward finding alternative options to demolition. Properties listed on a Heritage Register are eligible for special provisions in the BC Building Code and the Homeowner Protection Act, which support life safety while retaining heritage features.

Heritage Inventory

The Heritage Resource Inventory is an unofficial list of properties considered to have heritage value. The Inventory was created in the 1980s and was the City's first large scale attempt to identify its heritage resources. Inclusion on the Inventory does not provide heritage protection, but does indicate heritage value.

Queen's Park Heritage Conservation Area

The subject property is protected under the Queen's Park Heritage Conservation Area. The Conservation Area policy places a layer of heritage protection over all properties within the area, regardless of construction age. Properties are classified in two categories: Protected and Non-Protected. Building Permit applications for some kinds of work (e.g., new buildings; demolition; or changes affecting the front, sides, or visible roofline of Protected properties) and subdivision applications require a Heritage Alteration Permit (HAP) and are reviewed for design guideline compliance. For Protected Properties, an HAP and additional review is also given for exterior changes that do not require a Building Permit.

Corporation of the City of
NEW WESTMINSTER

Attachment 3

Statement of Significance

Attachment 3: Statement of Significance

Description of the Historic Place

The Johnston House was constructed in 1905 at 125 Third Street, New Westminster, BC. The house has two storeys and a basement, with a raised first floor, a large asymmetrical porch, and a two-storey tower. The house and detached garage are situated on an 807 square metres (8,686 square feet) lot. Part of the Queen's Park Neighbourhood, the property is on the east side of Third Street, across from Tipperary Park, and between Queen's Avenue and Manitoba Street.

Heritage Values of the Historic Place

The Johnston House has historic value as well as aesthetic value.

Historical Value

The house has historic value due to its association with John Joseph Johnston.

John Joseph Johnston. John Joseph Johnston, affectionately called 'J.J.' and also known as 'Mr. May Day' was the first resident of this house. He worked at a number of places in New Westminster, including F.S. Hart Insurance and Real Estate, prior to establishing his own firm J.J. Johnston Insurance and Real Estate, in the Westminster Trust building on Columbia Street. Along with his business interests, J.J. Johnston was also involved in civic affairs. He was elected to City Council in 1907 and served as an Alderman for 13 years before serving as Mayor of New Westminster for three terms. J.J. Johnston was a prominent figure in the City of New Westminster and had many community affiliations.

Aesthetic Value

The house has aesthetic value for its design as well as its connection with *Charles Henry Clow and Daniel Welsh*, Gardiner & Mercer, Henry and James Bloomfield.

The house is a blend of styles, which is associated with Charles Clow, with Victorian, Queen Anne, Edwardian and Craftsman influences. With early Edwardian influences, the design of the house would have been forward looking when constructed. The house is relatively unaltered and valued for the integrity of its design.

The house was designed by well-known architect Charles Henry Clow and his partner Daniel Welsh. Mr. Clow was active in New Westminster and Mr. Welsh was native to New Westminster who joined Mr. Clow for five years (1899-1904) to assist during the busy period after the great fire of September 1898.

A four-room addition to the house and alterations to the front porch were completed in 1912 by the prominent local architectural firm of Gardiner & Mercer, the partnership of Francis George Gardiner (1878-1966) and Andrew Lamb Mercer (1878-1959). This was one of the more enduring and prolific architectural partnerships in the province.

The firm of 'H. Bloomfield, Stained and Leaded Glass Manufacturer', led by Henry Bloomfield and his son James, was established in New Westminster in 1891 and gained prominence as the leading art-glass supplier in the Vancouver/'Victoria region. They supplied the stained glass windows at 125 Third Street.

Character-Defining Elements

- Low pitched hip roof with deep overhangs
- 2-storey tower on front elevation
- Asymmetrical, deep front porch wrapping around one edge
- Wood frame windows
- Stained glass windows
- Narrow horizontal wood siding
- Shingle siding in different colour with saw tooth detail between first and second storeys and below dripline of house
- Dimensional lumber trim at windows, doors, and corners
- Cedar shake roof
- Brick chimney on south façade

Corporation of the City of
NEW WESTMINSTER

Attachment 4

Photos of Site

The Early
BIRD
gets the
WORM

SANY

Corporation of the City of
NEW WESTMINSTER

Attachment 5

Letter from Owner

September 30th, 2021

Re: Heritage Designation Request

To : Whomever it May Concern,

Hello. My name is Gail Ancill and I am requesting formal protection of my home using a Heritage Designation.

My home is located at 125-Third Street, New Westminster.It was built in 1905, designed by architects Charles Clow and Daniel Welsh.In 1912, the house was renovated with a 4 room addition and front veranda designed by architects Gardiner and Mercer.

The design is Edwardian in a simple Queen Anne Revival style and was built for John Joseph (JJ) and Charlotte Johnston.

JJ Johnston was an outstanding figure in the history of New Westminster, serving on City Council for several years and Mayor for three terms. He was affectionately known as Mr. Mayday, having attending every celebration from his first year in 1870 until his passing in 1966 at the age of 96.He served as the Mayday Master of Ceremonies for over 50 years.
He was also the official Time Keeper of the Salmon Bellies Lacrosse games and the New Westminster Registrar of Voters for many years. He received Citizen of the Year Award twice (1947 and 1950), Man of the Year award(1953)and was awarded the Freeman of the City in 1955.
There are many tributes honouring his outstanding civic contributions throughout the city including the water fountain located in front the Queens Park Arena.

I am requesting this heritage designation not only to honour this native of New Westminster, but to also to prevent any potential future demolition of his beautiful home.

In the 1980's this home fell to severe neglect while Mona Johnston (daughter of JJ) lived there alone. In a most tragic event, Mona fell victim to a home invasion in which she was tied up while being vandalized and robbed. After this event Mona could not trust anyone to enter the home including repair people. As a result, for years she lived without heat, functioning toilets/plumbing or electricity. The roof and sidings became riddled with large holes and inevitably became overrun with rodent, raccoon and insect infestations. The foundation crumbled , and the interior was uninhabitable. The homes exterior colours were indeterminable as the paint had sadly peeled away.

When Mona's health was failing she finally sold it in the mid 80's to the only buyers who promised to restore it. All other potential purchasers could see no value left and wanted it demolished. Those owners spent 3 years cleaning it up to the point where I purchased it in 1989.Since then I have replaced the foundations, drainage, electrical, plumbing/pipes, etc., way too many changes to list.
It is remarkable that all the original wood/mouldings/floors ,stained /leaded glass

windows and many light fixtures were still intact and now fully restored. It is truly a beautiful home inside and out.

It is true that heritage homes are money pits, but the time and money spent are very rewarding. I am happy to be part of this homes history and proud to be taking the necessary steps to ensure its survival for future families to love and raise their families in as I did.

Respectfully submitted,

Gail Ancill
125-Third Street
New Westminster

Corporation of the City of
NEW WESTMINSTER

Attachment 6

Extract of November 3, 2021 Community Heritage Commission (CHC) Meeting Minutes

Corporation of the City of
NEW WESTMINSTER

COMMUNITY HERITAGE COMMISSION

MINUTES - Extract

Wednesday, November 3, 2021
Meeting held electronically and open to public attendance
in Council Chamber, City Hall

The following minutes are in draft form and have not yet been adopted:

4. REPORTS AND PRESENTATIONS

4.4 Heritage Designation Application: 125 Third Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated November 3, 2021 regarding 125 Third Street for which an application has been received to protect the building through one of the strongest forms of heritage protection, a Heritage Designation Bylaw. Ms. Stevens noted that the recommendations in the report incorrectly includes the word "Avenue" as opposed to "Street."

Commission members commended Gail Ancill, the owner of 125 Third Street, for her work in preserving the house.

Ms. Ancill shared that she purchased the house in 1989 and noted that it was in such disrepair in the 1980's that it was a surprise that it was not demolished at that time. She shared that the owner, Ms. Johnson, received a promise from the new owners that they would not tear it down. Ms. Ancill stated that it has been a pleasure to restore and preserve the memory of J.J. Johnson and his family.

MOVED and SECONDED
THAT the Community Heritage Commission recommend that Council support protecting 125 Third Street through a Heritage Designation Bylaw.

Carried.

All Commission members present voted in favour of the motion.

Corporation of the City of
NEW WESTMINSTER

Public Input for
Heritage Designation (125 Third Street) No. 8306, 2021
January 31, 2022

Name	Public Input Submissions Date Submitted	Date Received	#
Deane Gurney	January 20, 2022	January 21, 2022	C-1
Ronda Field	January 25, 2022	January 25, 2022	C-2
Maureen and Phaedon Arvanitidis	January 25, 2022	January 25, 2022	C-3
R. Singh	January 27, 2022	ON TABLE	C-4
J. Berlin	January 31, 2022	ON TABLE	C-5

FIVE written submissions have been received, including TWO On Table.

January 20, 2022

City of New Westminster
511 Royal Ave
New Westminster, BC
V3L 1H9

email: clerks@newwestcity.ca

Attention: Mayor and Members of Council

Dear Sirs and Madame's,

Re: HRA at 125 Third Street New Westminster Heritage Designation Bylaw No. 8306, 2021

I write this letter in support of the above HRA application. It is encouraging to see a member of the public designate their property without the usual request for a variance in the zoning to increase the footprint on there property.

This kind of application should be encouraged by the city to keep the footprint of the house and the streetscape in the form it is. This also allows the owner or future homeowner to be able to increase the density within that footprint, instead of using every available square foot of the property for development. This will eventually meet all the city's criteria of increased density and an environment for the preservation of green space.

I trust that you will support this application.

Yours truly

Deane Gurney
Queens Ave
New Westminster

From: Ronda Field
To: External-Clerks
Subject: [EXTERNAL] Heritage Designation of 125 Third Street
Date: Monday, January 24, 2022 7:34:30 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,
I am writing a letter in support of Heritage Designation of 125 Third Street.
I have had the pleasure of touring this home several times on the annual Heritage Homes Tour. This home is a shining example of a character home that has been lovingly restored and maintained and is a jewel in the neighbourhood. It seems to me that this is a 'no-brainer' - the house has obvious heritage features and character and clearly should be designated to preserve it for the future.
I trust that Council will see the value in protecting this home, but I wanted to add my support to this application.
Thank you for your consideration
Ronda Field

From: Maureen
To: External-Clerks
Subject: [EXTERNAL] Heritage Designation. 125 - Third Street
Date: Tuesday, January 25, 2022 12:10:01 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council

We are writing to you today to express our support for the request of heritage designation at 125 Third Street.

Sincerely,

Phaedon Arvanitidis and Maureen Arvanitidis

From: Rohan Singh
To: External-Clerks
Subject: [EXTERNAL] Heritage Designation (125 Third Street) Bylaw No. 8306, 2021
Date: Thursday, January 27, 2022 8:01:24 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I'm writing to express my objections to the Heritage Designation of 125 Third Street.

From the provided statements of significance there is nothing remarkable about this house that would require the city to waste time and money protecting it. This house isn't the last or even best example of the style in the neighborhood. Liking parades and colonial celebrations is hardly worth the effort of preservation. Mayor Cote has been a long standing member of Council and has actively participated in city events. Should we designate his residence as heritage?

If they city is going to spend public funds on this property, there must be some public good to come out of it. Is the general public going to have access to this house to be able to enjoy its historic significance?

Additionally, the HRA's have been used to improve the neighborhood by preserving heritage building in exchange for added density. This HRA doesn't do that. In fact it's going to make it hard for any changes to be made to the lot. Why are we trying to make it more difficult to make better use of what little land there is in the city?

This council continues to treat Queen's Park residents as special. Between the Mayor's motion suspending HRA's and council entertaining nuisance complaints from the QPRA and residents, you give them undue influence over housing in this city.. This heritage designation may seem innocuous, but it's part of a pattern of behaviour that centers the needs of those that have the most.

If the owner of this house wishes to preserve this house they should feel free to do so, but they should do it without any involvement from the city.

Regards,
Rohan Singh

From: J Berlin
To: External-Clerks
Subject: [EXTERNAL] 125 Third Street bylaw decision tonight
Date: Monday, January 31, 2022 3:08:21 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

This is my personal opinion: Political correctness changes over time, yet we can preserve rather than erase our imperfect pasts, and continue learning, by bringing perspective and new points of view to our perceptions.. Otherwise, we may as well try to erase even Queen Victoria from history.

I am in favour of 125 Third Street receiving protection through the Heritage Designation
It is a beautiful, well-maintained building on beautiful grounds, and the history of this residence and its architect deserve to be honoured by this permit.

Thank you for thoughtful consideration before your decision.

Sincerely, Judith Berlin, Queen's Park long time renter

ON TABLE
Public Hearing
January 31, 2022
re: Item 3

1905 Photo

1980s Photo

Current Photo

125 Third Street

Heritage Designation

Kathleen Stevens, Heritage Planning Analyst

January 31, 2022

NEW WESTMINSTER

Site Context and Considerations

Address:

- 125 Third Street
- Queen's Park neighbourhood
- Current Use: Single Detached Residential

OCP Designation/Zoning

- RD / RS-4

Lot Size

- 8,686 sq. ft. (807 sq. m.)

Proposal:

- Long-term legal heritage protection of J.J. Johnston House (1905 house)

Heritage Value of J.J. Johnston House

- Listed on Heritage Inventory, Heritage Register and protected by Queen's Park Heritage Conservation Area
- Historical and aesthetic values
- Association with J.J. Johnston, former Mayor and public figure of New Westminster
- Integrity of its design
- Association with celebrated local architects and craftspeople

Recommendation

That Council consider for Third Reading:

- Heritage Designation Bylaw (125 Third Street) No. 8306, 2021

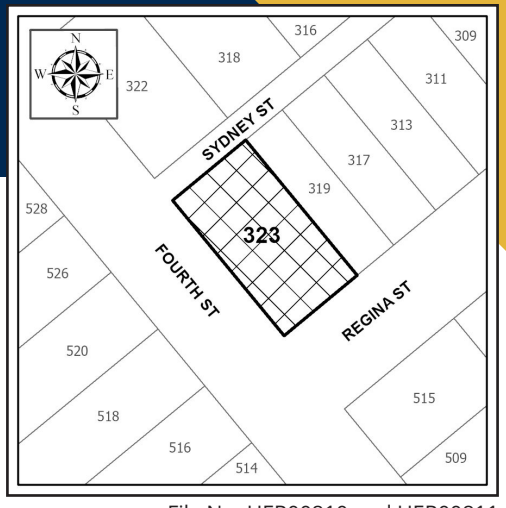
NOTICE OF PUBLIC HEARING

MONDAY, JANUARY 31, 2022 AT 6:00 PM

Meeting held electronically

Heritage Revitalization Agreement Bylaw No. 8304, 2022 and Heritage Designation Bylaw No. 8305, 2022 for 323 Regina Street

A Heritage Revitalization Agreement (HRA) is proposed in order to permit a rental infill house which is larger than permitted under the Laneway and Carriage House Program. Three Zoning Bylaw relaxations are proposed: increased density (0.18 FSR) and a reduced side yard setback (0.9 m. / 3 ft.) for the infill house; and a reduced side yard setback (0.6 m. / 2.1 ft.) to allow the heritage house to remain in its current location. In exchange the 1928 house would be legally protected through a Heritage Designation Bylaw.



File No. HER00810 and HER00811

HOW CAN I BE HEARD? Share your thoughts in the following ways:

- Written submissions by email, post, or dropping off at the mailbox on the north side of City Hall are welcome and encouraged
- Speak at the meeting by computer, smart device or phone via Zoom:
  1. **Computer, Smartphone or Tablet:** go to **www.newwestcity.ca/council#JoinAMeeting**, and click or tap the Meeting ID button
  2. **Phone:** Call 778-907-2071. Enter meeting ID **655 9404 5919**, followed by #

Starting at 8:30 am on January 20, 2022, register online at speakers.newwestcity.ca, or contact Legislative Services to register to speak:

604-527-4523

clerks@newwestcity.ca

Legislative Services Department,
511 Royal Avenue, New Westminster, BC V3L 1H9

HOW DO I GET MORE INFORMATION?

From January 20 to January 31, 2022, copies of the proposed bylaws and related material are available for inspection at Legislative Services, City Hall 8:30 am to 4:30 pm Monday to Friday, and online at:

› **www.newwestcity.ca/publicnotices**

MEETING ID: 655 9404 5919

Written comments received by 5:00 pm, three business days before the meeting will be included in the agenda package. Later comments received until the close of the hearing will be distributed on table at the meeting. All comments are published.

Jacque Killawee, City Clerk

Corporation of the City of
NEW WESTMINSTER
511 Royal Avenue, New Westminster, BC V3L 1H9

BE HEARD NEW WEST

NOTICE OF PUBLIC HEARING

IMPORTANT INFORMATION. Please have this translated.

此信息非常重要, 请找人帮您翻译。

此乃重要資訊, 請找人翻譯。

MAHALAGA ANG IMPORMASYONG ITO. Mangyaring ipasalin ito.

IL S'AGIT DE RENSEIGNEMENTS IMPORTANTS. Veuillez les faire traduire.

중요한 내용이므로 영어를 아는 분에게 읽어달라고 하시기 바랍니다.

ਇਹ ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਦਾ ਉਲਥਾ ਕਰਵਾਉ।

ACESTE INFORMATII SUNT IMPORTANTE. Va rugam sa solicitati o traducere.

ДАННЫЙ ДОКУМЕНТ СОДЕРЖИТ ВАЖНУЮ ИНФОРМАЦИЮ. Просьба обеспечить его перевод.

ESTA INFORMACI0N ES IMPORTANTE. Pida que alguien se la traduzca.

Please note that the City of New Westminster deems any response to this notification to be public information. If you have a financial interest in the land subject to this Public Hearing and have contracted to sell or lease all or part of your property to any person, I/we encourage you to strongly urge you to deliver this notification, as soon as possible to the prospective buyer or tenant.

OCCUPANT
402 SECOND ST
NEW WESTMINSTER BC V3L 2L2

THE CORPORATION OF THE CITY OF NEW WESTMINSTER
HERITAGE REVITALIZATION AGREEMENT (323 Regina Street)
BYLAW NO. 8304, 2022

A Bylaw to enter into a Heritage Revitalization Agreement under Section 610 of the *Local Government Act*

WHEREAS the City of New Westminster and the owners of the property located at 323 Regina Street in New Westminster wish to enter into a Heritage Revitalization Agreement in respect of the property;

NOW THEREFORE, the Council of the City of New Westminster enacts as follows:

Citation

1. This Bylaw may be cited as "Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022".

Heritage Revitalization Agreement

2. The City of New Westminster enters into a Heritage Revitalization Agreement with the registered owners of the property located at 323 Regina Street legally described as PID: 013-593-285; LOT 12 OF LOT 4 SUBURBAN BLOCK 10 PLAN 2620.

3. The Mayor and City Clerk are authorized on behalf of the City of New Westminster Council to sign and seal the Heritage Revitalization Agreement attached to this Bylaw as Schedule "A".

READ A FIRST TIME this 10th day of January, 2022.

READ A SECOND TIME this 10th day of January, 2022.

PUBLIC HEARING held this _____ day of _____, 2022.

READ A THIRD TIME this _____ day of _____, 2022.

ADOPTED this _____ day of _____, 2022.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

SCHEDULE "A"

HERITAGE REVITALIZATION AGREEMENT (323 Regina Street)

THIS AGREEMENT dated for reference the 1st day of December, 2021 is

BETWEEN:

GARY JOHN HOLISKO and **ROSANNE MARIE HOOD**,
323 Regina Street, New Westminster, BC
V3L 1S8

(together, the "Owners")

AND:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER, City Hall, 511 Royal Avenue, New Westminster, BC V3L 1H9

(the "City")

WHEREAS:

A. The Owners are the registered owners in fee simple of the land and all improvements located at 323 Regina Street, New Westminster, British Columbia, legally described as PID: 013-593-285; LOT 12 OF LOT 4 SUBURBAN BLOCK 10 PLAN 2620 (the "Land");

B. There is one principal building situated on the Land, known as the Edgar House (the "Heritage Building"), which is shown on the site plan attached as Appendix 1 (the "Site Plan") labelled as "323 Regina Street";

C. The City and the Owner agree that the Heritage Building has heritage value and should be conserved;

D. The Owner wishes to make certain alterations to restore and rehabilitate the Heritage Building (the "Work");

E. The Owners intend to construct a two storey infill house on the lands, measuring approximately 132 square meters in size (the "Infill House") on that portion of the Land labelled on the Site Plan as "471 Fourth Street Coach House";

F. Section 610 of the *Local Government Act*, RSBC 2015, Chapter 1 authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 14 or Part 15 of the *Local Government Act*;

G. The Owner and the City have agreed to enter into this Heritage Revitalization Agreement setting out the terms and conditions by which the heritage value of the Heritage Building is to be preserved and protected, in return for specified supplements and variances to City bylaws;

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars ($10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owner and the City each covenant with the other pursuant to Section 610 of the *Local Government Act* as follows:

Conservation of Heritage Building

1. Upon execution of this Agreement, the Owner shall promptly commence the Work in accordance with the Heritage Conservation Plan prepared by Katie Cummer, PhD CAHP, of Cummer Heritage Consulting dated July 24, 2021, a copy of which is attached hereto as Appendix 2 (the "Conservation Plan"), and the design plans and specifications prepared by Nancy G Dheilly, dated AUG 6, 2021, NOV 8, 2021, and NOV 17, 2021, a copy of which is attached hereto as Appendix 5 (the "Approved Plans"), full-size copies of which plans and specifications are on file at the New Westminster City Hall.

2. Prior to commencement of the Work, the Owner shall obtain from the City all necessary permits and licenses, including a heritage alteration permit, building permit, and tree permit.

3. The Owner shall obtain written approval from the City's Director of Climate Action, Planning and Development for any changes to the Work, and obtain any amended permits that may be required for such changes to the Work, as required by the City.

4. The Owner agrees that the City may, notwithstanding that such permits may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the Heritage Building if the work that the Owner wishes to undertake is not in accordance with the Conservation Plan or the Approved Plans.

5. The Work shall be done at the Owner's sole expense in accordance with generally accepted engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of Appendix 2, the parties agree that the conflict or ambiguity shall be resolved in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd edition, published by Parks Canada in 2010.

6. The Owner shall, at the Owner's sole expense, erect on the Land and keep erected throughout the course of the Work, a sign of sufficient size and visibility to effectively notify contractors and tradespersons entering onto the Land that the Work involves protected heritage property and is being carried out for heritage conservation purposes.

7. The Owner shall, at the Owner's sole expense, engage a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia or the British Columbian Association of Heritage Professionals with

specialization in Building or Planning (the "Registered Professional") to oversee the Work and to perform the duties set out in section 8 of this Agreement, below.

Role of Registered Professional

8. The Registered Professional shall:

   (a) prior to commencement of the Work, and at any time during the course of the Work that a Registered Professional has been engaged in substitution for a Registered Professional previously engaged by the Owner, provide to the City an executed and sealed Confirmation of Commitment in the form attached as Appendix 3 and, if the Registered Professional is a member of the Canadian Association of Heritage Professionals, the Registered Professional shall provide evidence of their membership and specialization when submitting such executed Confirmation of Commitment;

   (b) conduct field reviews of the Work with the aim of ensuring compliance of the Work with the Conservation Plan in Appendix 2;

   (c) provide regular reports to the City's Climate Action, Planning and Development Department, on the progress of the Work;

   (d) upon substantial completion of the Work, provide to the City an executed and sealed Certification of Compliance in the form attached as Appendix 4; and

   (e) notify the City within one business day if the Registered Professional's engagement by the Owner is terminated for any reason.

Heritage Designation

9. The Owner irrevocably agrees to the designation of the Heritage Building as protected heritage property, in accordance with Section 611 of the *Local Government Act*, and releases the City from any obligation to compensate the Owner in any form for any reduction in the market value of the Lands or the Heritage Building that may result from the designation.

10. Following completion of the Work, the Owner shall maintain the Heritage Building in good repair in accordance with the Conservation Plan in Appendix 2 and the maintenance standards set out in City of New Westminster Heritage Properties Minimum Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time, and, in the event that Bylaw No. 7971 is repealed and not replaced, the Owner shall continue to maintain the building to the standards that applied under Bylaw No. 7971 immediately prior to its repeal.

11. Following completion of the Work in accordance with this Agreement, the Owner shall not alter the heritage character or the exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City.

Damage to or Destruction of Heritage Building

12. If the Heritage Building is damaged, the Owner shall obtain a heritage alteration permit and any other necessary permits and licenses and, in a timely manner, shall restore and repair the Heritage Building to the same condition and appearance that existed before the damage occurred.

13. If, in the opinion of the City, the Heritage Building is completely destroyed, the Owner shall construct a replica, using contemporary material if necessary, of the Heritage Building that complies in all respects with the Conservation Plan in Appendix 2, the Approved Plans in Appendix 5, and with City of New Westminster Zoning Bylaw No. 6680, 2001 as amended (the "Zoning Bylaw"), as varied by this Agreement, after having obtained a heritage alteration permit and any other necessary permits and licenses.

14. The Owner shall use best efforts to commence and complete any repairs to the Heritage Building, or the construction of any replica building, with reasonable dispatch.

Construction of the Infill House

15. The Owners shall construct the Infill House in strict accordance with the Site Plan and the Approved Plans prepared by Nancy G Dheilly, dated NOV 8, 2021 and NOV 17, 2021, a copy of which is attached hereto as Appendix 5, full-size copies of which plans and specifications are on file at the New Westminster City Hall.

16. Prior to commencement of construction of the Infill house, the Owner shall obtain from the City all necessary approvals, permits, and licenses, including a heritage alteration permit, building permit, and tree permit.

17. The Owner shall obtain written approval from the City's Director of Climate Action, Planning and Development for any changes to the Infill House, and obtain any amended permits that may be required for such changes to the Infill House, as required by the City.

18. The Owner agrees that the City may, notwithstanding that such permits may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the Infill House if the work that the Owner wishes to undertake is not in accordance with the Approved Plans.

19. The construction of the Infill House shall be done at the Owner's sole expense and in accordance with generally accepted engineering and architectural practices.

Timing and Phasing

20. The Owner shall commence and complete all actions required for the completion of the Work, as set out in the Conservation Plan in Appendix 2, within three years following the date of adoption of the Bylaw authorizing this Agreement.

21. The Owner shall not construct the Infill House on the Land until the Owner has completed the Work in respect of the Heritage Building to the satisfaction of the City's Director of Climate Action, Planning and Development, has provided the Certification of Compliance described in section 8(d) above.

22. The City may, notwithstanding that such a permit may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a building permit or heritage alteration permit applied for in respect of the Infill House if the Owner has not completed the Work in respect of the Heritage Building, to the satisfaction of the City's Director of Climate Action, Planning and Development.

23. The Owner shall complete all actions required for the completion of the Infill House, as set out in Approved Plans in Appendix 5, within five years following the date of adoption of the Bylaw authorizing this Agreement.

No Subdivision

24. The Owners shall not subdivide the Lands or the buildings located on the Lands by any method, including by way of a building strata plan under the provisions of the Strata Property Act (British Columbia), or any successor legislation dealing with the creation of separate titles to buildings or portions of a building.

Inspection

25. Upon request by the City, the Owners shall advise or cause the Registered Professional to advise, the City's Climate Action, Planning and Development Department, of the status of the Work.

26. Without limiting the City's power of inspection conferred by statute and in addition to such powers, the City shall be entitled at all reasonable times and from time to time to enter onto the Land for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

27. The Owner agrees that the City may, notwithstanding that a final inspection may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a final inspection or occupancy certificate applied for in respect of the Heritage Building or the Infill House if the Owner has not completed the Work with respect to the Heritage Building or construction of the Infill House to the satisfaction of the City's Director of Climate Action, Planning and Development.

Conformity with City Bylaws

28. The City of New Westminster Zoning Bylaw No. 6680, 2001, is varied and supplemented in its application to the Land in the manner and to the extent provided and attached as Appendix 6.

29. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development or use of the Land, including any construction, alteration, rehabilitation, restoration and repairs of the Heritage Building or Infill house, must comply with all applicable bylaws of the City.

No Application to Building Interiors

30. Unless otherwise stated in this Agreement or set out in the Conservation Plan, the terms and conditions of this Agreement respecting the Heritage Building and Infill House apply only to the structure and exterior of the buildings, including without limitation the foundation, walls, roof, and all exterior doors, stairs, windows and architectural ornamentation.

Enforcement of Agreement

31. The Owner acknowledges that it is an offence under Section 621(1)(c) of the *Local Government Act* to alter the Land or the Heritage Building in contravention of this Agreement, punishable by a fine of up to $50,000.00 or imprisonment for a term of up to 2 years, or both.

32. The Owner acknowledges that it is an offence under Section 621(1)(b) of the *Local Government Act* to fail to comply with the requirements and conditions of any heritage alteration permit issued to the Owner pursuant to this Agreement and Section 617 of the *Local Government Act*, punishable in the manner described in the preceding section.

33. The Owner acknowledges that, if the Owner alters the Land, the Heritage Building or the Infill House in contravention of this Agreement, the City may apply to the British Columbia Supreme Court for:

    (a) an order that the Owner restore the Land or the Heritage Building or the Infill House, or all, to their condition before the contravention;

    (b) an order that the Owner undertake compensatory conservation work on the Land, the Heritage Building, or the Infill House;

    (c) an order requiring the Owner to take other measures specified by the Court to ameliorate the effects of the contravention; and

    (d) an order authorizing the City to perform any and all such work at the expense of the Owner.

34. The Owner acknowledges that, if the City undertakes work to satisfy the terms, requirements or conditions of any heritage alteration permit issued to the Owners pursuant to this Agreement upon the Owner's failure to do so, the City may add the cost of the work and any incidental expenses to the taxes payable with respect to the Land, or may recover the cost from any security that the Owner has provided to the City to guarantee the performance of the terms, requirements or conditions of the permit, or both.

35. The Owner acknowledges that the City may file a notice on title to the Land in the Land Title Office if the terms and conditions of this Agreement have been contravened.

36. The City may notify the Owner in writing of any alleged breach of this Agreement and the Owner shall have the time specified in the notice to remedy the breach. In the event that the Owner fails to remedy the breach within the time specified, the City may enforce this Agreement by:

    (a) seeking an order for specific performance of the Agreement;

    (b) any other means specified in this Agreement; or

    (c) any means specified in the *Community Charter* or the *Local Government Act*,

    and the City's resort to any remedy for a breach of this Agreement does not limit its right to resort to any other remedy available at law or in equity.

Statutory Authority Retained

37. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

Indemnity

38. The Owner hereby releases, indemnifies and saves the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the existence or effect of any of the restrictions or requirements in this Agreement, or the breach or non-performance by the Owner of any term or provision of this Agreement, or by reason of any work or action of the Owner in performance of its obligations under this Agreement or by reason of any wrongful act or omission, default, or negligence of the Owner.

39. In no case shall the City be liable or responsible in any way for:

    (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or

    (b) any loss or damage of any nature whatsoever, howsoever caused to the Land, or any improvements or personal property thereon belonging to the Owner or to any other person,

    arising directly or indirectly from compliance with the restrictions and requirements in this Agreement, wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement or refusal, omission or failure of the City to enforce or

require compliance by the Owner with the restrictions or requirements in this Agreement or with any other term, condition, or provision of this Agreement.

No Waiver

40. No restrictions, requirements, or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

Interpretation

41. In this Agreement, "Owner" shall mean all registered owners of the Land or subsequent registered owners of the Land, as the context requires or permits.

Headings

42. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

Appendices

43. All appendices to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

44. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Joint and Several

45. If at any time more than one person (as defined in the *Interpretation Act* (British Columbia) owns the Land, each of those persons will be jointly and severally liable for all of the obligations of the Owner under this Agreement.

Successors Bound

46. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date written above.

Signed, Sealed and Delivered in the presence of:	)	
_____	)	_____
Name	)	**GARY JOHN HOLISKO**
_____	)	
Address	)	
_____	)	_____
Occupation	)	**ROSANNE MARIE HOOD**

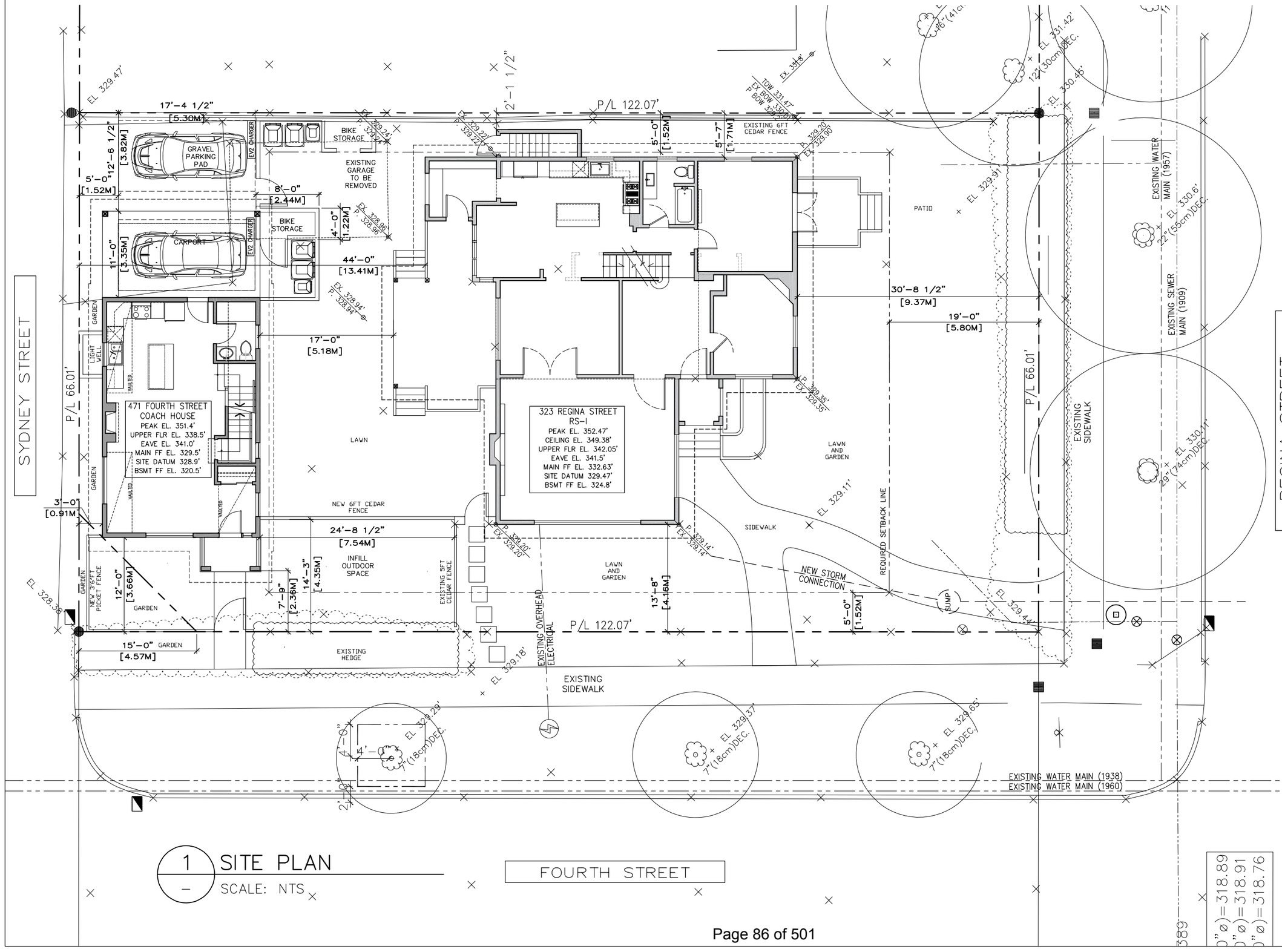
THE CORPORATION OF THE CITY OF NEW WESTMINSTER
by its authorized signatories:

_____
Mayor Jonathan X. Cote

_____
Jacqueline Killawee, City Clerk

APPENDIX 1

SITE PLAN



1 / – SITE PLAN
SCALE: NTS

NANCY G DHEILLY
360 SHERBROOKE STREET
NEW WESTMINSTER, B.C., V3L 3M7
TEL. 604.526.2503
E-MAIL NDHEILLY@SHAW.CA

PROJECT TITLE.

HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE PLAN

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.

Note: For all structural information refer to structural drawings.

DRAWN BY.
NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 17, 2021

SCALE.
NTS

DRAWING NO.

A-1.0

APPENDIX 2

CONSERVATION PLAN

Cummer Heritage Consulting

Heritage Conservation Plan

Edgar House, 323 Regina Street, New Westminster, BC

July 24, 2021

Fig. 1: View of the front of Edgar House at 323 Regina Street, New Westminster, BC, 2020, as visible from the corner of Regina Street and Fourth Street. (Source: Holisko)

Written by *Katie Cummer, PhD CAHP – Cummer Heritage Consulting (CHC)*

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528.0 **Introduction**

The subject house, Edgar House, is a Storybook style, one and a half storey, stuccoed, wood-frame construction with concrete foundation located at 323 Regina Street in New Westminster (Fig. 2). It is located in the northwest corner of the Queen's Park neighbourhood in New Westminster.

Fig. 2: Map of the area surrounding 323 Regina Street, outlined in yellow. (Source: City of New Westminster Map Viewer, CityViews, 2020)

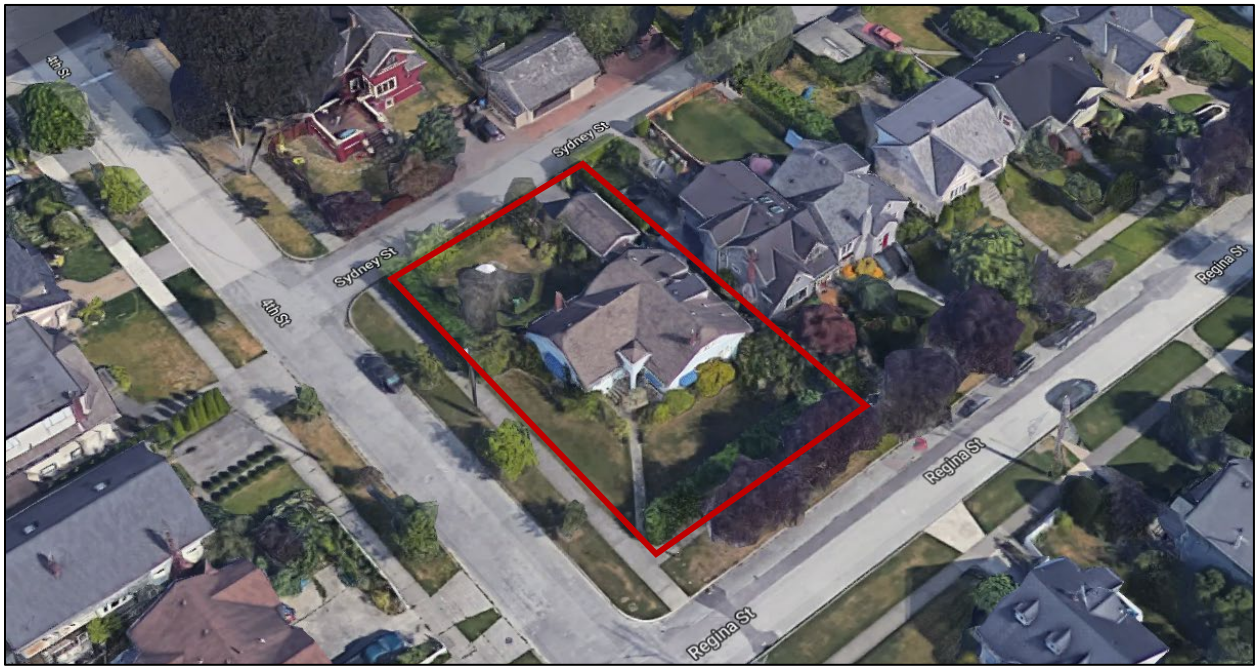
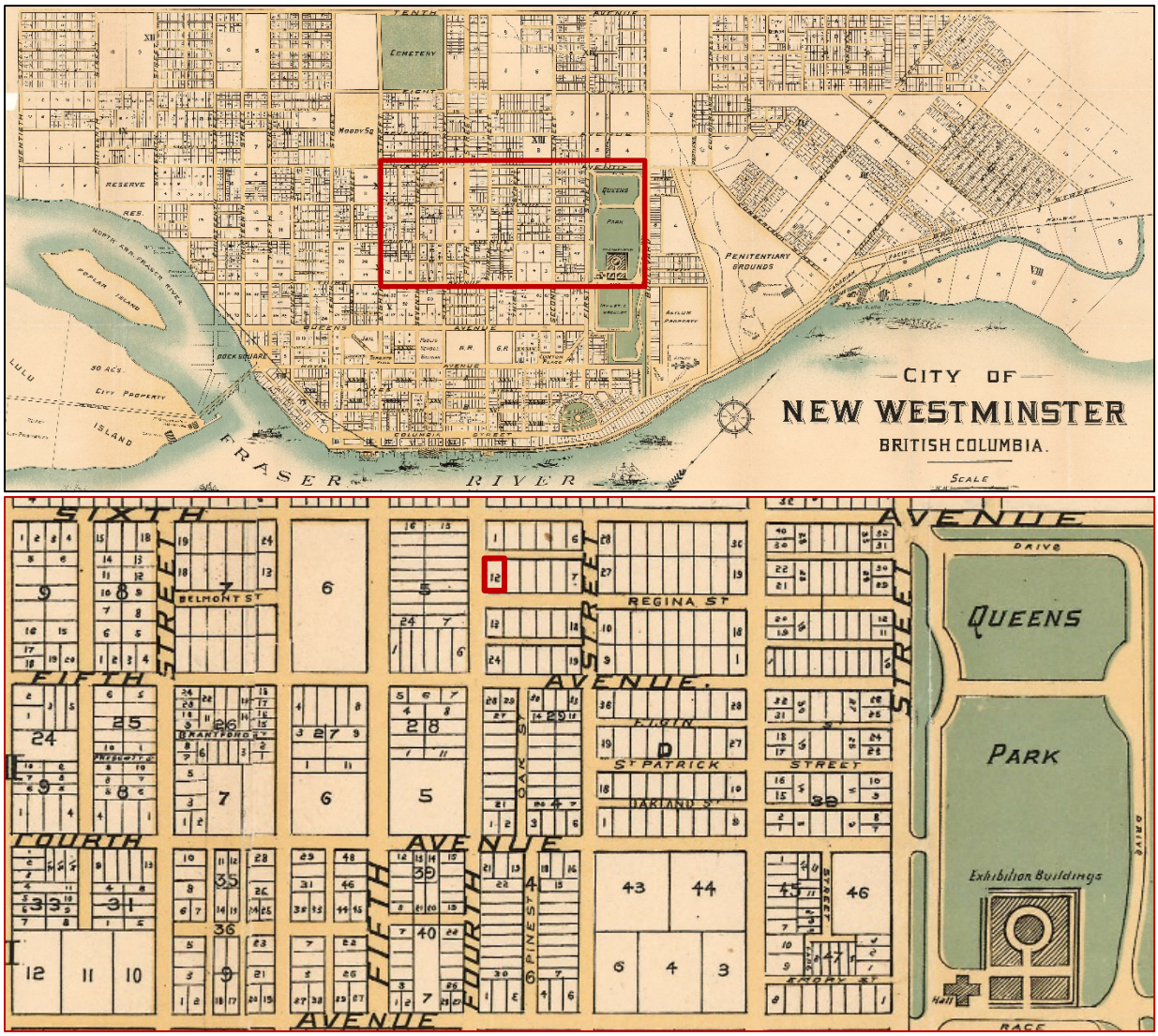


Fig. 3: Aerial view of 323 Regina Street, outlined in red. (Source: Google, 2019)

2.0 Historic Context

In 1859, the British Royal Engineers surveyed the area to become known as New Westminster, which at the time was to be the new colonial capital of the crown colony of British Columbia (Hainsworth and Freund-Hainsworth 2005, pp. 18-19). They overlaid a grid pattern on the natural topography of the area (Fig. 4a), parallel to the Fraser River (Mather and McDonald 1958, p. 22). The design, still present today, had the streets running up the hill, perpendicular to the river, and the avenues across the area, parallel to the river. The head engineer, Colonel Richard Moody, envisioned a formally planned "Garden City" with prominent public parks and elegant wide avenues (Wolf 2005, pp. 18-20). These well-landscaped parks and avenues are clearly visible in the 1928 aerial photograph of the area (Fig. 7 below).



Figs. 4a and 4b: Fig. 4a (above) shows the wider context of the City of New Westminster, 1892. Note the grid pattern of the streets and avenue. In Fig. 4a (above), the neighbourhood of 323 Regina Street is outlined in red. Its lot is outlined in bolded red in Fig. 4b (below). (Source: City of Vancouver Archives, AM1594-MAP 617)

"The Royal Engineers marked out the area now known as Queen's Park including road allowances for wide streets and landscaped boulevards, land reserves, and squares in 1859. The next year the Royal Engineers surveyed 75.5 acres for what became Queen's Park itself. The area very soon began to attract merchants and entrepreneurs seeking a prestigious location away from the noise and pollution of the downtown and river front." (DCD *et al*. 2009, p. 41). Shortly thereafter, New Westminster experienced two major building

booms. The first beginning in the 1880s with the extension of the Canadian Pacific Railway line and the second in the 1900s, following the destructive fire of 1898 that destroyed much of Downtown (Mather and McDonald 1958). At the beginning of the 20th century, Queen's Park "was filled up as an elite residential neighbourhood. In 1906 Queen's Park acquired paved street and concrete sidewalks, in 1912 a sewer system, and a year later street curbs, making it the first fully serviced neighbourhood in New Westminster" (DCD *et al*. 2009, p. 42).

The subject property at 323 Regina Street is located in the northwest quadrant of this "elite residential neighbourhood" known as Queen's Park. Interestingly, it was a relatively later development in the neighbourhood, being built in 1928, compared to the numerous Edwardian era constructions, distinctly visible in a 1913 Fire Insurance Map (Figs. 5a and 5b). It is worth comparing this to a 1957 Fire Insurance Map (Fig. 6), which shows a few additional developments built during the interim decades, including the captioned study site, which is visible in a 1928 aerial photograph of the area, showing the property being developed (Fig. 7). A newspaper advert from the same year, illustrates and promotes the house and its numerous qualities (Fig. 8).

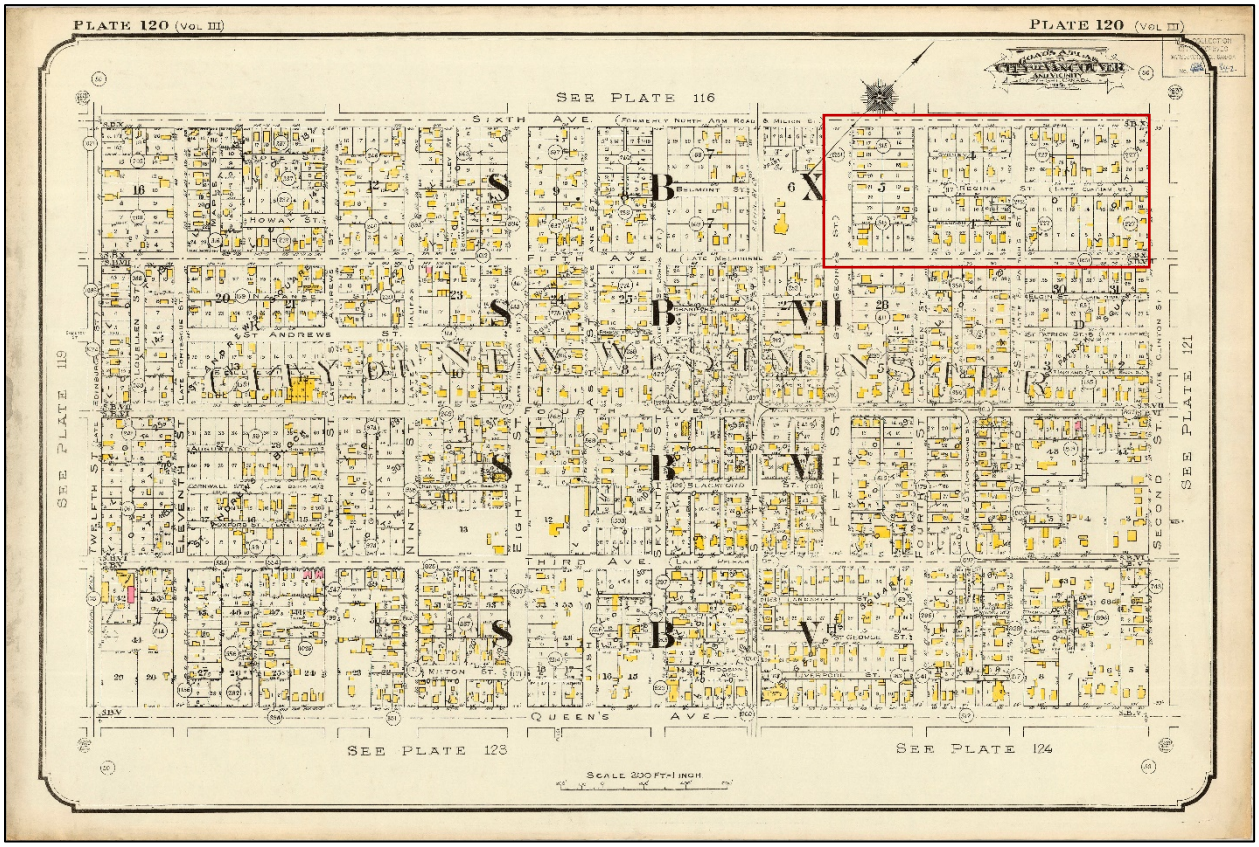


Fig. 5a: Fire Insurance Map of New Westminster, 1913. The neighbourhood of 323 Regina Street is outlined in red. The property is outlined in bolded red in Fig. 5b (below). (Source: City of Vancouver Archives, 1972-472.07, Plate 120)

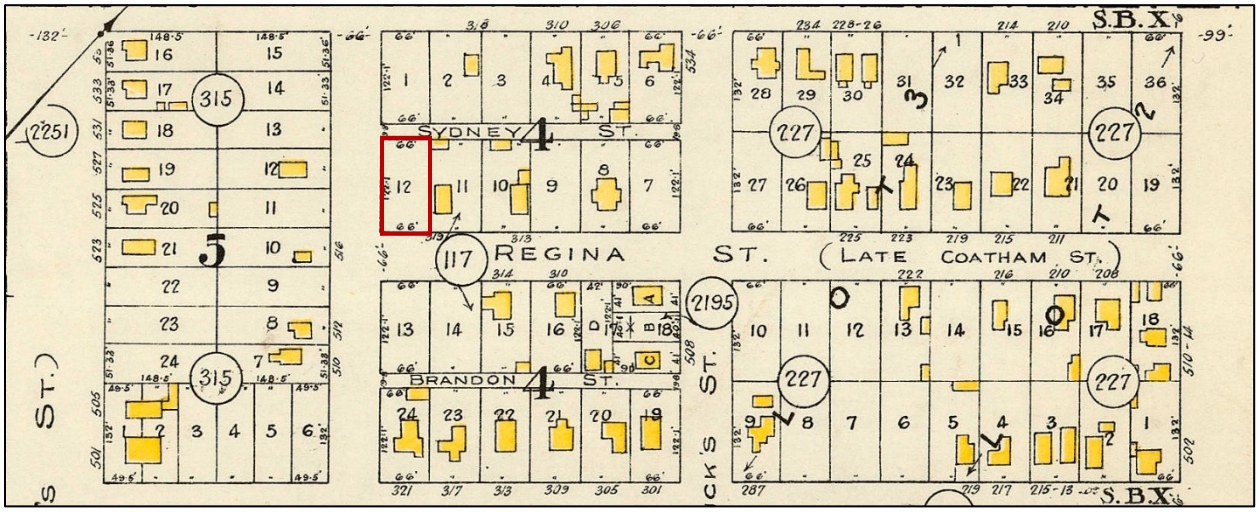


Fig. 5b: Excerpt of Fire Insurance Map of New Westminster, 1913. The empty lot of 323 Regina Street is outlined in red. (Source: City of Vancouver Archives, 1972-472.07, Plate 120)

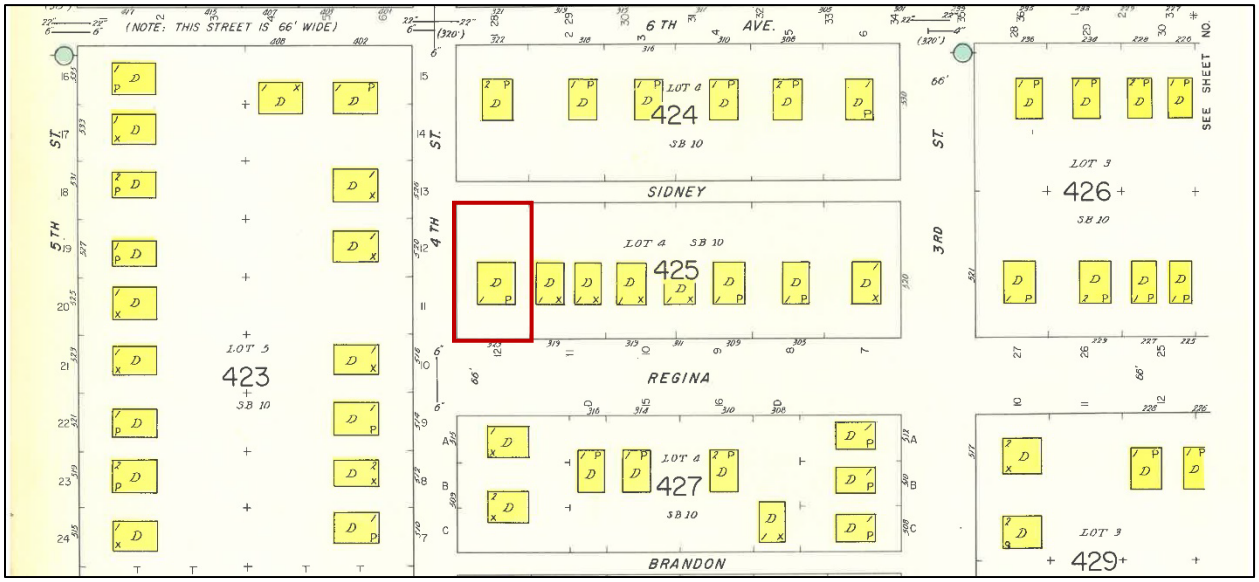


Fig. 6: Fire Insurance Map of New Westminster, 1957. The developed lot of 323 Regina Street is outlined in red. (Source: City of New Westminster Archives 1957, sheet 42)

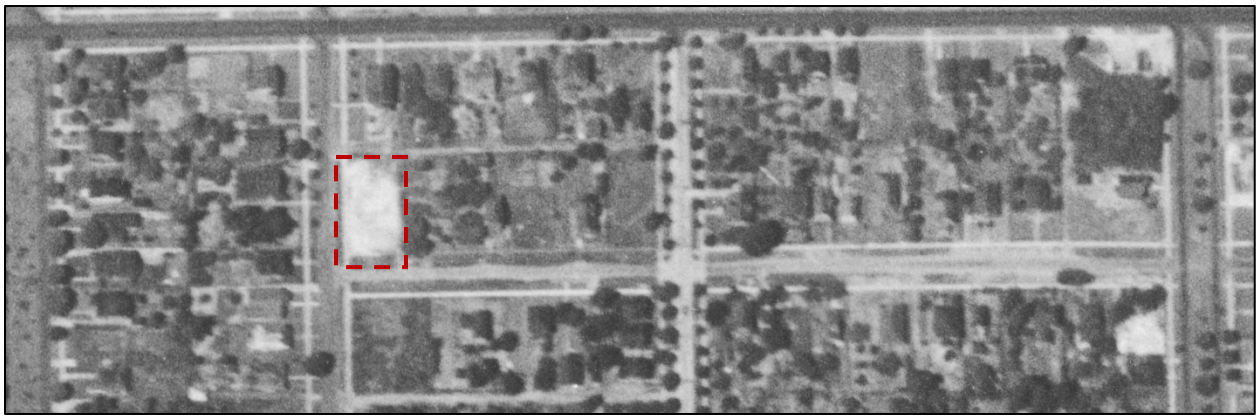
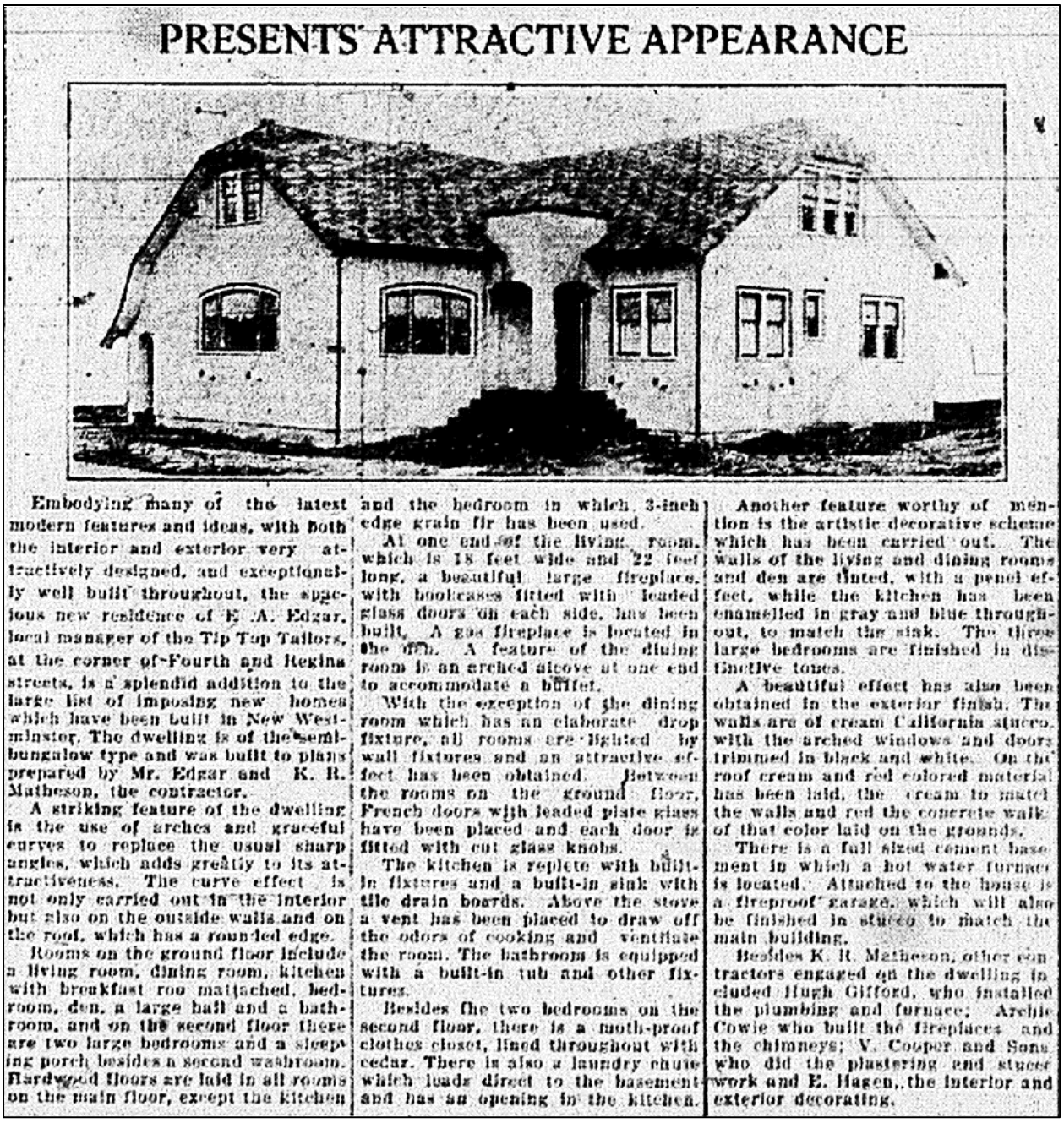


Fig. 7: Section from a Royal Canadian Air Force aerial photograph of New Westminster, 1928. Note that 323 Regina Street has been cleared for development, however, no structure is yet built on the lot. (Source: Library & Archives Canada, AA287_058)



PRESENTS ATTRACTIVE APPEARANCE

Embodying many of the latest modern features and ideas, with both the interior and exterior very attractively designed, and exceptionally well built throughout, the spacious new residence of E. A. Edgar, local manager of the Tip Top Tailors, at the corner of Fourth and Regina streets, is a splendid addition to the large list of imposing new homes which have been built in New Westminster. The dwelling is of the semi-bungalow type and was built to plans prepared by Mr. Edgar and K. R. Matheson, the contractor.

A striking feature of the dwelling is the use of arches and graceful curves to replace the usual sharp angles, which adds greatly to its attractiveness. The curve effect is not only carried out in the interior but also on the outside walls and on the roof, which has a rounded edge.

Rooms on the ground floor include a living room, dining room, kitchen with breakfast roo mattached, bedroom, den, a large hall and a bathroom, and on the second floor there are two large bedrooms and a sleeping porch besides a second washroom. Hardwood floors are laid in all rooms on the main floor, except the kitchen and the bedroom in which 3-inch edge grain fir has been used.

At one end of the living room, which is 18 feet wide and 22 feet long, a beautiful large fireplace, with bookcases fitted with leaded glass doors on each side, has been built. A gas fireplace is located in the den. A feature of the dining room is an arched alcove at one end to accommodate a buffet.

With the exception of the dining room which has an elaborate drop fixture, all rooms are lighted by wall fixtures and an attractive effect has been obtained. Between the rooms on the ground floor, French doors with leaded plate glass have been placed and each door is fitted with cut glass knobs.

The kitchen is replete with built-in fixtures and a built-in sink with tile drain boards. Above the stove a vent has been placed to draw off the odors of cooking and ventilate the room. The bathroom is equipped with a built-in tub and other fixtures.

Besides the two bedrooms on the second floor, there is a moth-proof clothes closet, lined throughout with cedar. There is also a laundry chute which leads direct to the basement and has an opening in the kitchen.

Another feature worthy of mention is the artistic decorative scheme which has been carried out. The walls of the living and dining rooms and den are tinted, with a panel effect, while the kitchen has been enamelled in gray and blue throughout, to match the sink. The three large bedrooms are finished in distinctive tones.

A beautiful effect has also been obtained in the exterior finish. The walls are of cream California stucco, with the arched windows and doors trimmed in black and white. On the roof cream and red colored material has been laid, the cream to match the walls and red the concrete walk of that color laid on the grounds.

There is a full sized cement basement in which a hot water furnace is located. Attached to the house is a fireproof garage, which will also be finished in stucco to match the main building.

Besides K. R. Matheson, other contractors engaged on the dwelling included Hugh Gifford, who installed the plumbing and furnace; Archie Cowie who built the fireplaces and the chimneys; V. Cooper and Sons who did the plastering and stucco work and E. Hagen, the interior and exterior decorating.

Fig. 8: Newspaper article on 323 Regina Street. (Source: The British Columbian, October 8, 1928, p. 7)

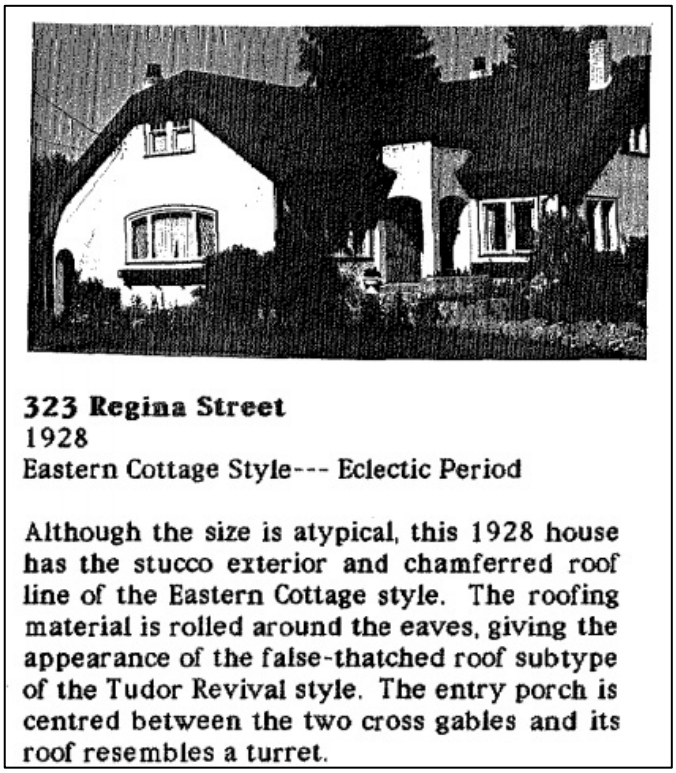
From the above newspaper clipping, the elements of particular note include (transcribed here for ease of reading):

- "The spacious new residence of E. A. Edgar, local manager of the Tip Top Tailors, at the corner of Fourth and Regina streets, is a splendid addition to the large list of imposing new homes which have been built in New Westminster."
- "The dwelling is of the semi-bungalow type and was built to plans prepared by Mr. Edgar and K.R. Matheson, the contractor."
- "A striking feature of the dwelling is the use of arches and graceful curves to replace the usual sharp angles, which adds greatly to its attractiveness. The curve effect is not only carried out in the interior, but also on the outside walls and on the roof, which has a rounded edge."

- "A beautiful affect has also been obtained in the exterior finish. The walls are of cream California stucco with the arched windows and doors trimmed in black and white. On the roof cream and red colored material has been laid, the cream to match the walls and red the concrete walk of that color laid on the grounds."
- "Attached to the house is a fireproof garage, which will also be finished in stucco to match the main building."
- "Besides K.R. Matheson, other contractors engaged on the dwelling included Hugh Gifford, who installed the plumbing and furnace; Archie Cowie who built the fireplaces and the chimneys; V. Cooper and Sons who did the plastering and stucco work and E. Hagen, the interior and exterior decorating."

The design of this house has elements of the English Storybook tradition, however, it most closely resembles the French Storybook style, which are typically "small and whimsical…with hipped or side-gabled roofs and a projecting living room wing (under an L-shaped roof, in some cases), with a turret tucked into the L and forming a shelter over the front door… Windows may have arched tops, and an arched, quoined opening in the turret may frame the front door. Their cladding is coloured stucco. Roof edges may be rolled as in the English Storybook Style" (VHF). This style, along with the English Storybook style, "emerged in North America after WWI. Soldiers returning from European battlefields brough with them a familiarity with architectural styles. Among these were French farmhouses and castles. Builders translated elements of these traditional buildings into practical cottages. After a period of upheaval, the value of the picturesque and the traditional increased following the war. This contributed to the development of the French Storybook style, with its quaint tower and European flair" (*ibid*.). Its catslide and jerkinhead roof connects to the English Storybook style as well (VHF).

323 Regina Street was recognized in the 1980s as having heritage significance and added to the City of New Westminster's Heritage Resource Inventory, being photographed and described as follows (Fig. 9). These elements have persisted and directly influence the site's Statement of Significance, outlined in the following section.



323 Regina Street
1928
Eastern Cottage Style--- Eclectic Period

Although the size is atypical, this 1928 house has the stucco exterior and chamferred roof line of the Eastern Cottage style. The roofing material is rolled around the eaves, giving the appearance of the false-thatched roof subtype of the Tudor Revival style. The entry porch is centred between the two cross gables and its roof resembles a turret.

Fig. 9: Heritage inventory photograph and description of 323 Regina Street. (Source: Sleath 1989, p. 177)

3.0 Statement of Significance

The following is the Statement of Significance of Edgar House at 323 Regina Street.

3.1 Description of Historic Place

This historic place, Edgar House, is a Storybook style Cottage with a jerkinhead roof. It is a one and a half storey, stuccoed, wood-frame construction with concrete foundation. The entry porch is centred between its two cross gables and the roof over the entrance resembles a turret. The house sits on a prominent corner lot, stretching the length of 4th street from Regina Street to Sydney Street in the Queen's Park neighbourhood.

3.2 Heritage Value of Historic Place

Edgar House at 323 Regina Street has heritage value for its aesthetic and historic significance. Aesthetically, this house is an eye-catching, intact example of a Storybook style dwelling, with elements from both the French and English traditions. Its connection to the French Storybook style is seen in its various characteristic features, including: its L-shape and centred turret over its arched front entryway. Its connection to the English Storybook style is seen in elements such as its jerkinhead roof, as well as its low, sloping roof (its catslide) on its western corner. Shared elements of both Storybook styles include its rolled roofline giving it a false-thatched roof appearance, its stucco cladding, its asymmetrical design and its arched windows and doors. It was showcased in a 1928 newspaper article as a unique and attractive structure; a fact that still holds true today. Its uniqueness in the landscape contributes to this place's significance.

This house also has historic significance being among a rare stock of interwar period developments in the Queen's Park neighbourhood, being just shy of the decline that came with the Great Depression a year after its construction. It was built in 1928 with the help and input of various contractors and craftsman, named in the aforementioned article about the property. These individuals included the well-known and well-respected builder K.R. Matheson, as well as Hugh Gifford (for the plumbing and furnace), Archie Cowie (for its fireplaces and chimneys), V. Cooper and Sons (for the plastering and stucco work) and E. Hagen, (for the interior and exterior decorating). This house's namesake, Elmer Edgar, is also representative of the middle-class individuals working in New Westminster for the community, as he was the Manager of the local Tip Top Tailor's New Westminster branch. Tip Top Tailors is a Canadian company, founded in Toronto, that has been around since 1909.

3.3 Character Defining Elements

Key elements that define the heritage character of Edgar House at 323 Regina Street include:

- Its location in the Queen's Park neighbourhood.
- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

4.0 Research Findings

Neighbourhood: Queen's Park
Address & Postal Code: 323 Regina Street, V3L 1S8
Folio & PID: 08514000 & 013-593-285
Legal Description: Lot 12; Suburban Block 10 of Lot 4; New West District; Plan NWP2620
Zoning: Single Detached/RS-4
Builder & Date of completion: K.R. Matheson in 1928
Original Owner & Water Connection Connector and Year: Elmer A. Edgar & E.A. Edgar on July 14, 1928

The following tables are a consolidated summary of the residents of 323 Regina Street, as determined from the available city directories for New Westminster, as well as a list of the construction dates of the surrounding properties, illustrating the range of ages to this section of the street (visualized in Fig. 10).

Table 1: Consolidated list of the occupants of 323 Regina Street from the available city directories (Source: Vancouver Public Library, 1928 to 1955; and New Westminster Archives, 1970, 1979, 1985, 1991, 1992, 1998)

Year(s)	Name(s)	Occupation (if listed)
1928 – 1945	Elmer A. Edgar (Elverie B.)	Branch Manager, Tip Top Tailor
1946 – 1955	R. Gordon Quennell (Marion L.)	Retired
1970	Elliot E Nelles	Not listed
1979	Joyce M. Hall/Kath Hall	Not listed
1985 – 1998	R. T. Hall	Not listed

Table 2: Consolidated list of the construction dates for the properties surrounding 323 Regina Street, New Westminster, BC. (Source: BC Assessment)

Address	Year Built	Configuration
512 Third Street	1907	3 bedrooms, 2 baths
520 Third Street	1941	5 bedrooms, 3 baths
305 Regina Street	1910	3 bedrooms, 3 baths
308 Regina Street	1911	5 bedrooms, 3 baths
309 Regina Street	1936	2 bedrooms, 1 bath
310 Regina Street	1909	5 bedrooms, 2 baths
311 Regina Street	1939	2 bedrooms, 1 bath
313 Regina Street	1939	4 bedrooms, 2 baths
314 Regina Street	2000	4 bedrooms, 5 baths
316 Regina Street	1998	4 bedrooms, 3 baths
317 Regina Street	1936	4 bedrooms, 2 baths
319 Regina Street	1893	4 bedrooms, 3 baths
323 Regina Street	**1928**	**4 bedrooms, 2 baths**
514 Fourth Street	1926	4 bedrooms, 2 baths
515 Fourth Street	1940	3 bedrooms, 2 baths
516 Fourth Street	1911	4 bedrooms, 3 baths
518 Fourth Street	1973	3 bedrooms, 3 baths
520 Fourth Street	1912	5 bedrooms, 3 baths
526 Fourth Street	1913	5 bedrooms, 3 baths
528 Fourth Street	2012	3 bedrooms, 4 baths
402 Sixth Avenue	1915	4 bedrooms, 3 baths
322 Sixth Avenue	1921	6 bedrooms, 4 baths
318 Sixth Avenue	1912	4 bedrooms, 3 baths
316 Sixth Avenue	1924	3 bedrooms, 2 baths
310 Sixth Avenue	1908	4 bedrooms, 1 bath
306 Sixth Avenue	1911	2 bedrooms, 3 baths

Fig. 10: Map of the area surrounding 323 Regina Street, outlined in blue, with the construction years listed for the buildings in the immediate vicinity of the study site. Note the range of years. (Source: BC Assessment)

In summary, there are 26 houses along this section of Regina Street, 4th Street and Sixth Avenue. As a point of reference for understanding the surrounding neighbourhood and streetscape, their time periods breakdown as follows:

- 4% were built in the 1890s (1 out of 26)
- 12% were built in the 1900s (3 out of 26);
- 31% from the 1910s (8 out of 26);
- 15% from the 1920s (4 out of 26);
- 15% from the 1930s (4 out of 26);
- 8% from the 1940s (2 out of 26);
- None from the 1950s nor the 1960s;
- 4% from the 1970s (1 out of 26);
- None from the 1980s;
- 4% from the 1990s (1 out of 26); and
- 8% from the 21st century (2 out of 26).

4.1 Researcher's Note

In researching the captioned study site, Edgar House, it has been interesting and surprising to note that it is not included in the Queen's Park Heritage Conservation Area (HCA). On account of its heritage value – specifically, its aesthetic value as a somewhat rare and intact example of the whimsical Storybook style and its historical significance as an interwar pre-Great Depression development built by well-known tradesmen for a prominent Queen's Park family (in fact, already recognized in the HCA with their property at 415 Third Street (NWA 2004)) – it is unclear why this Edgar property at 323 Regina Street was omitted from the HCA. This seemed an important aspect to note amongst the site's research findings.

5.0 Archival Photographs

Unfortunately, no other historical photographs of the property were available beyond the 1928 newspaper article (Fig. 11) and the accompanying photograph of the 1989 heritage inventory description (Fig. 12). It is interesting to note the few changes to the property, such as the addition of a window box on the front window, which was apparently done shortly after the house was built in 1928 by a local ironworker. Other changes of note are the switch of the front entry staircase from being double-sided to single-sided and the addition of a chimney on the southeast corner, which has since been removed.

Fig. 11: Historical photograph of 323 Regina Street, 1928, extracted from the newspaper article on the property. (Source: The British Columbian, October 8, 1928, p. 7)

Fig. 12: Historical photograph of 323 Regina Street, 1989, taken from Volume 2 of the Heritage Resource Inventory. Note the largely similar look and condition of the property, with only minor changes, such as the addition of a window box on the front window, the change of the front entry staircase from being double-sided to being single-sided and the addition of another chimney, which has since been removed (please see the red arrows pinpointing these changed areas). (Source: Sleath 1989, p. 177)

6.0 Current Photographs

Fig. 13: Southern corner view of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

Fig. 14: Eastern corner view of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

Fig. 15: Northeastern side of Edgar House at 323 Regina Street, BC, 2020. (Source: Holisko)

Fig. 16: Northwestern side of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

7.0 Conservation Objectives

Edgar House at 323 Regina Street will be preserved as part of a Heritage Revitalization Agreement in order to build a laneway house on their large lot and stratify their property. The proposed changes do not affect the Heritage Values nor the Character Defining Elements of this historic place.

A number of changes and some restoration work has already taken place to this historic place. For a comparison view of the work already completed, please refer to Figs. 17a and 17b below, from 2019 and 2020 respectively.

Figs. 17a and 17b: Comparative views of Edgar House at 323 Regina Street, 2019 (top) and 2020 (bottom), illustrating the various work done on site, listed in full on the following page. (Sources: Vallee (top) and Holisko)

For record purposes, work done is catalogued and summarized here, based on the information provided by the current owners:

- A similarly pitched jerkinhead roof was put over the deck on the northern side of the property, without the rolling eaves featured on the heritage building, presumably to follow Standard 11 of the Canadian *Standards and Guidelines*, to ensure its distinguishability as a new addition.
- The character-defining catslide on the western corner was repaired and restored, while being better revealed in moving the fence and installing a privacy gate.
- A small mudroom was added to the northern corner of the property, re-purposing one of the original windows that had to be removed from the kitchen.
- A deck and patio were added on the eastern corner of the property, along with a wrought iron fence, in a similar look to the window box ironwork that was added to the house shortly after it was built.
- An additional window box was also added to the south face of the property to match the one from the front.
- A set of windows from the south face of the house were re-purposed on site and replaced by wooden French doors, providing an egress point and access to the newly added south side deck and patio.
- One original window was badly water damaged and unsalvageable.
- The two small dormers along the northeastern, back side of the roof were combined into one longer one.
- Vinyl windows were installed in the two bathrooms and laundry room, along the northeastern, back side of the house with low visibility from the street. This is deemed an acceptable change on account of the minimal visual impact to the streetscape, since they are not visible from the street.
- The upper floor wood windows, facing Regina Street and Sydney Lane were replaced in-kind, with replica wood windows. The windows facing Fourth Street were not replaced and are still original.
- Areas of the stucco wall were also damaged and needed extensive patching, particularly around the front entrance and the side facing Fourth Street.
- The perimeter drain was replaced and at that time (as visible in the comparative photographs) a lot of landscaping was removed from the site, both from surrounding the house as well as from the corner portion of the hedge along Regina Street. This was to allow a clearer view of the house's front entrance, making it more accessible and visible, since the front entry largely faces Fourth Street, despite its address technically being Regina Street. The hedge was only partially removed to maintain some privacy for the new side patio on the eastern corner of the property.
- At this time, all of the drainage gutters and downspouts were replaced.
- The later-addition chimney located on the south corner of the house was removed.
- The later-addition blue awnings over the various windows were also removed.
- The house's original colour scheme (based on the 1928 newspaper article on the property) was restored.

Preservation, **Restoration** and **Rehabilitation** were and are the conservation objectives for the building. As defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd edition)*:

> *Preservation:* The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.
>
> *Restoration:* The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

> *Rehabilitation:* The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.
>
> (Canada's Historic Places 2010, p. 255)

The conservation of Edgar House is focused on the preservation of the heritage house, including its various characteristic elements; restoration of its historical paint scheme; and rehabilitation of the front door and chimney. The following table summarizes the specific elements of Edgar House to be preserved, restored and rehabilitated (Table 3).

Table 3: Consolidated lists of the elements of Edgar House that are to be preserved, restored and rehabilitated. Note some have already been achieved

Preserved	Restored	Rehabilitated
Overall structure, including its form, scale and massing	Overall paint scheme	Front door
Rooflines		Chimney mortar
Stucco cladding		
All remaining original wood windows		

8.0 Building Description

Edgar House is a Storybook style Cottage, with elements from both the French and English traditions. It is a one and a half storey, stuccoed, wood-frame construction with concrete foundation. It is an L-shaped structure with a jerkinhead roof and rolled shingles, giving it a false-thatched look, as well as a flared catslide on its western corner roof. It has an elongated dormer on the northeast side of its roof (previously two dormers that have been combined). The entry porch is centred between its two cross gables and the roof over the arched entrance resembles a turret. It has numerous arched windows, doorways and doors as well as a range of wood windows on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.). The site features a garage off of the north corner of the house in a similar look and style to the main property. The house sits on a prominent corner lot, stretching the length of 4th street from Regina Street to Sydney Street in the Queen's Park neighbourhood. It is one of the few 1920s houses remaining in the Queen's Park neighbourhood.

9.0 Condition Assessment

Overall, the exterior of Edgar House at 323 Regina Street appears to be in good to very good condition, based on the available exterior photographs. As outlined below there are just a few areas in need of minor attention.

9.1 Structure and Foundations

Overall, the condition of the walls and building envelope of Edgar House, from roof to foundation, appears to be good and having aged well. In particular, there are no major cracks visible in either the stuccoed walls or foundation. One small area of concern is the stone front steps that appear they could benefit from some minor cleaning and maintenance (Fig. 18) such as to remove moss/algae growth.

Fig. 18: Front stone steps and planter of Edgar House at 323 Regina Street, 2020, illustrating the minor maintenance concerns, such as moss growth and other plants growing between the stone slabs. (Source: Holisko)

9.2 Wood Elements

The visible, exterior wood elements, such as the doors, door frames, roof fascia and windows are, for the most part, in good condition. Any signs of deterioration are largely cosmetic, as illustrated and discussed further in the relevant sections below. Please note an internal inspection was not conducted to inspect the internal timber elements.

9.3 Roofing and Waterworks

The roof is in very good condition, overall (Figs. 19 and 20). It is difficult to determine the condition of the waterworks system from photographs, however, it is understood that these were recently replaced (with rounded aluminium ones to resemble the older more traditional style) and should therefore be in good working order. They should be checked regularly to ensure their continued efficient functioning.

Fig. 19: Front view of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its roof. (Source: Holisko)

Fig. 20: Back view of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its roof. (Source: Holisko)

9.4 Chimney

There is a chimney on the house, along its northwestern side (see Fig. 20 above), and it seems to be in largely good condition, with an intact chimney cap (Fig. 21a). It is worth noting that there are some signs of deterioration and loss of mortar, particularly in the areas that appear dark between the bricks (along the left side of Fig. 21b). The top of the chimney also appears that it could benefit from some cleaning and maintenance.

Figs. 21a and 21b: Fig. 21a (left) shows a detail shot of the Edgar House chimney, highlighting its largely good condition. Fig. 21b (right) shows a closer view of the chimney stack, showing some signs of deteriorating mortar and areas in need of cleaning (pinpointed by red arrows). (Sources: Holisko)

9.5 Windows and Doors

Some of the windows of the house have been replaced (or repurposed on site), although many are still original and, considering the age of the building, these intact windows and doors are in good to very good condition (as visible in Figs. 13 and 14 above and Fig. 22 below).

Fig. 22: The back deck of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its original windows, with diamond patterned panes. (Source: Holisko)

Otherwise, the only other condition concern with regards to the windows and doors is with the front door, with its faded and splotchy staining (Fig. 23). It is hoped that this is simply a cosmetic concern that can be rectified by sanding and re-staining, although it should be inspected for any signs of rotting prior to any work being done on it.

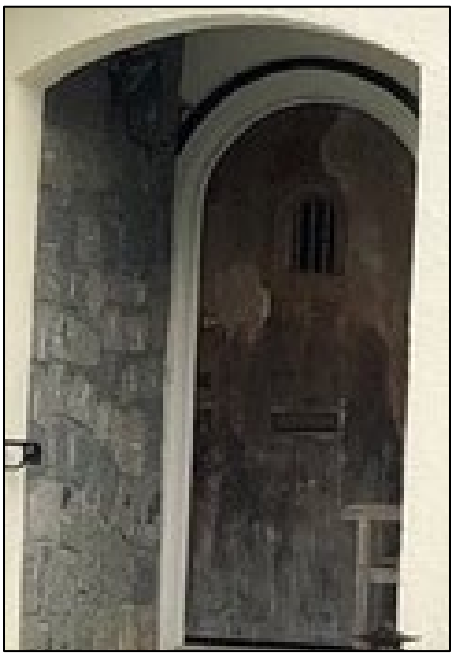


Fig. 23: Detail view of the front door of Edgar House at 323 Regina Street, 2020, illustrating its faded and splotchy staining. (Source: Holisko)

9.6 Cladding and Trimwork

As mentioned above, the stucco exterior appears to be in good condition, with no major issues identified, having been recently patched and restored. As for the trimwork, as discussed in the relevant sections above, these are also in very good shape.

9.7 Finishes

The finishes of the house are in good condition, having just recently been repainted to the historical colour scheme outlined in the 1928 newspaper article on the property and catalogued in section 10.7 below.

9.8 Landscaping

The landscaping on site is good, overall, with minimal landscaping growth near the structure and many plantings in pots, which helps to minimize the impact of roots on the building.

Despite these minor issues and concerns stated above, the overall condition of the property is good to very good. The owners should be commended for taking such good care of their property.

10.0 Recommended Conservation Procedures

10.1 Structure and Foundations – **Preservation**

- The main one and a half storey structure will be **preserved**.

10.2 Wood Elements – **Preservation**

- As addressed in greater detail in the relevant sections below, the wood elements will be **preserved**.

10.3 Roofing and Waterworks – **Preservation**

- The roofing and waterworks should be **preserved**, and regularly monitored and maintained to ensure their ongoing good condition.

10.4 Chimney – **Preservation** and **Rehabilitation**

- The chimney should be **preserved**, and **rehabilitated**, as needed. This should include regular monitoring and repointing by certified professionals, to avoid it needing to be rebuilt entirely down the road.
- Although certainly not recommended, if, overtime, it does degrade to the point of needing rebuilding, it should be dismantled to the roofline, the bricks should be cleaned and then re-used to rebuild the chimney with its original bricks, as much as possible.

10.5 Windows and Doors – **Preservation** and **Rehabilitation**

- The arched front door should be carefully **rehabilitated** (sanded down and re-stained) and **preserved**.
- All remaining original wood windows should be **preserved**.

- If there are concerns with regards to the performance of the original windows, an immediate measure to allow for better protection of them (while address heating and sound issues), is to install exterior wood storm windows on them. This would be the best conservation approach for their long-term preservation, if so desired, however, this is not a requirement.
- If this route is taken, the proposed storm windows should be traditional wood storm windows: Single pane, single light and of similar sash dimension to the window sash itself, to minimise the visual impact on the building and to allow the windows to continue to be visible on the exterior. They should be painted the same colour as the current. Dimensions should be the same as the window sash as per the proposed, historically appropriate colour scheme already used (and captured below). This is a reversible measure that would immediately benefit the building, providing greater protection to the house and improving its performance in relation to temperature control, energy efficiency and also from a noise perspective.

10.6 Cladding and Trimwork – **Preservation**

- The stucco should be **preserved**.
- The trims should be **preserved**, being monitored and maintained overtime, as needed.

10.7 Finishes – **Preservation**

- The current finish is based on the 1928 newspaper article on the house that describes its colour scheme as follows: “The walls are of cream California stucco with the arched windows and doors trimmed in black and white” (The British Columbian, October 8, 1928, p. 7). The selected colours were VC-1 Oxford Ivory for the body (from the Historical True Colours Palette; VHF 2012); Aura Low Lustre 634 for the white trim; and Regal Soft Gloss K403-80 for the black trim.
- This colour scheme should be **preserved** and maintained.
- For any eventual re-painting, follow Master’s Painters’ Institute, Repainting Manual procedures, including removing loose paint down to next sound layer, clean surface with mild TSP solution with gentlest means possible and rinse with clean water; do not use power-washing.

10.8 Landscaping

- Any additional landscaping being put in should have a minimum 2-ft clearance between the vegetation and the building face. This is preferable to ensure there is sufficient space from the structure and to remove any threat to the foundation or the building’s finishes over time.

11.0 Proposed Alterations and Future Changes

11.1 Proposed Alterations

The major proposed alterations to the property are:

1) Building a laneway house on the property (Figs. 24 and 25); and
2) Stratifying the property.

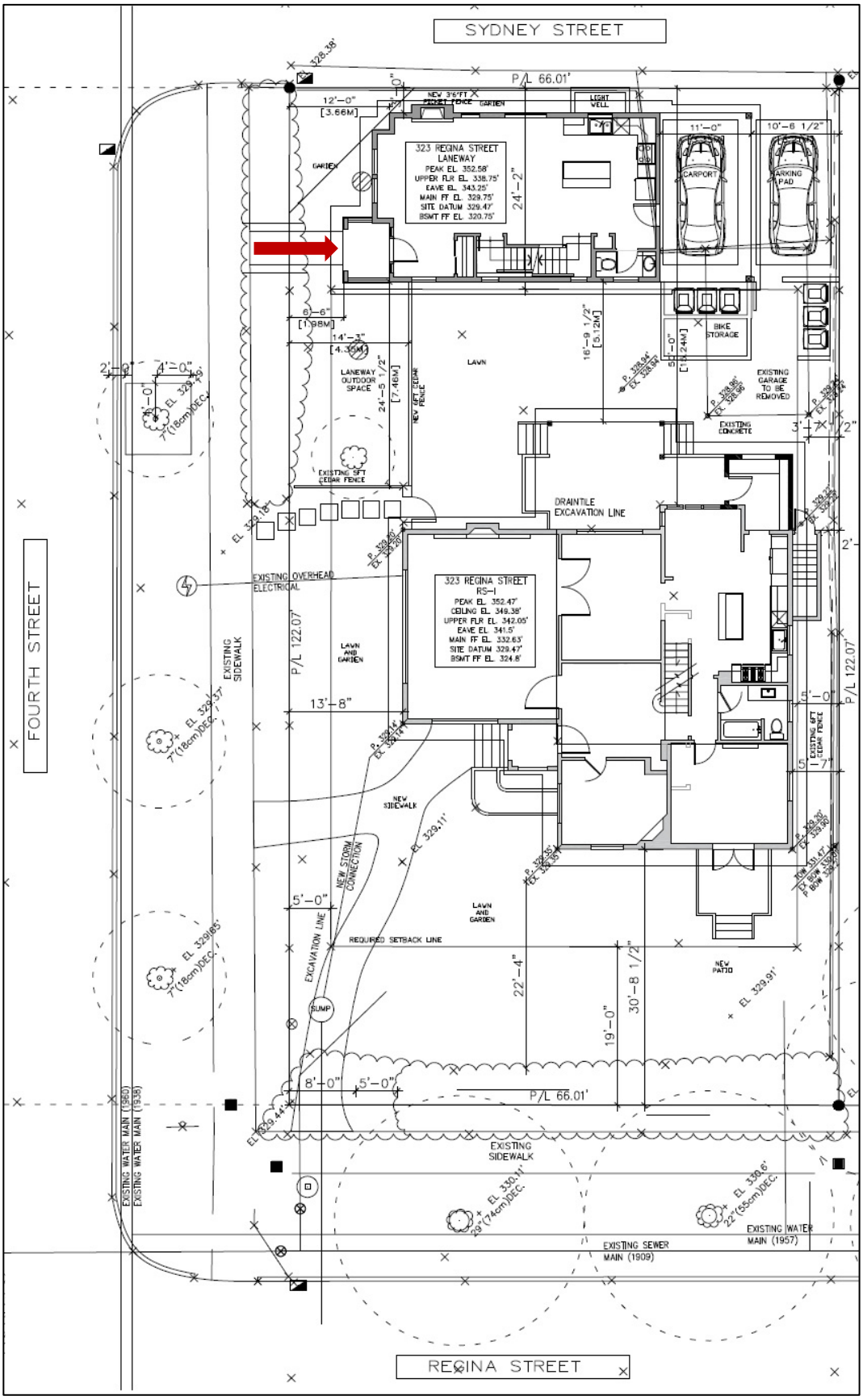


Fig. 24: Site plan of the proposed development on the lot of Edgar House at 323 Regina Street, 2021, with the access point of the proposed laneway house pinpointed with a red arrow. (Source: Dheilly)

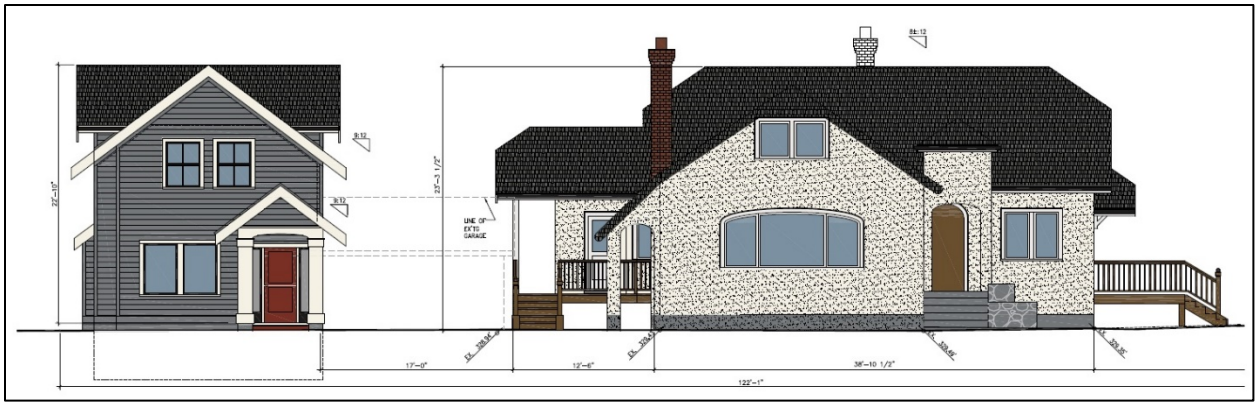


Fig. 25: Elevation from Fourth Street of Edgar House (on the right) and its proposed laneway house (on the left), 2021. (Source: Dheilly)

The proposed changes are considered a reasonable intervention given generally accepted conservation standards, rehabilitation needs and site conditions, in particular its large lot size. These proposed changes do not affect the Heritage Values and Character Defining Elements of the building.

11.2 Future Changes

Any future changes to the building's configuration, particularly any additions, should be carefully considered for minimal effect on the Heritage Values as embodied in the Character Defining Elements (CDEs) listed in the building's Statement of Significance (section 3.0 above).

12.0 Maintenance Plan

Following completion of the outlined conservation work, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The Local Government determines the acceptable level or condition to which the heritage building is maintained through the *Heritage Maintenance Bylaw* (CCNW 2018). As with the Heritage Conservation Plan, the maintenance standards apply only to the exterior of the building.

As general upkeep is frequently overlooked and will lead to the deterioration of heritage resources, maintenance standards warrant special attention to help to extend the physical life of a heritage asset. Any building should be kept in a reasonable condition so that it continues to function properly without incurring major expenses to repair deterioration due to neglect. The most frequent source of deterioration problems is from poorly maintained roofs, rainwater works and destructive pests.

It is important to establish a maintenance plan using the information below:

12.1 Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from the building.
- Maintain a minimum 2-ft clearance between vegetation and building face and a 12-inch-wide gravel strip against the foundation in planted areas, if possible.
- Do not permit vegetation (such as vines) to attach to the building.

b. Foundation

- Review exterior and interior foundations, where visible, for signs of undue settlement, deformation or cracking.
- If encountered, seek advice from a professional Engineer, immediately.
- Ensure perimeter drainage piping is functional.
- Arrange a professional drainage inspection every three to five years.

c. Wood Elements

- Maintaining integrity of the exterior wood elements is critical in preventing water ingress into the building. Annual inspection of all wood elements should be conducted.
- Closely inspect highly exposed wood elements for deterioration. Anticipate replacement in kind of these elements every 10 to 15 years.
- Any signs of deterioration should be identified and corrective repair/replacement action carried out. Signs to look for include:
    - Wood in contact with ground or plantings;
    - Excessive cupping, loose knots, cracks or splits;
    - Open wood-to-wood joints or loose/missing fasteners;
    - Attack from biological growth (such as moss or moulds) or infestations (such as carpenter ants);
    - Animal damage or accumulations (such as chewed holes, nesting, or bird/rodent droppings). These should be approached using Hazardous Materials procedures; and
    - Signs of water ingress (such as rot, staining or mould).
- Paint finishes should be inspected every three to five years and expect a full repainting every seven to ten years. Signs to look for include:
    - Bubbling, cracks, crazing, wrinkles, flaking, peeling or powdering; and
    - Excessive fading of colours, especially dark tones.
- Note all repainting should be as per the recommended historic colours in section 10.7 above.

d. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors. Poor operation can be a sign of building settlement distorting the frame or sashes or doors may be warped.
- Check condition and operation of hardware for rust or breakage. Lubricate annually.
- Inspect weather stripping for excessive wear and integrity.

e. Roofing and Rainwater Works

- Inspect roof condition every five years, in particular looking for:
    - Loose, split or missing shingles, especially at edges, ridges and hips;
    - Excessive moss growth and/or accumulation of debris from adjacent trees; and
    - Flashings functioning properly to shed water down slope, especially at the chimneys.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement at around 18 to 22 years.
- Annually inspect and clean gutters and flush out downspouts. Ensure gutters positively slope to downspouts to ensure there are no leaks or water splashing onto the building.

- Ensure gutter hangers and rainwater system elements are intact and secure.
- Ensure downspouts are inserted into collection piping stub-outs at grade and/or directed away from the building onto concrete splash pads.

f. General Cleaning

- The building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from the ground.
- Cleaning prevents build up of deleterious materials, which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use the gentlest means possible, such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary, such as diluted TSP or Simple Green ©.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements and it will drive water in wall assemblies and lead to larger problems.

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APPENDIX 3

CONFIRMATION OF COMMITMENT BY REGISTERED PROFESSIONAL

Date: _____

City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9
Attention: Director of Climate Action, Planning and Development

Re: Heritage Revitalization Agreement for 323 Regina Street

The undersigned hereby undertakes to be responsible for field reviews of the construction carried out at the captioned address for compliance with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement applicable to the property, which the undersigned acknowledges having received and reviewed, and undertakes to notify the City of New Westminster in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

_____
Registered Professional's Name

_____
Address

_____
Telephone No. Signature or Seal

APPENDIX 4

CERTIFICATION OF REGISTERED PROFESSIONAL

Date: _____

City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9
Attention: Director of Climate Action, Planning and Development

Re: Heritage Revitalization Agreement for 323 Regina Street

I hereby give assurance that I have fulfilled my obligations for field review as indicated in my letter to the City of New Westminster dated _____ in relation to the captioned property, and that the architectural components of the work comply in all material respects with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement referred to in that letter. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

_____
Registered Professional's Name

_____
Address

_____
Telephone No. Signature or Seal

APPENDIX 5

APPROVED PLANS

PROJECT DATA – 323 REGINA STREET

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	323 REGINA STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT

	PERMITTED	EXISTING
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MEAN BLDG. HEIGHT (DATUM: EL: 329.47')	25.0 FT	17.5 FT
MAXIMUM HEIGHT:	35.0 FT	23.0 FT
SITE COVERAGE:	35% (2,819.8 SF)	20.4% (1,643.4 SF)
SETBACKS OF BUILDING:		
FRONT:	19.0 FT	30.71 FT
REAR:	24.41 FT	44.0 FT
SIDE YARDS:	5.0 FT	W 13.7 FT/E 2.1 FT
FRONT PORCH ENCROACHMENT:	4.0 FT	0.0 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	1,114.9 SF
MAIN FLOOR AREA:	– SF	1,643.4 SF
BSMT FLOOR AREA:	– SF	684.3 SF
TOTAL FLOOR AREA:	4028.31 SF	3,442.6 SF
FLOOR SPACE RATIO:	0.7	0.43
ATTACHED ACCESSORY:		
SIDE ENTRANCE PORCH:	– SF	33.0 SF
BACK PORCH/DECK:	– SF	219.4 SF
FRONT DECK:	– SF	72 SF
TOTAL FLOOR AREA:	805.6 SF (10%)	324.43 SF (4%)

PROJECT DATA – 571 FOURTH ST INFILL HOUSE

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	571 FOURTH STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT
ENERGY USAGE:	STEP CODE 3

	PERMITTED/REQUIRED	PROPOSED
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MAXIMUM HEIGHT:	23.0 FT	22.5 FT
SITE COVERAGE:	10% (805.6 SF)	8% (642 SF)
SETBACKS OF BUILDING:		
LANE:	3.0 FT	3.0 FT
BETWEEN HOUSES:	16.0 FT	17.0 FT
SIDE YARDS:	6.0 FT	W 11.9 FT/E 23.5 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	440.0 SF
MAIN FLOOR AREA:	– SF	610.0 SF
BSMT FLOOR AREA:	– SF	370 SF
TOTAL FLOOR AREA:	958 SF	1,420.0 SF
FLOOR SPACE RATIO:	0.12	0.18 *
ATTACHED ACCESSORY:		
FRONT PORCH:	32.0 SF	32.0 SF
CARPORT:	226 SF	222.8 SF
BIKE STORAGE:	32.0 SF	32.0 SF

OVERALL SITE PROJECT DATA

SITE AREA:	66.0 x 122.07 = 8056.62 SF
PROPOSED SITE COVERAGE:	2285.4 SF (28.4%)
PROPOSED TOTAL FSR:	0.60 (4862.6 SF)
PROPOSED EXCLUDING BSMT FSR:	0.47 (3808.3 SF)
PROPOSED PARKING:	2 SPACES PROVIDED

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E-MAIL NDHEILLY@SHAW.CA

PROJECT TITLE.

HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE DATA

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

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NANCY G DHEILLY

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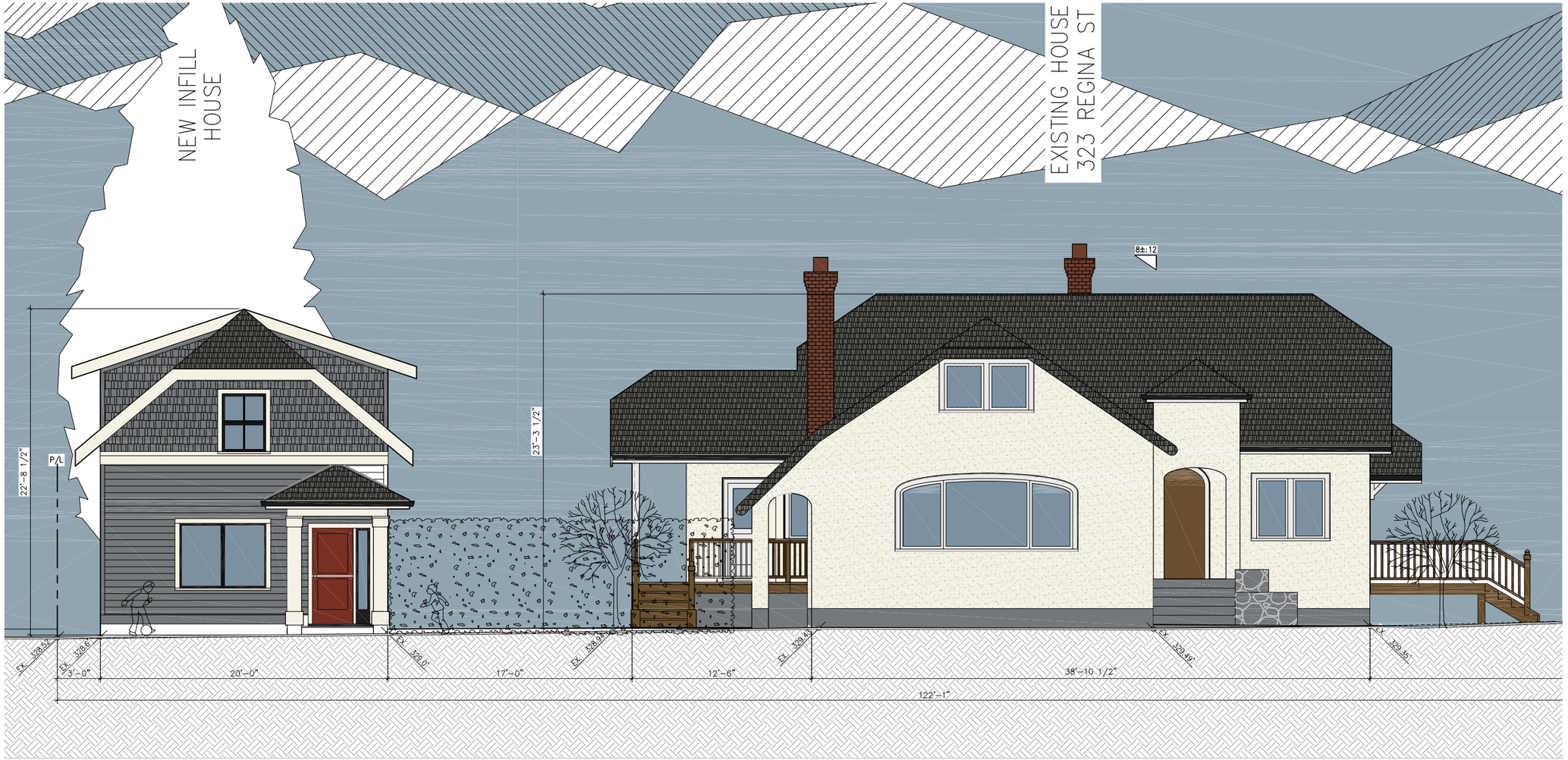
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
NTS

DRAWING NO.

A-0.1



1 — 4TH STREET ELEVATION

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

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PROJECT TITLE.

INFILL HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH STREET ELEVATION

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19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 8, 2021

SCALE.
1/8"=1'0"

DRAWING NO.

A-0.2

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –.– — SEE WINDOW SCHEDULE ON A–1.9

1 / – 4TH ST (WEST) ELEVATION

SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH ST (WEST) ELEVATION

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SCALE.
3/16"=1'0"

DRAWING NO.

A-1.5

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –. — SEE WINDOW SCHEDULE ON A–1.9

1 / – REGINA (SOUTH) ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

REGINA (SOUTH) ELEVATION

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19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.6

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –.– — SEE WINDOW SCHEDULE ON A–1.9

1 — NORTH ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

NORTH ELEVATION

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NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

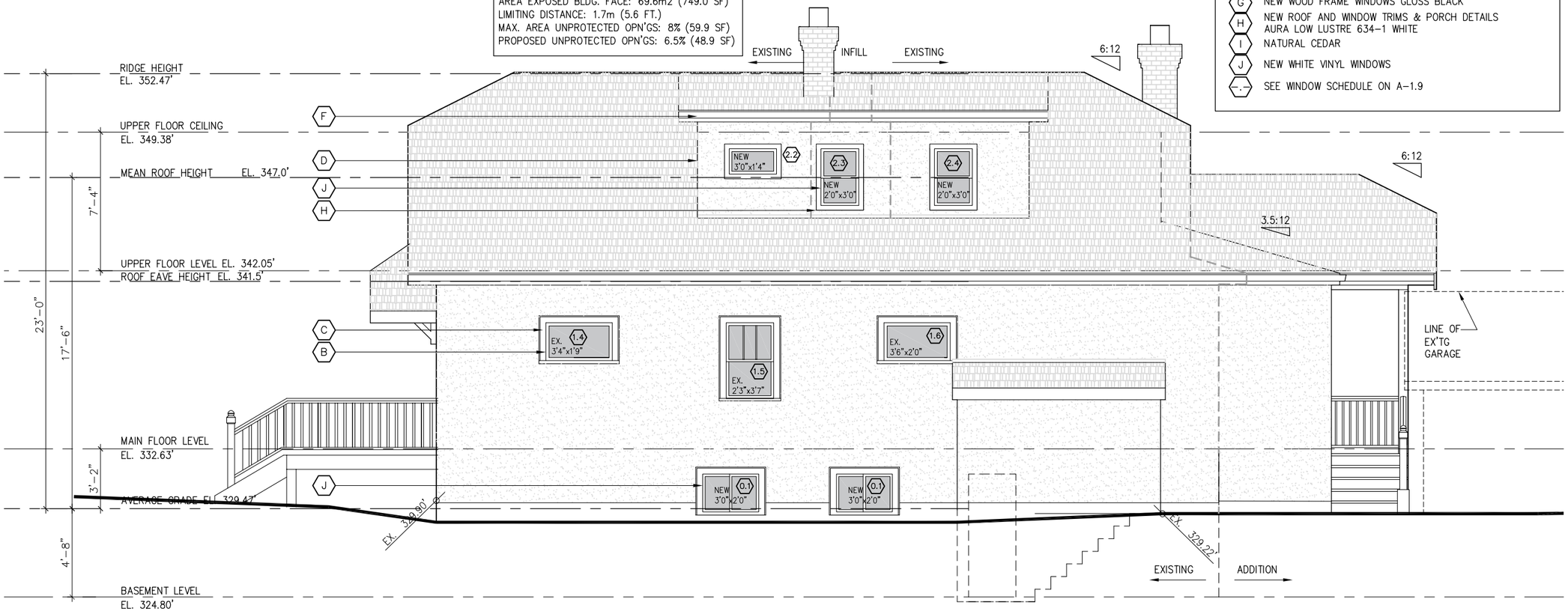
DRAWING NO.

A-1.7

SPATIAL SEPARATION CALC. FOR ENTIRE WALL
AREA EXPOSED BLDG. FACE: 69.6m2 (749.0 SF)
LIMITING DISTANCE: 1.7m (5.6 FT.)
MAX. AREA UNPROTECTED OPN'GS: 8% (59.9 SF)
PROPOSED UNPROTECTED OPN'GS: 6.5% (48.9 SF)

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- -,- — SEE WINDOW SCHEDULE ON A–1.9



1 — EAST ELEVATION
– — SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

EAST ELEVATION

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19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.8

WINDOW SCHEDULE

MARK	LOCATION	SIZE	DESCRIPTION	REMARKS
0.1	BASEMENT	3'-0"X2'-0"	SLIDING	NEW, VINYL
1.0	LIVING ROOM	10'-0"X4'-2"	FIXED	EX, WOODEN ARCHED WINDOW, W/LEADED GLASS SIDE PANELS AND CENTRAL PICTURE PANEL
1.1	LIVING ROOM	7'-3"X4'-2"	CASEMENT, FIXED, FIXED	EX, WOODEN ARCHED WINDOW, W/LEADED GLASS SIDE PANELS AND CENTRAL PICTURE PANEL
1.2	DEN	2'-4"X4'-2"	FIXED	EXISTING, WOODEN WITH LEADED GLASS
1.3	DEN, DINING ROOM	2'-4"X4'-2"	DOUBLE HUNG	EXISTING, WOODEN-LEADED GLASS UPPER PANEL (REUSE BDRM WINDOW FOR DEN)
1.4	BEDROOM	3'-4"X1'-9"	AWNING	EXISTING WOODEN WINDOW
1.5	BATHROOM	2'-3"X3'-7"	DOUBLE HUNG	EXISTING WOODEN, WITH OBSCURE GLASS IN LOWER PANEL, UPPER TRUE DIVIDED LITE.
1.6	KITCHEN	3'-6"X2'-0"	FIXED-STAINED GLASS	EXISTING WOODEN WINDOW WITH STAINED GLASS
1.7	MUDROOM, NOOK	1'-9"X4'-0"	FIXED-LEADED GLASS	EXISTING WOODEN WINDOW (REUSE NOOK WINDOW FOR MUDROOM)
1.8	NOOK	1'-9"X4'-0"	CASEMENT-LEADED GLASS	EXISTING WOODEN WINDOW
1.9	DINING ROOM	3'-4"X4'-2"	DOUBLE HUNG	EXISTING, WOODEN-LEADED GLASS UPPER PANEL
2.0	BEDROOM	2'-4"X3'-2"	DOUBLE HUNG	EXISTING, WOODEN-UPPER PANEL W/TRUE DIVIDED LITES
2.1	BEDROOM	2'-0"X4'-2"	DOUBLE HUNG	NEW, WOODEN-UPPER PANEL W/ TRUE DIVIDED LITES
2.2	BATH	3'-0"X1'-4"	AWNING	NEW, VINYL
2.3	BATH	2'-0"X3'-0"	SINGLE HUNG	NEW, VINYL, LOWER PANEL OBSCURE GLASS
2.4	LAUNDRY	2'-0"X3'-0"	SINGLE HUNG	NEW, VINYL
2.5	BEDROOM	5'-9"X2'-9"	CASEMENT,FIXED, CASEMENT	NEW, WOODEN

1 / – WINDOW SCHEDULE
SCALE: NTS

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

WINDOW SCHEDULE

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

DRAWN BY.
NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

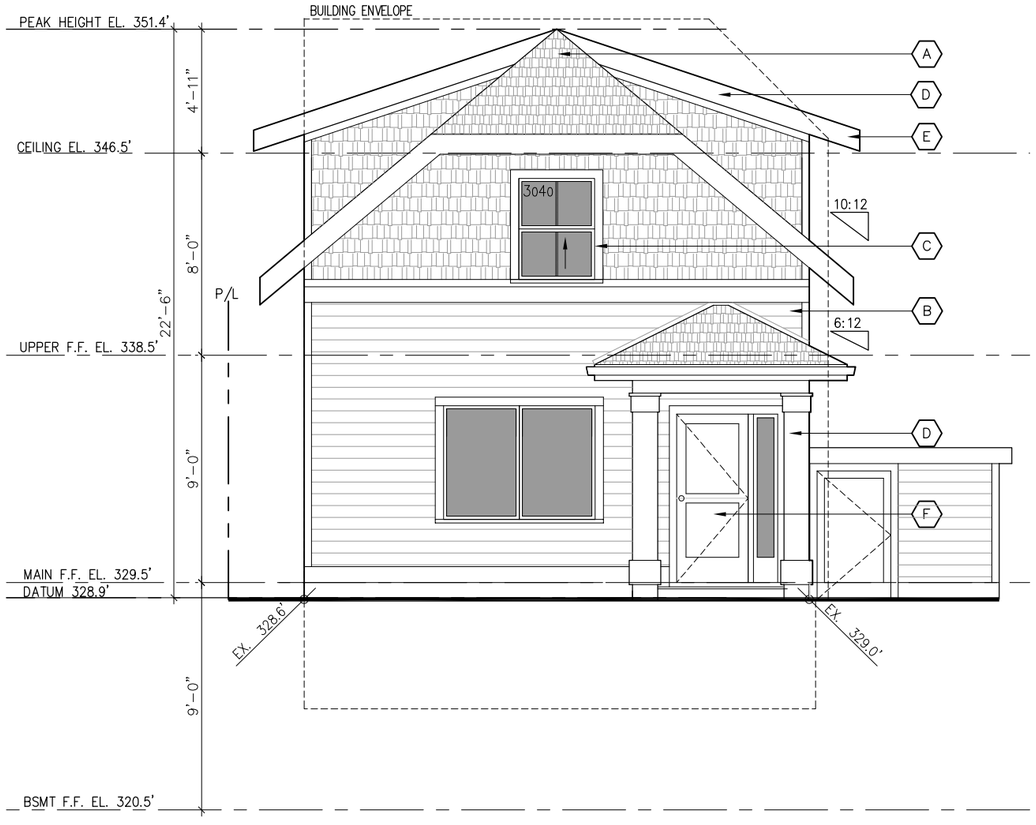
SCALE.
NTS

DRAWING NO.

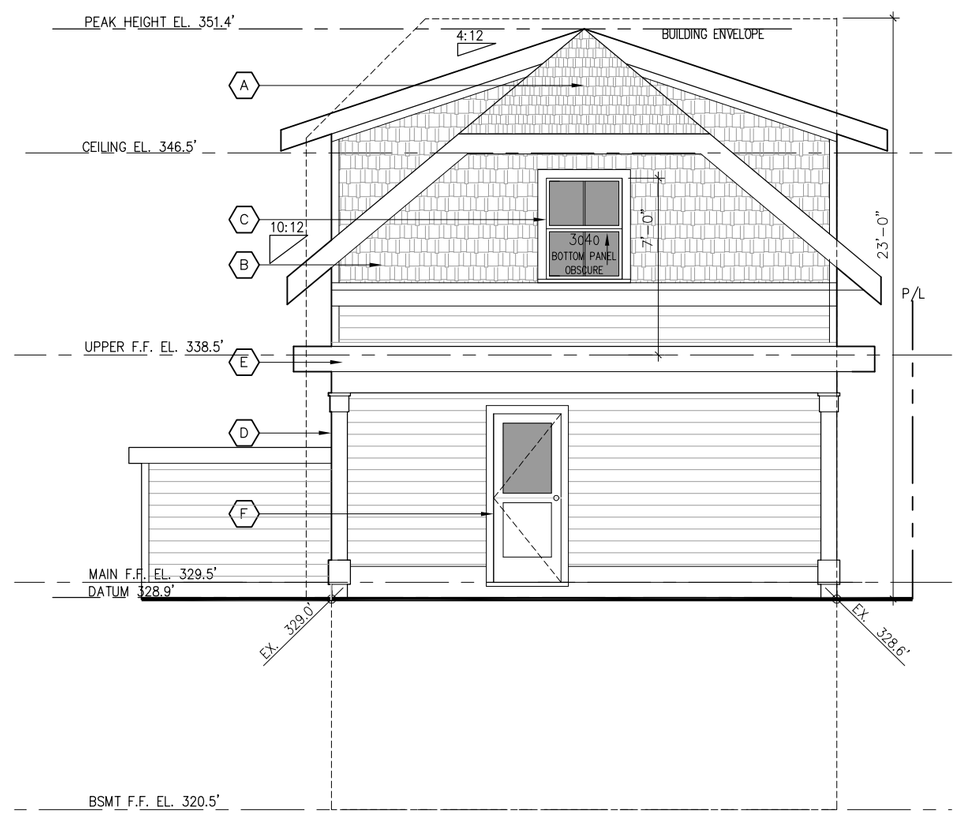
A-1.9

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES
  IKO HAVARD SLATE
- B — FIBRE–CEMENT SIDING W/5 1/2" EXPOSURE HARDI SIDING/SHINGLES – POINT GREY (BM VC–24)
- C — DBL. GLAZED LOW–E WOOD WINDOWS
  REGAL SOFT GLOSS K404–80 BLACK
- D — ROOF & PORCH TRIMS & GUARDRAILS
  WOOD PAINTED AURA LOW LUSTRE 634–1 WHITE
- E — GUTTERS AND DOWNSPOUTS
  BLACK
- F — FRONT DOOR–MELLISH RUST (BM VC–28)



1 – WEST ELEVATION
SCALE: 3/16" = 1'–0"



2 – EAST ELEVATION
SCALE: 3/16" = 1'–0"

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TEL. 604.526.2503
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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

WEST AND EAST ELEVATIONS

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

DRAWN BY.
NANCY G DHEILLY

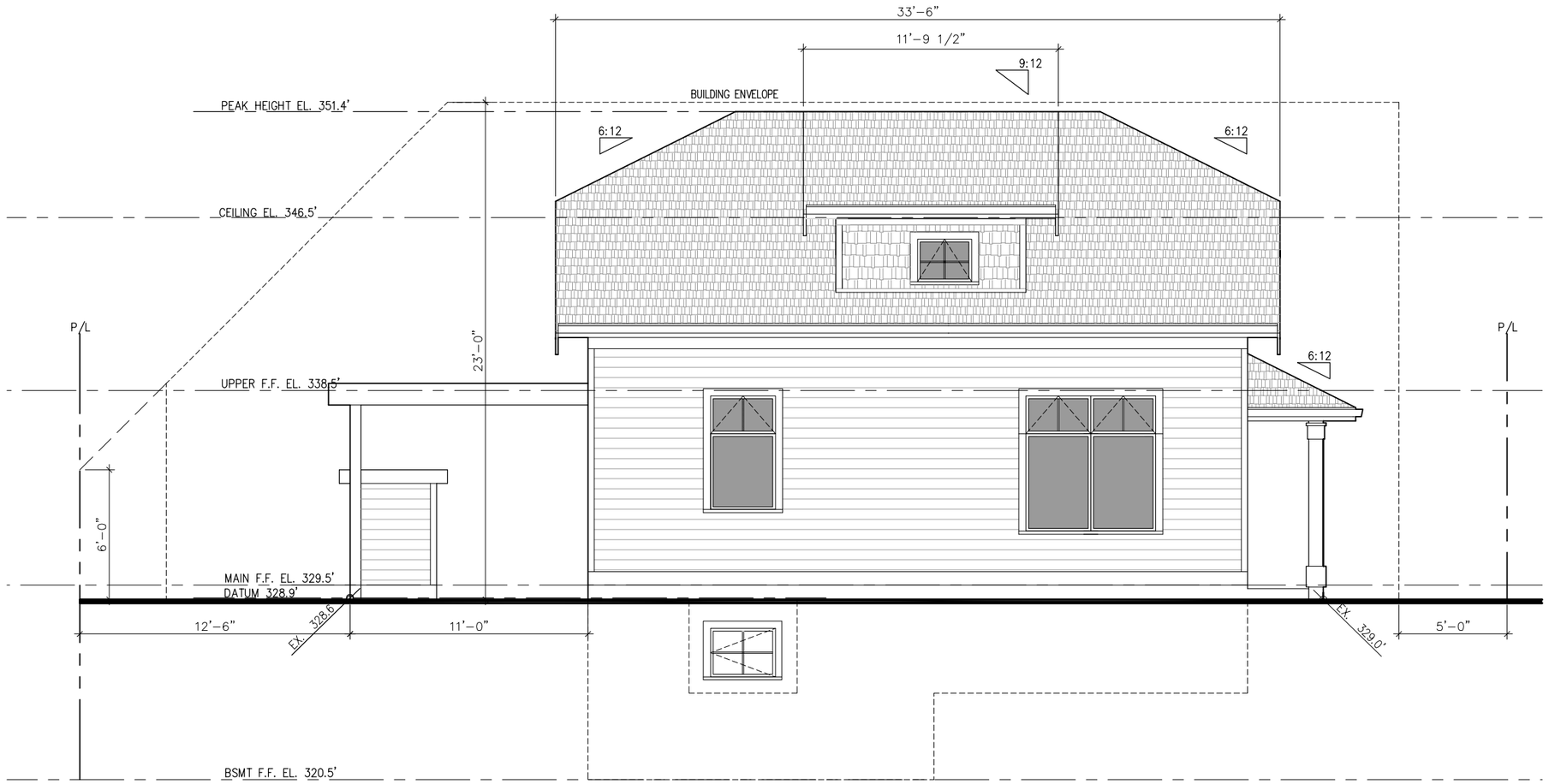
CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 8, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-2.5



1 NORTH ELEVATION
– SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
NORTH ELEVATION

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

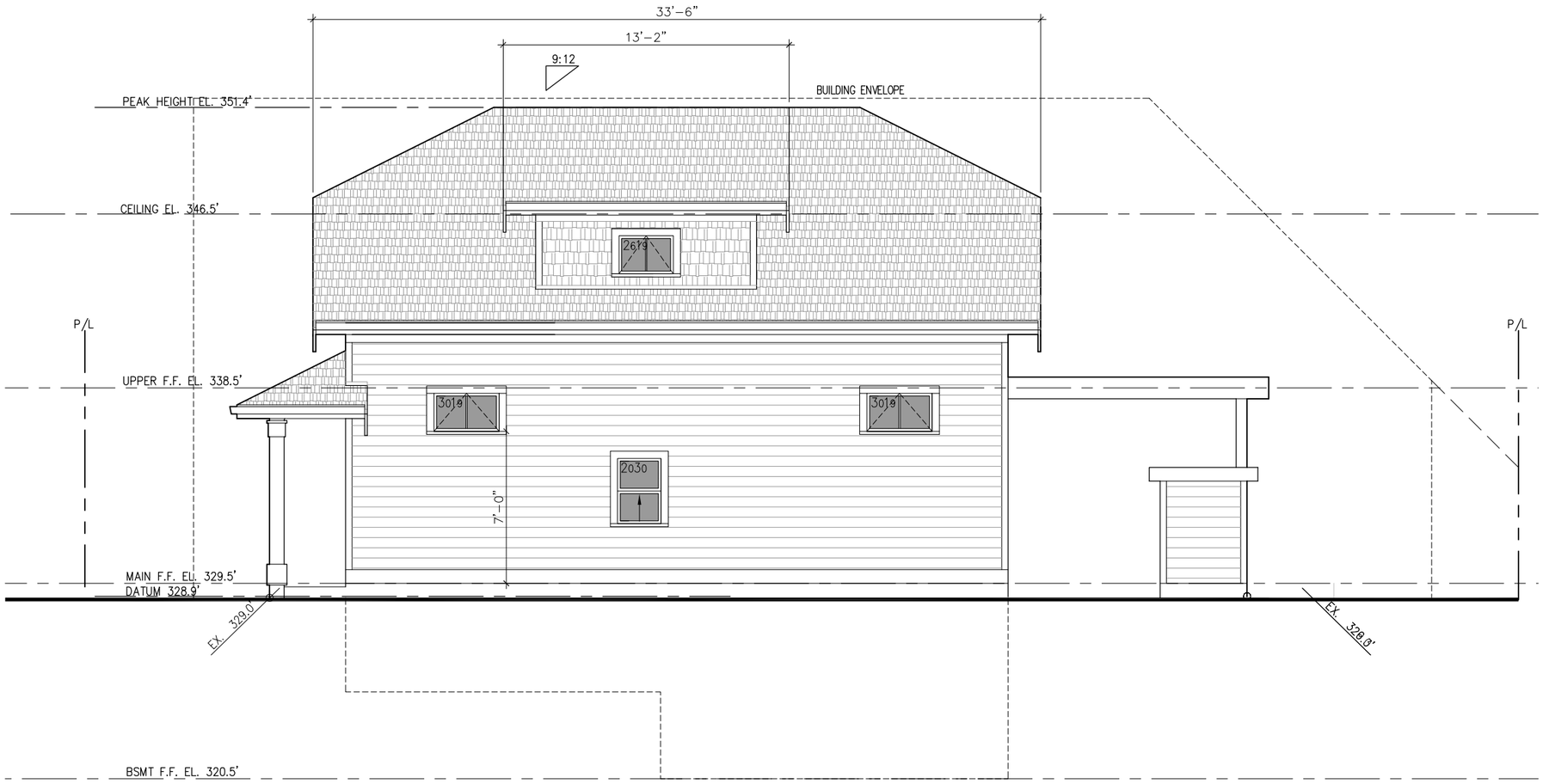
DRAWN BY.
NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 8, 2021

SCALE.
3/16"=1'0"

DRAWING NO.
A-2.6



1 — SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NANCY G DHEILLY
360 SHERBROOKE STREET
NEW WESTMINSTER, B.C., V3L 3M7
TEL. 604.526.2503
E-MAIL NDHEILLY@SHAW.CA

PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
SOUTH ELEVATION

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
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NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 8, 2021

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3/16"=1'0"

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APPENDIX 6

VARIATIONS TO ZONING BYLAW NO. 6680, 2001

	Single Detached Dwelling District (RS-4) Requirement/Allowance	Heritage Building (323 Regina Street)	Infill Building (471 Fourth Street)
Maximum Detached Accessory Dwelling Floor Space Ratio*	0.1	--	0.18
Minimum Left Side Setback (north)	1.5 metres (5 feet)	--	0.9 metres (3 feet)
Minimum Right Side Setback (east)	1.5 metres (5 feet)	0.6 metres (2.1 feet)	--

** Should Step Code 3, 4 or 5 of the Energy Step Code be met, the maximum space ratio can be increased as outlined in Section 310.11.1 of Zoning Bylaw No. 6680, 2001*

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8305, 2022

A bylaw of the Corporation of the City of New Westminster to designate the principal building located at 323 Regina Street as protected heritage property.

WHEREAS the *Local Government Act*, RSBC 2015, c.1 provides Council with authority, by bylaw, to designate real property, in whole or in part, as protected heritage property, on terms and conditions it considers appropriate;

AND WHEREAS the registered owner of the land located at 323 Regina Street has entered into a Heritage Revitalization Agreement authorized by Bylaw No. 8304, 2022 (the "Heritage Revitalization Agreement"), which has requested that Council designate the principal building on the land as protected heritage property, and has released the City from any obligation to compensate the registered owner for the effect of such designation;

AND WHEREAS Council considers that the principal building located at 323 Regina Street has significant heritage value and character and is a prominent and valued heritage property in the City;

AND WHEREAS Council considers that designation of the principal building located at 323 Regina Street as protected heritage property under the provisions of the *Local Government Act* is necessary and desirable for its conservation;

NOW THEREFORE City Council of the Corporation of the City of New Westminster enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "Heritage Designation Bylaw (323 Regina Street) No. 8305, 2022."

INTERPRETATION

2. In this Bylaw, the terms "heritage value", "heritage character" and "alter" have the corresponding meanings given to them in the *Local Government Act*.

DESIGNATION

3. The principal building located on that parcel of land having a civic address of 323 Regina Street, New Westminster, British Columbia, legally described as PID: 013-593-285; LOT 12 OF LOT 4 SUBURBAN BLOCK 10 PLAN 2620 and labelled "Heritage House" in Schedule A (the "Building"), is hereby designated in its entirety as protected heritage property under section 611 of the *Local Government Act* of British Columbia.

PROHIBITION

4. Except as expressly permitted by Section 5 or as authorized by a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Building:

   (a) alter the exterior of the Building;

   (b) make a structural change to the Building including, without limitation, demolition of the Building or any structural change resulting in demolition of the Building;

   (c) move the Building; or

   (d) alter, excavate or build on that portion of land upon which the Building is located.

EXEMPTIONS

5. Despite Section 4, the following actions may be undertaken in relation to the Building without first obtaining a heritage alteration permit from the City:

   (a) non-structural renovations or alterations to the interior of the Building that do not alter the exterior appearance of the Building; and

   (b) normal repairs and maintenance that do not alter the exterior appearance of the Building.

6. For the purpose of section 5, “normal repairs” means the repair or replacement of non-structural elements, components or finishing materials of the Building with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

MAINTENANCE

7. The Building shall be maintained in good repair in accordance with the City of New Westminster Heritage Property Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time.

HERITAGE ALTERATION PERMITS

8. Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the Building, application shall be made to the City of New Westminster Development Services Department, Planning Division in the manner and on the form prescribed, and the applicant shall pay the fee imposed by the City for such permit, if any.

9. City Council, or its authorized delegate, is hereby authorized to:

(a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Building under this Bylaw and the Heritage Revitalization Agreement;

(b) withhold the issue of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Building under this Bylaw or the Heritage Revitalization Agreement;

(c) establish and impose terms, requirements and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection of the Building provided under this Bylaw and the Heritage Revitalization Agreement; and

(d) determine whether the terms, requirements and conditions of a heritage alteration permit have been met.

RECONSIDERATION BY COUNCIL

10. An applicant or owner whose application for a heritage alteration permit for alteration of the Building has been considered by an authorized delegate may apply for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the applicant or owner.

GIVEN FIRST READING this 10th day of January 2022.

GIVEN SECOND READING this 10th day of January 2022.

PUBLIC HEARING held this _____ day of _____2022.

GIVEN THIRD READING this _____day of _____2022.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this

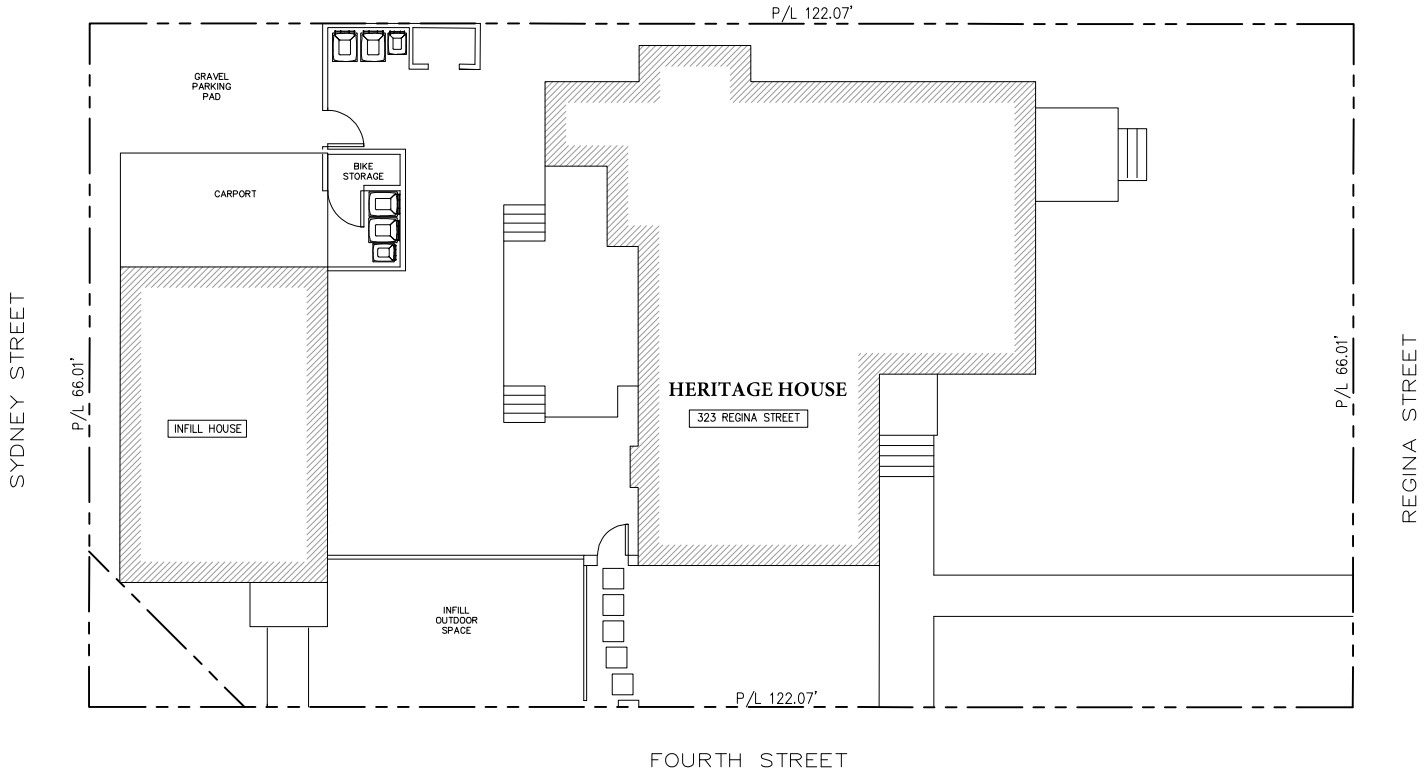
_____ day of _____ 2022.

_____
MAYOR JONATHAN X. COTE

_____
JACQUE KILLAWEE, CITY CLERK

SCHEDULE A

SKETCH



1 SITE PLAN
SCALE: 3/32"=1'-0"

NANCY G DHEILLY
360 SHERBROOKE STREET
NEW WESTMINSTER, B.C., V3L 3M7
TEL. 604.526.2503
E-MAIL NDHEILLY@SHAW.CA

PROJECT TITLE.
HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
SIMPLE SITE PLAN

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
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DRAWN BY.
NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
DECEMBER 2021	DEC 7, 2021

SCALE.
3/32"=1'-0"

DRAWING NO.
A-0.3

Corporation of the City of
NEW WESTMINSTER

Previous Decisions and Reports for
Heritage Revitalization Agreement (323 Regina Street) No. 8304, 2022 and
Heritage Designation (323 Regina Street) No. 8305, 2022
January 31, 2022

Report Author	Meeting/Document/Date	#
Clerks	Previous Decisions	R-1
Climate Action, Planning and Development	Report to LUPC – July 12, 2021	R-2
Climate Action, Planning and Development	Presentation to LUPC – July 12, 2021	R-3
Climate Action, Planning and Development	Report to Council– August 30, 2021	R-4
Climate Action, Planning and Development	Report to CHC – October 6, 2021	R-5
Applicant	Presentation to CHC – October 6, 2021	R-6
Climate Action, Planning and Development	Report to Council – January 10, 2022	R-7

Minutes Extract: Heritage Revitalization Agreement (323 Regina Street) No. 8304, 2022 and Heritage Designation (323 Regina Street) No. 8305, 2022

R-2 Report to LUPC – July 12, 2021

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

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

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

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

Discussion ensued and the Committee provided the following comments:

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

MOVED and SECONDED
THAT the Land Use and Planning Committee recommend that stratification be removed as a consideration as part of the Heritage Revitalization Agreement for the 323 Regina Street application.

CARRIED.

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

MOVED and SECONDED
THAT the Land Use and Planning Committee recommend reducing the size of the proposed carriage house as part of the Heritage Revitalization Agreement for the 323 Regina Street application.

CARRIED.

(Councillor Nakagawa opposed)

MOVED and SECONDED
THAT the Land Use and Planning Committee direct staff to refer the 323 Regina Street Heritage Revitalization Agreement application to the Community Heritage Commission to review the heritage merit.

CARRIED.

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

MOVED and SECONDED
THAT the Land Use and Planning Committee direct staff to refer the Committee's recommendations in regards to the 323 Regina Street Heritage Revitalization Agreement application to Council for further consideration.

CARRIED.

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

R-4 Report to Council – August 30, 2021

22. 323 Regina Street: Heritage Revitalization Agreement - Preliminary Report

THAT Council receive this report for information and direct staff to proceed with processing the revised Heritage Revitalization Agreement application as listed in Section 5.0 of the LUPC report dated July 12, 2021.

ADOPTED ON CONSENT.

R-5 Report to Community Heritage Commission – October 6, 2021

5. REPORTS AND PRESENTATIONS

5.1 Heritage Revitalization Agreement Application: 323 Regina Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated October 6, 2021 regarding an application for a Heritage Revitalization Agreement (HRA) to construct an infill rental house at 323 Regina Street, noting that this is a non-protected property in the Queen's Park Heritage Conservation Area.

Gary Holisko, Owner/Applicant of 323 Regina Street, shared that the infill house will be for his son and fiancé to live in and clarified that major restoration of the house prior to applying for a heritage designation was undertaken due to flooding in the basement that required immediate action.

Susan Medville, Principal, Mountain Heritage, provided a PowerPoint presentation which outlined the following:

- The proposal to retain the 1928 house and build a new infill house on the property;
- The heritage values and character defining elements of the property;
- Comparative views of the existing house and outline of heritage conservation that occurred from 2019 to 2020;
- The benefits of heritage recognition; and,
- The lack of impact that a new infill house would have on the existing house.

The Commission provided the following comments:

- Most Commission members expressed general support for the proposal;
- It is refreshing to see restoration done on a house before infill housing is requested;
- If the restoration work was not done, the house may not have met HRA criteria which is a dangerous precedent to set; and,
- Concerns expressed included the use of vinyl windows, the height of the upper floor dormers, the roof over the porches not mirroring the rolled shingles on the main roof eaves, and the large size of the proposed infill house.

MOVED and SECONDED
THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 323 Regina Street and its inclusion on the City's Heritage Register.

Carried.

Maureen Arvanitidis voted in opposition of the motion.

R-7 Report to Council – January 10, 2022

5.4 Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022 and Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022 Bylaws for First and Second Readings

For Council to consider bylaws which would allow the construction of an infill house on a Queen's Park property in exchange for heritage protection and conservation of a heritage house.

THAT Council consider Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022 and Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing.

THAT Council add 323 Regina Street to the City's Heritage Register following the adoption of Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022.

Adopted on Consent.

Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	7/12/2021
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	HER00810
		Item #:	17/2021

Subject: **323 Regina Street: Heritage Revitalization Agreement - Preliminary Report**

RECOMMENDATION

THAT *the Land Use and Planning Committee instruct staff to provide feedback on the items listed in Section 4.0 of this report; and*

THAT *the Land Use and Planning Committee instruct staff to process the Heritage Revitalization Agreement application as listed in Section 5.0 of this report.*

EXECUTIVE SUMMARY

In March 2021, an application was received for a Heritage Revitalization Agreement (HRA) at 323 Regina Street to construct a 162 sq. m. (1,747 sq. ft.) stratified infill house on a non-protected property in the Queen's Park Heritage Conservation Area. Given the date of the application, it is not covered by the pause Council placed on HRA applications in the Queen's Park neighbourhood on June 21, 2021, as identified in a report to Council on today's Regular Meeting agenda.

Through the HRA, the 1928 house would be legally protected with a Heritage Designation Bylaw. Some updating and restoration work was completed on the house in 2020, though as a non-protected house, the work was not governed by the neighbourhood's design guidelines.

The heritage house would be smaller than permitted at a density of 0.43 floor space ratio (FSR) and the infill house would be larger than permitted at a density of about 0.22 FSR for a total of 0.65 FSR. The overall density is appropriate to an HRA, though the infill house's size is larger than other similar applications. In addition to density and tenure relaxations, the project may require minor relaxations for building siting. A site plan and architectural renderings are included as Attachment 1.

Staff is seeking feedback from the Land Use and Planning Committee on the size of the infill house and the heritage designation, as well as the stratification proposed in this application, as this is a form of development Council identified as needing further clarification in the HRA program for the Heritage Conservation Area; as a similar application across the street was recently not supported by Council (515 Fourth Street); and, as the City's duplex and stratification policy is not fully developed.

1.0 BACKGROUND

1.1 Development Policy and Regulations

The application is consistent with the property's Official Community Plan (OCP) land use designation of "Residential Detached and Semi-Detached Housing". The lot is zoned for a single detached dwelling with a secondary suite and carriage house (RS-4). As such, the site is eligible for a density of 0.5 FSR.

A carriage house of up to 0.1 FSR is also permissive in this zone, for a total site density of 0.6 FSR. Carriage house density may be increased to 0.15 FSR, if the main house is reduced by a corresponding 0.05. The maximum size for a carriage house, without any relaxation from an HRA or a rezoning, is 958 sq. ft. (89 sq. m.). Any carriage house built in the Queen's Park neighbourhood would be required to meet the area's design guidelines as well as the Development Permit Area guidelines for this building form. Further information on the policy and regulatory context of this application is available in Attachment 2.

1.2 Heritage Policy and Protection

The site is located in the Queen's Park Heritage Conservation Area though is not a protected property: its heritage protection was removed during the Special Limited Category Study in 2018 (see Attachment 2 for details).

As a non-protected property, changes to the exterior do not require a Heritage Alteration Permit (HAP) and the property is not eligible for the Heritage Conservation Area's incentives program. Should the house be protected by the Conservation Area, density of 0.7 FSR would be permitted for the principal house with a carriage house of up to 0.1 FSR (a total site density of 0.8 FSR).

A Heritage Revitalization Agreement (HRA) application has been proposed which seeks development beyond the Conservation Area's incentives. In exchange for the larger infill house and change of tenure, the HRA would require legal protection of the principal house through a Heritage Designation Bylaw and potentially some exterior restoration work. Further information is available in Attachment 2.

This HRA application was received in March 2021 and is one of the seven in-stream applications in the Heritage Conservation Area received prior to Council's June 21,2021 direction to temporarily suspend these types of projects, pending future work to clarify the HRA program in the Heritage Conservation Area.

1.3 Site Characteristics and Context

The subject property is 749 sq. m. (8,057 sq. ft.) in size. It is located in the Queen's Park neighbourhood, an area of single-detached dwellings, on a corner lot with frontages on Regina Street, Fourth Street, and Sydney Street (a named lane). All streets are local roads. A site context map and aerial image is provided below:

Figure 1: Site Context Map, with 323 Regina Street highlighted in blue

1.4 Recent Upgrades to House

In March 2020, a Building Permit was issued by the City for a covered deck and mudroom at the rear of the building and an enlarged second storey rear dormer. As 323 Regina Street is currently a non-protected property in the Queen's Park Heritage Conservation Area, a Heritage Alteration Permit (HAP) was not required in conjunction with the Building Permit.

This work is now completed, is consistent with the Queen's Park Heritage Conservation Area design guidelines, and is generally considered acceptable heritage conservation though it does not consistently reflect best practice. The HRA would require better consistency with best conservation practice and some minor restoration, including some reversal of the previous work, is anticipated as part of the HRA. The conservation approach and work completed to date would be reviewed by staff and the Community Heritage Commission as part of the application review process. Further information on the work performed is provided in Attachment 4. Below is a current photograph of the house:

Figure 2: Current photograph of the house, provided by the property owner

2.0 PROJECT DESCRIPTION

The proposal is to retain the 1928 house and protect it through a Heritage Designation Bylaw in exchange for the construction of an infill house and the stratification of the lot. A general site plan is provided below, and further architectural drawings and renderings are included as Attachment 1.

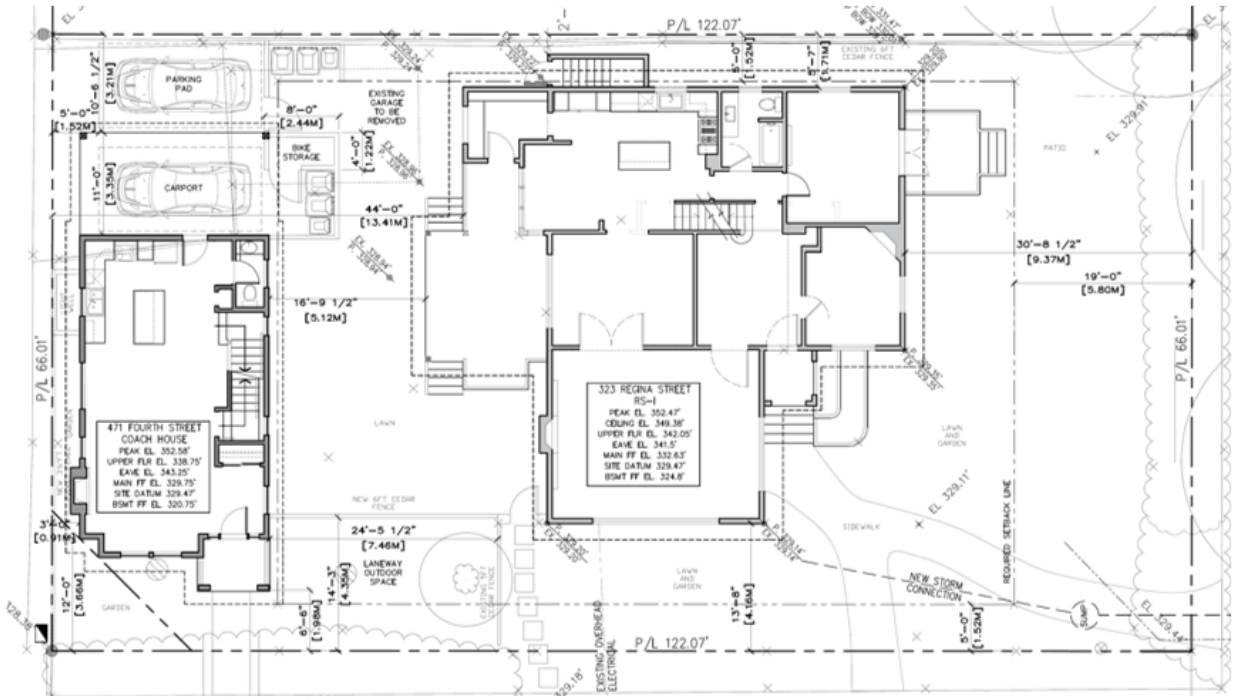

Figure 3: Proposed Site Plan

The heritage house has a density of 0.43 FSR and is 320 sq. m. (3,443 sq. ft.). The new house would have a density of 0.22 FSR and be approximately 162 sq. m. (1,747 sq. ft.). The total site density would be 0.65 FSR. Both houses would be family friendly sized where the heritage house has four bedrooms and the new house is proposed to have three bedrooms. The heritage house would remain in its current location and setback.

The design of the infill house (shown below and in Attachment 1) is consistent with the Queen's Park Heritage Conservation Area Design Guidelines and the Carriage House Development Permit Area Guidelines. Private open space and sufficient separation between the infill and the principal dwelling are provided, and light, privacy and overlook guidelines are generally followed. Secondary suites are not included as part of this application, but one could be added at a later date to the heritage house, subject to Council's approval, through an HRA amendment.

NEW HOUSE **HERITAGE HOUSE**

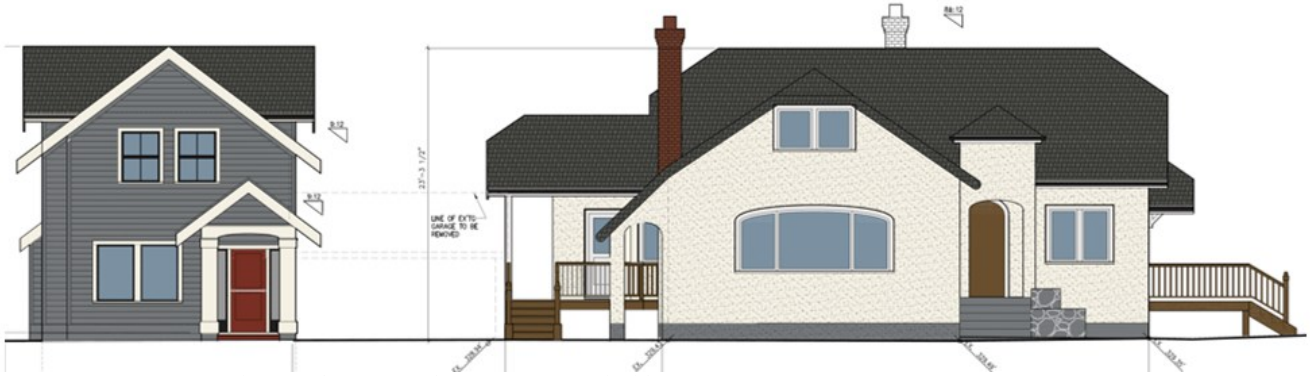

Figure 4: Proposed Fourth Street elevation provided by project team

3.0 DISCUSSION

3.1 Overall Evaluation

Staff is seeking feedback from the Land Use and Planning Committee on the "detached duplex" (stratified infill house) proposed in this application, as this is a form of development Council identified as needing further clarification in the HRA program for the Heritage Conservation Area; as a similar application across the street was recently not supported by Council 515 Fourth Street); and, as the City's duplex and stratification policy is not fully developed. The size of the proposed infill building also exceeds other large carriage houses seen in HRAs to date.

The 1928 building had its heritage protection removed by Council in 2018 as part of the Queen's Park Special Limited Study. At that time, the property was under different ownership and the owner was provided the opportunity to request the building remain protected, but did not. Since that time additional archival research has been conducted, and the new property owner feels heritage protection is warranted. Further information and analysis on each of these elements are provided in the sections below.

The proposal is consistent with the intent of the City's family-friendly policy and goals of providing more "missing middle" housing forms (laneway/carriage houses, town/row houses, duplexes and triplexes). The infill type proposed is generally consistent with the intent of the design guidelines for similar housing forms and would result in buildings consistent with the site's scale and neighbourhood context.

3.2 Heritage Value

As part of the Queen's Park Special Limited Study (see Attachment 2), Council removed protection from all studied properties which scored less than 60% in their assessment. This property scored 56% due to its lack of social-cultural value. As the house is not associated with a significant person, event, tradition or practice, no points were awarded under these criteria.

As detailed in both the Special Limited Study Heritage Assessment and the prepared Statement of Significance for this house (Attachment 3) the house is considered to have some aesthetic and historic value. It was built in 1928 and has is an intact example of a Storybook style dwelling, with elements from both the French and English tradition. It has historical significance for being among a rare stock of interwar period developments in the Queen's Park neighbourhood.

Recent historic research by the applicant found a newspaper article which showcased the building and provided details on the various contractors and craftsman, many well-known and well-respected in the community. Additionally, the first resident Elmer Edgar is representative of the middle-class individuals working in New Westminster, as he was the Manager of the local Tip Top Tailor's New Westminster branch, a Canadian company.

Understanding these connections to the city's past, heritage protection is considered reasonable. As part of their review of the HRA application, the Community Heritage Commission could be asked to consider whether the heritage value warrants protection under the Conservation Area or a Heritage Designation Bylaw.

Does the Land Use and Planning Committee support giving further consideration to returning heritage protection to this property?

3.3 Stratification

Since 2015, there have been nine HRA applications, completed or currently in-progress, which have included stratification. The majority of HRA applications involving stratification have been for properties with an Official Community Plan (OCP) land use designation of "Ground Oriented Infill Housing" (RGO) or "Multiple Unit Buildings" (RM). The subject site has an OCP designation of "Residential Detached and Semi-Detached Housing" (RD).

The only other HRA application involving stratification of a site with an RD designation was defeated by Council on November 9, 2020. That project was proposed for 515 Fourth Street which is located directly across the street from this proposal, in the Queen's Park Heritage Conservation Area. The infill house proposed in the 515 Fourth Street application was 32% smaller (110 sq. m./1,188 sq. ft.) than the one proposed at 323 Regina Street (162 sq. m./1,747 sq. ft.).

Although stratification of infill houses has not been implemented as part of the Heritage Conservation Area incentives program to date, it had been identified as a potential incentive item and an element to remain in the HRA program for the area in the meantime. It is currently a form of development which Council has directed as needing further clarification in the HRA program for the Heritage Conservation Area.

Alternative development options could include: the current HRA proposal without stratification (i.e. an infill rental house); a small lot subdivision (lot sizes of approximately 371.5 sq. m. / 4,000 sq. ft.) through an HRA; or a smaller rental carriage house (maximum size of 89 sq. m. / 958 sq. ft.) through the Conservation Area's incentives program, which would not require an HRA, but only inclusion on the list of protected properties.

Does the Land Use and Planning Committee support that staff advise the applicant that stratification should not be included as part of a Heritage Revitalization Agreement application on this site, given Council's intention that HRAs with stratification in the Heritage Conservation Area be further examined by staff?

3.4 Infill Building Size

The overall site density would be 0.05 (33 sq. m. / 335 sq. ft.) above the site's Zoning Bylaw maximum which is consistent with HRAs for small lot subdivision. The density is well below the Conservation Area's incentive program maximum as shown in the comparison tables in Attachment 5.

However, the size of the infill house (2.5 storeys) would be 55% larger than the maximum size for a carriage house in the Zoning Bylaw and under the Heritage Conservation Area's incentives program (max. 89 sq. m./958 sq. ft.). This is also larger than any carriage or laneway house HRA application to date.

The infill house could be made to be more consistent with the carriage house regulations and guidelines by reducing the size of the second story by 24 sq. m. (260 sq. ft.) and removing the basement space (entertainment room). This would also reduce building bulk and neighbour overlook.

Does the Land Use and Planning Committee support that staff recommend the applicant reduce the size of the proposed infill house to be consistent with the carriage house design guidelines and the Queen's Park Heritage Conservation Area incentives program?

4.0 FEEDBACK FROM THE LAND USE AND PLANNING COMMITTEE

Staff is seeking general feedback and direction from the Land Use and Planning Committee (LUPC) on the proposal, including feedback specifically on the following items:

1. Considering returning heritage protection to this property.

2. Not considering stratification as part of a Heritage Revitalization Agreement on this site.

3. Considering reducing the size of the proposed infill house.

5.0 CONSULTATION AND REVIEW PROCESS

The anticipated review steps for this application are:

1. Preliminary report Council (fall 2021);
2. Applicant-led public consultation, including dissemination of information through the local Residents Association (fall-winter 2021);
3. Review of the proposal's heritage elements by the Community Heritage Commission (winter 2021-2022);
4. Council consideration of First and Second Readings of the project's Bylaws (spring 2022),
5. A Public Hearing followed by Council's consideration of Third Reading and Adoption of the project's Bylaws (spring 2022).

As there are fewer than five units proposed, and the form of development is consistent with the Official Community Plan, the application would not be forwarded to the New Westminster Design Panel or the Advisory Planning Committee for review and comment.

6.0 INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. This application has been reviewed by Engineering (Servicing), Fire, Electrical, Parks and Recreation, and Development Services (Building, Planning, Trees, Heritage) Departments who provide comments to the applicant throughout the development review process.

7.0 OPTIONS

The following options are offered for consideration of the Land Use and Planning Committee:

1. That the Land Use and Planning Committee instruct staff to provide feedback on the items listed in Section 4.0 of this report; and

2. That the Land Use and Planning Committee instruct staff to process the Heritage Revitalization Agreement application as listed in Section 5.0 of this report.

3. That the Land Use and Planning Committee instruct staff to work with the applicant to integrate their feedback and return to the Committee for review, prior to proceeding with the process listed in Section 5.0 of this report.

4. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommend options 1 and 2.

ATTACHMENTS

Attachment 1: Project Summary Letter and Drawing Package
Attachment 2: Policy and Regulations Summary
Attachment 3: Special Limited Study Heritage Value Assessment and Statement of Significance
Attachment 4: Summary of Recently Completed Work
Attachment 5: Comparison of Proposal to Zoning and Incentives Program

This report has been prepared by:
Kathleen Stevens, Heritage Planning Analyst
Britney Dack, Senior Heritage Planner

This report was reviewed by:
Jackie Teed, Senior Manager of Development Services

Emilie K Adin, MCIP
Director of Development Services

Corporation of the City of
NEW WESTMINSTER

Attachment 1

Project Summary Letter and Drawing Package

Heritage Restoration Design Rationale

323 Regina Street

The subject property is in the established neighbourhood of Queens Park on a nicely treed street. The street has a mix of one and half and two storey homes.

The existing house is located on the corner of Regina Street, with a corner entry with the door facing Fourth Street. The lane is Sydney Street. There are a mix of housing styles and ages in the area. The property has a big back yard where we proposed to add an infill house. The existing house is small for the property with an existing FSR 43% and a site coverage of 20.4%, making it a good candidate for an HRA to guarantee its future.

When the owners, Rosanne Hood and Gary Holisko, found out this house on Regina was for sale, they decided this was a good opportunity to restore a home which had been neglected for years; and saw the opportunity for a laneway home for their youngest son and his fiancé.

They have a strong commitment to the heritage values in the community. They restored their first house in New Westminster on Fifth Street; making significant effort to restore this 'eclectic cottage' while making it meet their contemporary needs. The house was on the Heritage Home Tour in 2016 and was included as part of the Heritage Conservation Area (HCA).

Rosanne and Gary are committed to heritage preservation. Rosanne is a member of the City's Community Heritage Commission, as well as an executive board member of the NW Heritage Preservation Society. Gary was a member of the Queens Park Neighbourhood Heritage Study initiated by Mayor Cote which saw the establishment of the City's first HCA in Queens Park. He is currently a member of the Facilities, Infrastructure, and Public Realm Advisory Committee.

They took possession of 323 Regina Street in Oct of 2019. They renovated the existing house to bring it back to its original glory referenced in a 1928 newspaper article.

The existing heritage house was built in 1928 by E.A. Edgar. The design of the house has elements of the English Storybook tradition; however, it more closely resembles the French Storybook style. It is a one and a half storey, wooden framed building with jerkinhead roof with rolled eaves, stucco cladding and a cat slide over the rear outdoor entranceway.

The proposed infill house will be located at the corner of Sydney and Fourth Street. It will be two storeys, with a partial basement for a music room and a front porch, the second floor will be built into the roof to minimize massing. Their son, Jon is a professional musician who teaches and performs around the province. Starting out for a young family in the current real estate market is difficult and has been compounded by the current pandemic.

The new house would face Fourth Street providing a street face to the public. Designed to blend in with, but not mimic the existing context. The proposal addresses a disciplined street rhythm using primarily traditional architectural forms. With a subtle approach to individual expression so as not to conflict with elements in the neighbourhood.

New Westminster draws its identity from its long history and resulting heritage character, which we wish to support through this Heritage Restoration Agreement. We would also like to support the option for ground-oriented housing in a family friendly neighbourhood, within walking distance to all levels of school, transit, and great community facilities.

In exchanged for the protection of the heritage house, we would be asking for a slight relaxation on the height of the laneway house, an increase in area for the laneway house to 1,747.2 sq ft and stratification.

The overall FSR for the site would be 64% (the heritage house is 42.7% and the laneway 21.7%, with a combined above grade square footage of 51%) and the laneway house would have a peak height lower than the heritage house. Well below the allowance in the HCA of .7 for the main house and .1 for accessory.

This will allow Gary and Rosanne to assist their son's young family to afford to build a family friendly, ground oriented home in a neighbourhood that they have grown to love and protect a house that adds to the neighbourhood's charm.

PROJECT DATA – 323 REGINA STREET

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	323 REGINA STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT

	PERMITTED	EXISTING
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MEAN BLDG. HEIGHT (DATUM: EL: 329.47')	25.0 FT	17.5 FT
MAXIMUM HEIGHT:	35.0 FT	23.0 FT
SITE COVERAGE:	35% (2,819.8 SF)	20.4% (1,643.4 SF)
SETBACKS OF BUILDING:		
FRONT:	19.0 FT	30.71 FT
REAR:	24.41 FT	44.0 FT
SIDE YARDS:	5.0 FT	W 13.7 FT/E 2.1 FT
FRONT PORCH ENCROACHMENT:	4.0 FT	0.0 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	1,114.9 SF
MAIN FLOOR AREA:	– SF	1,643.4 SF
BSMT FLOOR AREA:	– SF	684.3 SF
TOTAL FLOOR AREA:	4028.31 SF	3,442.6 SF
FLOOR SPACE RATIO:	0.7	0.43
ATTACHED ACCESSORY:		
SIDE ENTRANCE PORCH:	– SF	33.0 SF
BACK PORCH/DECK:	– SF	219.4 SF
FRONT DECK:	– SF	72 SF
TOTAL FLOOR AREA:	805.6 SF (10%)	324.43 SF (4%)

PROJECT DATA – 471 FOURTH ST COACH HOUSE

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	471 FOURTH STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT
ENERGY USAGE:	STEP CODE 3

	PERMITTED/REQUIRED	PROPOSED
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MAXIMUM HEIGHT:	23.0 FT	23.5 FT *
SITE COVERAGE:	10% (805.6 SF)	8.6% (694.6 SF)
SETBACKS OF BUILDING:		
FRONT (LANE):	3.0 FT	3.0 FT
BETWEEN HOUSES:	16.0 FT	16.8 FT
SIDE YARDS:	6.0 FT	W 6.5 FT/E 10.5 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	694.6 SF
MAIN FLOOR AREA:	– SF	679.6 SF
BSMT FLOOR AREA:	– SF	373 SF
TOTAL FLOOR AREA:	958 SF	1,747.2 SF
FLOOR SPACE RATIO:	0.12	0.22 *
ATTACHED ACCESSORY:		
FRONT PORCH:	32.0 SF	38.5 SF
CARPORT:	226 SF	222.8 SF
BIKE STORAGE:	32.0 SF	32.0 SF

OVERALL SITE PROJECT DATA

SITE AREA:	66.0 x 122.07 = 8056.62 SF
PROPOSED SITE COVERAGE:	2338 SF (29%)
PROPOSED TOTAL FSR:	0.64 (5189.8 SF)
PROPOSED EXCLUDING BSMT FSR:	0.51 (4132.5 SF)
PROPOSED PARKING:	2 SPACES PROVIDED

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360 SHERBROOKE STREET
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E-MAIL NDHEILLY@SHAW.CA

PROJECT TITLE.

HERITAGE RA,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE DATA

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

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NANCY G DHEILLY

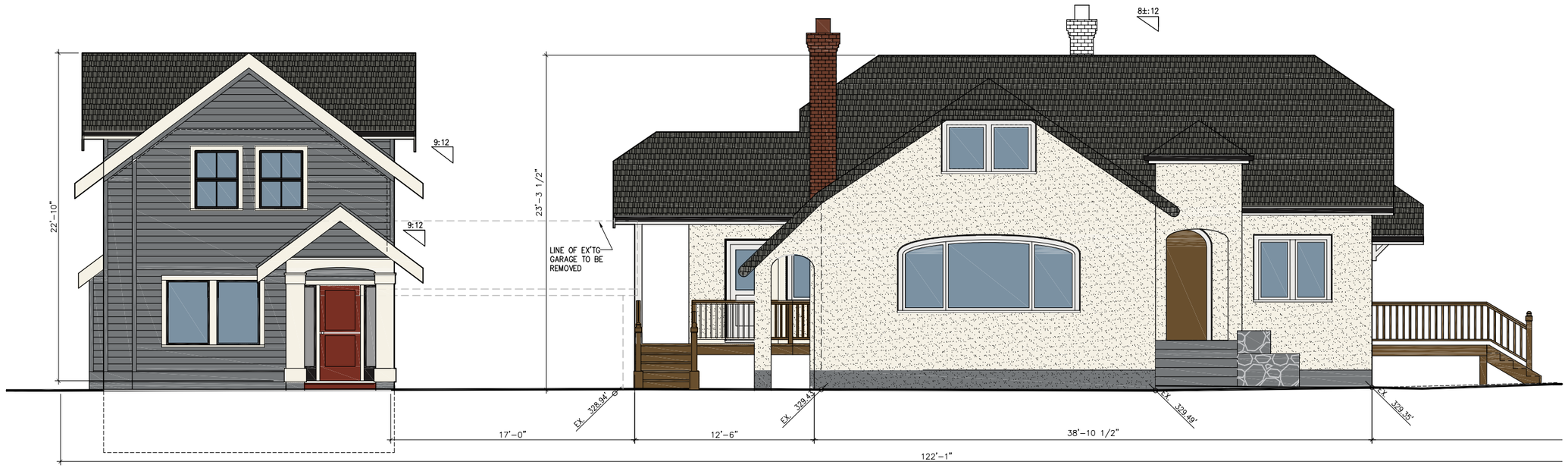
CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	JUNE 22, 2021

SCALE.
NTS

DRAWING NO.

A-0.1



1 / – 4TH STREET ELEVATION

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

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PROJECT TITLE.

LANEWAY HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH STREET ELEVATION

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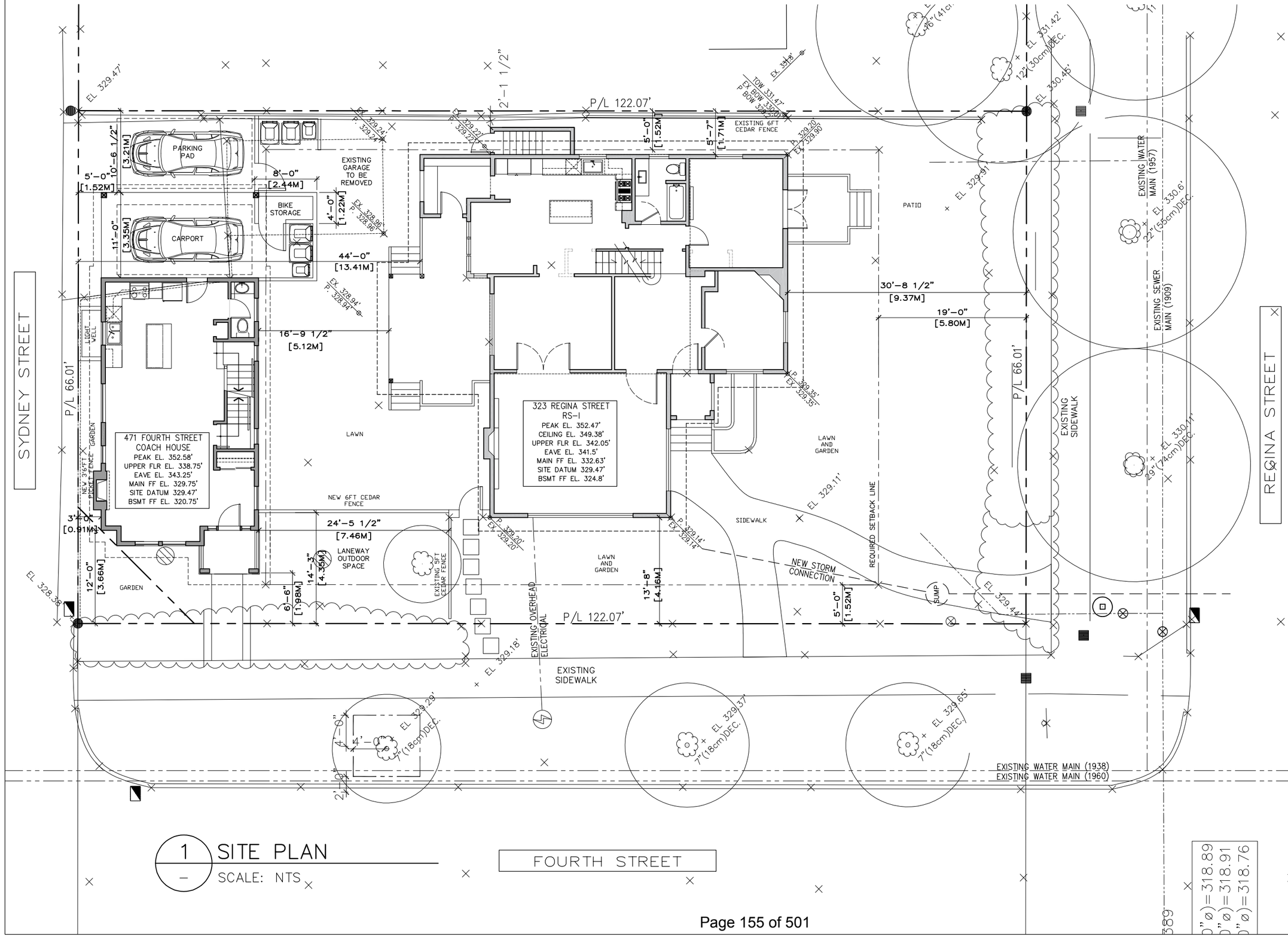
SCALE.
1/8"=1'0"

DRAWING NO.

A-0.2



1 / – SITE PLAN
SCALE: NTS

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PROJECT TITLE.

HERITAGE RA,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE PLAN

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SCALE.
NTS

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A-1.0

1/– 4TH ST (WEST) ELEVATION

SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH ST (WEST) ELEVATION

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DATE.	REVISED.
NOVEMBER 2020	JAN 25, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.5

1 / – REGINA (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

REGINA (SOUTH) ELEVATION

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SCALE.
3/16"=1'0"

DRAWING NO.

A-1.6

1 — NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

NORTH ELEVATION

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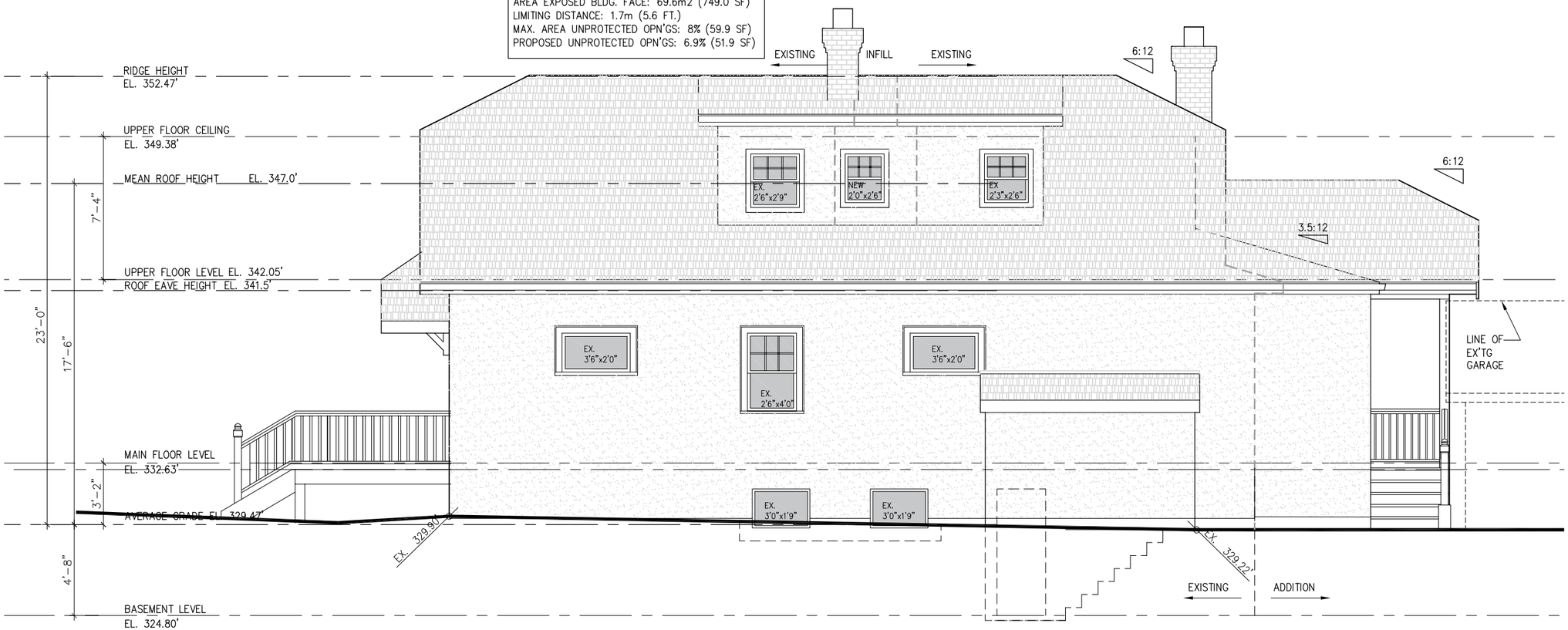
DATE.	REVISED.
NOVEMBER 2020	JAN 25, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.7

SPATIAL SEPARATION CALC. FOR ENTIRE WALL
AREA EXPOSED BLDG. FACE: 69.6m2 (749.0 SF) LIMITING DISTANCE: 1.7m (5.6 FT.) MAX. AREA UNPROTECTED OPN'GS: 8% (59.9 SF) PROPOSED UNPROTECTED OPN'GS: 6.9% (51.9 SF)



1 / – EAST ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
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DRAWING TITLE.

EAST ELEVATION

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19-254

DATE.	REVISED.
NOVEMBER 2020	JAN 25, 2021

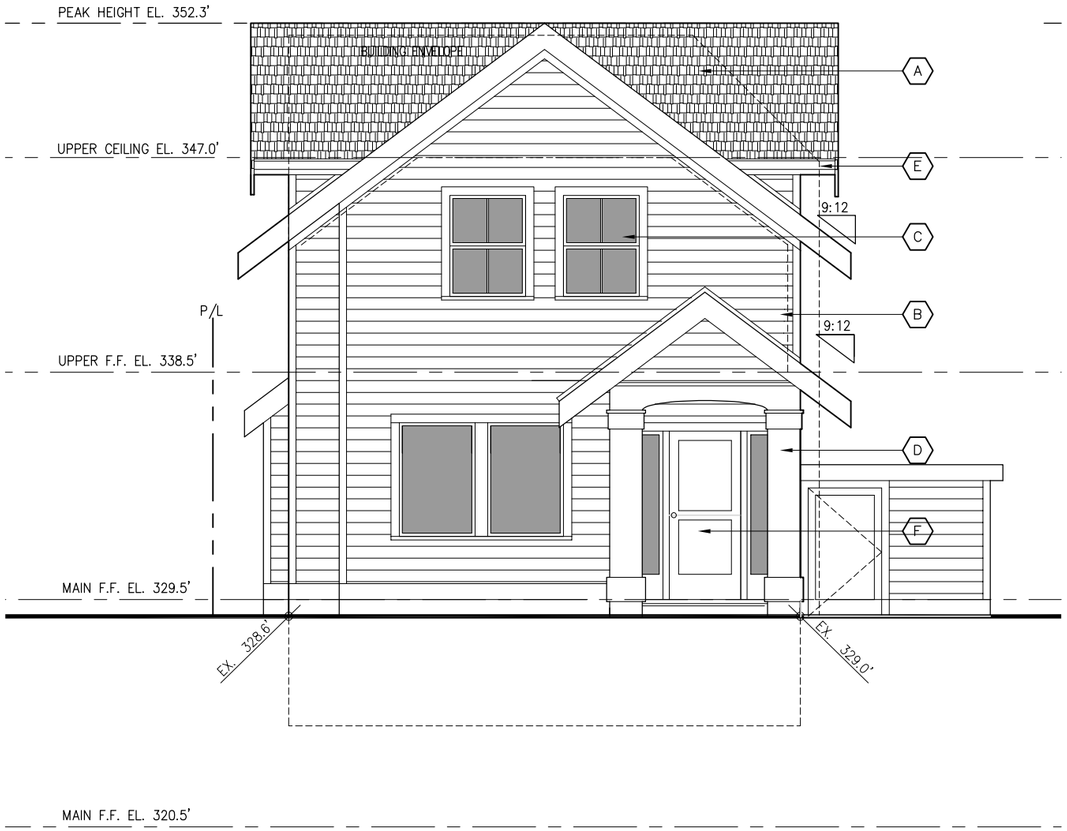
SCALE.
3/16"=1'0"

DRAWING NO.

A-1.8

MATERIALS KEY

- (A) ASPHALT ROOF SHINGLES
  IKO HAVARD SLATE
- (B) FIBRE–CEMENT SIDING W/5 1/2" EXPOSURE
  HARDI SIDING – POINT GREY (BM VC–24)
- (C) DBL. GLAZED LOW–E WOOD WINDOWS
  REGAL SOFT GLOSS K404–80 BLACK
- (D) ROOF & PORCH TRIMS & GUARDRAILS
  WOOD PAINTED AURA LOW LUSTRE 634–1 WHITE
- (E) GUTTERS AND DOWNSPOUTS
  BLACK
- (F) FRONT DOOR–MELLISH RUST (BM VC–28)



1 – WEST ELEVATION
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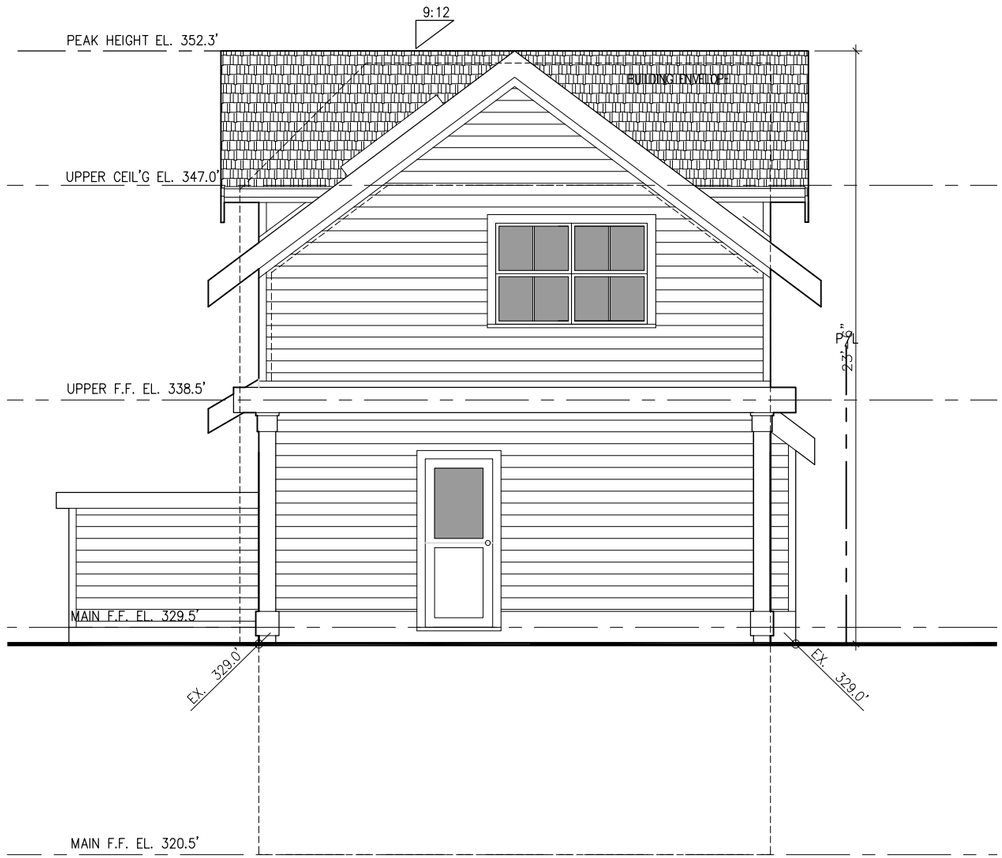

2 – EAST ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

LANEWAY HOUSE,
323 REGINA ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

WEST AND EAST ELEVATIONS

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19-254

DATE.	REVISED.
NOVEMBER 2020	JUNE 24, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-2.5

1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

LANEWAY HOUSE,
323 REGINA ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
NORTH ELEVATION

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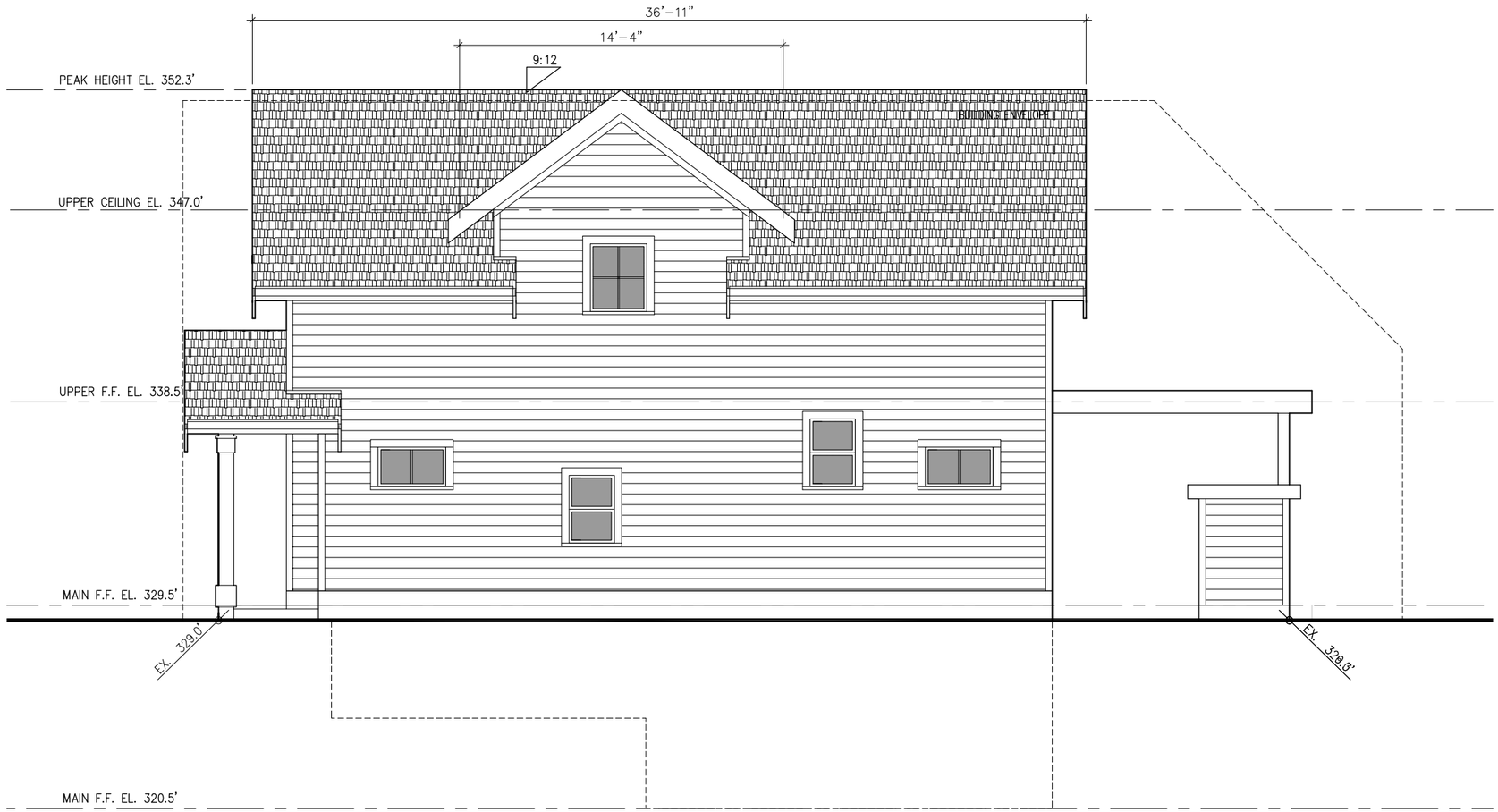
DATE.	REVISED.
NOVEMBER 2020	JUNE 24, 2021

SCALE.
3/16"=1'0"

DRAWING NO.
A-2.6



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

LANEWAY HOUSE,
323 REGINA ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
SOUTH ELEVATION

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DATE.	REVISED.
NOVEMBER 2020	JUNE 24, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-2.7

Corporation of the City of
NEW WESTMINSTER

Attachment 2

Policy and Regulations Summary

ATTACHMENT 2: POLICIES AND REGULATIONS SUMMARY

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). Complementary uses include home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

The OCP also indicates that, through a Heritage Revitalization Agreement (HRA), 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 assets with heritage merit. The proposed application is consistent with the OCP designation for this site.

Queen's Park Heritage Conservation Area

The subject property is not protected under the Queen's Park Heritage Conservation Area. The proposed Heritage Designation and Heritage Revitalization Agreement (HRA) would provide a high level of protection, design control, and development regulations which exceed those of the Heritage Conservation Area. The additional protection and sensitive infill proposed is overall consistent with the goals of the Heritage Conservation Area. The proposed application is consistent with the Conservation Area's design guidelines.

Special Limited Category Study

Through the Heritage Conservation Area policy development process in 2018-2019, approximately 80 properties were identified for further study and were categorized as "Special-Limited Protection". An additional 12 protected properties were added through an expanded application period. Through the three phases of the Study, these properties were reclassified as either Protected or Non-Protected, based on detailed analysis of their heritage merit and development options. The program included review of the properties by the Community Heritage Commission (CHC).

323 Regina Street was part of the Study. Through that process, a Heritage Assessment was conducted on the house which is included as Attachment 3. Based on the results of the Study, Council removed heritage protection from this property on June 19, 2018.

Zoning Bylaw

The existing zoning for the site is RS-4 Queen's Park Single Detached Dwelling District. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. In this zone, the maximum floor space ratio (FSR) for houses which are protected under the Queen's Park Heritage Conservation Area is 0.7 and houses not protected under the Heritage Conservation Area is 0.5. As described in the report, the proposed application would require zoning relaxations. As such, a Heritage Revitalization Agreement would be required to permit the proposal.

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 through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are 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 varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

When Council considers entering into an HRA with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. In this proposal, the heritage benefit to the community is restoration, continued historic use and the full legal protection of the heritage building through a Heritage Designation Bylaw. In the City's *Policy for the Use of Heritage Revitalization Agreements*, lot size, density, and siting or massing elements may be considered for relaxation.

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 conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

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.

Corporation of the City of
NEW WESTMINSTER

Attachment 3

Special Limited Study
Heritage Value Assessment
and Statement of Significance

Property Heritage Value Assessment

323 Regina Street

Score: 5 out of 9

Heritage Value Assessment Study of the Special Limited Category Queen's Park Heritage Conservation Area
City of New Westminster - March-April 2018

Prepared by heritage consultants team:
Elana Zysblat, CAHP - Ance Building Services
Julie Schueck, CAHP - Schueck Heritage Consulting
John Atkin - History + Research
Leslie Gilbert
Christine Hagemoen
Ben Toews

Heritage Status

Heritage Inventory – yes
Awards -no
New Westminster Heritage Homes Tours -no
Queen's Park walking tour brochure - no

Context and Siting

The subject building is located on Regina Street in the Queen's Park neighbourhood. It is on the corner of Regina Street and Fourth Street. The house is situated towards the front of the lot and is in line with the neighbouring houses along Regina Street. It has a short side yard setback on the eastern edge of the property. There are single family dwellings on either side of, and across the street from the property. Most of the adjacent buildings are smaller in massing, different in style, but from a similar era.

CityView aerial (2015) of the area with the subject property outlined in red

Description

The building is a two-storey Storybook designed house constructed in 1928. The building is L-shaped, clad in stucco, and has a gambrel roof with clipped and rolled edges. The front entry is located at the inside corner where the two sections of the "L" meet and which has an inset tower with arched openings on two sides. According to city records, there have been no additions or alterations to this building.

Photographs of Two Primary Elevations

façade elevation
(north)

side elevation
(west)

Heritage Value

323 Regina Street has heritage value for its aesthetic and historic significance. It has aesthetic value for its representation of the Storybook design, exemplified by its Gambrel roof with clipped and rolled edges, corner entry within a square tower, and stucco cladding. It has further aesthetic value for its corner orientation, and for its contribution to a cohesive historic streetscape.

The house has historic value for its age (1928) and some value for its association with long-time and first owners, Elmer A. & Elveria B. Edgar, who lived in the house until approximately 1947. He worked as a manager at Tip Top Tailors Ltd. In Vancouver.

The house has social value for its contribution to the community identity of the Queen's Park neighbourhood. It also supports the heritage significance of the neighbourhood by: contributing to a unique sense of time and place, representing the middle class, and contributing aesthetically through the design of the house.

Character Defining Elements

- Two-storeys
- L-shaped building
- Clad in stucco
- Gambrel roof with clipped and rolled edges
- Front entry located at the inside corner where the two sections of the "L" meet
- Inset tower with arched openings on two sides at the entry
- Access to the front entry by stone stairs set in a fan pattern that are approached by a concrete walk that angles straight to it from the corner of the property
- Wall inside of the entry faced in stone
- Front door set against the elevation that faces Fourth Street, is wood and has a curved top and sits within a curved wood frame, a small window opening at the top that has a grated cover
- Wood-frame casement windows to the west side of the front entry and on the elevation facing Fourth Street each have a shallow arch with diagonal lead muntin-bars in the side sashes; window to the east of the front entry is a double wood-framed leaded window
- Some of the windows are topped with a solid fabric awning
- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window; and the one facing Fourth Street is double-width, double-hung with a six-paned upper over a single paned bottom window
- Two internal brick chimneys, one at the front facing Regina Street and one on the rear

Heritage Merit Checklist

values	criteria	score	comments
Aesthetic, Historic	good, integral example of its architectural style and/or one of few examples of this style, era, year, or construction technique in Queen's Park	2/3	Good intact representation of a Storybook design.
Aesthetic, Historic	contribution to cohesive streetscape and/or has landmark qualities and/or features unusual material or a distinguishing feature	2/2	Contributes to a cohesive streetscape and has some landmark qualities for its orientation to the corner and for its design.
Historic, Cultural, Social, Scientific, Spiritual	associated with significant person, event, tradition or practice	0/3	None.
Historic, Aesthetic, Cultural, Social, Historic, Scientific, Spiritual	landscaping features (built and planted)	1/1	Mature hedge along Regina Street and angular concrete path from the corner to the front porch.
	total	5/9	

Summary

The house at 323 Regina Street is a good example of the Storybook style that has some landmark qualities for its corner location and orientation. It retains much of its original design and materials.

Historic Background

Historic name – n/a

Construction date – 1928
Source: Site Development Report, City of New Westminster

Original owner – Elmer Albert Edgar

Builder – n/a

Architect – n/a

Early residents at the subject house:
1929-1945: Elmer A. & Elveria B. Edgar – manager at Tip Top Tailors Ltd., 301 West Hastings, Vancouver; later salesman at McDonald & Callan Ltd.
1947-1955: R. Gordon & Marion L. Quennell - retired

Source: Historic City Directories, Vancouver Public Library

Archival Photographs

House in the 1980s. Source: NWMA Building File

Research Resources

BC Archives:
Indexes to births (1854-1903), marriages (1872-1938), deaths (1872-1993), colonial marriages (1859-1872) and baptisms (1836-1888)

City of New Westminster:
Aerial views of the city on CityView interactive map
Digital photographs of Queen's Park (June 2016)
Historic building permit records as available on CityView interactive map
New Westminster Heritage Resource Inventory, Vol 2. Queen's Park
New Westminster's Oldest Houses Report. January 2008. Development Services Department
Historic Context Statement for Queen's Park Neighbourhood (Cook, Burton & Barman - 2009)
Statement of Significance for Queen's Park Neighbourhood - Doc # 974410
Summary of Historic Values for the Queen's Park Neighbourhood - Doc # 598557

Freund-Hainsworth, Katherine & Hainsworth, Gavin. 2005. *A New Westminster Album: Glimpses of the City as it was*. Dundurn.

Government of Canada Censuses for BC - 1901, 1911 and 1921

Hayes, Derek. 2005. *Historical Atlas of Vancouver and the Lower Fraser Valley.* Douglas & McIntyre.

Luxton, Donald. 2007. Building the West: Early Architects of BC. Talonbooks.

New Westminster Museum & Archives:
Archival photos
Building files - in Reading Room
Canadian Inventory of Historic Building photographic survey 1973
City of New Westminster Planning Department Slides - CNW 13-2
Subject files - in Reading Room
Water connection application binders - in Reading Room

New Westminster Public Library:
Archival Photographs
Columbian (Daily) Newspaper - various archival editions 1899-1979
Fire insurance maps
New Westminster Preservation Society Heritage Homes Tour brochures database
Street names of New Westminster: http://www.nwheritage.org/heritagesite/history/content/streets/index.htm

Vancouver Daily World newspaper - various archival editions 1899 - 1924

Vancouver Heritage Foundation: House Styles - http://www.vancouverheritagefoundation.org/house-styles/

Wolf, Jim. 2005. *Royal City: A Photographic History of New Westminster*. Heritage House.

ATTACHMENT 3: STATEMENT OF SIGNIFICANCE

323 Regina Street
Edgar House

Description of Historic Place
This historic place, Edgar House, is a Storybook style Cottage with a jerkinhead roof. It is a one and a half storey, stuccoed, wood-frame construction with concrete foundation. The entry porch is centred between its two cross gables and the roof over the entrance resembles a turret. The house sits on a prominent corner lot, stretching the length of 4th street from Regina Street to Sydney Street in the Queen's Park neighbourhood.

Heritage Value of Historic Place
Edgar House at 323 Regina Street has heritage value for its aesthetic and historic significance. Aesthetically, this house is an eye-catching, intact example of a Storybook style dwelling, with elements from both the French and English traditions. Its connection to the French Storybook style is seen in its various characteristic features, including: its L-shape and centred turret over its arched front entryway. Its connection to the English Storybook style is seen in elements such as its jerkinhead roof, as well as its low, sloping roof (its catslide) on its western corner. Shared elements of both Storybook styles include its rolled roofline giving it a false-thatched roof appearance, its stucco cladding, its asymmetrical design and its arched windows and doors. It was showcased in a 1928 newspaper article as a unique and attractive structure; a fact that still holds true today. Its uniqueness in the landscape contributes to this place's significance.

This house also has historic significance being among a rare stock of interwar period developments in the Queen's Park neighbourhood, being just shy of the decline that came with the Great Depression a year after its construction. It was built in 1928 with the help and input of various contractors and craftsman, named in the aforementioned article about the property. These individuals included the well-known and well-respected builder K.R. Matheson, as well as Hugh Gifford (for the plumbing and furnace), Archie Cowie (for its fireplaces and chimneys), V. Cooper and Sons (for the plastering and stucco work) and E. Hagen, (for the interior and exterior decorating). This house's namesake, Elmer Edgar, is also representative of the middle-class individuals working in New Westminster for the community, as he was the Manager of the local Tip Top Tailor's New Westminster branch. Tip Top Tailors is a Canadian company, founded in Toronto, that has been around since 1909.

Character Defining Elements

Key elements that define the heritage character of Edgar House at 323 Regina Street include:

- Its location in the Queen's Park neighbourhood.
- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

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Attachment 4

Summary of Recently Completed Work

ATTACHMENT 4: SUMMARY OF RECENTLY COMPLETED WORK

Based on information in the Heritage Conservation Plan, provided by the property owners:

Restoration

West (Fourth Street) Elevation:

- Catslide on the western corner

South (Regina Street) Elevation:

- Upper floor wood windows, replaced in-kind, with replica wood windows
- Removal of later-addition chimney

North (Sydney Street) Elevation:

- Upper floor wood windows, replaced in-kind, with replica wood windows.

All Elevations:

- Extensive patching on damaged stucco wall, particularly around the front entrance and the west side
- Removal of later-addition blue awnings over the various windows
- Original colour scheme (based on the 1928 newspaper article on the property)

Preservation

West (Fourth Street) Elevation:

- Original windows retained.

Rehabilitation:

North (Sydney Street) Elevation:

- Addition of a similarly pitched jerkinhead roof installed over rear, rolling eaves were not included to ensure its distinguishability
- Addition of a small mudroom, with an original windows relocated from the kitchen

South (Regina Street) Elevation:

- Addition of a new deck and patio
- Removal of a set of windows (relocated on site) and replaced with wooden French doors to provide an egress point and access to the new deck and patio.
- Addition of a wrought iron fence, similar in appearance to the window box ironwork that was added to the house shortly after it was built
- Addition of a window box

East Elevation

- Consolidation of two small dormers into one
- Addition of vinyl windows for two bathrooms and the laundry room (not visible from the street)
- Replacement of perimeter drain
- Replacement of drainage gutters and downspouts

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Attachment 5

Comparison of Proposal to Zoning and Incentives Program

ATTACHMENT 5: COMPARISON OF PROPOSAL TO ZONING AND INCENTIVES PROGRAM

Table 1: Proposal Compared to the Heritage Conservation Area Incentives Program

Building	Incentives Program	Proposed	Relaxation
Existing House			
Density (FSR)	0.7	0.43	--
Size	524 sq. m. (5,640 sq. ft.)	320 sq. m. (3,443 sq. ft.)	--
Infill House			
Density (FSR)	N/A	0.22	--
Size	89 sq. m. (958 sq. ft.)	162 sq. m. (1,747 sq. ft.)	73 sq. m. (789 sq. ft.)
Project Total			
Density (FSR)	0.8	0.65	-
Squarefootage	613 sq. m. (6,598 sq. ft.)	482 sq. m. (5,190 sq. ft.)	-

Table 2: Proposal Compared to Zoning

Building	Permitted in Zoning	Proposed	Relaxation
Existing House			
Density (FSR)	0.48	0.43	--
Size	359 sq. m. (3,868 sq. ft.)	320 sq. m. (3,443 sq. ft.)	--
Infill House			
Density (FSR)	0.12	0.22	0.10
Size	-	162 sq. m. (1,747 sq. ft.)	75 sq. m. (806 sq. ft.)
Project Total			
Density (FSR)	0.6	0.65	0.05
Squarefootage	449 sq. m. (4,834 sq. ft.)	482 sq. m. (5,190 sq. ft.)	33 sq. m. (356 sq. ft.)

323 Regina Street

Heritage Revitalization Agreement

Land Use and Planning Committee
July 12, 2021

Kathleen Stevens, Heritage Planning Analyst

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Proposal & Site Context

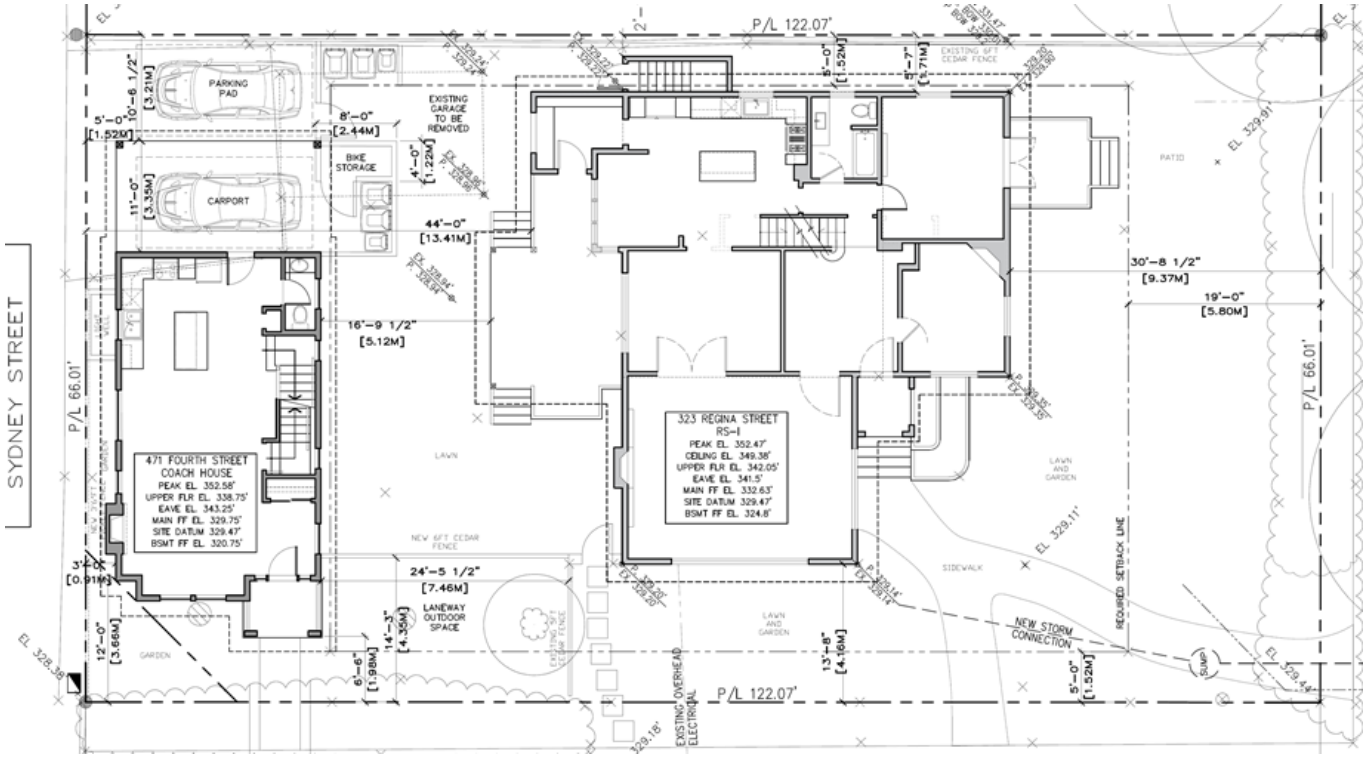
- Non-protected in Queen's Park
- Zoned RS-4
- RD land use designation in the OCP
- Retention of 1928 house: 0.43 FSR
- New 162 sq. m. (1,747 sq. ft.) stratified infill house: 0.22 FSR
- Total site density: 0.65 FSR

Considerations

Fourth Street Elevation

Consistent with City's family-friendly policy and OCP goals of providing more "missing middle" housing forms

Considerations



- Heritage protection
- Tenure change (stratification)
- Infill size

Feedback from the LUPC

1. *That returning heritage protection to this property could be considered;*

2. *That staff should advise the applicant that stratification should not be included as part of a Heritage Revitalization Agreement application on this site, given Council's intention that HRAs with stratification in the Heritage Conservation Area be further examined by staff; and*

3. *That staff recommend the applicant reduce the size of the proposed infill house to be consistent with the carriage house design guidelines and the Queen's Park Heritage Conservation Area incentives program.*

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REPORT
Land Use and Planning Committee

To:	Mayor Coté and Members of Council	**Date**:	8/30/2021
From:	Land Use and Planning Committee	**File**:	HER00810
		Item #:	308/2021

Subject: **323 Regina Street: Heritage Revitalization Agreement - Preliminary Report**

RECOMMENDATION

THAT *Council receive this report for information and direct staff to proceed with processing the revised Heritage Revitalization Agreement application as listed in Section 5.0 of the LUPC report dated July 12, 2021.*

EXECUTIVE SUMMARY

On July 12, 2021, the Land Use and Planning Committee (LUPC) reviewed an application for a Heritage Revitalization Agreement (HRA) to construct a 162 sq. m. (1,747 sq. ft.) stratified infill house at 323 Regina Street, a non-protected property in the Queen's Park Heritage Conservation Area. The LUPC provided feedback that their preference was that the tenure of the proposal change from strata to rental, that the size and massing of the proposed infill house be reduced, and that the heritage merit of the building be reviewed by the Community Heritage Commission (CHC). As this application was received in March 2021, it is not subject to the pause Council placed on HRA applications in the Queen's Park neighbourhood on June 21, 2021.

The applicant revised their submission to address LUPC feedback: the proposed tenure has changed to rental, and the massing and size of the infill house has been reduced. At this time, relaxations required include regularizing a side setback for the existing house, a reduced side setback and an increased density for the infill house. Further background information on the project, and on the previous proposal, can be found in the LUPC report dated July 12, 2021 (Attachment 1 of this report).

The purpose of this report is to request Council's direction to proceed with next steps on the project which are applicant-led public consultation and review of the building's heritage merit by the CHC.

LAND USE AND PLANNING COMMITTEE MEETING

The Land Use and Planning Committee reviewed the proposed Heritage Revitalization Agreement application on July 12, 2021. The LUPC discussed the following:

- returning heritage protection to this property after its removal by Council during the Queen's Park Special Limited Category Study in 2018;
- inclusion of stratification as part of a Heritage Revitalization Agreement (HRA) proposal in the Queen's Park Heritage Conservation Area , given Council's direction that an HRA policy update be further undertaken by staff; and,
- the size of the proposed infill house.

The LUPC passed the following motions:

> ***THAT*** *the Land Use and Planning Committee recommend that stratification be removed as a consideration as part of the Heritage Revitalization Agreement for the 323 Regina Street application.*
>
> ***THAT*** *the Land Use and Planning Committee recommend reducing the size of the proposed carriage house as part of the Heritage Revitalization Agreement for the 323 Regina Street application.*
>
> ***THAT*** *the Land Use and Planning Committee direct staff to refer the 323 Regina Street Heritage Revitalization Agreement application to the Community Heritage Commission to review the heritage merit.*
>
> ***THAT*** *the Land Use and Planning Committee direct staff to refer the Committee's recommendations in regards to the 323 Regina Street Heritage Revitalization Agreement application to Council for further consideration.*

The staff report to LUPC dated July 12, 2021 is included in this report as Attachment 1. An excerpt of the draft meeting minutes are Attachment 4.

CURRENT PROPOSAL

The applicant has made changes to their proposal to address LUPC feedback, by:

- changing the proposed tenure for the infill house from stratified to rental;
- reducing the size of the infill house by:
    - reducing total floor area from 162 sq. m. (1,747 sq. ft.) to 132 sq. m (1,420 sq. ft.);
    - reducing the size of the upper floor in relationship to the main floor for the infill house (in line with the laneway house development permit guidelines); and
    - eliminating two proposed relaxations for the infill house by reducing both the building height, from 7.1 m. (23.4 ft.) to 6.9 m. (22.5 ft.), and the size of the front entry landing, from 3.8 sq. m. (40.5 sq. ft.) to 3 sq. m. (32 sq. ft.).

A revised drawing packing is included as Attachment 2 and a summary of the project statistics and proposed relaxations is included as Attachment 3.

With this revised proposal, LUPC feedback relating to both tenure and infill house size has been addressed. Also consistent with LUPC feedback and as part of the review process, the proposal would be forwarded to the Community Heritage Commission (CHC) for their review of the heritage elements of the building. The CHC would be asked to discuss whether the heritage value of the house warrants protection under the Heritage Conservation Area or a Heritage Designation Bylaw.

The revised proposal is consistent with the intent of the City's family-friendly policy and goals of providing more "missing middle" and rental housing forms (laneway/carriage houses, town/row houses, duplexes and triplexes). The design is also generally consistent with the Queen's Park Heritage Conservation Area Design Guidelines and would result in buildings consistent with the site's scale and neighbourhood context. Requests for relaxations would still be required as part of the revised submission and include: for the existing house the regularization of an existing side setback; and for the infill house, a reduced side setback from Sydney Street, and increased density. Details on these proposed relaxations is included in Attachment 3.

Staff would continue to work with the applicant to further revise and refine the proposal through the development application review process, including in response to feedback received through public engagement.

OPTIONS

Given that the applicant has sufficiently addressed LUPC feedback, staff presents the following options for Council's consideration:

1. That Council receive this report for information and direct staff to proceed with processing the revised Heritage Revitalization Agreement application as listed in Section 5.0 of the LUPC report dated July 12, 2021.

2. That Council provide staff with other direction.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1 - Staff Report to Land Use and Planning Committee, July 12, 2021
Attachment 2 - Revised Drawing Package
Attachment 3 - Project Statistics and Proposed Relaxations
Attachment 4 - Extract of the Draft Minutes of the July 12, 2021 Land Use and Planning Committee Meeting

This report has been prepared by:
Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by:
Britney Dack, Senior Heritage Planner
Jackie Teed, Senior Manager of Development Services

Approved on Behalf of the Land Use and Planning Committee

Emilie K Adin, MCIP
Director of Development Services

Approved for Presentation to Council

Lisa Spitale
Chief Administrative Officer

Corporation of the City of
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Attachment 1

Staff Report to the Land Use and Planning Committee dated July 12, 2021

Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	7/12/2021
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	HER00810
		Item #:	17/2021

Subject: **323 Regina Street: Heritage Revitalization Agreement - Preliminary Report**

RECOMMENDATION

THAT *the Land Use and Planning Committee instruct staff to provide feedback on the items listed in Section 4.0 of this report; and*

THAT *the Land Use and Planning Committee instruct staff to process the Heritage Revitalization Agreement application as listed in Section 5.0 of this report.*

EXECUTIVE SUMMARY

In March 2021, an application was received for a Heritage Revitalization Agreement (HRA) at 323 Regina Street to construct a 162 sq. m. (1,747 sq. ft.) stratified infill house on a non-protected property in the Queen's Park Heritage Conservation Area. Given the date of the application, it is not covered by the pause Council placed on HRA applications in the Queen's Park neighbourhood on June 21, 2021, as identified in a report to Council on today's Regular Meeting agenda.

Through the HRA, the 1928 house would be legally protected with a Heritage Designation Bylaw. Some updating and restoration work was completed on the house in 2020, though as a non-protected house, the work was not governed by the neighbourhood's design guidelines.

The heritage house would be smaller than permitted at a density of 0.43 floor space ratio (FSR) and the infill house would be larger than permitted at a density of about 0.22 FSR for a total of 0.65 FSR. The overall density is appropriate to an HRA, though the infill house's size is larger than other similar applications. In addition to density and tenure relaxations, the project may require minor relaxations for building siting. A site plan and architectural renderings are included as Attachment 1.

Staff is seeking feedback from the Land Use and Planning Committee on the size of the infill house and the heritage designation, as well as the stratification proposed in this application, as this is a form of development Council identified as needing further clarification in the HRA program for the Heritage Conservation Area; as a similar application across the street was recently not supported by Council (515 Fourth Street); and, as the City's duplex and stratification policy is not fully developed.

1.0 BACKGROUND

1.1 Development Policy and Regulations

The application is consistent with the property's Official Community Plan (OCP) land use designation of "Residential Detached and Semi-Detached Housing". The lot is zoned for a single detached dwelling with a secondary suite and carriage house (RS-4). As such, the site is eligible for a density of 0.5 FSR.

A carriage house of up to 0.1 FSR is also permissive in this zone, for a total site density of 0.6 FSR. Carriage house density may be increased to 0.15 FSR, if the main house is reduced by a corresponding 0.05. The maximum size for a carriage house, without any relaxation from an HRA or a rezoning, is 958 sq. ft. (89 sq. m.). Any carriage house built in the Queen's Park neighbourhood would be required to meet the area's design guidelines as well as the Development Permit Area guidelines for this building form. Further information on the policy and regulatory context of this application is available in Attachment 2.

1.2 Heritage Policy and Protection

The site is located in the Queen's Park Heritage Conservation Area though is not a protected property: its heritage protection was removed during the Special Limited Category Study in 2018 (see Attachment 2 for details).

As a non-protected property, changes to the exterior do not require a Heritage Alteration Permit (HAP) and the property is not eligible for the Heritage Conservation Area's incentives program. Should the house be protected by the Conservation Area, density of 0.7 FSR would be permitted for the principal house with a carriage house of up to 0.1 FSR (a total site density of 0.8 FSR).

A Heritage Revitalization Agreement (HRA) application has been proposed which seeks development beyond the Conservation Area's incentives. In exchange for the larger infill house and change of tenure, the HRA would require legal protection of the principal house through a Heritage Designation Bylaw and potentially some exterior restoration work. Further information is available in Attachment 2.

This HRA application was received in March 2021 and is one of the seven in-stream applications in the Heritage Conservation Area received prior to Council's June 21,2021 direction to temporarily suspend these types of projects, pending future work to clarify the HRA program in the Heritage Conservation Area.

1.3 Site Characteristics and Context

The subject property is 749 sq. m. (8,057 sq. ft.) in size. It is located in the Queen's Park neighbourhood, an area of single-detached dwellings, on a corner lot with frontages on Regina Street, Fourth Street, and Sydney Street (a named lane). All streets are local roads. A site context map and aerial image is provided below:

Figure 1: Site Context Map, with 323 Regina Street highlighted in blue

1.4 Recent Upgrades to House

In March 2020, a Building Permit was issued by the City for a covered deck and mudroom at the rear of the building and an enlarged second storey rear dormer. As 323 Regina Street is currently a non-protected property in the Queen's Park Heritage Conservation Area, a Heritage Alteration Permit (HAP) was not required in conjunction with the Building Permit.

This work is now completed, is consistent with the Queen's Park Heritage Conservation Area design guidelines, and is generally considered acceptable heritage conservation though it does not consistently reflect best practice. The HRA would require better consistency with best conservation practice and some minor restoration, including some reversal of the previous work, is anticipated as part of the HRA. The conservation approach and work completed to date would be reviewed by staff and the Community Heritage Commission as part of the application review process. Further information on the work performed is provided in Attachment 4. Below is a current photograph of the house:

Figure 2: Current photograph of the house, provided by the property owner

2.0 PROJECT DESCRIPTION

The proposal is to retain the 1928 house and protect it through a Heritage Designation Bylaw in exchange for the construction of an infill house and the stratification of the lot. A general site plan is provided below, and further architectural drawings and renderings are included as Attachment 1.

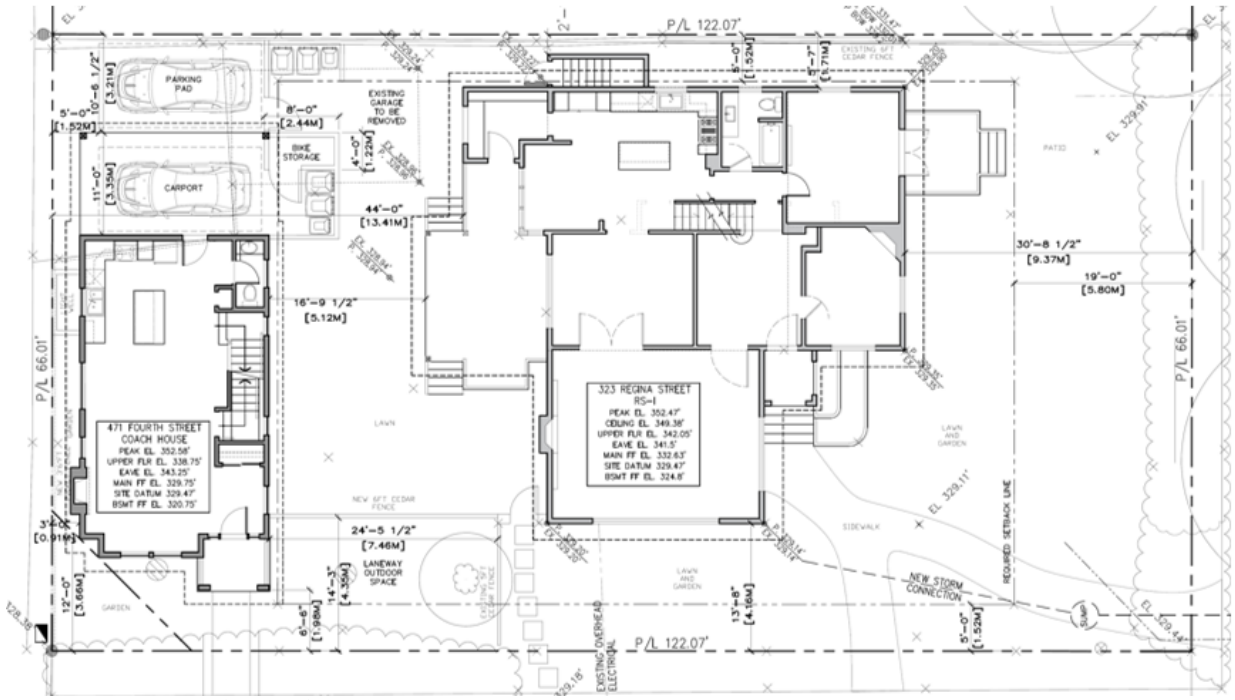

Figure 3: Proposed Site Plan

The heritage house has a density of 0.43 FSR and is 320 sq. m. (3,443 sq. ft.). The new house would have a density of 0.22 FSR and be approximately 162 sq. m. (1,747 sq. ft.). The total site density would be 0.65 FSR. Both houses would be family friendly sized where the heritage house has four bedrooms and the new house is proposed to have three bedrooms. The heritage house would remain in its current location and setback.

The design of the infill house (shown below and in Attachment 1) is consistent with the Queen's Park Heritage Conservation Area Design Guidelines and the Carriage House Development Permit Area Guidelines. Private open space and sufficient separation between the infill and the principal dwelling are provided, and light, privacy and overlook guidelines are generally followed. Secondary suites are not included as part of this application, but one could be added at a later date to the heritage house, subject to Council's approval, through an HRA amendment.

NEW HOUSE **HERITAGE HOUSE**

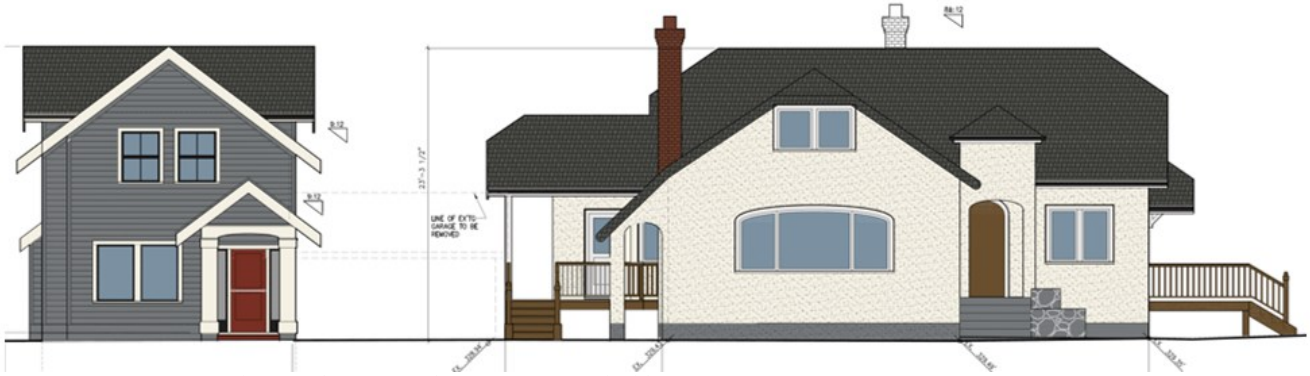

Figure 4: Proposed Fourth Street elevation provided by project team

3.0 DISCUSSION

3.1 Overall Evaluation

Staff is seeking feedback from the Land Use and Planning Committee on the "detached duplex" (stratified infill house) proposed in this application, as this is a form of development Council identified as needing further clarification in the HRA program for the Heritage Conservation Area; as a similar application across the street was recently not supported by Council 515 Fourth Street); and, as the City's duplex and stratification policy is not fully developed. The size of the proposed infill building also exceeds other large carriage houses seen in HRAs to date.

The 1928 building had its heritage protection removed by Council in 2018 as part of the Queen's Park Special Limited Study. At that time, the property was under different ownership and the owner was provided the opportunity to request the building remain protected, but did not. Since that time additional archival research has been conducted, and the new property owner feels heritage protection is warranted. Further information and analysis on each of these elements are provided in the sections below.

The proposal is consistent with the intent of the City's family-friendly policy and goals of providing more "missing middle" housing forms (laneway/carriage houses, town/row houses, duplexes and triplexes). The infill type proposed is generally consistent with the intent of the design guidelines for similar housing forms and would result in buildings consistent with the site's scale and neighbourhood context.

3.2 Heritage Value

As part of the Queen's Park Special Limited Study (see Attachment 2), Council removed protection from all studied properties which scored less than 60% in their assessment. This property scored 56% due to its lack of social-cultural value. As the house is not associated with a significant person, event, tradition or practice, no points were awarded under these criteria.

As detailed in both the Special Limited Study Heritage Assessment and the prepared Statement of Significance for this house (Attachment 3) the house is considered to have some aesthetic and historic value. It was built in 1928 and has is an intact example of a Storybook style dwelling, with elements from both the French and English tradition. It has historical significance for being among a rare stock of interwar period developments in the Queen's Park neighbourhood.

Recent historic research by the applicant found a newspaper article which showcased the building and provided details on the various contractors and craftsman, many well-known and well-respected in the community. Additionally, the first resident Elmer Edgar is representative of the middle-class individuals working in New Westminster, as he was the Manager of the local Tip Top Tailor's New Westminster branch, a Canadian company.

Understanding these connections to the city's past, heritage protection is considered reasonable. As part of their review of the HRA application, the Community Heritage Commission could be asked to consider whether the heritage value warrants protection under the Conservation Area or a Heritage Designation Bylaw.

Does the Land Use and Planning Committee support giving further consideration to returning heritage protection to this property?

3.3 Stratification

Since 2015, there have been nine HRA applications, completed or currently in-progress, which have included stratification. The majority of HRA applications involving stratification have been for properties with an Official Community Plan (OCP) land use designation of "Ground Oriented Infill Housing" (RGO) or "Multiple Unit Buildings" (RM). The subject site has an OCP designation of "Residential Detached and Semi-Detached Housing" (RD).

The only other HRA application involving stratification of a site with an RD designation was defeated by Council on November 9, 2020. That project was proposed for 515 Fourth Street which is located directly across the street from this proposal, in the Queen's Park Heritage Conservation Area. The infill house proposed in the 515 Fourth Street application was 32% smaller (110 sq. m./1,188 sq. ft.) than the one proposed at 323 Regina Street (162 sq. m./1,747 sq. ft.).

Although stratification of infill houses has not been implemented as part of the Heritage Conservation Area incentives program to date, it had been identified as a potential incentive item and an element to remain in the HRA program for the area in the meantime. It is currently a form of development which Council has directed as needing further clarification in the HRA program for the Heritage Conservation Area.

Alternative development options could include: the current HRA proposal without stratification (i.e. an infill rental house); a small lot subdivision (lot sizes of approximately 371.5 sq. m. / 4,000 sq. ft.) through an HRA; or a smaller rental carriage house (maximum size of 89 sq. m. / 958 sq. ft.) through the Conservation Area's incentives program, which would not require an HRA, but only inclusion on the list of protected properties.

Does the Land Use and Planning Committee support that staff advise the applicant that stratification should not be included as part of a Heritage Revitalization Agreement application on this site, given Council's intention that HRAs with stratification in the Heritage Conservation Area be further examined by staff?

3.4 Infill Building Size

The overall site density would be 0.05 (33 sq. m. / 335 sq. ft.) above the site's Zoning Bylaw maximum which is consistent with HRAs for small lot subdivision. The density is well below the Conservation Area's incentive program maximum as shown in the comparison tables in Attachment 5.

However, the size of the infill house (2.5 storeys) would be 55% larger than the maximum size for a carriage house in the Zoning Bylaw and under the Heritage Conservation Area's incentives program (max. 89 sq. m./958 sq. ft.). This is also larger than any carriage or laneway house HRA application to date.

The infill house could be made to be more consistent with the carriage house regulations and guidelines by reducing the size of the second story by 24 sq. m. (260 sq. ft.) and removing the basement space (entertainment room). This would also reduce building bulk and neighbour overlook.

Does the Land Use and Planning Committee support that staff recommend the applicant reduce the size of the proposed infill house to be consistent with the carriage house design guidelines and the Queen's Park Heritage Conservation Area incentives program?

4.0 FEEDBACK FROM THE LAND USE AND PLANNING COMMITTEE

Staff is seeking general feedback and direction from the Land Use and Planning Committee (LUPC) on the proposal, including feedback specifically on the following items:

1. Considering returning heritage protection to this property.

2. Not considering stratification as part of a Heritage Revitalization Agreement on this site.

3. Considering reducing the size of the proposed infill house.

5.0 CONSULTATION AND REVIEW PROCESS

The anticipated review steps for this application are:

1. Preliminary report Council (fall 2021);
2. Applicant-led public consultation, including dissemination of information through the local Residents Association (fall-winter 2021);
3. Review of the proposal's heritage elements by the Community Heritage Commission (winter 2021-2022);
4. Council consideration of First and Second Readings of the project's Bylaws (spring 2022),
5. A Public Hearing followed by Council's consideration of Third Reading and Adoption of the project's Bylaws (spring 2022).

As there are fewer than five units proposed, and the form of development is consistent with the Official Community Plan, the application would not be forwarded to the New Westminster Design Panel or the Advisory Planning Committee for review and comment.

6.0 INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. This application has been reviewed by Engineering (Servicing), Fire, Electrical, Parks and Recreation, and Development Services (Building, Planning, Trees, Heritage) Departments who provide comments to the applicant throughout the development review process.

7.0 OPTIONS

The following options are offered for consideration of the Land Use and Planning Committee:

1. That the Land Use and Planning Committee instruct staff to provide feedback on the items listed in Section 4.0 of this report; and

2. That the Land Use and Planning Committee instruct staff to process the Heritage Revitalization Agreement application as listed in Section 5.0 of this report.

3. That the Land Use and Planning Committee instruct staff to work with the applicant to integrate their feedback and return to the Committee for review, prior to proceeding with the process listed in Section 5.0 of this report.

4. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommend options 1 and 2.

ATTACHMENTS

Attachment 1: Project Summary Letter and Drawing Package
Attachment 2: Policy and Regulations Summary
Attachment 3: Special Limited Study Heritage Value Assessment and Statement of Significance
Attachment 4: Summary of Recently Completed Work
Attachment 5: Comparison of Proposal to Zoning and Incentives Program

This report has been prepared by:
Kathleen Stevens, Heritage Planning Analyst
Britney Dack, Senior Heritage Planner

This report was reviewed by:
Jackie Teed, Senior Manager of Development Services

Emilie K Adin, MCIP
Director of Development Services

Corporation of the City of
NEW WESTMINSTER

Attachment 1

Project Summary Letter and Drawing Package

Heritage Restoration Design Rationale

323 Regina Street

The subject property is in the established neighbourhood of Queens Park on a nicely treed street. The street has a mix of one and half and two storey homes.

The existing house is located on the corner of Regina Street, with a corner entry with the door facing Fourth Street. The lane is Sydney Street. There are a mix of housing styles and ages in the area. The property has a big back yard where we proposed to add an infill house. The existing house is small for the property with an existing FSR 43% and a site coverage of 20.4%, making it a good candidate for an HRA to guarantee its future.

When the owners, Rosanne Hood and Gary Holisko, found out this house on Regina was for sale, they decided this was a good opportunity to restore a home which had been neglected for years; and saw the opportunity for a laneway home for their youngest son and his fiancé.

They have a strong commitment to the heritage values in the community. They restored their first house in New Westminster on Fifth Street; making significant effort to restore this 'eclectic cottage' while making it meet their contemporary needs. The house was on the Heritage Home Tour in 2016 and was included as part of the Heritage Conservation Area (HCA).

Rosanne and Gary are committed to heritage preservation. Rosanne is a member of the City's Community Heritage Commission, as well as an executive board member of the NW Heritage Preservation Society. Gary was a member of the Queens Park Neighbourhood Heritage Study initiated by Mayor Cote which saw the establishment of the City's first HCA in Queens Park. He is currently a member of the Facilities, Infrastructure, and Public Realm Advisory Committee.

They took possession of 323 Regina Street in Oct of 2019. They renovated the existing house to bring it back to its original glory referenced in a 1928 newspaper article.

The existing heritage house was built in 1928 by E.A. Edgar. The design of the house has elements of the English Storybook tradition; however, it more closely resembles the French Storybook style. It is a one and a half storey, wooden framed building with jerkinhead roof with rolled eaves, stucco cladding and a cat slide over the rear outdoor entranceway.

The proposed infill house will be located at the corner of Sydney and Fourth Street. It will be two storeys, with a partial basement for a music room and a front porch, the second floor will be built into the roof to minimize massing. Their son, Jon is a professional musician who teaches and performs around the province. Starting out for a young family in the current real estate market is difficult and has been compounded by the current pandemic.

The new house would face Fourth Street providing a street face to the public. Designed to blend in with, but not mimic the existing context. The proposal addresses a disciplined street rhythm using primarily traditional architectural forms. With a subtle approach to individual expression so as not to conflict with elements in the neighbourhood.

New Westminster draws its identity from its long history and resulting heritage character, which we wish to support through this Heritage Restoration Agreement. We would also like to support the option for ground-oriented housing in a family friendly neighbourhood, within walking distance to all levels of school, transit, and great community facilities.

In exchanged for the protection of the heritage house, we would be asking for a slight relaxation on the height of the laneway house, an increase in area for the laneway house to 1,747.2 sq ft and stratification.

The overall FSR for the site would be 64% (the heritage house is 42.7% and the laneway 21.7%, with a combined above grade square footage of 51%) and the laneway house would have a peak height lower than the heritage house. Well below the allowance in the HCA of .7 for the main house and .1 for accessory.

This will allow Gary and Rosanne to assist their son's young family to afford to build a family friendly, ground oriented home in a neighbourhood that they have grown to love and protect a house that adds to the neighbourhood's charm.

PROJECT DATA – 323 REGINA STREET

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	323 REGINA STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT

	PERMITTED	EXISTING
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MEAN BLDG. HEIGHT (DATUM: EL: 329.47')	25.0 FT	17.5 FT
MAXIMUM HEIGHT:	35.0 FT	23.0 FT
SITE COVERAGE:	35% (2,819.8 SF)	20.4% (1,643.4 SF)
SETBACKS OF BUILDING:		
FRONT:	19.0 FT	30.71 FT
REAR:	24.41 FT	44.0 FT
SIDE YARDS:	5.0 FT	W 13.7 FT/E 2.1 FT
FRONT PORCH ENCROACHMENT:	4.0 FT	0.0 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	1,114.9 SF
MAIN FLOOR AREA:	– SF	1,643.4 SF
BSMT FLOOR AREA:	– SF	684.3 SF
TOTAL FLOOR AREA:	4028.31 SF	3,442.6 SF
FLOOR SPACE RATIO:	0.7	0.43
ATTACHED ACCESSORY:		
SIDE ENTRANCE PORCH:	– SF	33.0 SF
BACK PORCH/DECK:	– SF	219.4 SF
FRONT DECK:	– SF	72 SF
TOTAL FLOOR AREA:	805.6 SF (10%)	324.43 SF (4%)

PROJECT DATA – 471 FOURTH ST COACH HOUSE

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	471 FOURTH STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT
ENERGY USAGE:	STEP CODE 3

	PERMITTED/REQUIRED	PROPOSED
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MAXIMUM HEIGHT:	23.0 FT	23.5 FT *
SITE COVERAGE:	10% (805.6 SF)	8.6% (694.6 SF)
SETBACKS OF BUILDING:		
FRONT (LANE):	3.0 FT	3.0 FT
BETWEEN HOUSES:	16.0 FT	16.8 FT
SIDE YARDS:	6.0 FT	W 6.5 FT/E 10.5 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	694.6 SF
MAIN FLOOR AREA:	– SF	679.6 SF
BSMT FLOOR AREA:	– SF	373 SF
TOTAL FLOOR AREA:	958 SF	1,747.2 SF
FLOOR SPACE RATIO:	0.12	0.22 *
ATTACHED ACCESSORY:		
FRONT PORCH:	32.0 SF	38.5 SF
CARPORT:	226 SF	222.8 SF
BIKE STORAGE:	32.0 SF	32.0 SF

OVERALL SITE PROJECT DATA

SITE AREA:	66.0 x 122.07 = 8056.62 SF
PROPOSED SITE COVERAGE:	2338 SF (29%)
PROPOSED TOTAL FSR:	0.64 (5189.8 SF)
PROPOSED EXCLUDING BSMT FSR:	0.51 (4132.5 SF)
PROPOSED PARKING:	2 SPACES PROVIDED

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PROJECT TITLE.

HERITAGE RA,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE DATA

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DATE.	REVISED.
NOVEMBER 2020	JUNE 22, 2021

SCALE.
NTS

DRAWING NO.

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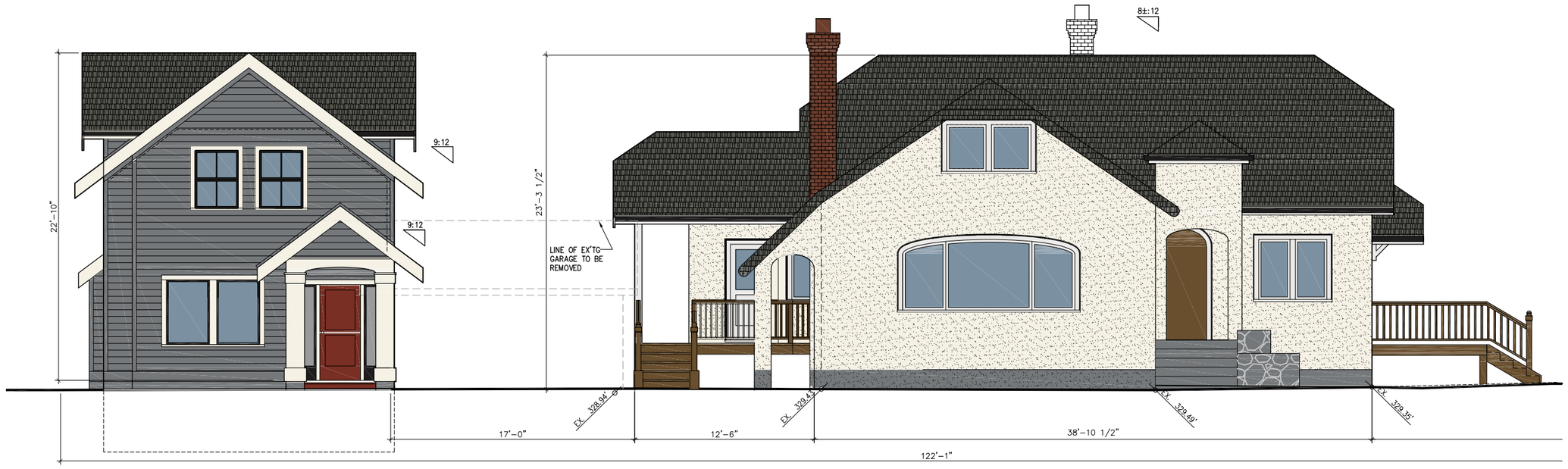

1 — 4TH STREET ELEVATION
SCALE: 1/8" = 1'-0"

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PROJECT TITLE.

LANEWAY HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH STREET ELEVATION

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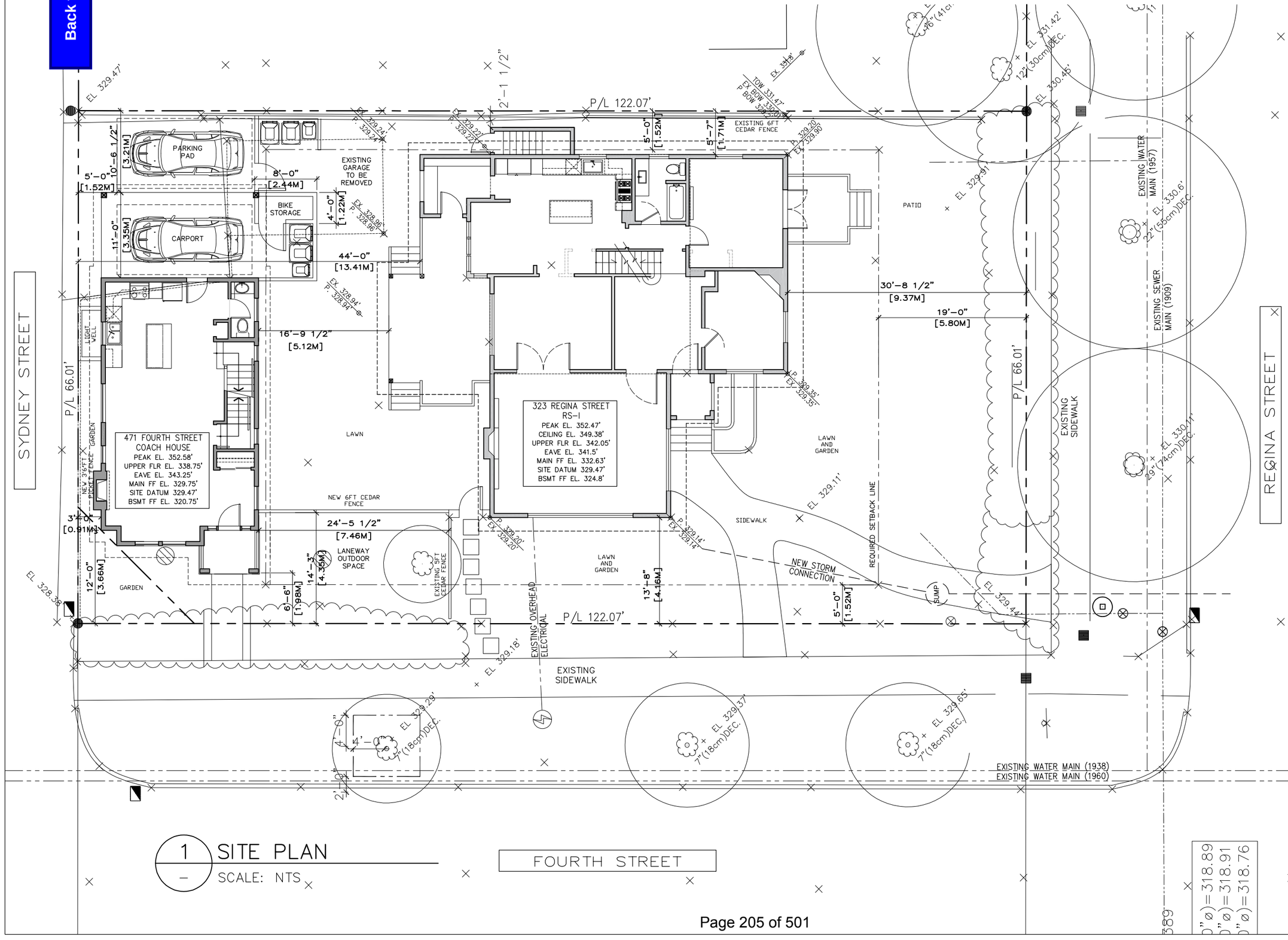

1 — SITE PLAN
SCALE: NTS

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PROJECT TITLE.

HERITAGE RA,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE PLAN

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SCALE.
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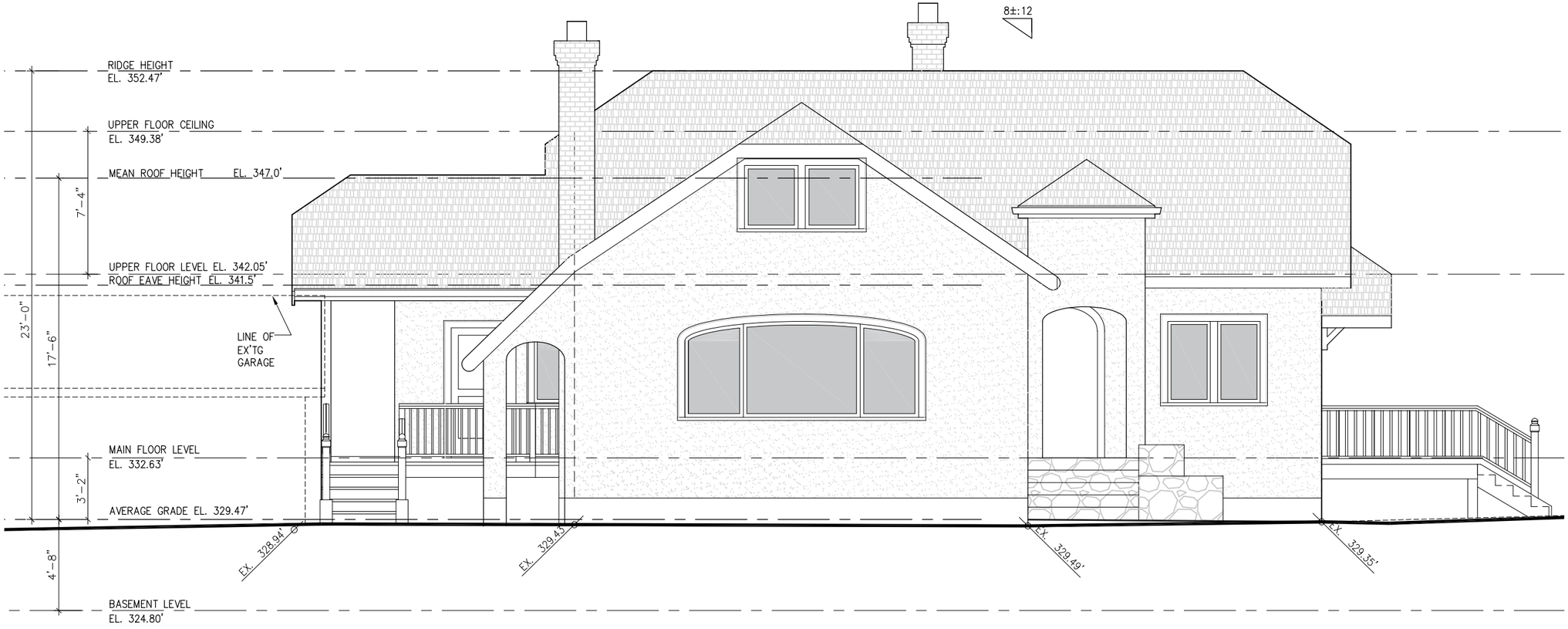

1/– 4TH ST (WEST) ELEVATION

SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH ST (WEST) ELEVATION

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1 / – REGINA (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

REGINA (SOUTH) ELEVATION

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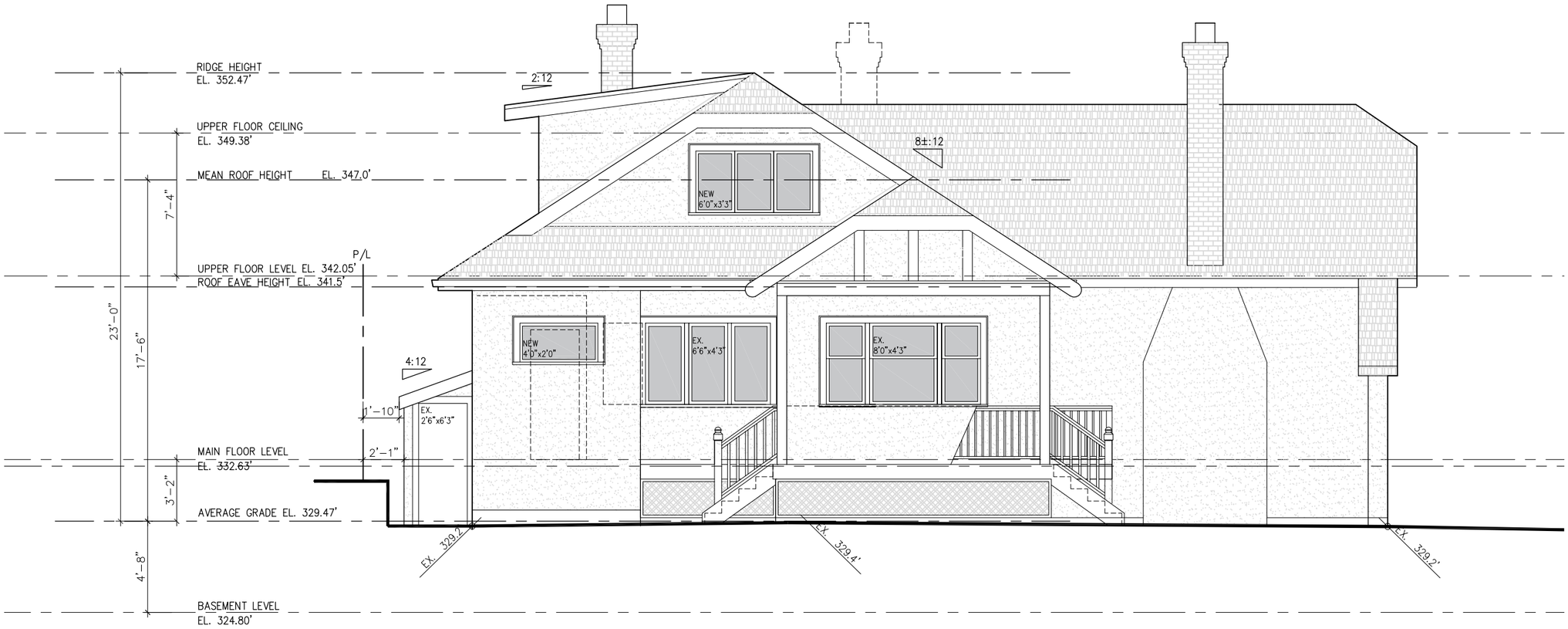

1 — NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

NORTH ELEVATION

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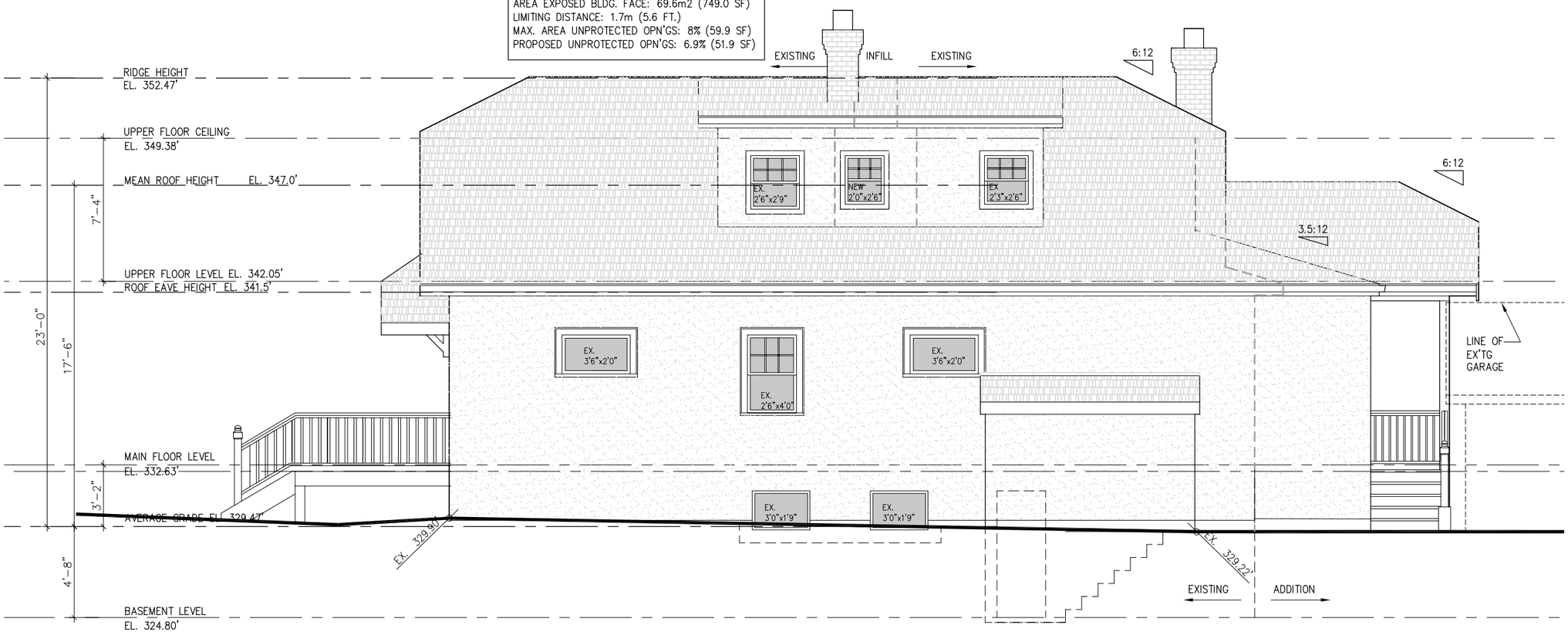
NOVEMBER 2020	JAN 25, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.7

SPATIAL SEPARATION CALC. FOR ENTIRE WALL
AREA EXPOSED BLDG. FACE: 69.6m2 (749.0 SF) LIMITING DISTANCE: 1.7m (5.6 FT.) MAX. AREA UNPROTECTED OPN'GS: 8% (59.9 SF) PROPOSED UNPROTECTED OPN'GS: 6.9% (51.9 SF)



1 / – EAST ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

EAST ELEVATION

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SCALE.
3/16"=1'0"

DRAWING NO.

A-1.8

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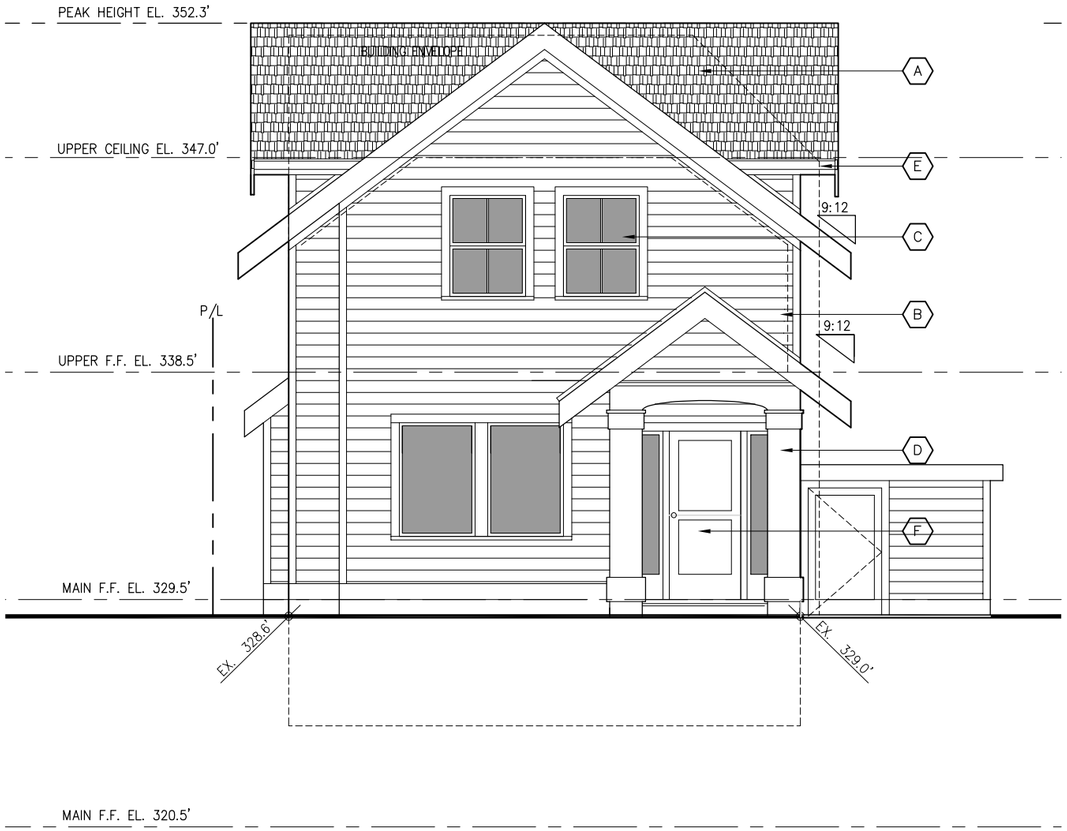
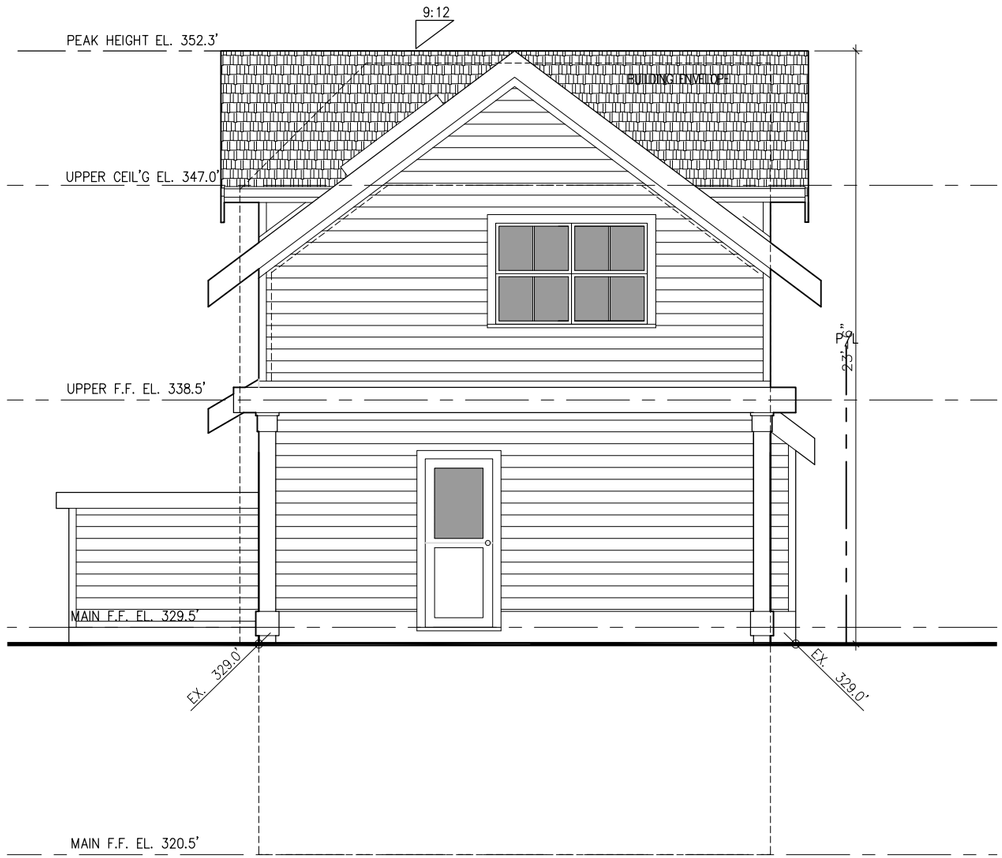
MATERIALS KEY

- (A) ASPHALT ROOF SHINGLES
  IKO HAVARD SLATE
- (B) FIBRE–CEMENT SIDING W/5 1/2" EXPOSURE
  HARDI SIDING – POINT GREY (BM VC–24)
- (C) DBL. GLAZED LOW–E WOOD WINDOWS
  REGAL SOFT GLOSS K404–80 BLACK
- (D) ROOF & PORCH TRIMS & GUARDRAILS
  WOOD PAINTED AURA LOW LUSTRE 634–1 WHITE
- (E) GUTTERS AND DOWNSPOUTS
  BLACK
- (F) FRONT DOOR–MELLISH RUST (BM VC–28)



1 – WEST ELEVATION
SCALE: 3/16" = 1'–0"



2 – EAST ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

LANEWAY HOUSE,
323 REGINA ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

WEST AND EAST ELEVATIONS

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SCALE.
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A-2.5

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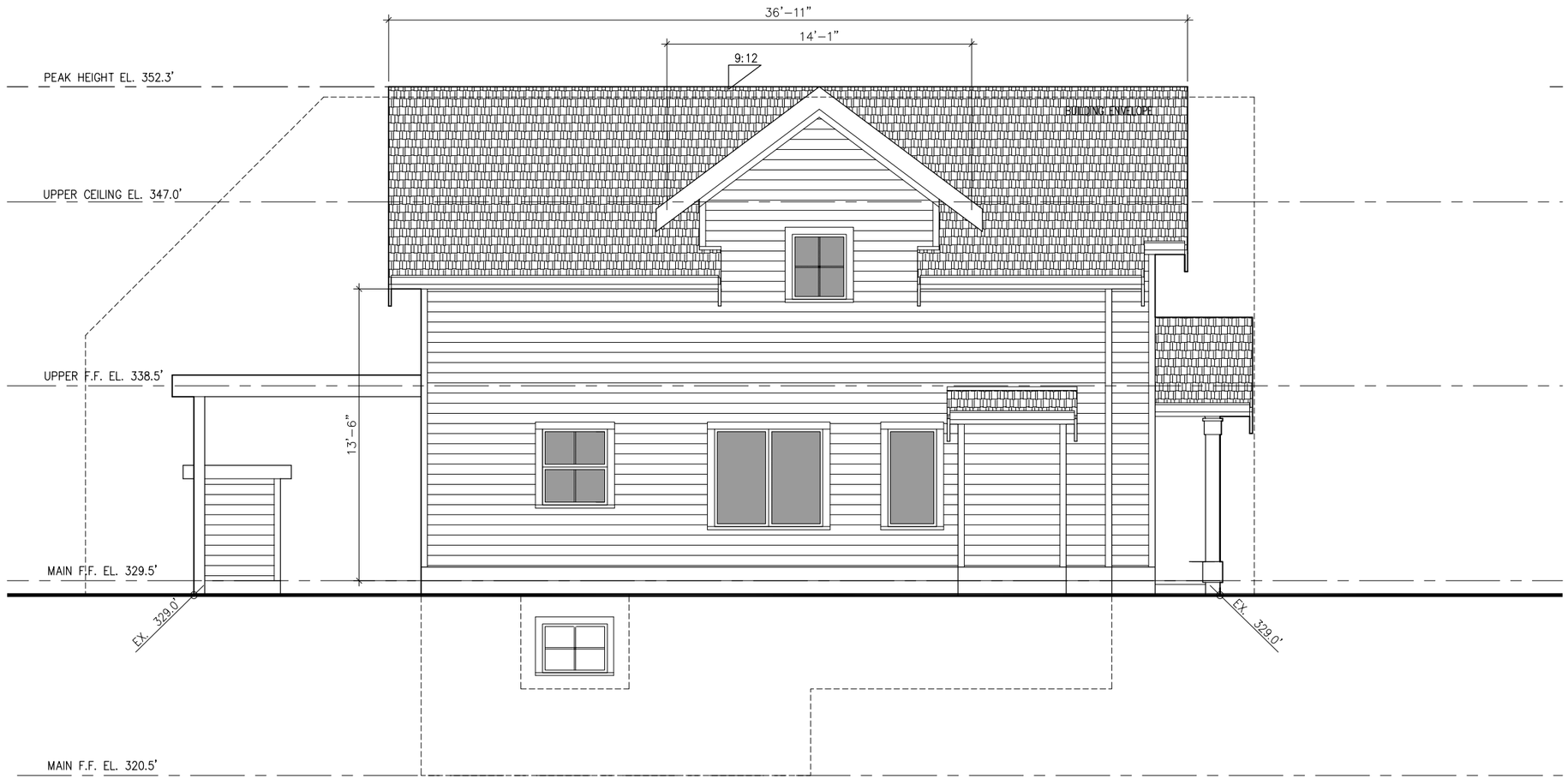

1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

LANEWAY HOUSE,
323 REGINA ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
NORTH ELEVATION

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NOVEMBER 2020	JUNE 24, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

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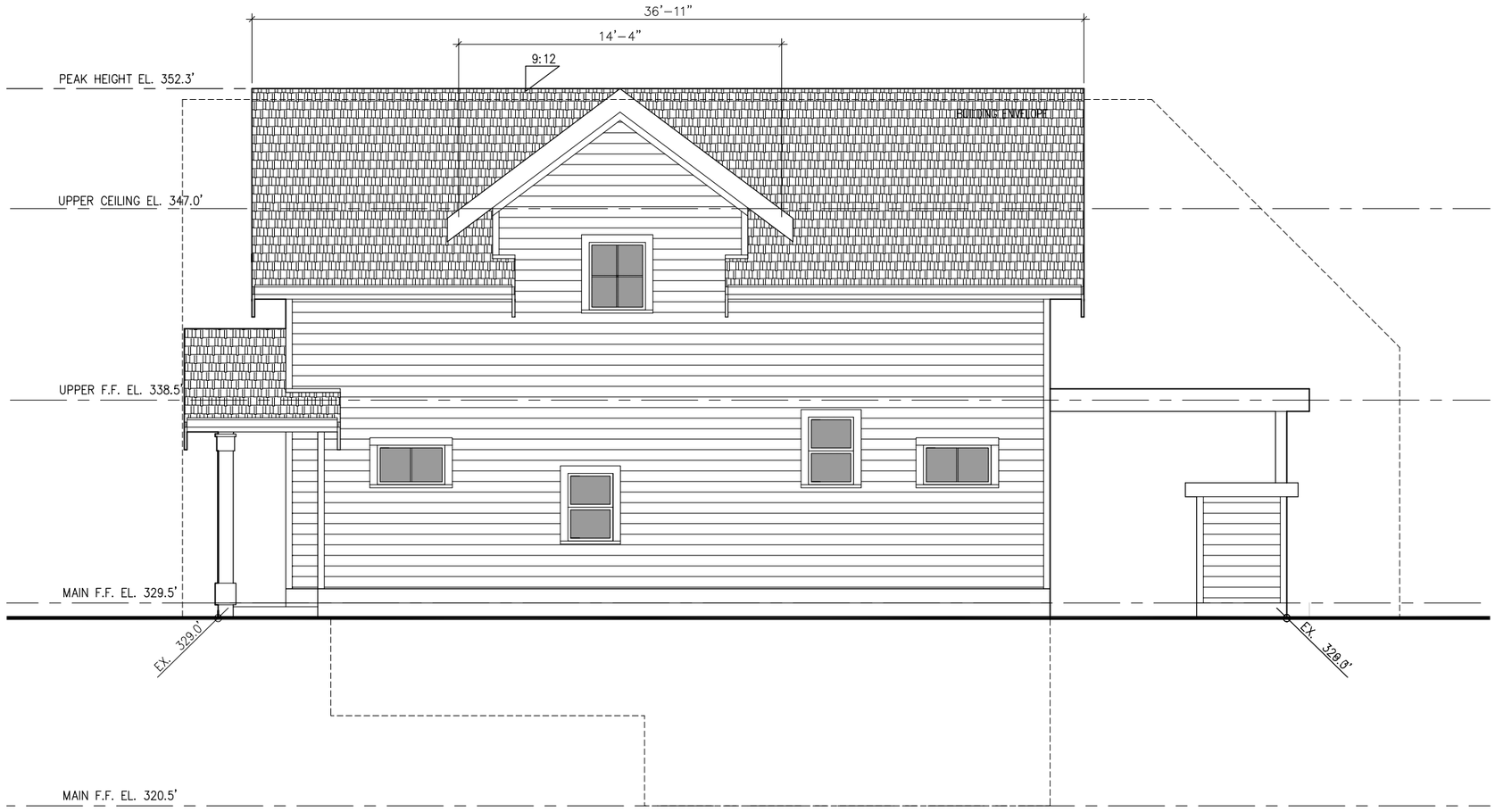

1 / – SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

LANEWAY HOUSE,
323 REGINA ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
SOUTH ELEVATION

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19-254

DATE.	REVISED.
NOVEMBER 2020	JUNE 24, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-2.7

Corporation of the City of
NEW WESTMINSTER

Attachment 2

Policy and Regulations Summary

ATTACHMENT 2: POLICIES AND REGULATIONS SUMMARY

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). Complementary uses include home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

The OCP also indicates that, through a Heritage Revitalization Agreement (HRA), 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 assets with heritage merit. The proposed application is consistent with the OCP designation for this site.

Queen's Park Heritage Conservation Area

The subject property is not protected under the Queen's Park Heritage Conservation Area. The proposed Heritage Designation and Heritage Revitalization Agreement (HRA) would provide a high level of protection, design control, and development regulations which exceed those of the Heritage Conservation Area. The additional protection and sensitive infill proposed is overall consistent with the goals of the Heritage Conservation Area. The proposed application is consistent with the Conservation Area's design guidelines.

Special Limited Category Study

Through the Heritage Conservation Area policy development process in 2018-2019, approximately 80 properties were identified for further study and were categorized as "Special-Limited Protection". An additional 12 protected properties were added through an expanded application period. Through the three phases of the Study, these properties were reclassified as either Protected or Non-Protected, based on detailed analysis of their heritage merit and development options. The program included review of the properties by the Community Heritage Commission (CHC).

323 Regina Street was part of the Study. Through that process, a Heritage Assessment was conducted on the house which is included as Attachment 3. Based on the results of the Study, Council removed heritage protection from this property on June 19, 2018.

Zoning Bylaw

The existing zoning for the site is RS-4 Queen's Park Single Detached Dwelling District. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. In this zone, the maximum floor space ratio (FSR) for houses which are protected under the Queen's Park Heritage Conservation Area is 0.7 and houses not protected under the Heritage Conservation Area is 0.5. As described in the report, the proposed application would require zoning relaxations. As such, a Heritage Revitalization Agreement would be required to permit the proposal.

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 through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are 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 varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

When Council considers entering into an HRA with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. In this proposal, the heritage benefit to the community is restoration, continued historic use and the full legal protection of the heritage building through a Heritage Designation Bylaw. In the City's *Policy for the Use of Heritage Revitalization Agreements*, lot size, density, and siting or massing elements may be considered for relaxation.

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 conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

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.

Corporation of the City of
NEW WESTMINSTER

Attachment 3

Special Limited Study
Heritage Value Assessment
and Statement of Significance

Property Heritage Value Assessment

323 Regina Street

Score: 5 out of 9

Heritage Value Assessment Study of the Special Limited Category Queen's Park Heritage Conservation Area
City of New Westminster - March-April 2018

Prepared by heritage consultants team:
Elana Zysblat, CAHP - Ance Building Services
Julie Schueck, CAHP - Schueck Heritage Consulting
John Atkin - History + Research
Leslie Gilbert
Christine Hagemoen
Ben Toews

Heritage Status

Heritage Inventory – yes
Awards -no
New Westminster Heritage Homes Tours -no
Queen's Park walking tour brochure - no

Context and Siting

The subject building is located on Regina Street in the Queen's Park neighbourhood. It is on the corner of Regina Street and Fourth Street. The house is situated towards the front of the lot and is in line with the neighbouring houses along Regina Street. It has a short side yard setback on the eastern edge of the property. There are single family dwellings on either side of, and across the street from the property. Most of the adjacent buildings are smaller in massing, different in style, but from a similar era.

CityView aerial (2015) of the area with the subject property outlined in red

Description

The building is a two-storey Storybook designed house constructed in 1928. The building is L-shaped, clad in stucco, and has a gambrel roof with clipped and rolled edges. The front entry is located at the inside corner where the two sections of the "L" meet and which has an inset tower with arched openings on two sides. According to city records, there have been no additions or alterations to this building.

Photographs of Two Primary Elevations

façade elevation (north)

side elevation (west)

Heritage Value

323 Regina Street has heritage value for its aesthetic and historic significance. It has aesthetic value for its representation of the Storybook design, exemplified by its Gambrel roof with clipped and rolled edges, corner entry within a square tower, and stucco cladding. It has further aesthetic value for its corner orientation, and for its contribution to a cohesive historic streetscape.

The house has historic value for its age (1928) and some value for its association with long-time and first owners, Elmer A. & Elveria B. Edgar, who lived in the house until approximately 1947. He worked as a manager at Tip Top Tailors Ltd. In Vancouver.

The house has social value for its contribution to the community identity of the Queen's Park neighbourhood. It also supports the heritage significance of the neighbourhood by: contributing to a unique sense of time and place, representing the middle class, and contributing aesthetically through the design of the house.

Character Defining Elements

- Two-storeys
- L-shaped building
- Clad in stucco
- Gambrel roof with clipped and rolled edges
- Front entry located at the inside corner where the two sections of the "L" meet
- Inset tower with arched openings on two sides at the entry
- Access to the front entry by stone stairs set in a fan pattern that are approached by a concrete walk that angles straight to it from the corner of the property
- Wall inside of the entry faced in stone
- Front door set against the elevation that faces Fourth Street, is wood and has a curved top and sits within a curved wood frame, a small window opening at the top that has a grated cover
- Wood-frame casement windows to the west side of the front entry and on the elevation facing Fourth Street each have a shallow arch with diagonal lead muntin-bars in the side sashes; window to the east of the front entry is a double wood-framed leaded window
- Some of the windows are topped with a solid fabric awning
- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window; and the one facing Fourth Street is double-width, double-hung with a six-paned upper over a single paned bottom window
- Two internal brick chimneys, one at the front facing Regina Street and one on the rear

Heritage Merit Checklist

values	criteria	score	comments
Aesthetic, Historic	good, integral example of its architectural style and/or one of few examples of this style, era, year, or construction technique in Queen's Park	2/3	Good intact representation of a Storybook design.
Aesthetic, Historic	contribution to cohesive streetscape and/or has landmark qualities and/or features unusual material or a distinguishing feature	2/2	Contributes to a cohesive streetscape and has some landmark qualities for its orientation to the corner and for its design.
Historic, Cultural, Social, Scientific, Spiritual	associated with significant person, event, tradition or practice	0/3	None.
Historic, Aesthetic, Cultural, Social, Historic, Scientific, Spiritual	landscaping features (built and planted)	1/1	Mature hedge along Regina Street and angular concrete path from the corner to the front porch.
	total	5/9	

Summary

The house at 323 Regina Street is a good example of the Storybook style that has some landmark qualities for its corner location and orientation. It retains much of its original design and materials.

Historic Background

Historic name – n/a

Construction date – 1928
Source: Site Development Report, City of New Westminster

Original owner – Elmer Albert Edgar

Builder – n/a

Architect – n/a

Early residents at the subject house:
1929-1945: Elmer A. & Elveria B. Edgar – manager at Tip Top Tailors Ltd., 301 West Hastings, Vancouver; later salesman at McDonald & Callan Ltd.
1947-1955: R. Gordon & Marion L. Quennell - retired

Source: Historic City Directories, Vancouver Public Library

Archival Photographs

House in the 1980s. Source: NWMA Building File

Research Resources

BC Archives:
Indexes to births (1854-1903), marriages (1872-1938), deaths (1872-1993), colonial marriages (1859-1872) and baptisms (1836-1888)

City of New Westminster:
Aerial views of the city on CityView interactive map
Digital photographs of Queen's Park (June 2016)
Historic building permit records as available on CityView interactive map
New Westminster Heritage Resource Inventory, Vol 2. Queen's Park
New Westminster's Oldest Houses Report. January 2008. Development Services Department
Historic Context Statement for Queen's Park Neighbourhood (Cook, Burton & Barman - 2009)
Statement of Significance for Queen's Park Neighbourhood - Doc # 974410
Summary of Historic Values for the Queen's Park Neighbourhood - Doc # 598557

Freund-Hainsworth, Katherine & Hainsworth, Gavin. 2005. *A New Westminster Album: Glimpses of the City as it was*. Dundurn.

Government of Canada Censuses for BC - 1901, 1911 and 1921

Hayes, Derek. 2005. *Historical Atlas of Vancouver and the Lower Fraser Valley.* Douglas & McIntyre.

Luxton, Donald. 2007. Building the West: Early Architects of BC. Talonbooks.

New Westminster Museum & Archives:
Archival photos
Building files - in Reading Room
Canadian Inventory of Historic Building photographic survey 1973
City of New Westminster Planning Department Slides - CNW 13-2
Subject files - in Reading Room
Water connection application binders - in Reading Room

New Westminster Public Library:
Archival Photographs
Columbian (Daily) Newspaper - various archival editions 1899-1979
Fire insurance maps
New Westminster Preservation Society Heritage Homes Tour brochures database
Street names of New Westminster: http://www.nwheritage.org/heritagesite/history/content/streets/index.htm

Vancouver Daily World newspaper - various archival editions 1899 - 1924

Vancouver Heritage Foundation: House Styles - http://www.vancouverheritagefoundation.org/house-styles/

Wolf, Jim. 2005. *Royal City: A Photographic History of New Westminster*. Heritage House.

ATTACHMENT 3: STATEMENT OF SIGNIFICANCE

323 Regina Street
Edgar House

Description of Historic Place

This historic place, Edgar House, is a Storybook style Cottage with a jerkinhead roof. It is a one and a half storey, stuccoed, wood-frame construction with concrete foundation. The entry porch is centred between its two cross gables and the roof over the entrance resembles a turret. The house sits on a prominent corner lot, stretching the length of 4th street from Regina Street to Sydney Street in the Queen's Park neighbourhood.

Heritage Value of Historic Place

Edgar House at 323 Regina Street has heritage value for its aesthetic and historic significance. Aesthetically, this house is an eye-catching, intact example of a Storybook style dwelling, with elements from both the French and English traditions. Its connection to the French Storybook style is seen in its various characteristic features, including: its L-shape and centred turret over its arched front entryway. Its connection to the English Storybook style is seen in elements such as its jerkinhead roof, as well as its low, sloping roof (its catslide) on its western corner. Shared elements of both Storybook styles include its rolled roofline giving it a false-thatched roof appearance, its stucco cladding, its asymmetrical design and its arched windows and doors. It was showcased in a 1928 newspaper article as a unique and attractive structure; a fact that still holds true today. Its uniqueness in the landscape contributes to this place's significance.

This house also has historic significance being among a rare stock of interwar period developments in the Queen's Park neighbourhood, being just shy of the decline that came with the Great Depression a year after its construction. It was built in 1928 with the help and input of various contractors and craftsman, named in the aforementioned article about the property. These individuals included the well-known and well-respected builder K.R. Matheson, as well as Hugh Gifford (for the plumbing and furnace), Archie Cowie (for its fireplaces and chimneys), V. Cooper and Sons (for the plastering and stucco work) and E. Hagen, (for the interior and exterior decorating). This house's namesake, Elmer Edgar, is also representative of the middle-class individuals working in New Westminster for the community, as he was the Manager of the local Tip Top Tailor's New Westminster branch. Tip Top Tailors is a Canadian company, founded in Toronto, that has been around since 1909.

Character Defining Elements

Key elements that define the heritage character of Edgar House at 323 Regina Street include:

- Its location in the Queen's Park neighbourhood.
- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

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Attachment 4

Summary of Recently Completed Work

ATTACHMENT 4: SUMMARY OF RECENTLY COMPLETED WORK

Based on information in the Heritage Conservation Plan, provided by the property owners:

Restoration

West (Fourth Street) Elevation:

- Catslide on the western corner

South (Regina Street) Elevation:

- Upper floor wood windows, replaced in-kind, with replica wood windows
- Removal of later-addition chimney

North (Sydney Street) Elevation:

- Upper floor wood windows, replaced in-kind, with replica wood windows.

All Elevations:

- Extensive patching on damaged stucco wall, particularly around the front entrance and the west side
- Removal of later-addition blue awnings over the various windows
- Original colour scheme (based on the 1928 newspaper article on the property)

Preservation

West (Fourth Street) Elevation:

- Original windows retained.

Rehabilitation:

North (Sydney Street) Elevation:

- Addition of a similarly pitched jerkinhead roof installed over rear, rolling eaves were not included to ensure its distinguishability
- Addition of a small mudroom, with an original windows relocated from the kitchen

South (Regina Street) Elevation:

- Addition of a new deck and patio
- Removal of a set of windows (relocated on site) and replaced with wooden French doors to provide an egress point and access to the new deck and patio.
- Addition of a wrought iron fence, similar in appearance to the window box ironwork that was added to the house shortly after it was built
- Addition of a window box

East Elevation

- Consolidation of two small dormers into one
- Addition of vinyl windows for two bathrooms and the laundry room (not visible from the street)
- Replacement of perimeter drain
- Replacement of drainage gutters and downspouts

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NEW WESTMINSTER

Attachment 5

Comparison of Proposal to Zoning and Incentives Program

ATTACHMENT 5: COMPARISON OF PROPOSAL TO ZONING AND INCENTIVES PROGRAM

Table 1: Proposal Compared to the Heritage Conservation Area Incentives Program

Building	Incentives Program	Proposed	Relaxation
Existing House			
Density (FSR)	0.7	0.43	--
Size	524 sq. m. (5,640 sq. ft.)	320 sq. m. (3,443 sq. ft.)	--
Infill House			
Density (FSR)	N/A	0.22	--
Size	89 sq. m. (958 sq. ft.)	162 sq. m. (1,747 sq. ft.)	73 sq. m. (789 sq. ft.)
Project Total			
Density (FSR)	0.8	0.65	-
Squarefootage	613 sq. m. (6,598 sq. ft.)	482 sq. m. (5,190 sq. ft.)	-

Table 2: Proposal Compared to Zoning

Building	Permitted in Zoning	Proposed	Relaxation
Existing House			
Density (FSR)	0.48	0.43	--
Size	359 sq. m. (3,868 sq. ft.)	320 sq. m. (3,443 sq. ft.)	--
Infill House			
Density (FSR)	0.12	0.22	0.10
Size	-	162 sq. m. (1,747 sq. ft.)	75 sq. m. (806 sq. ft.)
Project Total			
Density (FSR)	0.6	0.65	0.05
Squarefootage	449 sq. m. (4,834 sq. ft.)	482 sq. m. (5,190 sq. ft.)	33 sq. m. (356 sq. ft.)

Corporation of the City of
NEW WESTMINSTER

Attachment 2

Revised Drawing Package

PROJECT DATA – 323 REGINA STREET

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	323 REGINA STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT

	PERMITTED	EXISTING
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MEAN BLDG. HEIGHT (DATUM: EL: 329.47')	25.0 FT	17.5 FT
MAXIMUM HEIGHT:	35.0 FT	23.0 FT
SITE COVERAGE:	35% (2,819.8 SF)	20.4% (1,643.4 SF)
SETBACKS OF BUILDING:		
FRONT:	19.0 FT	30.71 FT
REAR:	24.41 FT	44.0 FT
SIDE YARDS:	5.0 FT	W 13.7 FT/E 2.1 FT
FRONT PORCH ENCROACHMENT:	4.0 FT	0.0 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	1,114.9 SF
MAIN FLOOR AREA:	– SF	1,643.4 SF
BSMT FLOOR AREA:	– SF	684.3 SF
TOTAL FLOOR AREA:	4028.31 SF	3,442.6 SF
FLOOR SPACE RATIO:	0.7	0.43
ATTACHED ACCESSORY:		
SIDE ENTRANCE PORCH:	– SF	33.0 SF
BACK PORCH/DECK:	– SF	219.4 SF
FRONT DECK:	– SF	72 SF
TOTAL FLOOR AREA:	805.6 SF (10%)	324.43 SF (4%)

PROJECT DATA – 571 FOURTH ST INFILL HOUSE

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	571 FOURTH STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT
ENERGY USAGE:	STEP CODE 3

	PERMITTED/REQUIRED	PROPOSED
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MAXIMUM HEIGHT:	23.0 FT	22.5 FT
SITE COVERAGE:	10% (805.6 SF)	8% (642 SF)
SETBACKS OF BUILDING:		
LANE:	3.0 FT	3.0 FT
BETWEEN HOUSES:	16.0 FT	17.0 FT
SIDE YARDS:	6.0 FT	W 11.9 FT/E 23.5 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	440.0 SF
MAIN FLOOR AREA:	– SF	610.0 SF
BSMT FLOOR AREA:	– SF	370 SF
TOTAL FLOOR AREA:	958 SF	1,420.0 SF
FLOOR SPACE RATIO:	0.12	0.18 *
ATTACHED ACCESSORY:		
FRONT PORCH:	32.0 SF	32.0 SF
CARPORT:	226 SF	222.8 SF
BIKE STORAGE:	32.0 SF	32.0 SF

OVERALL SITE PROJECT DATA

SITE AREA:	66.0 x 122.07 = 8056.62 SF
PROPOSED SITE COVERAGE:	2285.4 SF (28.4%)
PROPOSED TOTAL FSR:	0.60 (4862.6 SF)
PROPOSED EXCLUDING BSMT FSR:	0.47 (3808.3 SF)
PROPOSED PARKING:	2 SPACES PROVIDED

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PROJECT TITLE.

HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE DATA

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

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NANCY G DHEILLY

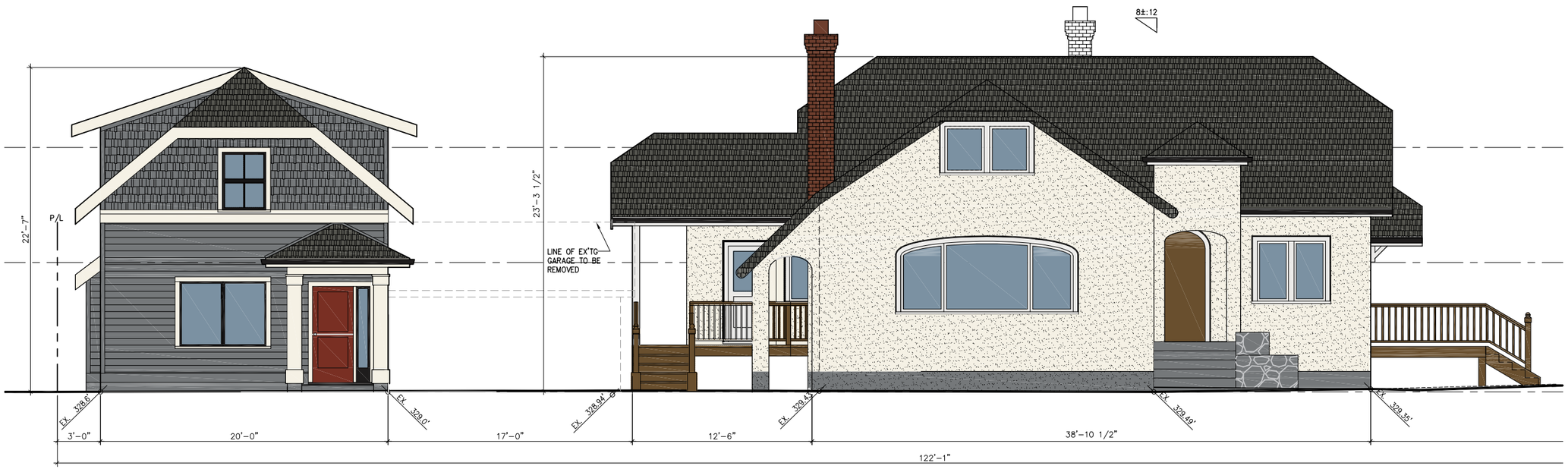
CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
NTS

DRAWING NO.

A-0.1



1 / – 4TH STREET ELEVATION

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

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PROJECT TITLE.

INFILL HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH STREET ELEVATION

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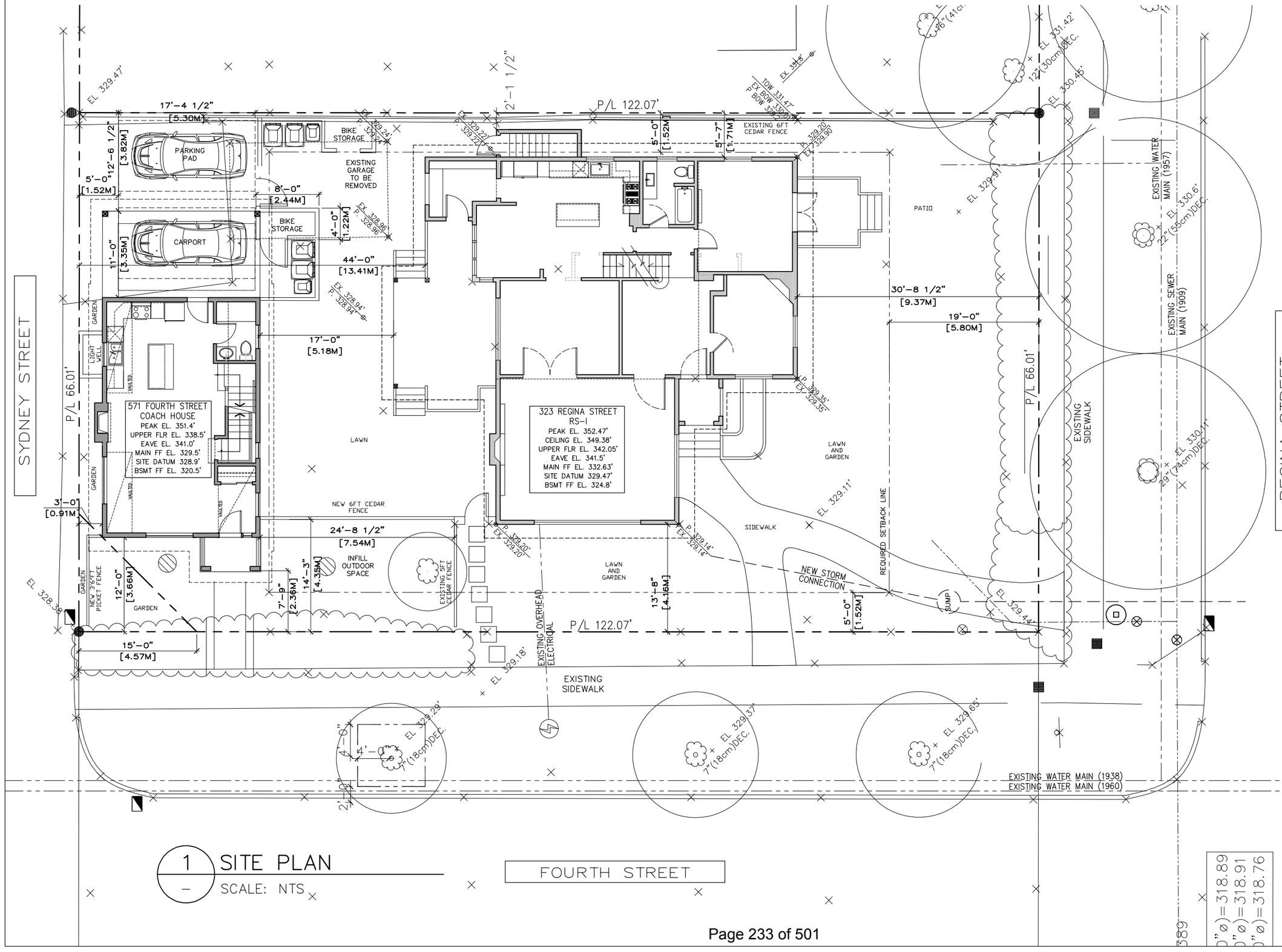
SCALE.
1/8"=1'0"

DRAWING NO.

A-0.2



1 SITE PLAN
SCALE: NTS

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PROJECT TITLE.

HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE PLAN

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19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
NTS

DRAWING NO.

A-1.0

MATERIALS KEY	
A	ASPHALT ROOF SHINGLES IKO HARVARD SLATE
B	RESTORED WOOD FRAME WINDOWS GLOSS BLACK
C	RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
D	RESTORED STUCCO VC–1 OXFORD IVORY
E	EXISTING GRANITE
F	GUTTER AND DOWNSPOUTS BLACK
G	NEW WOOD FRAME WINDOWS GLOSS BLACK
H	NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
I	NATURAL CEDAR
J	NEW WHITE VINYL WINDOWS
–.–	SEE WINDOW SCHEDULE ON A–1.9

1 / – 4TH ST (WEST) ELEVATION

SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH ST (WEST) ELEVATION

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

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CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.5

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –. — SEE WINDOW SCHEDULE ON A–1.9

1 / – REGINA (SOUTH) ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

REGINA (SOUTH) ELEVATION

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

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DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.6

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –.– — SEE WINDOW SCHEDULE ON A–1.9

1 — NORTH ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

NORTH ELEVATION

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19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

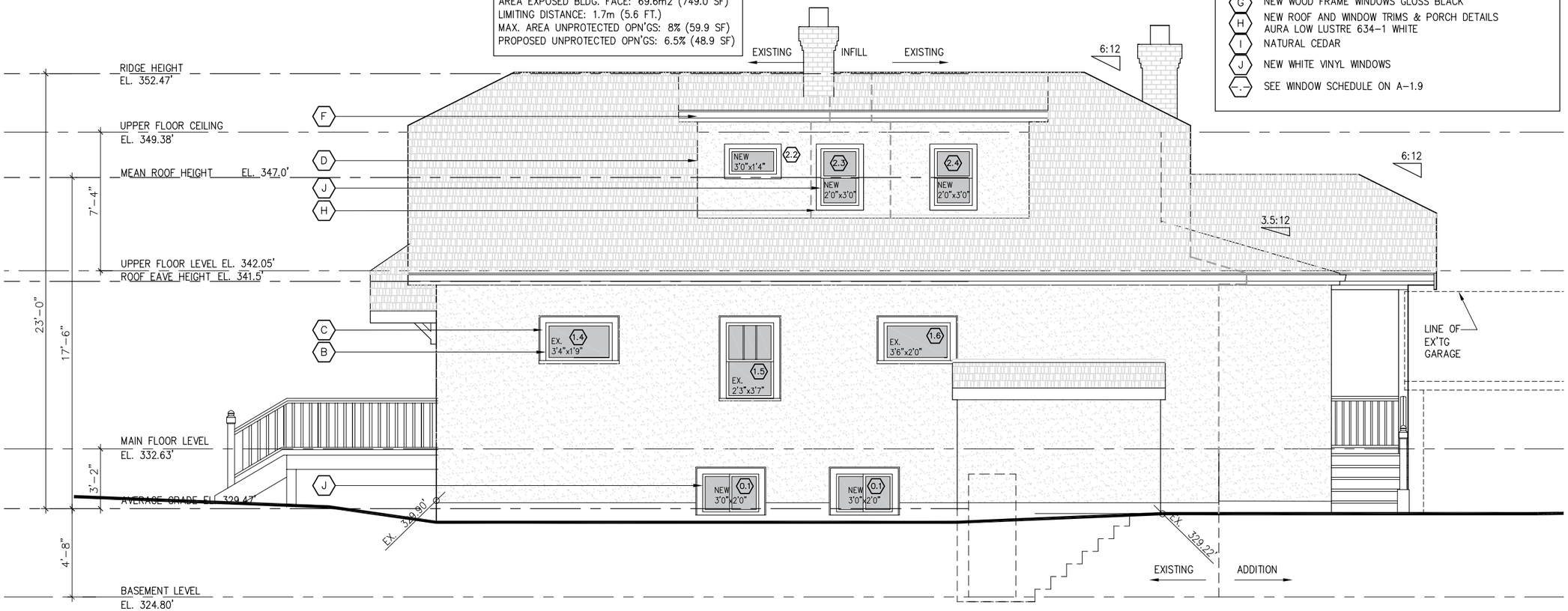
DRAWING NO.

A-1.7

SPATIAL SEPARATION CALC. FOR ENTIRE WALL
AREA EXPOSED BLDG. FACE: 69.6m2 (749.0 SF)
LIMITING DISTANCE: 1.7m (5.6 FT.)
MAX. AREA UNPROTECTED OPN'GS: 8% (59.9 SF)
PROPOSED UNPROTECTED OPN'GS: 6.5% (48.9 SF)

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- -,- — SEE WINDOW SCHEDULE ON A–1.9



1 — EAST ELEVATION
SCALE: 3/16" = 1'–0"

NANCY G DHEILLY
360 SHERBROOKE STREET
NEW WESTMINSTER, B.C., V3L 3M7
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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

EAST ELEVATION

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Note: For all structural information refer to structural drawings.

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CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.8

WINDOW SCHEDULE

MARK	LOCATION	SIZE	DESCRIPTION	REMARKS
0.1	BASEMENT	3'-0"X2'-0"	SLIDING	NEW, VINYL
1.0	LIVING ROOM	10'-0"X4'-2"	FIXED	EX, WOODEN ARCHED WINDOW, W/LEADED GLASS SIDE PANELS AND CENTRAL PICTURE PANEL
1.1	LIVING ROOM	7'-3"X4'-2"	CASEMENT, FIXED, FIXED	EX, WOODEN ARCHED WINDOW, W/LEADED GLASS SIDE PANELS AND CENTRAL PICTURE PANEL
1.2	DEN	2'-4"X4'-2"	FIXED	EXISTING, WOODEN WITH LEADED GLASS
1.3	DEN, DINING ROOM	2'-4"X4'-2"	DOUBLE HUNG	EXISTING, WOODEN-LEADED GLASS UPPER PANEL (REUSE BDRM WINDOW FOR DEN)
1.4	BEDROOM	3'-4"X1'-9"	AWNING	EXISTING WOODEN WINDOW
1.5	BATHROOM	2'-3"X3'-7"	DOUBLE HUNG	EXISTING WOODEN, WITH OBSCURE GLASS IN LOWER PANEL, UPPER TRUE DIVIDED LITE.
1.6	KITCHEN	3'-6"X2'-0"	FIXED-STAINED GLASS	EXISTING WOODEN WINDOW WITH STAINED GLASS
1.7	MUDROOM, NOOK	1'-9"X4'-0"	FIXED-LEADED GLASS	EXISTING WOODEN WINDOW (REUSE NOOK WINDOW FOR MUDROOM)
1.8	NOOK	1'-9"X4'-0"	CASEMENT-LEADED GLASS	EXISTING WOODEN WINDOW
1.9	DINING ROOM	3'-4"X4'-2"	DOUBLE HUNG	EXISTING, WOODEN-LEADED GLASS UPPER PANEL
2.0	BEDROOM	2'-4"X3'-2"	DOUBLE HUNG	EXISTING, WOODEN-UPPER PANEL W/TRUE DIVIDED LITES
2.1	BEDROOM	2'-0"X4'-2"	DOUBLE HUNG	NEW, WOODEN-UPPER PANEL W/ TRUE DIVIDED LITES
2.2	BATH	3'-0"X1'-4"	AWNING	NEW, VINYL
2.3	BATH	2'-0"X3'-0"	SINGLE HUNG	NEW, VINYL, LOWER PANEL OBSCURE GLASS
2.4	LAUNDRY	2'-0"X3'-0"	SINGLE HUNG	NEW, VINYL
2.5	BEDROOM	5'-9"X2'-9"	CASEMENT,FIXED, CASEMENT	NEW, WOODEN

1 / – WINDOW SCHEDULE
SCALE: NTS

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

WINDOW SCHEDULE

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

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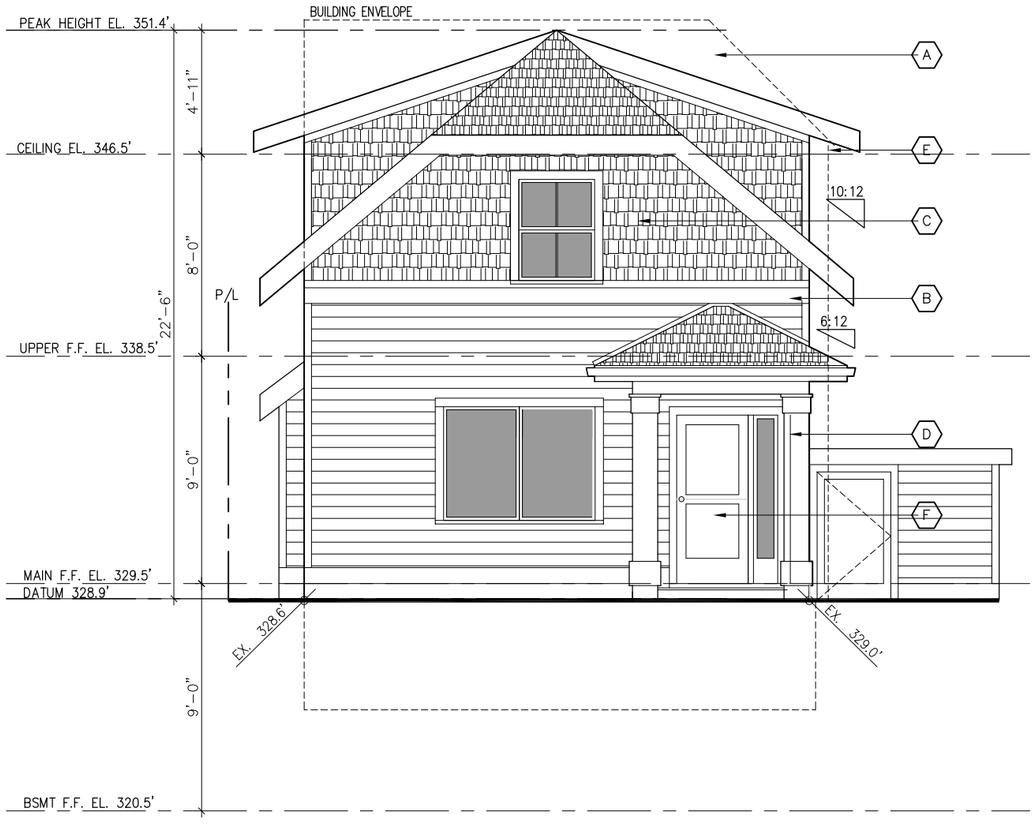
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

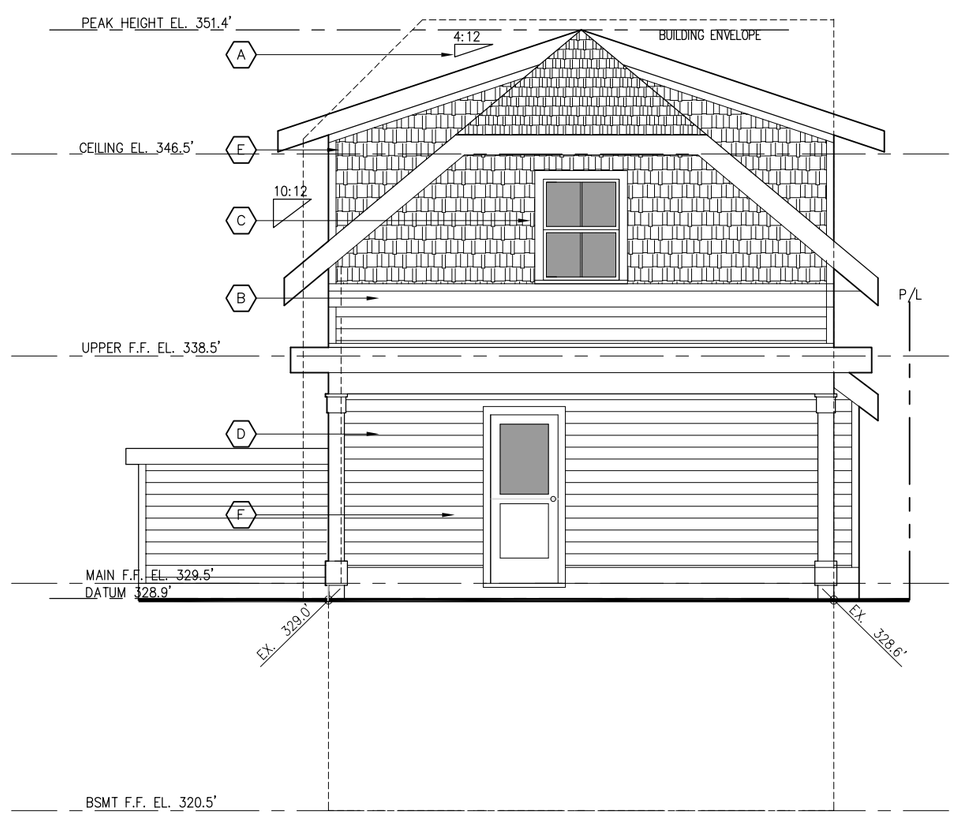
SCALE.
NTS

DRAWING NO.

A-1.9



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
WEST AND EAST ELEVATIONS

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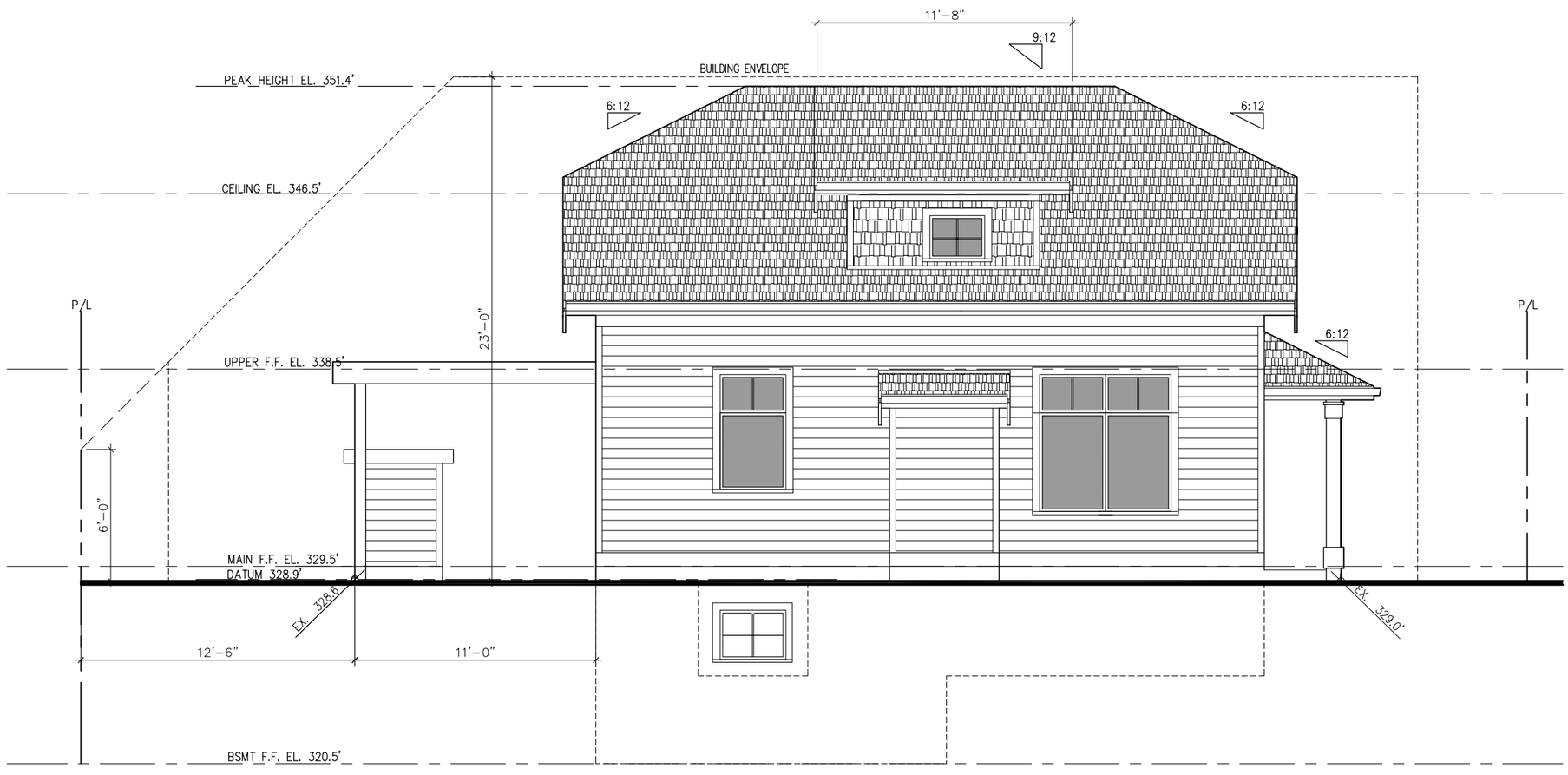
CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.
A-2.5



1 / – NORTH ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
NORTH ELEVATION

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
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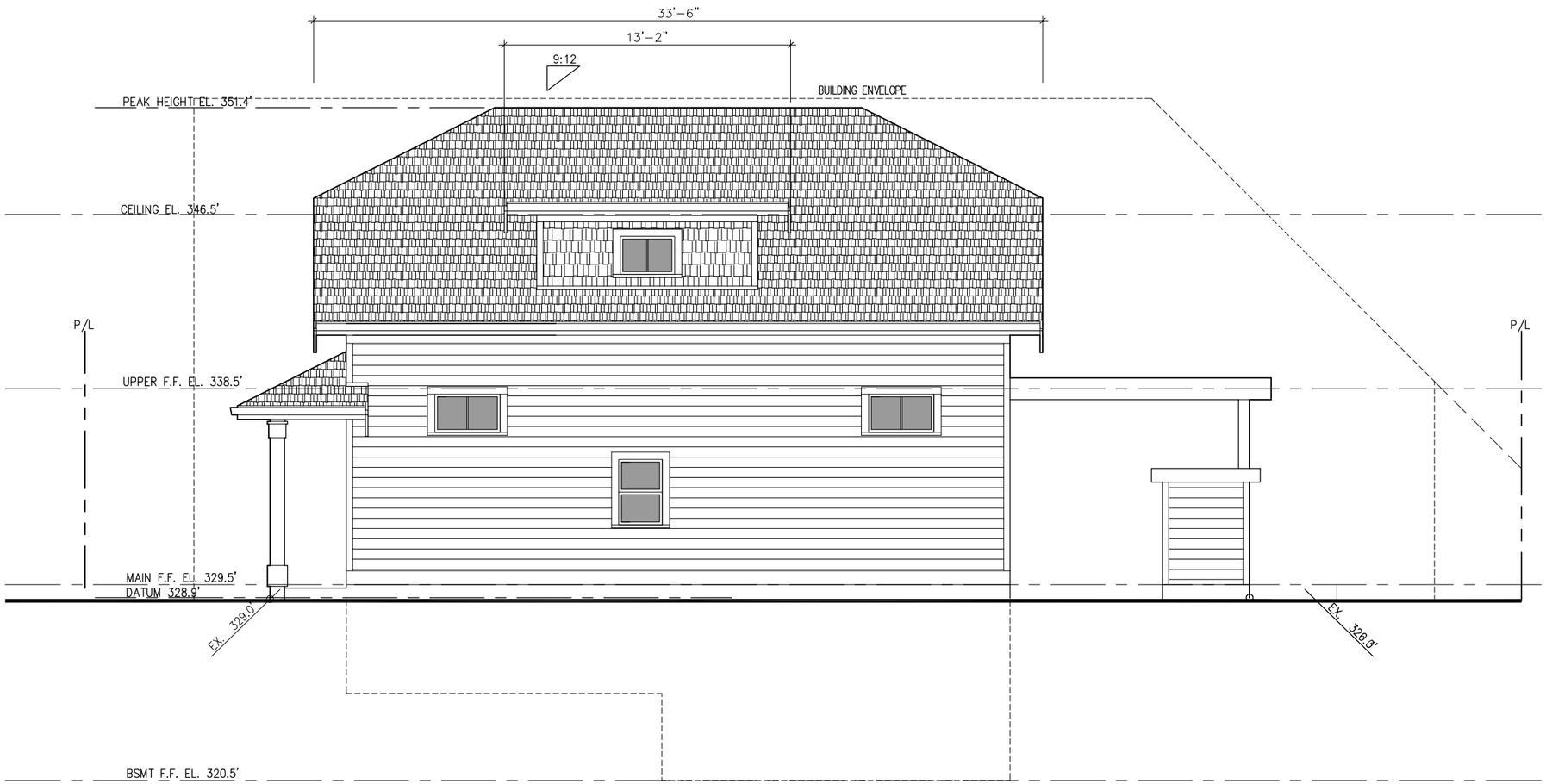
DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-2.6



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
SOUTH ELEVATION

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NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.
A-2.7

Corporation of the City of
NEW WESTMINSTER

Attachment 3

Project Statistics and Proposed Relaxations

ATTACHMENT 3: PROJECT STATISTICS AND PROPOSED RELAXATIONS

A summary of the proposed project statistics are outlined in Tables 1-3. Relaxations being sought through the HRA are highlighted in grey.

Table 1: Summary of Overall Proposed Project Statistics

Attributes	RS-4 Zoning	Proposed	Relaxation
Number of Dwelling Units / Tenure	One single detached dwelling (SDD) with a secondary suite and a detached accessory dwelling unit	One single detached dwelling (SDD) and a detached accessory dwelling unit	--
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	749 sq. m. (8,057 sq. ft.)	--
Lot Frontage	--	20.1 m. (66 ft.)	--
Lot Depth	--	37.2 m. (122 ft.)	--
Maximum Floor Space Ratio*	0.6	0.6	--
Maximum Floor Space	449 sq. m. (4,834 sq. ft.)	452 sq. m. (4,862.6 sq. ft.)	--
Maximum Number of Units	3	2	--
Minimum Off-Street Parking	2 spaces	2 spaces	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--
Maximum Site Coverage	35%	%	--

***** includes 0.5 FSR for non-protected principal building and 0.1 for detached accessory dwelling unit

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 2: Summary of Proposed Project Statistics for 323 Regina Street (Heritage House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Maximum Floor Space	374 sq. m. (4,029 sq. ft.)	320 sq. m. (3,443 sq. ft.)	54 sq. m. (586 sq. ft.)
Maximum Floor Space Ratio	0.5	0.43	--
Maximum Number of Units	2	1	--
Maximum Site Coverage	35%	20.4%	--
Minimum Front Setback (south)*	5.8 m. (19 ft.)	9.4 m. (30.71 ft.)	--
Minimum Rear Setback (north)*	7.4 m. (24.4 ft.)	13.4 m. (44 ft.)	--
Minimum Left Side Setback (west)*	1.5 m. (5 ft.)	4.2 m. (13.7 ft.)	--
Minimum Right Side Setback (east)*	1.5 m. (5 ft.)	0.6 m. (2.1 ft.)	0.9 m. (2.9 ft.)
Maximum Height (Roof Peak)	10.7 m. (35 ft.)	7 m. (23 ft.)	--
Maximum Height (Midpoint)	7.6 m. (25 ft.)	5.3 m. (17.5 ft.)	--
Maximum Attached Accessory Area	10%	4%	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

***** existing setback

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 3: Summary of Proposed Project Statistics for 471 Fourth Street (Infill House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Maximum Floor Space Ratio	0.1	0.18	0.08
Maximum Floor Space *	74.9 sq. m. (805.7 sq. ft.)	132 sq. m. (1,420 sq. ft.)	57.1 sq. m. (614.3 sq. ft.)
Maximum Number of Units	1	1	--
Maximum Site Coverage	10%	8%	--
Fourth Street Setback (west) *front*	1.5 m. (5 ft.)	2.3 m. (7.75 ft.)	--
Sydney Street Setback (north) *side*	1.5 m. (5 ft.)	0.9 m. (3 ft.)	0.6 m. (2 ft.)
Minimum Side Setback (east) *rear*	1.5 m. (5 ft.)	7.2 m. (23.5 ft.)	--
Minimum Side Setback (south) *Separation between buildings*	4.9 m. (16 ft.)	5.2 m. (17 ft.)	--
Maximum Height (Peak)	7.0 m. (23 ft.)	6.9 m. (22.5 ft.)	--
Maximum Front Entry Landing Area	3 sq. m. (32 sq. ft.)	3 sq. m. (32 sq. ft.)	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

***** Under the Heritage Conservation Area Incentives Program, the size of the infill house for a protected property could be increased up to 89 sq. m. (958 sq. ft.) with a corresponding decrease in the size of the principal building.

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Corporation of the City of
NEW WESTMINSTER

Attachment 4

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

Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

July 12, 2021 at 10:00 a.m.
Meeting held electronically under Ministerial Order No. M192/2020

MINUTES -Extract

DRAFT

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

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

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

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

Discussion ensued and the Committee provided the following comments:

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

MOVED and SECONDED
THAT the Land Use and Planning Committee recommend that stratification be removed as a consideration as part of the Heritage Revitalization Agreement for the 323 Regina Street application.

CARRIED.

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

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend reducing the size of the proposed carriage house as part of the Heritage Revitalization Agreement for the 323 Regina Street application.

CARRIED.

(Councillor Nakagawa opposed)

MOVED and SECONDED
THAT the Land Use and Planning Committee direct staff to refer the 323 Regina Street Heritage Revitalization Agreement application to the Community Heritage Commission to review the heritage merit.

CARRIED.

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

MOVED and SECONDED
THAT the Land Use and Planning Committee direct staff to refer the Committee's recommendations in regards to the 323 Regina Street Heritage Revitalization Agreement application to Council for further consideration.

CARRIED.

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

DRAFT

Corporation of the City of
NEW WESTMINSTER

REPORT
Climate Action, Planning, and Development

To:	Community Heritage Commission	**Date**:	October 6, 2021
From:	Kathleen Stevens, Heritage Planning Analyst	**File**:	HER00810
		Item #:	[Report Number]

Subject: **Heritage Revitalization Agreement Application: 323 Regina Street**

PURPOSE

To review the application's heritage elements and provide a recommendation to Council.

PROJECT SUMMARY

An application has been received for a Heritage Revitalization Agreement (HRA) to construct a 132 sq. m (1,420 sq. ft.) rental infill house at 323 Regina Street, a non-protected property in the Queen's Park Heritage Conservation Area. As part of the HRA, the existing 1928 house would retained in its current location, be legally protected with a Heritage Designation Bylaw, and listed on the City's Heritage Register.

The heritage house is smaller than permitted at a density of 0.43 floor space ratio (FSR). Some updating and restoration work was completed on the house in 2020, though as a non-protected house, the work was not governed by the neighbourhood's design guidelines.

The proposed infill house would be larger than permitted at a density of about 0.18 FSR for a total of 0.6 FSR on the site. The overall density is appropriate to an HRA, though the infill house's size is larger than other similar applications. Three Zoning Bylaw relaxations would be required: one siting relaxation for the heritage house in order for it to remain in its current location; and two for the new house (density and siting).

As this application was received in March 2021, it is not subject to the pause Council placed on HRA applications in the Queen's Park neighbourhood on June 21, 2021.

GUIDING POLICY AND REGULATIONS

Official Community Plan (OCP) Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding development applications. In the OCP, this property is designated Residential Detached and Semi-Detached Housing (RD). This designation envisions a mix of low density residential units including houses, duplexes, secondary suites, and laneway or carriage houses. The proposed application is consistent with this the RD designation.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset on the site is appropriately incorporated into a development. Through this type of agreement, the OCP land use designation indicates that the development may be used to permit the housing forms listed in Residential – Ground oriented Infill Housing (RGO) designation. RGO is intended to allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character, and may include single detached dwellings, single detached dwellings on a compact lot, and other forms. The proposed application is consistent with this designation.

Queen's Park Heritage Conservation Area

The site is located in the Queen's Park Heritage Conservation Area though is not a protected property: its heritage protection was removed by Council during the Special Limited Category Study in 2018.

As a non-protected property, changes to the exterior do not require a Heritage Alteration Permit (HAP) and the property is not eligible for the Heritage Conservation Area's incentives program. The proposed Heritage Designation and HRA would provide a higher level of protection, design control, and development regulations than the Heritage Conservation Area. The additional protection and sensitive infill proposed is consistent with the goals of the Heritage Conservation Area.

Queen's Park Heritage Conservation Area Design Guidelines

The Queen's Park Heritage Conservation Area Design Guidelines are the basis for assessing projects within the Queen's Park neighbourhood. The evaluation is based on an examination of the existing character of the surrounding area and the building itself. The guidelines aim to respect the integrity of historic buildings, while ensuring new construction is sympathetic to the character of the neighbourhood. The proposed application is generally consistent with these design guidelines.

Zoning Bylaw

The existing zoning for the site is RS-4 Queen's Park Single Detached Dwelling District. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. In this zone, the maximum floor space ratio (FSR) for principal houses which are protected under the Heritage Conservation Area is 0.7 and 0.5 for non-protected houses. A carriage house up to 0.1 FSR would also be permitted in either case. The proposed application would require relaxations to the Zoning Bylaw (as noted in the following sections of the report). As such, a Heritage Revitalization Agreement is proposed to permit the proposal.

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 through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations may be considered (as noted above). An HRA is not precedent setting, as each one is unique to a specific site. The *Policy for the Use of HRAs* lays out the process for HRAs and the relaxations which may be considered.

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. All HRA proposals are carefully evaluated using this document to ensure conservation work on the exterior of the heritage building is in compliance. Additionally, the design of the adjacent new buildings are reviewed against the principles and guidelines in this document.

Heritage Designation Bylaw

A heritage asset which is the subject of an HRA is also protected by a Heritage Designation Bylaw. This Bylaw is a 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, the Director of Development Services) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines and the Heritage Conservation Area guidelines, where appropriate.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject property is 749 sq. m. (8,057 sq. ft.) in size. It is located in the Queen's Park neighbourhood, an area of single-detached dwellings, on a corner lot with frontages on Regina Street, Fourth Street, and Sydney Street (a named lane). All streets are local roads. A site context map and aerial image is provided in Appendix A.

Project Description

The proposal is to retain the 1928 house and protect it through a Heritage Designation Bylaw in exchange for the construction of an infill house. The heritage house has a density of 0.43 FSR and is 320 sq. m. (3,443 sq. ft.). The new house would have a density of 0.18 FSR and be approximately 132 sq. m. (1,420 sq. ft.). The total site density would be 0.6 FSR. This is 0.1 FSR above the maximum permitted outright. The heritage house would remain in its current location and setback. One off-street parking space would be provided on each lot which meets the Zoning Bylaw requirement. Though not typically required, in order to support the use of the nearby greenway/bikeway, enclosed bike storage is being proposed, attached to the infill house. Project drawings are provided in Appendix B.

The proposal is consistent with the intent of the City's family-friendly policy and goals of providing more "missing middle" and rental housing forms (laneway/carriage houses, town/row houses, duplexes and triplexes). The design is also generally consistent with the Queen's Park Heritage Conservation Area Design Guidelines and would result in buildings consistent with the site's scale and neighbourhood context.

Proposed Relaxations

Under the City's *Policy for the Use of Heritage Revitalization Agreements,* and the OCP, regulatory land use (Zoning Bylaw) relaxations may be considered through an HRA. In this case, there are three relaxations proposed: for the existing house the regularization of an existing side setback; and for the infill house, a reduced side setback from Sydney Street, and increased density. A summary is provided in Tables 1 and 2 below and additional project statistics are available in Appendix C.

Table 1: Summary of Proposed Relaxations for 323 Regina Street (Heritage House)

Attribute	Zoning	Existing	Relaxation
Minimum Right Side Setback (east)	1.5 m. (5 ft.)	0.6 m. (2.1 ft.)	0.9 m. (2.9 ft.)

Table 2: Summary of Proposed Relaxations 471 Fourth Street (Infill House)

Attribute	Zoning	Existing	Relaxation
Density	0.1	0.18	0.08
Sydney Street Side Setback (north)	1.5 m. (5 ft.)	0.9 m. (3 ft.)	0.6 m. (2 ft.)

The primary relaxation is increased density for the infill new house, although a portion of the additional density request is located in a basement. Without a basement, the infill house would be 0.13 FSR (97.5 sq. m. / 1,050 sq. ft.), which is 0.03 FSR (22.5 sq. m. / 242 sq. ft.) above the Zoning Bylaw maximum of 0.1 FSR. Therefore, the additional basement density would not significantly impact building bulk, or be detrimental to the streetscape.

The setback relaxation for the infill house is a result of Sydney Street functioning as a named lane. With a width (6.04 m. / 19.8 ft.), the setback requirement would be 0.9 m. (3 ft.) if Sydney Street was not named. The setback relaxation for the heritage house will allow it to remain in its current location, regularizing an existing non-conformity. As such, these siting relaxations are considered reasonable.

ITEMS FOR DISCUSSION

Heritage Value of the House

As part of the Queen's Park Special Limited Study (see Appendix D), Council removed protection from all studied properties which scored less than 60% in their assessment. This property scored 56% due to its lack of social-cultural value. As the house is not associated with a significant person, event, tradition or practice, no points were awarded under this criteria.

As detailed in both the Special Limited Study Heritage Assessment and the prepared Statement of Significance for this house (Appendix D) the house is considered to have some aesthetic and historic value. It was built in 1928 and has is an intact example of a Storybook style dwelling, with elements from both the French and English tradition. It has historical significance for being among a rare stock of interwar period developments in the Queen's Park neighbourhood.

Recent historic research by the applicant found a newspaper article which showcased the building and provided details on the various contractors and craftsman, many well-known and well-respected in the community. Additionally, the first resident Elmer Edgar is representative of the middle-class individuals working in New Westminster, as he was the Manager of the local Tip Top Tailor's New Westminster branch, a Canadian company. Understanding these connections to the city's past, heritage protection is considered reasonable.

Does the Statement of Significance provide an accurate representation of the heritage values of the building?

Is the heritage value of the house sufficient to warrant long term legal protection and heritage status through a Heritage Designation Bylaw?

Heritage Conservation Work

Overall, the house is described to be in good to very good condition. Details are available in the Heritage Conservation Plan, which is included in full in this report in Appendix D. A summary of the retained and restored elements of the house is provided in Table 3.

Table 3: Summary of Heritage Conservation Work

Building Element	Action	Material
Location (prominence on corner)	Preserve	House is remaining in its current location
Foundation	Preserve	Concrete, full height
Form and Massing	Preserve/ Rehabilitate	Main 1-1/2 storey structure and addition of accessory structures: mudroom, covered deck and patio
Main body siding	Preserve/ Restore	Stucco, patching where required
Windows and doors	Preserve/ Restore/ Relocate/ Replace	West (Fourth Street) elevation Original, wood-framed windows and wood front door retained South (Regina Street) elevation Main floor: one main floor wood window retained; one relocated original wood window added; one window relocated to replace an unsalvageable window Upper floor: windows replaced with in-kind replica wood windows North (Sydney Street) elevation Main floor: one set of three wood windows retained and one existing wood window retained; three relocated original wood windows added Upper floor: windows replaced with in-kind replica wood windows East elevation Upper floor: three new vinyl windows Main floor: three existing wood windows retained Basement floor: two new vinyl windows
Wood elements (door and window trim, fascia boards)	Preserve	Wood board (original or replica, as required)
Catslide roofline: West elevation	Restore	

Building Element	Action	Material
Window boxes	Preserve/ Restore	Two window boxes; one relocated from the west (Fourth Street) elevation to the south (Regina Street) elevation
Chimney: South (Regina Street) elevation	Remove	Brick, not original
Chimney: North (Sydney Street) elevation	Preserve/ Restore	Bricks and concrete (repair deteriorating mortar where required)
Blue window awnings	Remove	Fabric, not original
Exterior paint palette	Restore	Original colour scheme (based on 1928 newspaper article)
Roofing material	Preserve	Asphalt roof shingles in Iko Harvard Slate

Is the level of retention proposed appropriate for this project?

Are there exterior building elements not addressed which could or should be?

Is the Heritage Conservation Plan sufficiently comprehensive and detailed?

New Building Elements

In March 2020, a Building Permit was issued for a covered deck and mudroom at the rear of the building, a new covered deck on the Regina Street elevation and an enlarged second storey rear dormer. As 323 Regina Street is currently a non-protected property in the Queen's Park Heritage Conservation Area, a Heritage Alteration Permit (HAP) was not required in conjunction with the Building Permit.

This work is now completed. Since then, it has been evaluated by the project's current Heritage Professional and is considered consistent with the Queen's Park Heritage Conservation Area design guidelines. A summary of the interventions is included in Table 4, with more details in the Heritage Conservation Plan (in Appendix D), a memo prepared by the project's current Heritage Professional (Appendix E), and the proposed design plans (Appendix B).

Table 4: Summary of Interventions on the Heritage House

New Building Element	Detail and Materials
Covered rear deck: North (Sydney Street) elevation	Addition of a similarly pitched jerkinhead roof installed over wood deck without rolling eaves to ensure its distinguishability
Mudroom: North (Sydney Street) elevation	Stucco to match existing siding Original windows relocated from the kitchen
Dormer extension: East elevation	Consolidation of two small dormers into one, roof and stucco to match existing siding

New Building Element	Detail and Materials
Deck and roof: South (Regina Street) Elevation	A new wood deck and an expanded opening in the building wall for wood and glass french doors to provide entry Addition of a similarly pitched jerkinhead roof installed without rolling eaves to ensure its distinguishability
Back door: West (Fourth Street) elevation	New wood and glass door
French doors: South (Regina Street) elevation	Repurposed wood and glass French doors from a demolished house in Vancouver
Windows: East elevation	Upper floor: three new vinyl windows Basement floor: two new vinyl windows; steel basement door not visible from the street
Drainage gutters and downspouts	Replaced with rounded aluminum to resemble the older more traditional style

Are the new elements introduced to the house appropriate to the building's design?

Are the new elements respectful to the house's heritage elements?

Is the level of intervention appropriate for this project?

Design Relationship with the Infill House

The City's policies, including the *Standards and Guidelines,* strongly encourage developments which include a historic building to be respectful of the existing heritage assets. Respectful development does not necessarily mean the new building must be physically smaller than the heritage building, or that the site should not be developed, rather that the site or new building's design should consider the heritage building, and allow the heritage building to be the focus of the development. The guidelines identify that new building should not be overwhelming, or detracting from the historic features.

This project proposes a two storey infill house 6.9 m. (22.5 ft.) high, with a compact 59.6 sq. m. (642 sq. ft.) footprint, located at the rear of the property. The infill house has been designed to reduce massing with the second floor built into the roof and the inclusion of a partial basement. The infill and heritage houses are proposed to be set apart 5.2 m. (17 ft.) to provide separation as well as an area for both private outdoor space and landscaping.

The new infill house features traditional design elements with its simple roofline: front gabled jerkinhead roof and two shed dormers, complementary to the heritage house, as well as a street-oriented front porch and wood windows. It can be identified as a contemporary building through materiality: fibre-cement siding and its lack of ornamentation. The proposed design plans including elevations and site plan is provided in Appendix B.

The new house design has been designed to blend in with, but not mimic the existing context. The applicant indicates the design is intended to reflect the street rhythm using primarily traditional architectural forms and take a subtle approach to individual expression so as not to conflict with elements in the neighbourhood. Drawings of the proposed new house, and its exterior materials are provided in Appendix B.

Are the massing, and siting elements of the development proposal compatible with and respectful of the heritage house?

Does the site plan or the design of the new infill house overwhelm the heritage house?

Is the proposed design reflective of the traditional heritage character elements of the Queen's Park Heritage Conservation Area?

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to review the application and provide feedback in relation to the following elements:

- The heritage value of the 1928 house, and prepared Statement of Significance;
- The appropriateness and level of the completed and planned heritage conservation work;
- The appropriateness of the completed and planned interventions for the heritage house; and
- Any heritage implications related to the design of the site or infill house.

The Community Heritage Commission is also being asked to provide a recommendation to Council on this application, based on its heritage merits. The following options are offered for the Commission's consideration:

1) That the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 323 Regina Street and its inclusion on the City's Heritage Register; or

2) That the Community Heritage Commission recommend that Council does not support the Heritage Revitalization Agreement for 323 Regina Street or its inclusion on the City's Heritage Register; or

3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

Appendix A:	Site Context Map
Appendix B:	Proposed Design Plans
Appendix C:	Proposed Project Statistics and Relaxations
Appendix D:	Special Limited Study Heritage Value Assessment; Heritage Conservation Plan and Statement of Significance
Appendix E:	Heritage Professional Review Memo of Work Completed in 2019 and 2020

This report was prepared by: Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by: Britney Dack, Senior Heritage Planner

Corporation of the City of
NEW WESTMINSTER

Appendix A

Site Context Map

Corporation of the City of
NEW WESTMINSTER

323 Regina Street

0.1 0 0.03 0.1 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.

Corporation of the City of
NEW WESTMINSTER

Appendix B

Proposed Design Plans

PROJECT DATA – 323 REGINA STREET

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	323 REGINA STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT

	PERMITTED	EXISTING
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MEAN BLDG. HEIGHT (DATUM: EL: 329.47')	25.0 FT	17.5 FT
MAXIMUM HEIGHT:	35.0 FT	23.0 FT
SITE COVERAGE:	35% (2,819.8 SF)	20.4% (1,643.4 SF)
SETBACKS OF BUILDING:		
FRONT:	19.0 FT	30.71 FT
REAR:	24.41 FT	44.0 FT
SIDE YARDS:	5.0 FT	W 13.7 FT/E 2.1 FT
FRONT PORCH ENCROACHMENT:	4.0 FT	0.0 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	1,114.9 SF
MAIN FLOOR AREA:	– SF	1,643.4 SF
BSMT FLOOR AREA:	– SF	684.3 SF
TOTAL FLOOR AREA:	4028.31 SF	3,442.6 SF
FLOOR SPACE RATIO:	0.7	0.43
ATTACHED ACCESSORY:		
SIDE ENTRANCE PORCH:	– SF	33.0 SF
BACK PORCH/DECK:	– SF	219.4 SF
FRONT DECK:	– SF	72 SF
TOTAL FLOOR AREA:	805.6 SF (10%)	324.43 SF (4%)

PROJECT DATA – 571 FOURTH ST INFILL HOUSE

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	571 FOURTH STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT
ENERGY USAGE:	STEP CODE 3

	PERMITTED/REQUIRED	PROPOSED
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MAXIMUM HEIGHT:	23.0 FT	22.5 FT
SITE COVERAGE:	10% (805.6 SF)	8% (642 SF)
SETBACKS OF BUILDING:		
LANE:	3.0 FT	3.0 FT
BETWEEN HOUSES:	16.0 FT	17.0 FT
SIDE YARDS:	6.0 FT	W 11.9 FT/E 23.5 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	440.0 SF
MAIN FLOOR AREA:	– SF	610.0 SF
BSMT FLOOR AREA:	– SF	370 SF
TOTAL FLOOR AREA:	958 SF	1,420.0 SF
FLOOR SPACE RATIO:	0.12	0.18 *
ATTACHED ACCESSORY:		
FRONT PORCH:	32.0 SF	32.0 SF
CARPORT:	226 SF	222.8 SF
BIKE STORAGE:	32.0 SF	32.0 SF

OVERALL SITE PROJECT DATA

SITE AREA:	66.0 x 122.07 = 8056.62 SF
PROPOSED SITE COVERAGE:	2285.4 SF (28.4%)
PROPOSED TOTAL FSR:	0.60 (4862.6 SF)
PROPOSED EXCLUDING BSMT FSR:	0.47 (3808.3 SF)
PROPOSED PARKING:	2 SPACES PROVIDED

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PROJECT TITLE.

HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE DATA

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

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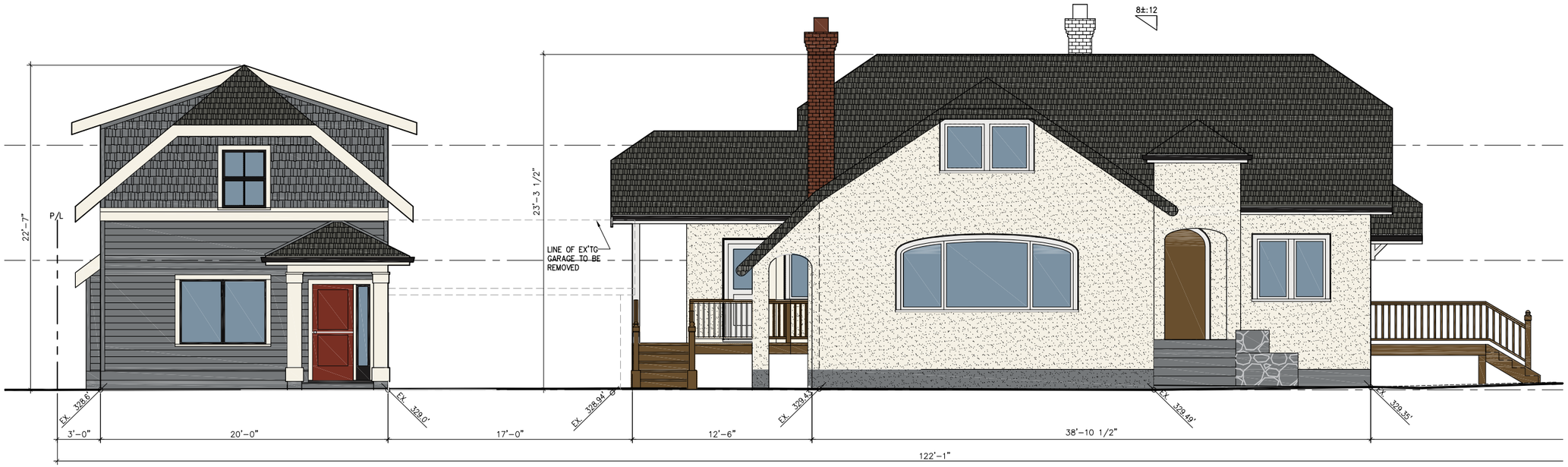
REVISED. AUG 6, 2021

SCALE.
NTS

DRAWING NO.

A-0.1



1 / – 4TH STREET ELEVATION

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

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PROJECT TITLE.

INFILL HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH STREET ELEVATION

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SCALE.
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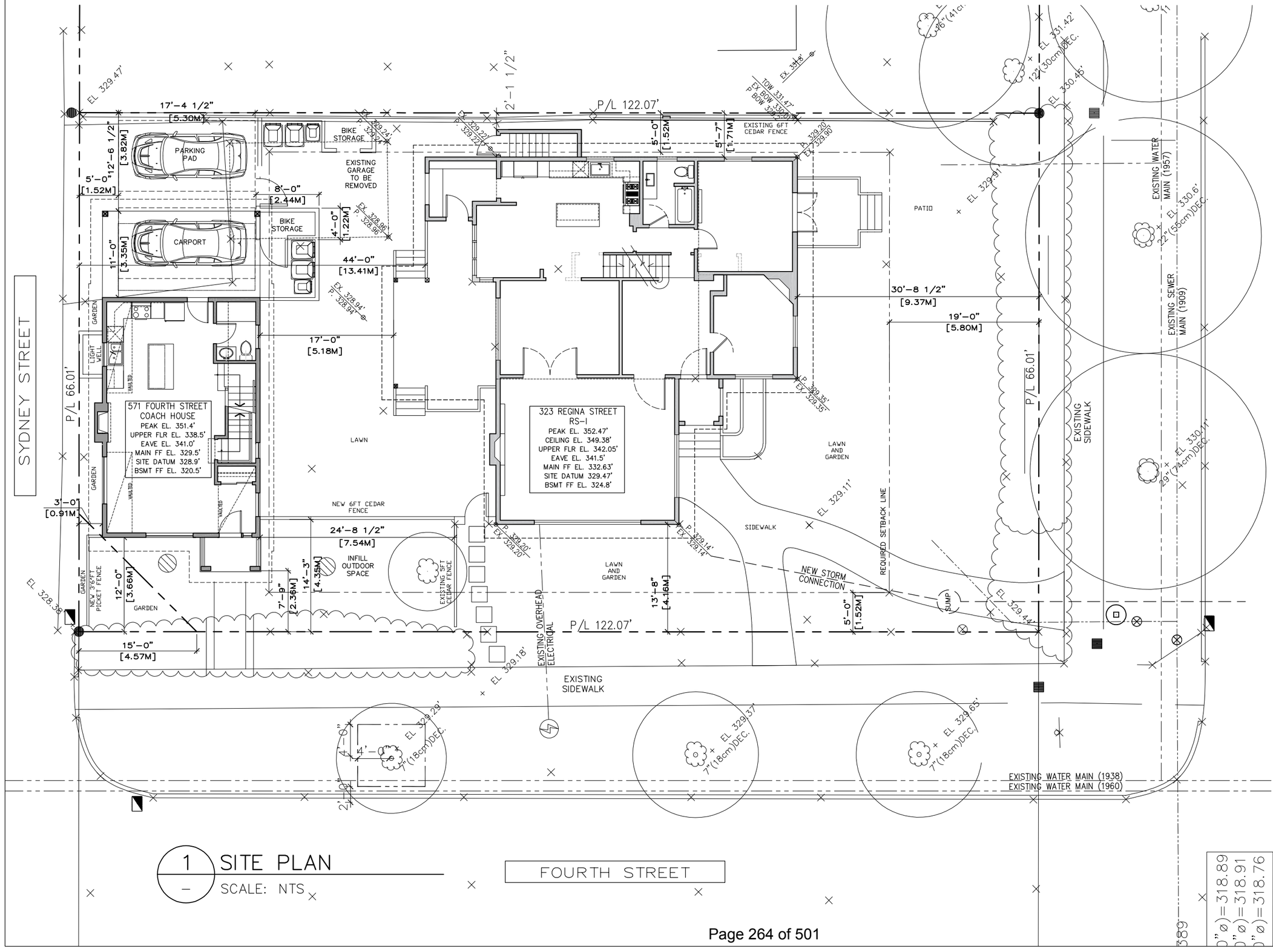
DRAWING NO.

A-0.2


SYDNEY STREET
REGINA STREET
FOURTH STREET
P/L 122.07'
P/L 66.01'
17'-4 1/2" [5.30M]
12'-6 1/2" [3.82M]
5'-0" [1.52M]
8'-0" [2.44M]
11'-0" [3.35M]
4'-0" [1.22M]
44'-0" [13.41M]
17'-0" [5.18M]
3'-0" [0.91M]
24'-8 1/2" [7.54M]
14'-3" [4.35M]
12'-0" [3.66M]
7'-9" [2.36M]
15'-0" [4.57M]
13'-8" [4.16M]
5'-0" [1.52M]
8'-7" [1.71M]
30'-8 1/2" [9.37M]
19'-0" [5.80M]
PARKING PAD
CARPORT
BIKE STORAGE
BIKE STORAGE
EXISTING GARAGE TO BE REMOVED
EXISTING 6FT CEDAR FENCE
PATIO
571 FOURTH STREET COACH HOUSE
PEAK EL. 351.4'
UPPER FLR EL. 338.5'
EAVE EL. 341.0'
MAIN FF EL. 329.5'
SITE DATUM 328.9'
BSMT FF EL. 320.5'
323 REGINA STREET RS-1
PEAK EL. 352.47'
CEILING EL. 349.38'
UPPER FLR EL. 342.05'
EAVE EL. 341.5'
MAIN FF EL. 332.63'
SITE DATUM 329.47'
BSMT FF EL. 324.8'
LAWN
LAWN AND GARDEN
LAWN AND GARDEN
NEW 6FT CEDAR FENCE
INFILL OUTDOOR SPACE
EXISTING 6FT CEDAR FENCE
NEW 3'6FT PICKET FENCE
GARDEN
GARDEN
GARDEN
LIGHT WELL
WALKWAY
WALKWAY
WALKWAY
SIDEWALK
EXISTING SIDEWALK
REQUIRED SETBACK LINE
NEW STORM CONNECTION
SUMP
EXISTING OVERHEAD ELECTRICAL
EXISTING WATER MAIN (1957)
EXISTING SEWER MAIN (1909)
EXISTING WATER MAIN (1938)
EXISTING WATER MAIN (1960)
EL 329.47'
EL 328.36'
EL 329.18'
EL 329.11'
EL 329.44'
EL 329.91'
EL 330.46'
EL 331.42'
EL 330.6'
EL 330.41'
EL 329.29'
EL 329.37'
EL 329.65'
12"(30cm)DEC.
22"(55cm)DEC.
29"(74cm)DEC.
7"(18cm)DEC.
7"(18cm)DEC.
4'-0"
2'-0"
2'-1 1/2"
EX. 331.8'
TOW 331.47'
TOP BOW 330.01'
BOT BOW 329.51'
P. 329.24'
P. 329.22'
EX. 329.22'
P. 329.20'
EX. 329.90'
EX. 328.96'
P. 328.96'
EX. 328.94'
P. 328.94'
P. 329.35'
EX. 329.35'
P. 329.20'
EX. 329.20'
P. 329.14'
EX. 329.14'
(0.76m)
(41cm)
(0.61m)
(0.61m)
(0.61m

1 / – 4TH ST (WEST) ELEVATION

SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH ST (WEST) ELEVATION

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NOVEMBER 2020	AUG 6, 2021

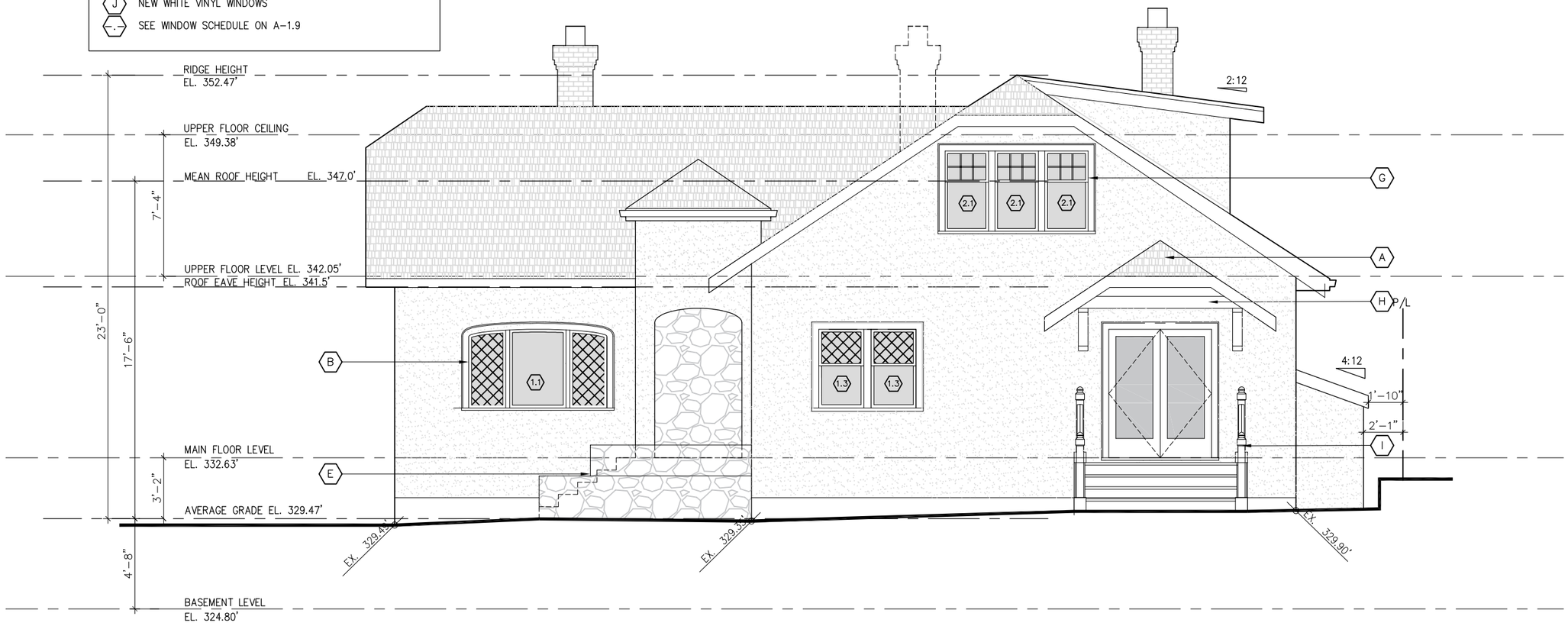
SCALE.
3/16"=1'0"

DRAWING NO.

A-1.5

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –. — SEE WINDOW SCHEDULE ON A–1.9



1 / – REGINA (SOUTH) ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

REGINA (SOUTH) ELEVATION

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SCALE.
3/16"=1'0"

DRAWING NO.

A-1.6

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –.– — SEE WINDOW SCHEDULE ON A–1.9

1 — NORTH ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

NORTH ELEVATION

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19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

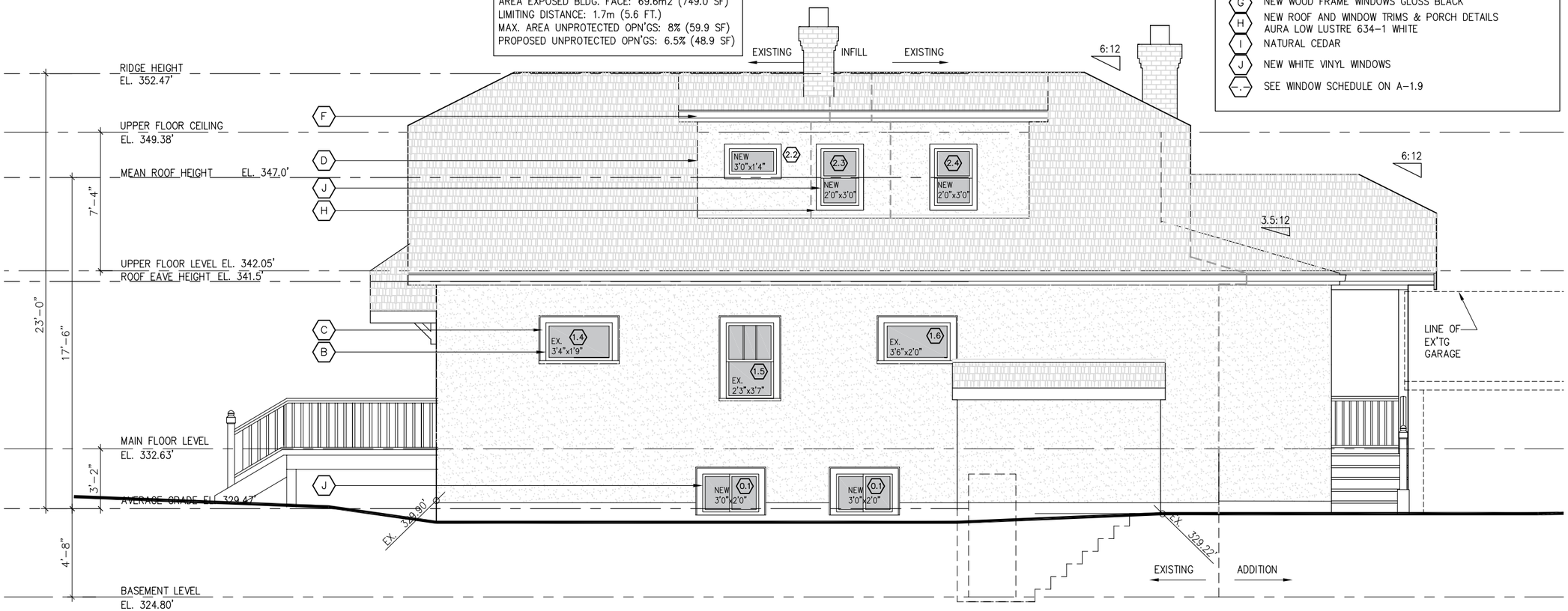
DRAWING NO.

A-1.7

SPATIAL SEPARATION CALC. FOR ENTIRE WALL
AREA EXPOSED BLDG. FACE: 69.6m2 (749.0 SF)
LIMITING DISTANCE: 1.7m (5.6 FT.)
MAX. AREA UNPROTECTED OPN'GS: 8% (59.9 SF)
PROPOSED UNPROTECTED OPN'GS: 6.5% (48.9 SF)

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- -,- — SEE WINDOW SCHEDULE ON A–1.9



1 — EAST ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
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DRAWING TITLE.

EAST ELEVATION

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DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.8

WINDOW SCHEDULE

MARK	LOCATION	SIZE	DESCRIPTION	REMARKS
0.1	BASEMENT	3'-0"X2'-0"	SLIDING	NEW, VINYL
1.0	LIVING ROOM	10'-0"X4'-2"	FIXED	EX, WOODEN ARCHED WINDOW, W/LEADED GLASS SIDE PANELS AND CENTRAL PICTURE PANEL
1.1	LIVING ROOM	7'-3"X4'-2"	CASEMENT, FIXED, FIXED	EX, WOODEN ARCHED WINDOW, W/LEADED GLASS SIDE PANELS AND CENTRAL PICTURE PANEL
1.2	DEN	2'-4"X4'-2"	FIXED	EXISTING, WOODEN WITH LEADED GLASS
1.3	DEN, DINING ROOM	2'-4"X4'-2"	DOUBLE HUNG	EXISTING, WOODEN-LEADED GLASS UPPER PANEL (REUSE BDRM WINDOW FOR DEN)
1.4	BEDROOM	3'-4"X1'-9"	AWNING	EXISTING WOODEN WINDOW
1.5	BATHROOM	2'-3"X3'-7"	DOUBLE HUNG	EXISTING WOODEN, WITH OBSCURE GLASS IN LOWER PANEL, UPPER TRUE DIVIDED LITE.
1.6	KITCHEN	3'-6"X2'-0"	FIXED-STAINED GLASS	EXISTING WOODEN WINDOW WITH STAINED GLASS
1.7	MUDROOM, NOOK	1'-9"X4'-0"	FIXED-LEADED GLASS	EXISTING WOODEN WINDOW (REUSE NOOK WINDOW FOR MUDROOM)
1.8	NOOK	1'-9"X4'-0"	CASEMENT-LEADED GLASS	EXISTING WOODEN WINDOW
1.9	DINING ROOM	3'-4"X4'-2"	DOUBLE HUNG	EXISTING, WOODEN-LEADED GLASS UPPER PANEL
2.0	BEDROOM	2'-4"X3'-2"	DOUBLE HUNG	EXISTING, WOODEN-UPPER PANEL W/TRUE DIVIDED LITES
2.1	BEDROOM	2'-0"X4'-2"	DOUBLE HUNG	NEW, WOODEN-UPPER PANEL W/ TRUE DIVIDED LITES
2.2	BATH	3'-0"X1'-4"	AWNING	NEW, VINYL
2.3	BATH	2'-0"X3'-0"	SINGLE HUNG	NEW, VINYL, LOWER PANEL OBSCURE GLASS
2.4	LAUNDRY	2'-0"X3'-0"	SINGLE HUNG	NEW, VINYL
2.5	BEDROOM	5'-9"X2'-9"	CASEMENT,FIXED, CASEMENT	NEW, WOODEN

1 / – WINDOW SCHEDULE
SCALE: NTS

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

WINDOW SCHEDULE

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NOVEMBER 2020	AUG 6, 2021

SCALE.
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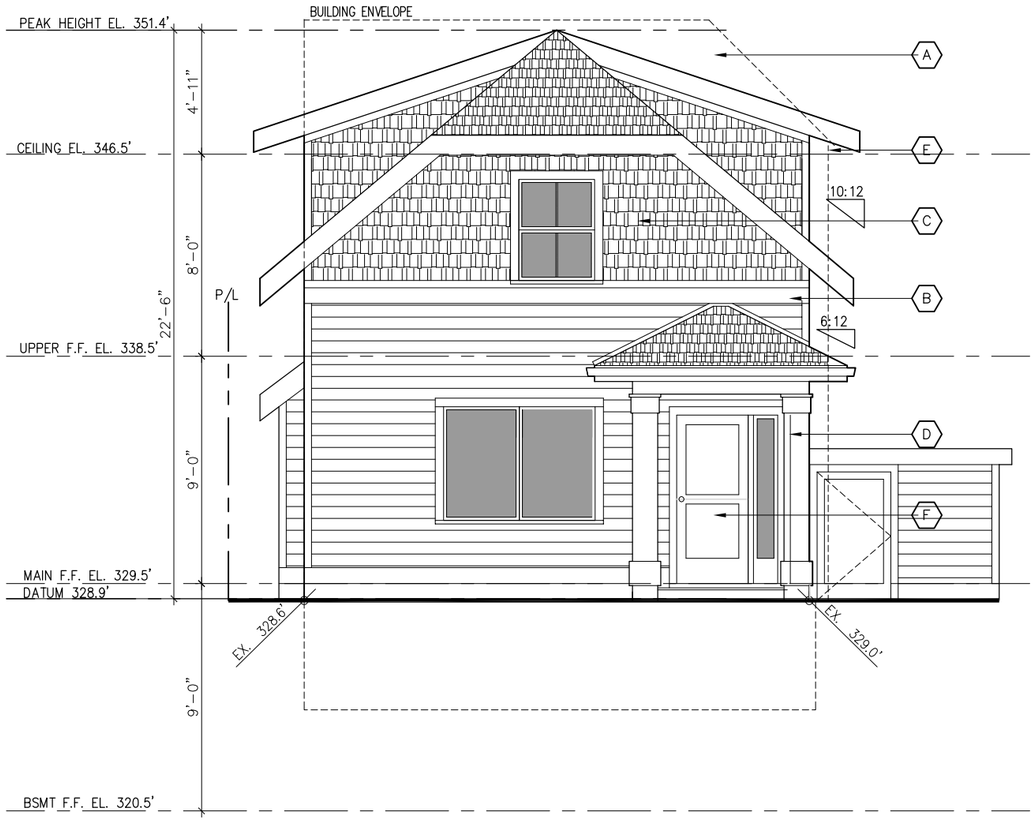

1 WEST ELEVATION
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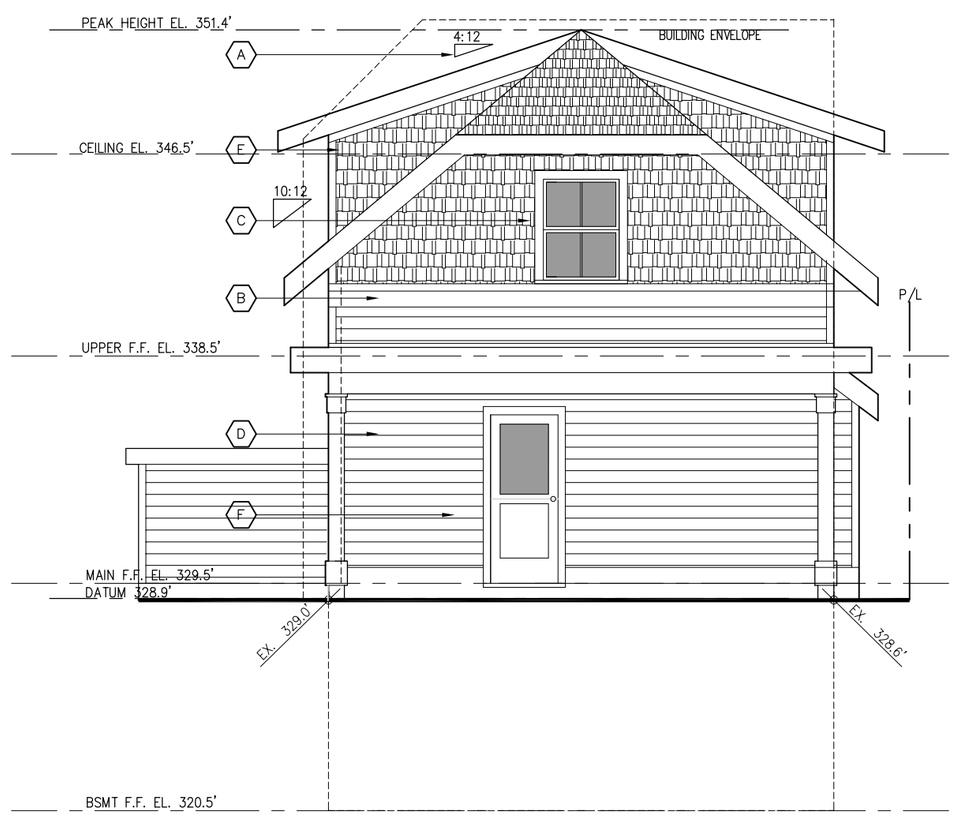

2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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TEL. 604.526.2503
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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
WEST AND EAST ELEVATIONS

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DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

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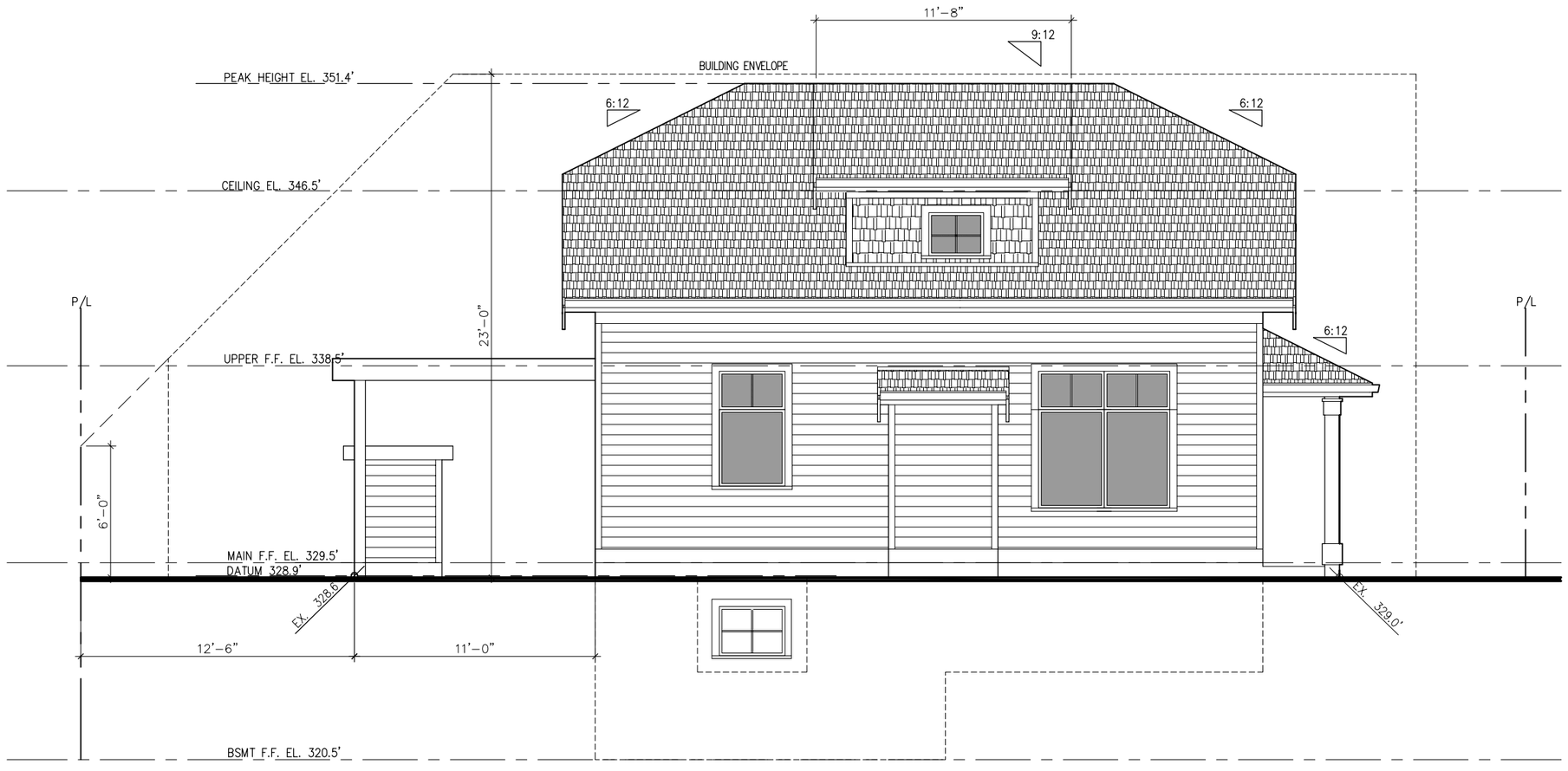
A-2.5



1 / – NORTH ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
NORTH ELEVATION

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NOVEMBER 2020	AUG 6, 2021

SCALE.
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DRAWING NO.

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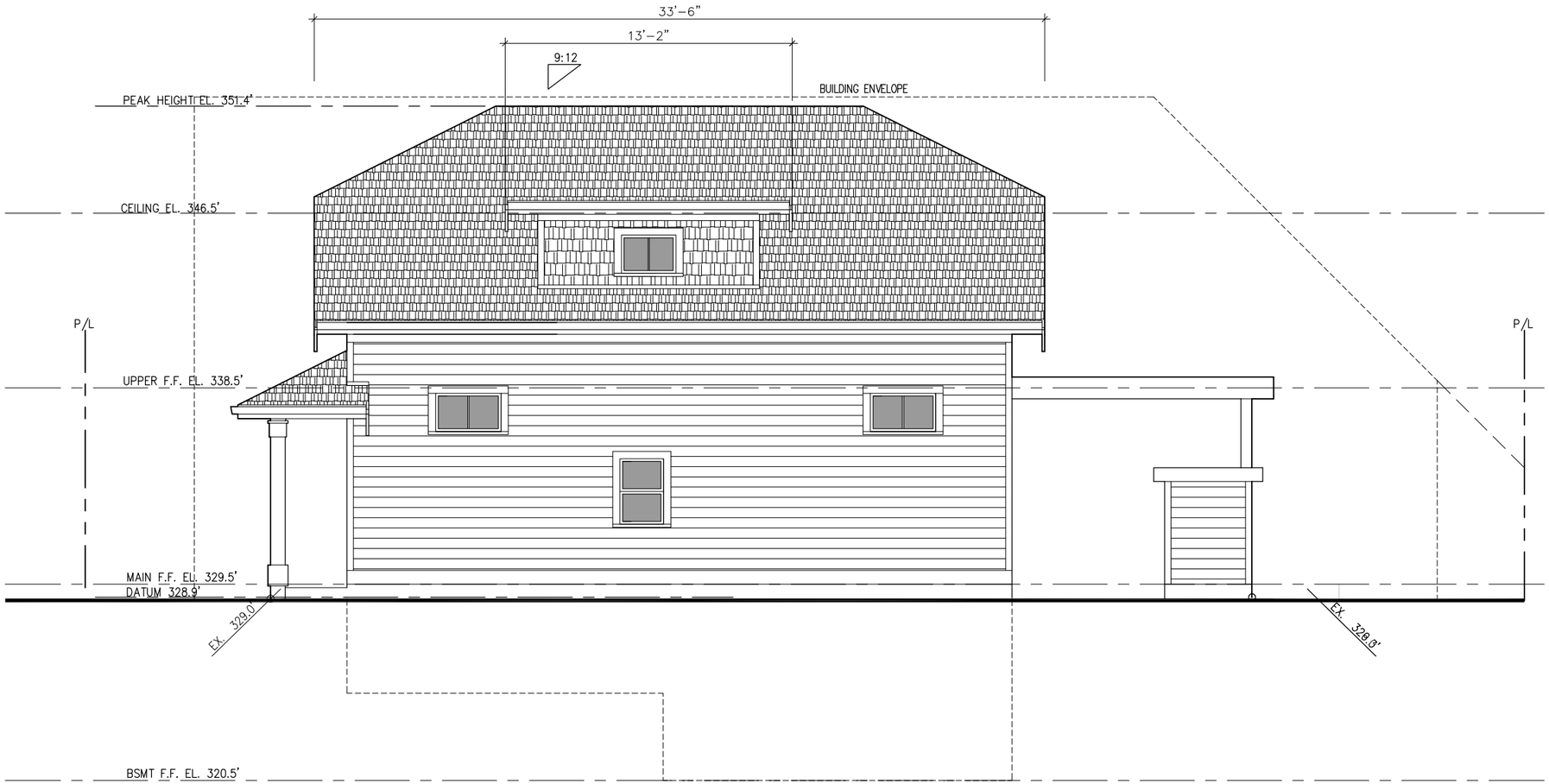

1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
SOUTH ELEVATION

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DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.
A-2.7

Corporation of the City of
NEW WESTMINSTER

Appendix C

Proposed Project Statistics and Relaxations

APPENDIX C: PROJECT STATISTICS AND PROPOSED RELAXATIONS

A summary of the proposed project statistics are outlined in Tables 5-7. Relaxations being sought through the HRA are highlighted in grey.

Table 5: Summary of Overall Proposed Project Statistics

Attributes	RS-4 Zoning	Proposed	Relaxation
Number of Dwelling Units / Tenure	One single detached dwelling (SDD) with a secondary suite and a detached accessory dwelling unit	One single detached dwelling (SDD) and a detached accessory dwelling unit	--
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	749 sq. m. (8,057 sq. ft.)	--
Lot Frontage	--	20.1 m. (66 ft.)	--
Lot Depth	--	37.2 m. (122 ft.)	--
Maximum Floor Space Ratio*	0.6	0.6	--
Maximum Floor Space	449 sq. m. (4,834 sq. ft.)	452 sq. m. (4,862.6 sq. ft.)	--
Maximum Number of Units	3	2	--
Minimum Off-Street Parking	2 spaces	2 spaces	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--
Maximum Site Coverage	35%	28.4%	--

* includes 0.5 FSR for non-protected principal building and 0.1 for detached accessory dwelling unit

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 6: Summary of Proposed Project Statistics for 323 Regina Street (Heritage House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Maximum Floor Space	374 sq. m. (4,029 sq. ft.)	320 sq. m. (3,443 sq. ft.)	54 sq. m. (586 sq. ft.)
Maximum Floor Space Ratio	0.5	0.43	--
Maximum Number of Units	2	1	--
Maximum Site Coverage	35%	20.4%	--
Minimum Front Setback (south)*	5.8 m. (19 ft.)	9.4 m. (30.71 ft.)	--
Minimum Rear Setback (north)*	7.4 m. (24.4 ft.)	13.4 m. (44 ft.)	--
Minimum Left Side Setback (west)*	1.5 m. (5 ft.)	4.2 m. (13.7 ft.)	--
Minimum Right Side Setback (east)*	1.5 m. (5 ft.)	0.6 m. (2.1 ft.)	0.9 m. (2.9 ft.)
Maximum Height (Roof Peak)	10.7 m. (35 ft.)	7 m. (23 ft.)	--
Maximum Height (Midpoint)	7.6 m. (25 ft.)	5.3 m. (17.5 ft.)	--
Maximum Attached Accessory Area	10%	4%	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

* existing setback

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 7: Summary of Proposed Project Statistics for 471 Fourth Street (Infill House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Maximum Floor Space Ratio	0.1	0.18	0.08
Maximum Floor Space *	74.9 sq. m. (805.7 sq. ft.)	132 sq. m. (1,420 sq. ft.)	57.1 sq. m. (614.3 sq. ft.)
Maximum Number of Units	1	1	--
Maximum Site Coverage	10%	8%	--
Fourth Street Setback (west) *front*	1.5 m. (5 ft.)	2.3 m. (7.75 ft.)	--
Sydney Street Setback (north) *side*	1.5 m. (5 ft.)	0.9 m. (3 ft.)	0.6 m. (2 ft.)
Minimum Side Setback (east) *rear*	1.5 m. (5 ft.)	7.2 m. (23.5 ft.)	--
Minimum Side Setback (south) *Separation between buildings*	4.9 m. (16 ft.)	5.2 m. (17 ft.)	--
Maximum Height (Peak)	7.0 m. (23 ft.)	6.9 m. (22.5 ft.)	--
Maximum Front Entry Landing Area	3 sq. m. (32 sq. ft.)	3 sq. m. (32 sq. ft.)	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

* Under the Heritage Conservation Area Incentives Program, the size of the infill house for a protected property could be increased up to 89 sq. m. (958 sq. ft.) with a corresponding decrease in the size of the principal building.

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Corporation of the City of
NEW WESTMINSTER

Appendix C

Special Limited Study Heritage Value Assessment;

Heritage Conservation Plan and

Statement of Significance

Property Heritage Value Assessment

323 Regina Street

Score: 5 out of 9

Heritage Value Assessment Study of the Special Limited Category Queen's Park Heritage Conservation Area
City of New Westminster - March-April 2018

Prepared by heritage consultants team:
Elana Zysblat, CAHP - Ance Building Services
Julie Schueck, CAHP - Schueck Heritage Consulting
John Atkin - History + Research
Leslie Gilbert
Christine Hagemoen
Ben Toews

Heritage Status

Heritage Inventory – yes
Awards -no
New Westminster Heritage Homes Tours -no
Queen's Park walking tour brochure - no

Context and Siting

The subject building is located on Regina Street in the Queen's Park neighbourhood. It is on the corner of Regina Street and Fourth Street. The house is situated towards the front of the lot and is in line with the neighbouring houses along Regina Street. It has a short side yard setback on the eastern edge of the property. There are single family dwellings on either side of, and across the street from the property. Most of the adjacent buildings are smaller in massing, different in style, but from a similar era.

CityView aerial (2015) of the area with the subject property outlined in red

Description

The building is a two-storey Storybook designed house constructed in 1928. The building is L-shaped, clad in stucco, and has a gambrel roof with clipped and rolled edges. The front entry is located at the inside corner where the two sections of the "L" meet and which has an inset tower with arched openings on two sides. According to city records, there have been no additions or alterations to this building.

Photographs of Two Primary Elevations

façade elevation (north)

side elevation (west)

Heritage Value

323 Regina Street has heritage value for its aesthetic and historic significance. It has aesthetic value for its representation of the Storybook design, exemplified by its Gambrel roof with clipped and rolled edges, corner entry within a square tower, and stucco cladding. It has further aesthetic value for its corner orientation, and for its contribution to a cohesive historic streetscape.

The house has historic value for its age (1928) and some value for its association with long-time and first owners, Elmer A. & Elveria B. Edgar, who lived in the house until approximately 1947. He worked as a manager at Tip Top Tailors Ltd. In Vancouver.

The house has social value for its contribution to the community identity of the Queen's Park neighbourhood. It also supports the heritage significance of the neighbourhood by: contributing to a unique sense of time and place, representing the middle class, and contributing aesthetically through the design of the house.

Character Defining Elements

- Two-storeys
- L-shaped building
- Clad in stucco
- Gambrel roof with clipped and rolled edges
- Front entry located at the inside corner where the two sections of the "L" meet
- Inset tower with arched openings on two sides at the entry
- Access to the front entry by stone stairs set in a fan pattern that are approached by a concrete walk that angles straight to it from the corner of the property
- Wall inside of the entry faced in stone
- Front door set against the elevation that faces Fourth Street, is wood and has a curved top and sits within a curved wood frame, a small window opening at the top that has a grated cover
- Wood-frame casement windows to the west side of the front entry and on the elevation facing Fourth Street each have a shallow arch with diagonal lead muntin-bars in the side sashes; window to the east of the front entry is a double wood-framed leaded window
- Some of the windows are topped with a solid fabric awning
- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window; and the one facing Fourth Street is double-width, double-hung with a six-paned upper over a single paned bottom window
- Two internal brick chimneys, one at the front facing Regina Street and one on the rear

Heritage Merit Checklist

values	criteria	score	comments
Aesthetic, Historic	good, integral example of its architectural style and/or one of few examples of this style, era, year, or construction technique in Queen's Park	2/3	Good intact representation of a Storybook design.
Aesthetic, Historic	contribution to cohesive streetscape and/or has landmark qualities and/or features unusual material or a distinguishing feature	2/2	Contributes to a cohesive streetscape and has some landmark qualities for its orientation to the corner and for its design.
Historic, Cultural, Social, Scientific, Spiritual	associated with significant person, event, tradition or practice	0/3	None.
Historic, Aesthetic, Cultural, Social, Historic, Scientific, Spiritual	landscaping features (built and planted)	1/1	Mature hedge along Regina Street and angular concrete path from the corner to the front porch.
	total	5/9	

Summary

The house at 323 Regina Street is a good example of the Storybook style that has some landmark qualities for its corner location and orientation. It retains much of its original design and materials.

Historic Background

Historic name – n/a

Construction date – 1928
Source: Site Development Report, City of New Westminster

Original owner – Elmer Albert Edgar

Builder – n/a

Architect – n/a

Early residents at the subject house:
1929-1945: Elmer A. & Elveria B. Edgar – manager at Tip Top Tailors Ltd., 301 West Hastings, Vancouver; later salesman at McDonald & Callan Ltd.
1947-1955: R. Gordon & Marion L. Quennell - retired

Source: Historic City Directories, Vancouver Public Library

Archival Photographs

House in the 1980s. Source: NWMA Building File

Research Resources

BC Archives:
Indexes to births (1854-1903), marriages (1872-1938), deaths (1872-1993), colonial marriages (1859-1872) and baptisms (1836-1888)

City of New Westminster:
Aerial views of the city on CityView interactive map
Digital photographs of Queen's Park (June 2016)
Historic building permit records as available on CityView interactive map
New Westminster Heritage Resource Inventory, Vol 2. Queen's Park
New Westminster's Oldest Houses Report. January 2008. Development Services Department
Historic Context Statement for Queen's Park Neighbourhood (Cook, Burton & Barman - 2009)
Statement of Significance for Queen's Park Neighbourhood - Doc # 974410
Summary of Historic Values for the Queen's Park Neighbourhood - Doc # 598557

Freund-Hainsworth, Katherine & Hainsworth, Gavin. 2005. *A New Westminster Album: Glimpses of the City as it was*. Dundurn.

Government of Canada Censuses for BC - 1901, 1911 and 1921

Hayes, Derek. 2005. *Historical Atlas of Vancouver and the Lower Fraser Valley.* Douglas & McIntyre.

Luxton, Donald. 2007. Building the West: Early Architects of BC. Talonbooks.

New Westminster Museum & Archives:
Archival photos
Building files - in Reading Room
Canadian Inventory of Historic Building photographic survey 1973
City of New Westminster Planning Department Slides - CNW 13-2
Subject files - in Reading Room
Water connection application binders - in Reading Room

New Westminster Public Library:
Archival Photographs
Columbian (Daily) Newspaper - various archival editions 1899-1979
Fire insurance maps
New Westminster Preservation Society Heritage Homes Tour brochures database
Street names of New Westminster: http://www.nwheritage.org/heritagesite/history/content/streets/index.htm

Vancouver Daily World newspaper - various archival editions 1899 - 1924

Vancouver Heritage Foundation: House Styles - http://www.vancouverheritagefoundation.org/house-styles/

Wolf, Jim. 2005. *Royal City: A Photographic History of New Westminster*. Heritage House.

Cummer Heritage Consulting

Heritage Conservation Plan

Edgar House, 323 Regina Street, New Westminster, BC

July 24, 2021

Fig. 1: View of the front of Edgar House at 323 Regina Street, New Westminster, BC, 2020, as visible from the corner of Regina Street and Fourth Street. (Source: Holisko)

Written by *Katie Cummer, PhD CAHP – Cummer Heritage Consulting (CHC)*

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528.0 **Introduction**

The subject house, Edgar House, is a Storybook style, one and a half storey, stuccoed, wood-frame construction with concrete foundation located at 323 Regina Street in New Westminster (Fig. 2). It is located in the northwest corner of the Queen's Park neighbourhood in New Westminster.

Fig. 2: Map of the area surrounding 323 Regina Street, outlined in yellow. (Source: City of New Westminster Map Viewer, CityViews, 2020)

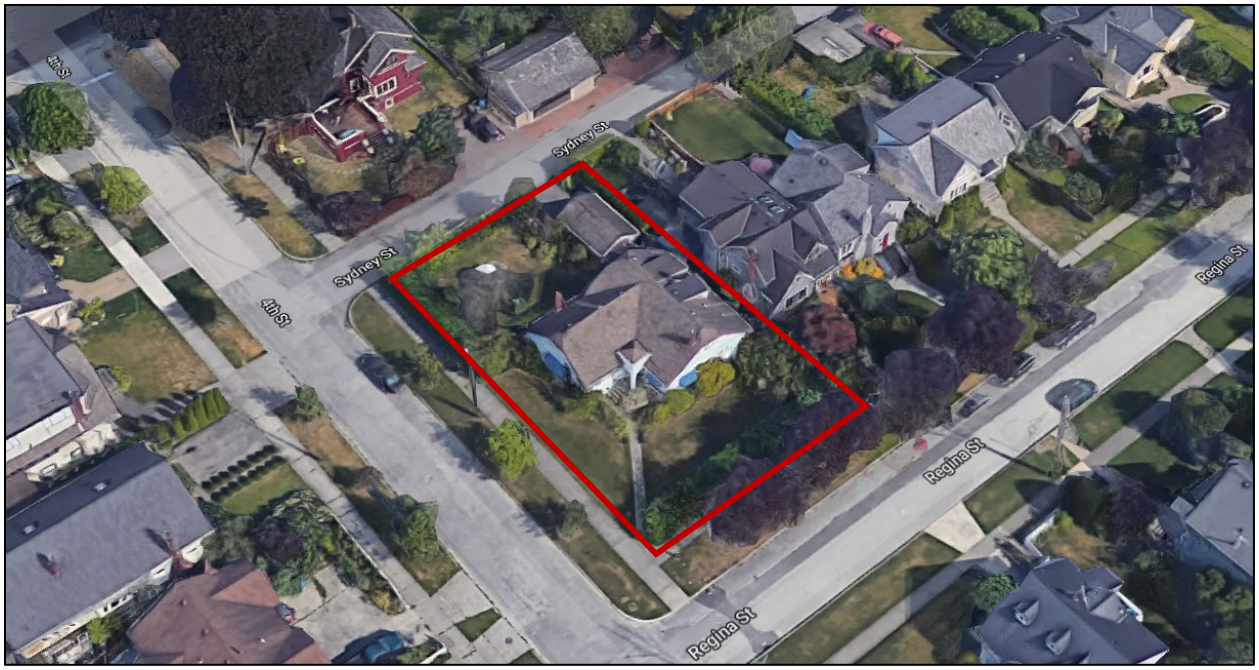
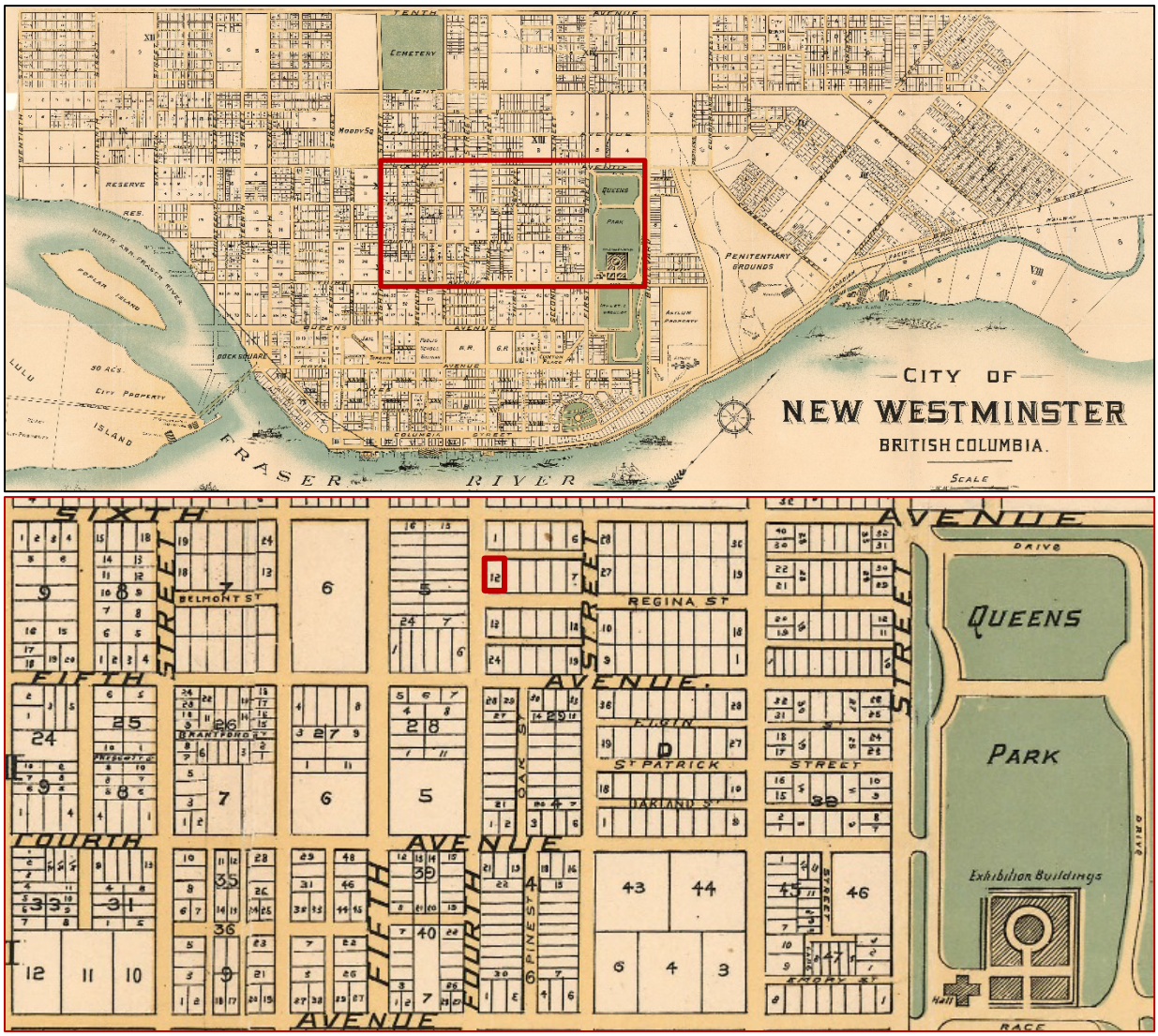


Fig. 3: Aerial view of 323 Regina Street, outlined in red. (Source: Google, 2019)

2.0 Historic Context

In 1859, the British Royal Engineers surveyed the area to become known as New Westminster, which at the time was to be the new colonial capital of the crown colony of British Columbia (Hainsworth and Freund-Hainsworth 2005, pp. 18-19). They overlaid a grid pattern on the natural topography of the area (Fig. 4a), parallel to the Fraser River (Mather and McDonald 1958, p. 22). The design, still present today, had the streets running up the hill, perpendicular to the river, and the avenues across the area, parallel to the river. The head engineer, Colonel Richard Moody, envisioned a formally planned "Garden City" with prominent public parks and elegant wide avenues (Wolf 2005, pp. 18-20). These well-landscaped parks and avenues are clearly visible in the 1928 aerial photograph of the area (Fig. 7 below).



Figs. 4a and 4b: Fig. 4a (above) shows the wider context of the City of New Westminster, 1892. Note the grid pattern of the streets and avenue. In Fig. 4a (above), the neighbourhood of 323 Regina Street is outlined in red. Its lot is outlined in bolded red in Fig. 4b (below). (Source: City of Vancouver Archives, AM1594-MAP 617)

"The Royal Engineers marked out the area now known as Queen's Park including road allowances for wide streets and landscaped boulevards, land reserves, and squares in 1859. The next year the Royal Engineers surveyed 75.5 acres for what became Queen's Park itself. The area very soon began to attract merchants and entrepreneurs seeking a prestigious location away from the noise and pollution of the downtown and river front." (DCD *et al*. 2009, p. 41). Shortly thereafter, New Westminster experienced two major building

booms. The first beginning in the 1880s with the extension of the Canadian Pacific Railway line and the second in the 1900s, following the destructive fire of 1898 that destroyed much of Downtown (Mather and McDonald 1958). At the beginning of the 20th century, Queen's Park "was filled up as an elite residential neighbourhood. In 1906 Queen's Park acquired paved street and concrete sidewalks, in 1912 a sewer system, and a year later street curbs, making it the first fully serviced neighbourhood in New Westminster" (DCD *et al*. 2009, p. 42).

The subject property at 323 Regina Street is located in the northwest quadrant of this "elite residential neighbourhood" known as Queen's Park. Interestingly, it was a relatively later development in the neighbourhood, being built in 1928, compared to the numerous Edwardian era constructions, distinctly visible in a 1913 Fire Insurance Map (Figs. 5a and 5b). It is worth comparing this to a 1957 Fire Insurance Map (Fig. 6), which shows a few additional developments built during the interim decades, including the captioned study site, which is visible in a 1928 aerial photograph of the area, showing the property being developed (Fig. 7). A newspaper advert from the same year, illustrates and promotes the house and its numerous qualities (Fig. 8).

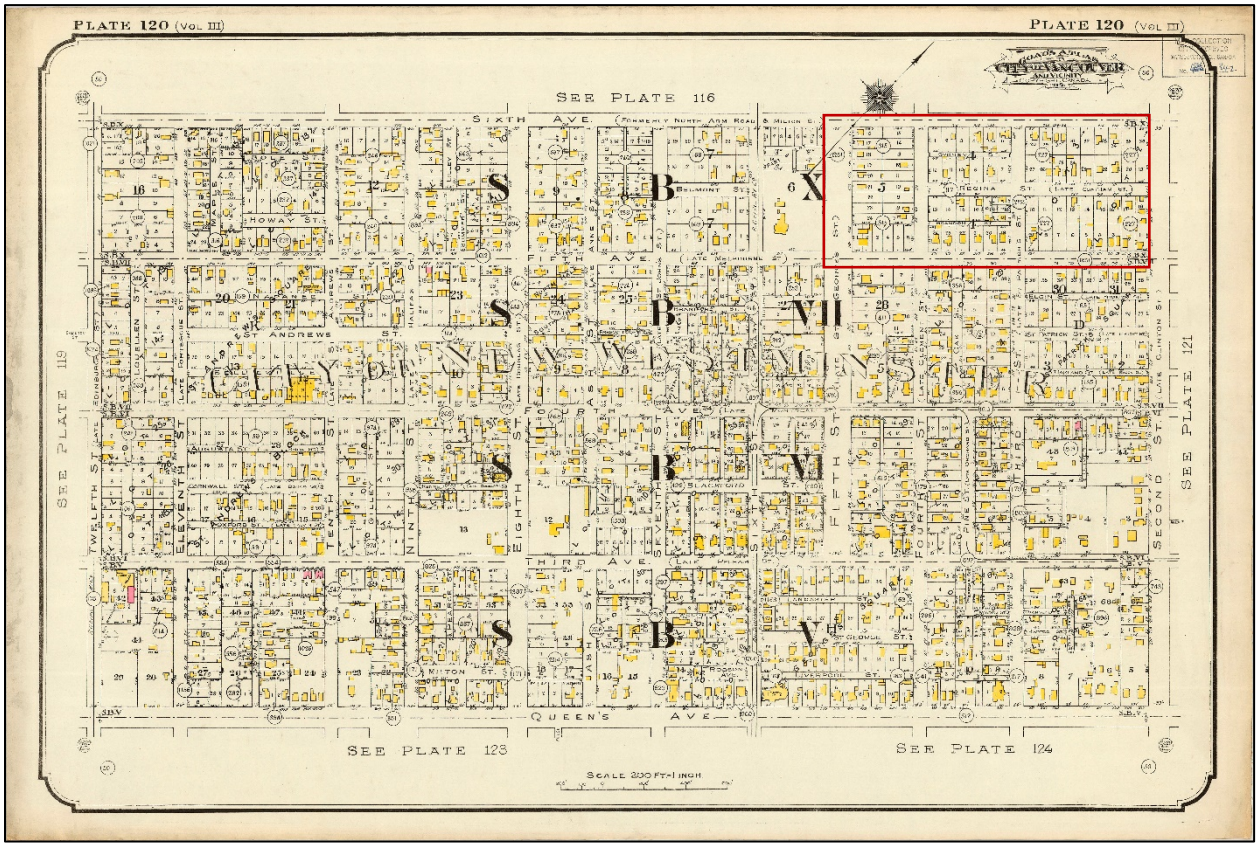


Fig. 5a: Fire Insurance Map of New Westminster, 1913. The neighbourhood of 323 Regina Street is outlined in red. The property is outlined in bolded red in Fig. 5b (below). (Source: City of Vancouver Archives, 1972-472.07, Plate 120)

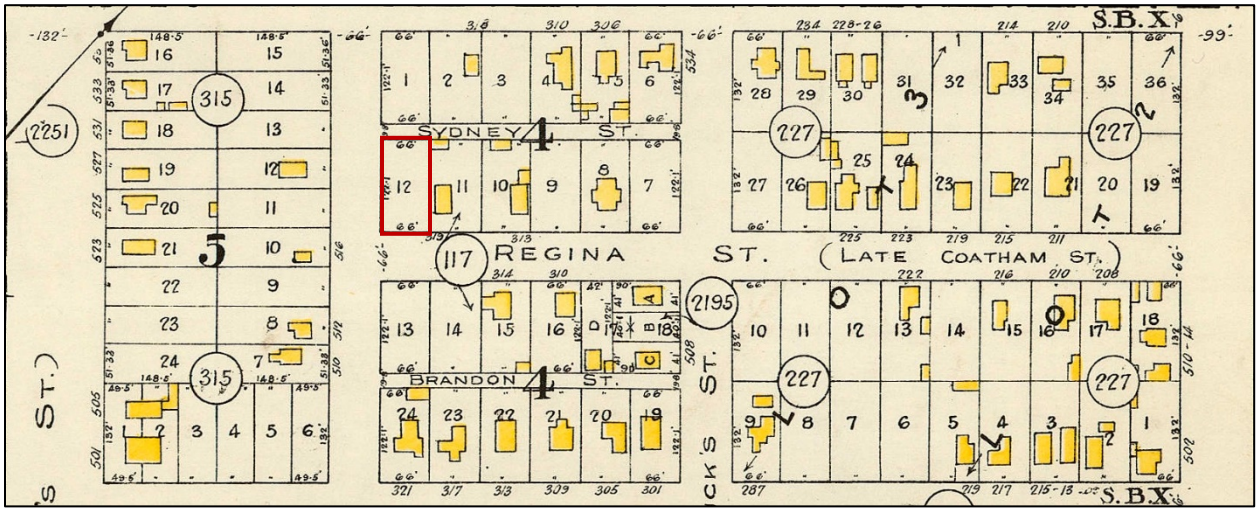


Fig. 5b: Excerpt of Fire Insurance Map of New Westminster, 1913. The empty lot of 323 Regina Street is outlined in red. (Source: City of Vancouver Archives, 1972-472.07, Plate 120)

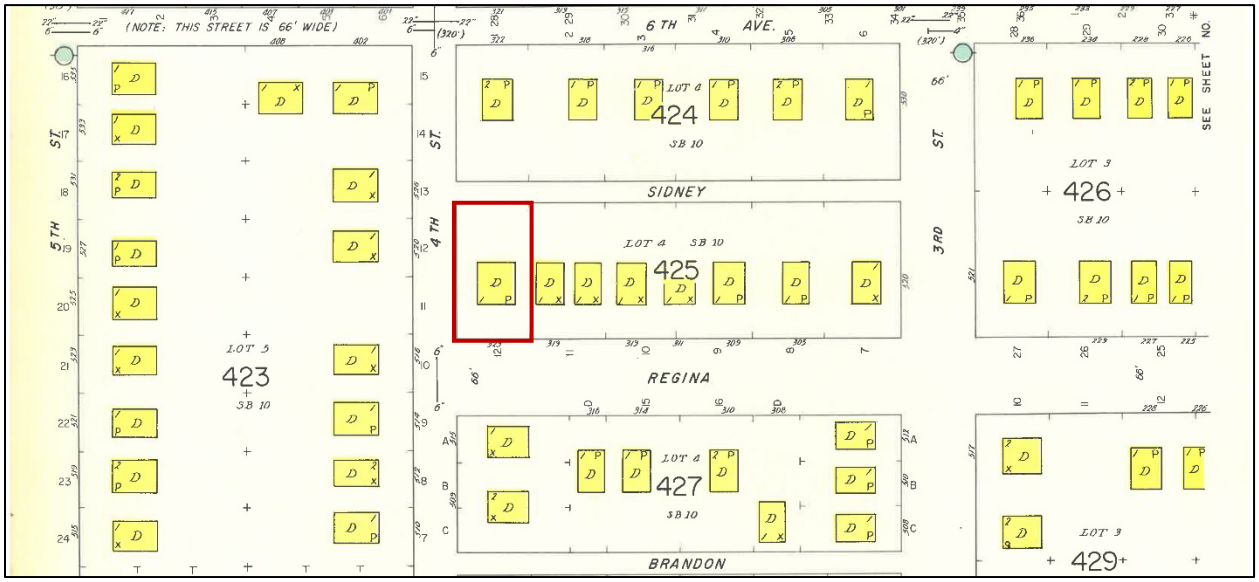


Fig. 6: Fire Insurance Map of New Westminster, 1957. The developed lot of 323 Regina Street is outlined in red. (Source: City of New Westminster Archives 1957, sheet 42)

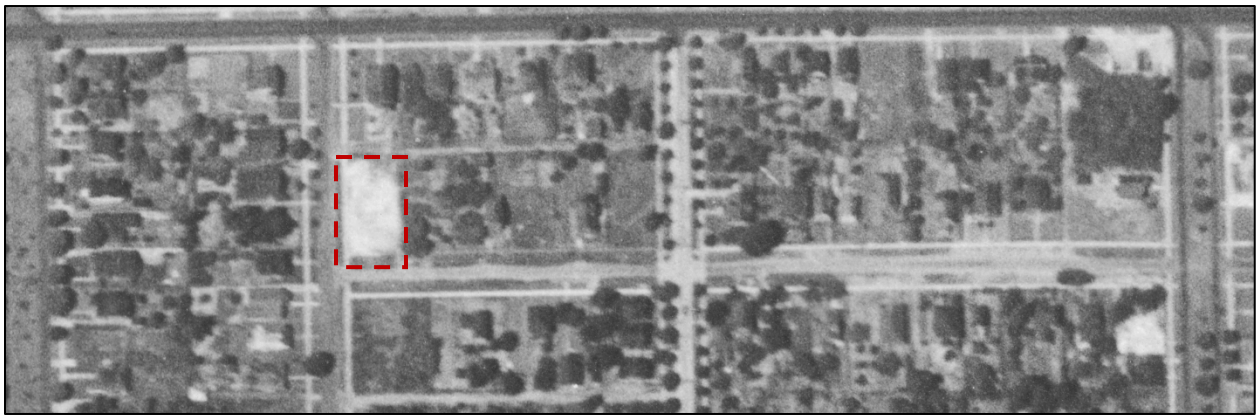
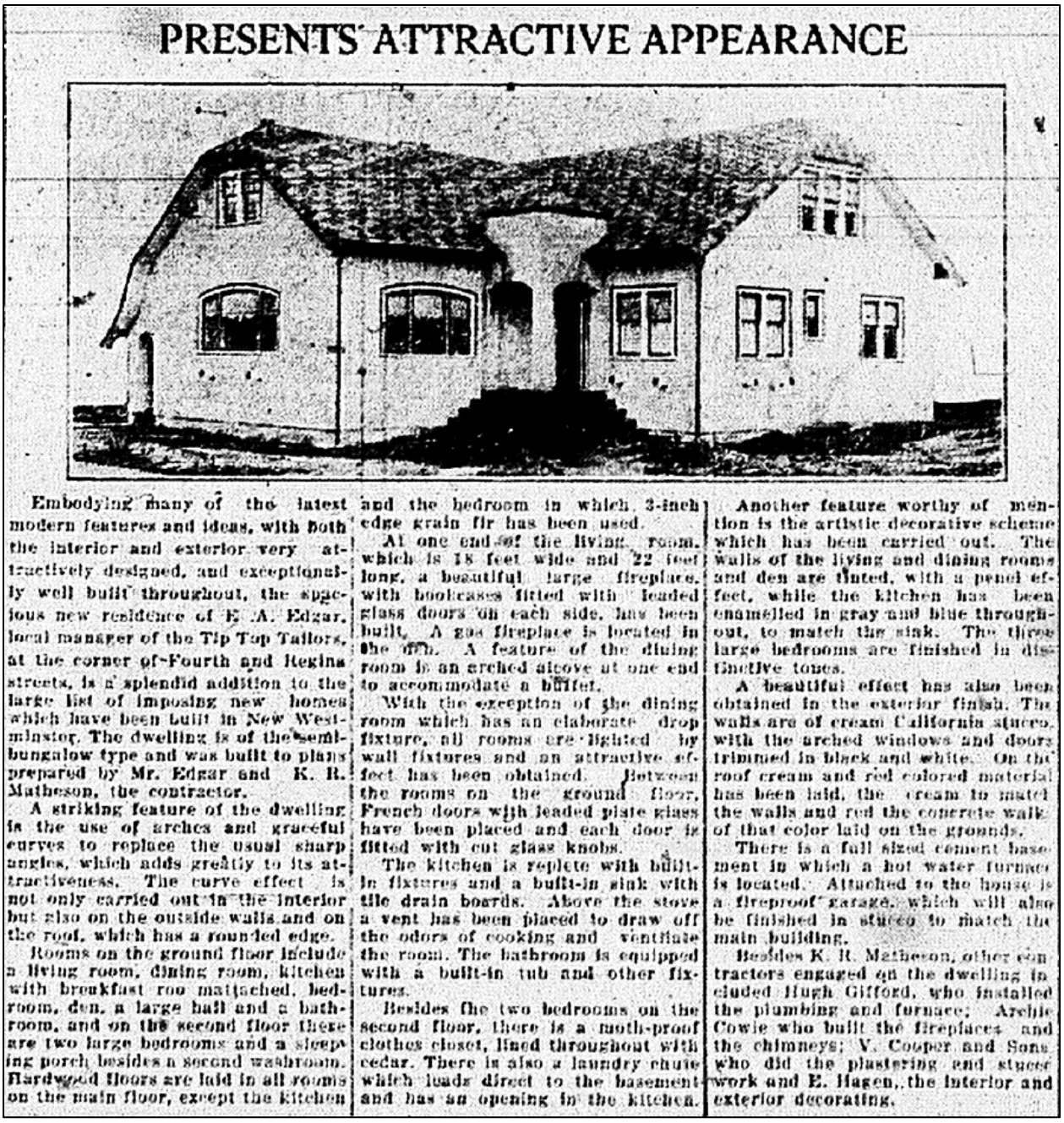


Fig. 7: Section from a Royal Canadian Air Force aerial photograph of New Westminster, 1928. Note that 323 Regina Street has been cleared for development, however, no structure is yet built on the lot. (Source: Library & Archives Canada, AA287_058)



PRESENTS ATTRACTIVE APPEARANCE

Embodying many of the latest modern features and ideas, with both the interior and exterior very attractively designed, and exceptionally well built throughout, the spacious new residence of E. A. Edgar, local manager of the Tip Top Tailors, at the corner of Fourth and Regina streets, is a splendid addition to the large list of imposing new homes which have been built in New Westminster. The dwelling is of the semi-bungalow type and was built to plans prepared by Mr. Edgar and K. R. Matheson, the contractor.

A striking feature of the dwelling is the use of arches and graceful curves to replace the usual sharp angles, which adds greatly to its attractiveness. The curve effect is not only carried out in the interior but also on the outside walls and on the roof, which has a rounded edge.

Rooms on the ground floor include a living room, dining room, kitchen with breakfast roo mattached, bedroom, den, a large hall and a bathroom, and on the second floor there are two large bedrooms and a sleeping porch besides a second washroom. Hardwood floors are laid in all rooms on the main floor, except the kitchen and the bedroom in which 3-inch edge grain fir has been used.

At one end of the living room, which is 18 feet wide and 22 feet long, a beautiful large fireplace, with bookcases fitted with leaded glass doors on each side, has been built. A gas fireplace is located in the den. A feature of the dining room is an arched alcove at one end to accommodate a buffet.

With the exception of the dining room which has an elaborate drop fixture, all rooms are lighted by wall fixtures and an attractive effect has been obtained. Between the rooms on the ground floor, French doors with leaded plate glass have been placed and each door is fitted with cut glass knobs.

The kitchen is replete with built-in fixtures and a built-in sink with tile drain boards. Above the stove a vent has been placed to draw off the odors of cooking and ventilate the room. The bathroom is equipped with a built-in tub and other fixtures.

Besides the two bedrooms on the second floor, there is a moth-proof clothes closet, lined throughout with cedar. There is also a laundry chute which leads direct to the basement and has an opening in the kitchen.

Another feature worthy of mention is the artistic decorative scheme which has been carried out. The walls of the living and dining rooms and den are tinted, with a panel effect, while the kitchen has been enamelled in gray and blue throughout, to match the sink. The three large bedrooms are finished in distinctive tones.

A beautiful effect has also been obtained in the exterior finish. The walls are of cream California stucco, with the arched windows and doors trimmed in black and white. On the roof cream and red colored material has been laid, the cream to match the walls and red the concrete walk of that color laid on the grounds.

There is a full sized cement basement in which a hot water furnace is located. Attached to the house is a fireproof garage, which will also be finished in stucco to match the main building.

Besides K. R. Matheson, other contractors engaged on the dwelling included Hugh Gifford, who installed the plumbing and furnace; Archie Cowie who built the fireplaces and the chimneys; V. Cooper and Sons who did the plastering and stucco work and E. Hagen, the interior and exterior decorating.

Fig. 8: Newspaper article on 323 Regina Street. (Source: The British Columbian, October 8, 1928, p. 7)

From the above newspaper clipping, the elements of particular note include (transcribed here for ease of reading):

- "The spacious new residence of E. A. Edgar, local manager of the Tip Top Tailors, at the corner of Fourth and Regina streets, is a splendid addition to the large list of imposing new homes which have been built in New Westminster."
- "The dwelling is of the semi-bungalow type and was built to plans prepared by Mr. Edgar and K.R. Matheson, the contractor."
- "A striking feature of the dwelling is the use of arches and graceful curves to replace the usual sharp angles, which adds greatly to its attractiveness. The curve effect is not only carried out in the interior, but also on the outside walls and on the roof, which has a rounded edge."

- "A beautiful affect has also been obtained in the exterior finish. The walls are of cream California stucco with the arched windows and doors trimmed in black and white. On the roof cream and red colored material has been laid, the cream to match the walls and red the concrete walk of that color laid on the grounds."
- "Attached to the house is a fireproof garage, which will also be finished in stucco to match the main building."
- "Besides K.R. Matheson, other contractors engaged on the dwelling included Hugh Gifford, who installed the plumbing and furnace; Archie Cowie who built the fireplaces and the chimneys; V. Cooper and Sons who did the plastering and stucco work and E. Hagen, the interior and exterior decorating."

The design of this house has elements of the English Storybook tradition, however, it most closely resembles the French Storybook style, which are typically "small and whimsical…with hipped or side-gabled roofs and a projecting living room wing (under an L-shaped roof, in some cases), with a turret tucked into the L and forming a shelter over the front door… Windows may have arched tops, and an arched, quoined opening in the turret may frame the front door. Their cladding is coloured stucco. Roof edges may be rolled as in the English Storybook Style" (VHF). This style, along with the English Storybook style, "emerged in North America after WWI. Soldiers returning from European battlefields brough with them a familiarity with architectural styles. Among these were French farmhouses and castles. Builders translated elements of these traditional buildings into practical cottages. After a period of upheaval, the value of the picturesque and the traditional increased following the war. This contributed to the development of the French Storybook style, with its quaint tower and European flair" (*ibid*.). Its catslide and jerkinhead roof connects to the English Storybook style as well (VHF).

323 Regina Street was recognized in the 1980s as having heritage significance and added to the City of New Westminster's Heritage Resource Inventory, being photographed and described as follows (Fig. 9). These elements have persisted and directly influence the site's Statement of Significance, outlined in the following section.

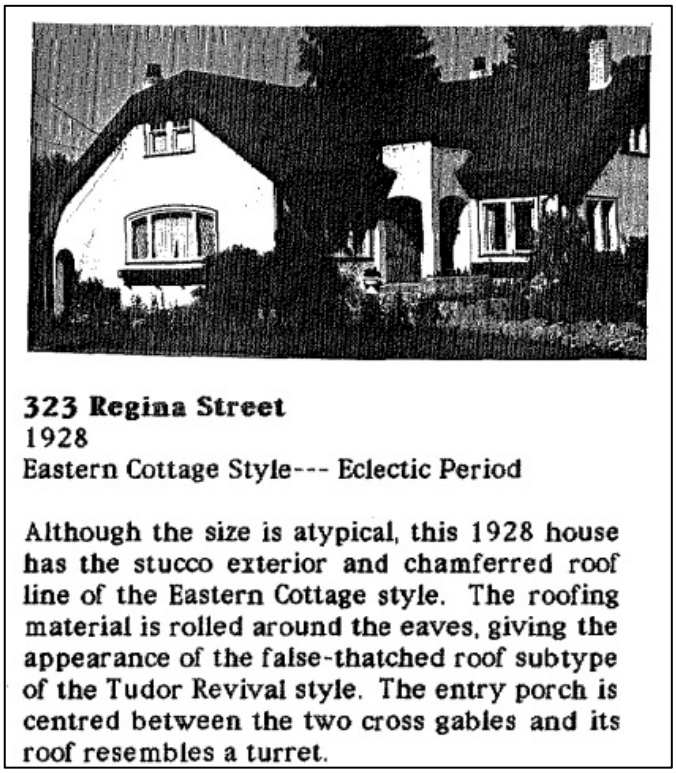


Fig. 9: Heritage inventory photograph and description of 323 Regina Street. (Source: Sleath 1989, p. 177)

3.0 Statement of Significance

The following is the Statement of Significance of Edgar House at 323 Regina Street.

3.1 Description of Historic Place

This historic place, Edgar House, is a Storybook style Cottage with a jerkinhead roof. It is a one and a half storey, stuccoed, wood-frame construction with concrete foundation. The entry porch is centred between its two cross gables and the roof over the entrance resembles a turret. The house sits on a prominent corner lot, stretching the length of 4th street from Regina Street to Sydney Street in the Queen's Park neighbourhood.

3.2 Heritage Value of Historic Place

Edgar House at 323 Regina Street has heritage value for its aesthetic and historic significance. Aesthetically, this house is an eye-catching, intact example of a Storybook style dwelling, with elements from both the French and English traditions. Its connection to the French Storybook style is seen in its various characteristic features, including: its L-shape and centred turret over its arched front entryway. Its connection to the English Storybook style is seen in elements such as its jerkinhead roof, as well as its low, sloping roof (its catslide) on its western corner. Shared elements of both Storybook styles include its rolled roofline giving it a false-thatched roof appearance, its stucco cladding, its asymmetrical design and its arched windows and doors. It was showcased in a 1928 newspaper article as a unique and attractive structure; a fact that still holds true today. Its uniqueness in the landscape contributes to this place's significance.

This house also has historic significance being among a rare stock of interwar period developments in the Queen's Park neighbourhood, being just shy of the decline that came with the Great Depression a year after its construction. It was built in 1928 with the help and input of various contractors and craftsman, named in the aforementioned article about the property. These individuals included the well-known and well-respected builder K.R. Matheson, as well as Hugh Gifford (for the plumbing and furnace), Archie Cowie (for its fireplaces and chimneys), V. Cooper and Sons (for the plastering and stucco work) and E. Hagen, (for the interior and exterior decorating). This house's namesake, Elmer Edgar, is also representative of the middle-class individuals working in New Westminster for the community, as he was the Manager of the local Tip Top Tailor's New Westminster branch. Tip Top Tailors is a Canadian company, founded in Toronto, that has been around since 1909.

3.3 Character Defining Elements

Key elements that define the heritage character of Edgar House at 323 Regina Street include:

- Its location in the Queen's Park neighbourhood.
- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

4.0 Research Findings

Neighbourhood: Queen's Park
Address & Postal Code: 323 Regina Street, V3L 1S8
Folio & PID: 08514000 & 013-593-285
Legal Description: Lot 12; Suburban Block 10 of Lot 4; New West District; Plan NWP2620
Zoning: Single Detached/RS-4
Builder & Date of completion: K.R. Matheson in 1928
Original Owner & Water Connection Connector and Year: Elmer A. Edgar & E.A. Edgar on July 14, 1928

The following tables are a consolidated summary of the residents of 323 Regina Street, as determined from the available city directories for New Westminster, as well as a list of the construction dates of the surrounding properties, illustrating the range of ages to this section of the street (visualized in Fig. 10).

Table 1: Consolidated list of the occupants of 323 Regina Street from the available city directories (Source: Vancouver Public Library, 1928 to 1955; and New Westminster Archives, 1970, 1979, 1985, 1991, 1992, 1998)

Year(s)	Name(s)	Occupation (if listed)
1928 – 1945	Elmer A. Edgar (Elverie B.)	Branch Manager, Tip Top Tailor
1946 – 1955	R. Gordon Quennell (Marion L.)	Retired
1970	Elliot E Nelles	Not listed
1979	Joyce M. Hall/Kath Hall	Not listed
1985 – 1998	R. T. Hall	Not listed

Table 2: Consolidated list of the construction dates for the properties surrounding 323 Regina Street, New Westminster, BC. (Source: BC Assessment)

Address	Year Built	Configuration
512 Third Street	1907	3 bedrooms, 2 baths
520 Third Street	1941	5 bedrooms, 3 baths
305 Regina Street	1910	3 bedrooms, 3 baths
308 Regina Street	1911	5 bedrooms, 3 baths
309 Regina Street	1936	2 bedrooms, 1 bath
310 Regina Street	1909	5 bedrooms, 2 baths
311 Regina Street	1939	2 bedrooms, 1 bath
313 Regina Street	1939	4 bedrooms, 2 baths
314 Regina Street	2000	4 bedrooms, 5 baths
316 Regina Street	1998	4 bedrooms, 3 baths
317 Regina Street	1936	4 bedrooms, 2 baths
319 Regina Street	1893	4 bedrooms, 3 baths
323 Regina Street	**1928**	**4 bedrooms, 2 baths**
514 Fourth Street	1926	4 bedrooms, 2 baths
515 Fourth Street	1940	3 bedrooms, 2 baths
516 Fourth Street	1911	4 bedrooms, 3 baths
518 Fourth Street	1973	3 bedrooms, 3 baths
520 Fourth Street	1912	5 bedrooms, 3 baths
526 Fourth Street	1913	5 bedrooms, 3 baths
528 Fourth Street	2012	3 bedrooms, 4 baths
402 Sixth Avenue	1915	4 bedrooms, 3 baths
322 Sixth Avenue	1921	6 bedrooms, 4 baths
318 Sixth Avenue	1912	4 bedrooms, 3 baths
316 Sixth Avenue	1924	3 bedrooms, 2 baths
310 Sixth Avenue	1908	4 bedrooms, 1 bath
306 Sixth Avenue	1911	2 bedrooms, 3 baths

Fig. 10: Map of the area surrounding 323 Regina Street, outlined in blue, with the construction years listed for the buildings in the immediate vicinity of the study site. Note the range of years. (Source: BC Assessment)

In summary, there are 26 houses along this section of Regina Street, 4th Street and Sixth Avenue. As a point of reference for understanding the surrounding neighbourhood and streetscape, their time periods breakdown as follows:

- 4% were built in the 1890s (1 out of 26)
- 12% were built in the 1900s (3 out of 26);
- 31% from the 1910s (8 out of 26);
- 15% from the 1920s (4 out of 26);
- 15% from the 1930s (4 out of 26);
- 8% from the 1940s (2 out of 26);
- None from the 1950s nor the 1960s;
- 4% from the 1970s (1 out of 26);
- None from the 1980s;
- 4% from the 1990s (1 out of 26); and
- 8% from the 21st century (2 out of 26).

4.1 Researcher's Note

In researching the captioned study site, Edgar House, it has been interesting and surprising to note that it is not included in the Queen's Park Heritage Conservation Area (HCA). On account of its heritage value – specifically, its aesthetic value as a somewhat rare and intact example of the whimsical Storybook style and its historical significance as an interwar pre-Great Depression development built by well-known tradesmen for a prominent Queen's Park family (in fact, already recognized in the HCA with their property at 415 Third Street (NWA 2004)) – it is unclear why this Edgar property at 323 Regina Street was omitted from the HCA. This seemed an important aspect to note amongst the site's research findings.

5.0 Archival Photographs

Unfortunately, no other historical photographs of the property were available beyond the 1928 newspaper article (Fig. 11) and the accompanying photograph of the 1989 heritage inventory description (Fig. 12). It is interesting to note the few changes to the property, such as the addition of a window box on the front window, which was apparently done shortly after the house was built in 1928 by a local ironworker. Other changes of note are the switch of the front entry staircase from being double-sided to single-sided and the addition of a chimney on the southeast corner, which has since been removed.

Fig. 11: Historical photograph of 323 Regina Street, 1928, extracted from the newspaper article on the property. (Source: The British Columbian, October 8, 1928, p. 7)

Fig. 12: Historical photograph of 323 Regina Street, 1989, taken from Volume 2 of the Heritage Resource Inventory. Note the largely similar look and condition of the property, with only minor changes, such as the addition of a window box on the front window, the change of the front entry staircase from being double-sided to being single-sided and the addition of another chimney, which has since been removed (please see the red arrows pinpointing these changed areas). (Source: Sleath 1989, p. 177)

6.0 Current Photographs

Fig. 13: Southern corner view of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

Fig. 14: Eastern corner view of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

Fig. 15: Northeastern side of Edgar House at 323 Regina Street, BC, 2020. (Source: Holisko)

Fig. 16: Northwestern side of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

7.0 Conservation Objectives

Edgar House at 323 Regina Street will be preserved as part of a Heritage Revitalization Agreement in order to build a laneway house on their large lot and stratify their property. The proposed changes do not affect the Heritage Values nor the Character Defining Elements of this historic place.

A number of changes and some restoration work has already taken place to this historic place. For a comparison view of the work already completed, please refer to Figs. 17a and 17b below, from 2019 and 2020 respectively.

Figs. 17a and 17b: Comparative views of Edgar House at 323 Regina Street, 2019 (top) and 2020 (bottom), illustrating the various work done on site, listed in full on the following page. (Sources: Vallee (top) and Holisko)

For record purposes, work done is catalogued and summarized here, based on the information provided by the current owners:

- A similarly pitched jerkinhead roof was put over the deck on the northern side of the property, without the rolling eaves featured on the heritage building, presumably to follow Standard 11 of the Canadian *Standards and Guidelines*, to ensure its distinguishability as a new addition.
- The character-defining catslide on the western corner was repaired and restored, while being better revealed in moving the fence and installing a privacy gate.
- A small mudroom was added to the northern corner of the property, re-purposing one of the original windows that had to be removed from the kitchen.
- A deck and patio were added on the eastern corner of the property, along with a wrought iron fence, in a similar look to the window box ironwork that was added to the house shortly after it was built.
- An additional window box was also added to the south face of the property to match the one from the front.
- A set of windows from the south face of the house were re-purposed on site and replaced by wooden French doors, providing an egress point and access to the newly added south side deck and patio.
- One original window was badly water damaged and unsalvageable.
- The two small dormers along the northeastern, back side of the roof were combined into one longer one.
- Vinyl windows were installed in the two bathrooms and laundry room, along the northeastern, back side of the house with low visibility from the street. This is deemed an acceptable change on account of the minimal visual impact to the streetscape, since they are not visible from the street.
- The upper floor wood windows, facing Regina Street and Sydney Lane were replaced in-kind, with replica wood windows. The windows facing Fourth Street were not replaced and are still original.
- Areas of the stucco wall were also damaged and needed extensive patching, particularly around the front entrance and the side facing Fourth Street.
- The perimeter drain was replaced and at that time (as visible in the comparative photographs) a lot of landscaping was removed from the site, both from surrounding the house as well as from the corner portion of the hedge along Regina Street. This was to allow a clearer view of the house's front entrance, making it more accessible and visible, since the front entry largely faces Fourth Street, despite its address technically being Regina Street. The hedge was only partially removed to maintain some privacy for the new side patio on the eastern corner of the property.
- At this time, all of the drainage gutters and downspouts were replaced.
- The later-addition chimney located on the south corner of the house was removed.
- The later-addition blue awnings over the various windows were also removed.
- The house's original colour scheme (based on the 1928 newspaper article on the property) was restored.

Preservation, **Restoration** and **Rehabilitation** were and are the conservation objectives for the building. As defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd edition)*:

> *Preservation:* The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.
>
> *Restoration:* The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

> *Rehabilitation:* The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.
>
> (Canada's Historic Places 2010, p. 255)

The conservation of Edgar House is focused on the preservation of the heritage house, including its various characteristic elements; restoration of its historical paint scheme; and rehabilitation of the front door and chimney. The following table summarizes the specific elements of Edgar House to be preserved, restored and rehabilitated (Table 3).

Table 3: Consolidated lists of the elements of Edgar House that are to be preserved, restored and rehabilitated. Note some have already been achieved

Preserved	Restored	Rehabilitated
Overall structure, including its form, scale and massing	Overall paint scheme	Front door
Rooflines		Chimney mortar
Stucco cladding		
All remaining original wood windows		

8.0 Building Description

Edgar House is a Storybook style Cottage, with elements from both the French and English traditions. It is a one and a half storey, stuccoed, wood-frame construction with concrete foundation. It is an L-shaped structure with a jerkinhead roof and rolled shingles, giving it a false-thatched look, as well as a flared catslide on its western corner roof. It has an elongated dormer on the northeast side of its roof (previously two dormers that have been combined). The entry porch is centred between its two cross gables and the roof over the arched entrance resembles a turret. It has numerous arched windows, doorways and doors as well as a range of wood windows on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.). The site features a garage off of the north corner of the house in a similar look and style to the main property. The house sits on a prominent corner lot, stretching the length of 4th street from Regina Street to Sydney Street in the Queen's Park neighbourhood. It is one of the few 1920s houses remaining in the Queen's Park neighbourhood.

9.0 Condition Assessment

Overall, the exterior of Edgar House at 323 Regina Street appears to be in good to very good condition, based on the available exterior photographs. As outlined below there are just a few areas in need of minor attention.

9.1 Structure and Foundations

Overall, the condition of the walls and building envelope of Edgar House, from roof to foundation, appears to be good and having aged well. In particular, there are no major cracks visible in either the stuccoed walls or foundation. One small area of concern is the stone front steps that appear they could benefit from some minor cleaning and maintenance (Fig. 18) such as to remove moss/algae growth.

Fig. 18: Front stone steps and planter of Edgar House at 323 Regina Street, 2020, illustrating the minor maintenance concerns, such as moss growth and other plants growing between the stone slabs. (Source: Holisko)

9.2 Wood Elements

The visible, exterior wood elements, such as the doors, door frames, roof fascia and windows are, for the most part, in good condition. Any signs of deterioration are largely cosmetic, as illustrated and discussed further in the relevant sections below. Please note an internal inspection was not conducted to inspect the internal timber elements.

9.3 Roofing and Waterworks

The roof is in very good condition, overall (Figs. 19 and 20). It is difficult to determine the condition of the waterworks system from photographs, however, it is understood that these were recently replaced (with rounded aluminium ones to resemble the older more traditional style) and should therefore be in good working order. They should be checked regularly to ensure their continued efficient functioning.

Fig. 19: Front view of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its roof. (Source: Holisko)

Fig. 20: Back view of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its roof. (Source: Holisko)

9.4 Chimney

There is a chimney on the house, along its northwestern side (see Fig. 20 above), and it seems to be in largely good condition, with an intact chimney cap (Fig. 21a). It is worth noting that there are some signs of deterioration and loss of mortar, particularly in the areas that appear dark between the bricks (along the left side of Fig. 21b). The top of the chimney also appears that it could benefit from some cleaning and maintenance.

Figs. 21a and 21b: Fig. 21a (left) shows a detail shot of the Edgar House chimney, highlighting its largely good condition. Fig. 21b (right) shows a closer view of the chimney stack, showing some signs of deteriorating mortar and areas in need of cleaning (pinpointed by red arrows). (Sources: Holisko)

9.5 Windows and Doors

Some of the windows of the house have been replaced (or repurposed on site), although many are still original and, considering the age of the building, these intact windows and doors are in good to very good condition (as visible in Figs. 13 and 14 above and Fig. 22 below).

Fig. 22: The back deck of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its original windows, with diamond patterned panes. (Source: Holisko)

Otherwise, the only other condition concern with regards to the windows and doors is with the front door, with its faded and splotchy staining (Fig. 23). It is hoped that this is simply a cosmetic concern that can be rectified by sanding and re-staining, although it should be inspected for any signs of rotting prior to any work being done on it.

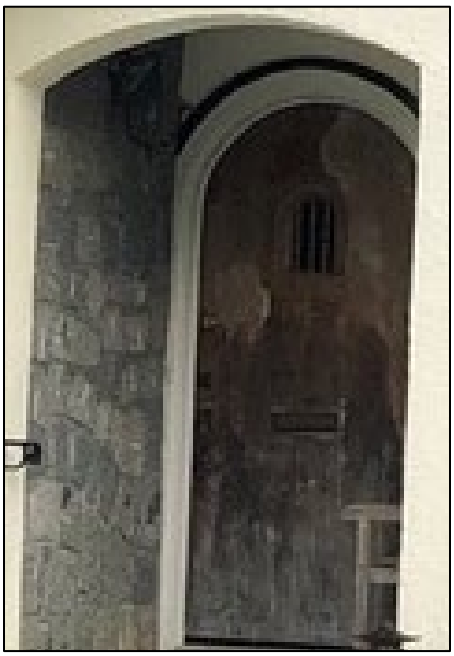


Fig. 23: Detail view of the front door of Edgar House at 323 Regina Street, 2020, illustrating its faded and splotchy staining. (Source: Holisko)

9.6 Cladding and Trimwork

As mentioned above, the stucco exterior appears to be in good condition, with no major issues identified, having been recently patched and restored. As for the trimwork, as discussed in the relevant sections above, these are also in very good shape.

9.7 Finishes

The finishes of the house are in good condition, having just recently been repainted to the historical colour scheme outlined in the 1928 newspaper article on the property and catalogued in section 10.7 below.

9.8 Landscaping

The landscaping on site is good, overall, with minimal landscaping growth near the structure and many plantings in pots, which helps to minimize the impact of roots on the building.

Despite these minor issues and concerns stated above, the overall condition of the property is good to very good. The owners should be commended for taking such good care of their property.

10.0 Recommended Conservation Procedures

10.1 Structure and Foundations – **Preservation**

- The main one and a half storey structure will be **preserved**.

10.2 Wood Elements – **Preservation**

- As addressed in greater detail in the relevant sections below, the wood elements will be **preserved**.

10.3 Roofing and Waterworks – **Preservation**

- The roofing and waterworks should be **preserved**, and regularly monitored and maintained to ensure their ongoing good condition.

10.4 Chimney – **Preservation** and **Rehabilitation**

- The chimney should be **preserved**, and **rehabilitated**, as needed. This should include regular monitoring and repointing by certified professionals, to avoid it needing to be rebuilt entirely down the road.
- Although certainly not recommended, if, overtime, it does degrade to the point of needing rebuilding, it should be dismantled to the roofline, the bricks should be cleaned and then re-used to rebuild the chimney with its original bricks, as much as possible.

10.5 Windows and Doors – **Preservation** and **Rehabilitation**

- The arched front door should be carefully **rehabilitated** (sanded down and re-stained) and **preserved**.
- All remaining original wood windows should be **preserved**.

- If there are concerns with regards to the performance of the original windows, an immediate measure to allow for better protection of them (while address heating and sound issues), is to install exterior wood storm windows on them. This would be the best conservation approach for their long-term preservation, if so desired, however, this is not a requirement.
- If this route is taken, the proposed storm windows should be traditional wood storm windows: Single pane, single light and of similar sash dimension to the window sash itself, to minimise the visual impact on the building and to allow the windows to continue to be visible on the exterior. They should be painted the same colour as the current. Dimensions should be the same as the window sash as per the proposed, historically appropriate colour scheme already used (and captured below). This is a reversible measure that would immediately benefit the building, providing greater protection to the house and improving its performance in relation to temperature control, energy efficiency and also from a noise perspective.

10.6 Cladding and Trimwork – **Preservation**

- The stucco should be **preserved**.
- The trims should be **preserved**, being monitored and maintained overtime, as needed.

10.7 Finishes – **Preservation**

- The current finish is based on the 1928 newspaper article on the house that describes its colour scheme as follows: “The walls are of cream California stucco with the arched windows and doors trimmed in black and white” (The British Columbian, October 8, 1928, p. 7). The selected colours were VC-1 Oxford Ivory for the body (from the Historical True Colours Palette; VHF 2012); Aura Low Lustre 634 for the white trim; and Regal Soft Gloss K403-80 for the black trim.
- This colour scheme should be **preserved** and maintained.
- For any eventual re-painting, follow Master’s Painters’ Institute, Repainting Manual procedures, including removing loose paint down to next sound layer, clean surface with mild TSP solution with gentlest means possible and rinse with clean water; do not use power-washing.

10.8 Landscaping

- Any additional landscaping being put in should have a minimum 2-ft clearance between the vegetation and the building face. This is preferable to ensure there is sufficient space from the structure and to remove any threat to the foundation or the building’s finishes over time.

11.0 Proposed Alterations and Future Changes

11.1 Proposed Alterations

The major proposed alterations to the property are:

1) Building a laneway house on the property (Figs. 24 and 25); and
2) Stratifying the property.

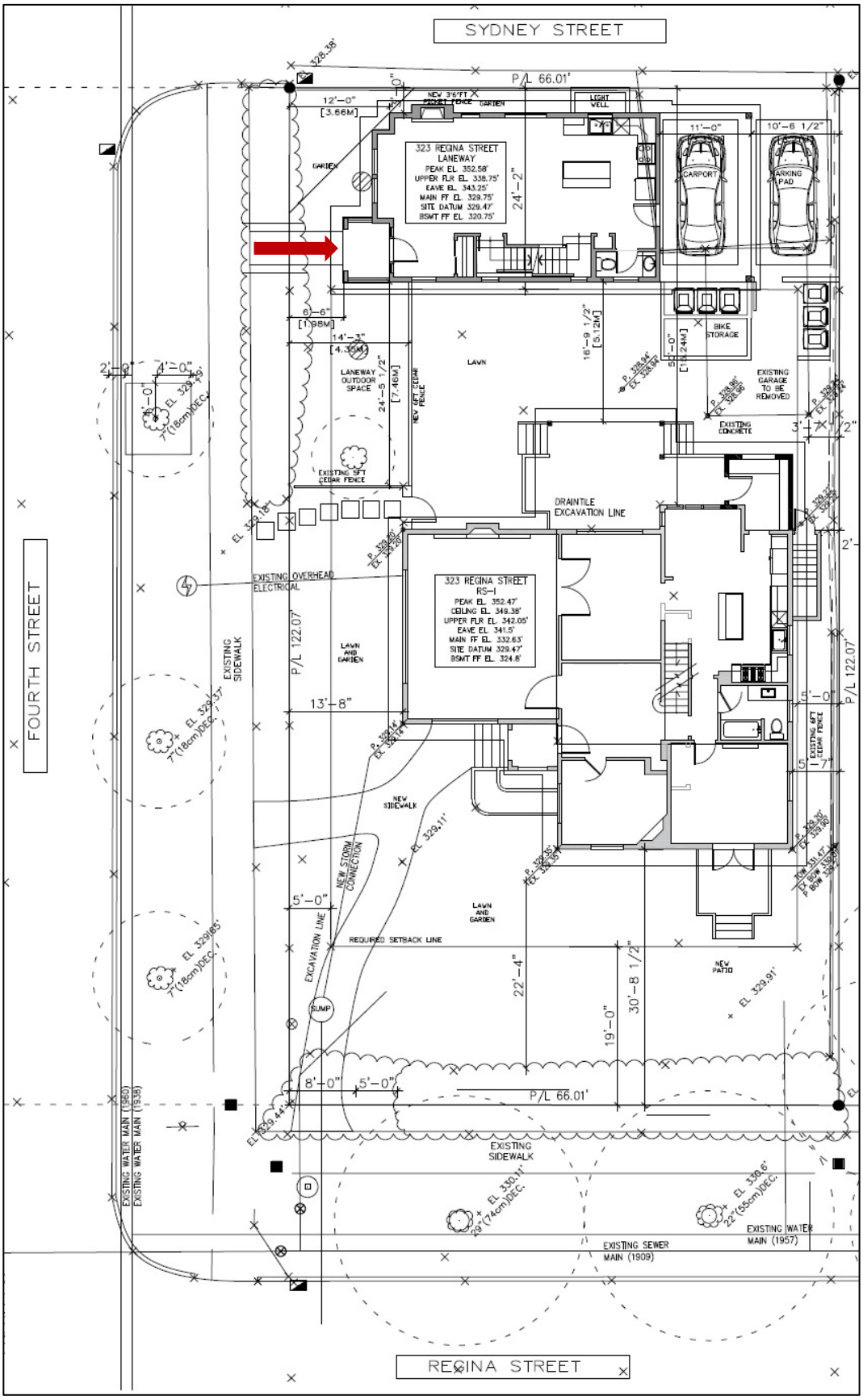


Fig. 24: Site plan of the proposed development on the lot of Edgar House at 323 Regina Street, 2021, with the access point of the proposed laneway house pinpointed with a red arrow. (Source: Dheilly)

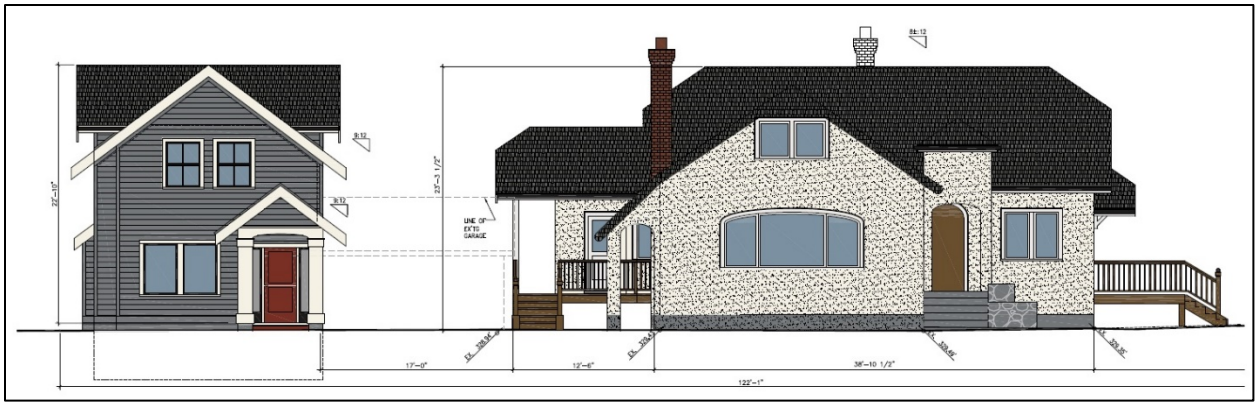


Fig. 25: Elevation from Fourth Street of Edgar House (on the right) and its proposed laneway house (on the left), 2021. (Source: Dheilly)

The proposed changes are considered a reasonable intervention given generally accepted conservation standards, rehabilitation needs and site conditions, in particular its large lot size. These proposed changes do not affect the Heritage Values and Character Defining Elements of the building.

11.2 Future Changes

Any future changes to the building's configuration, particularly any additions, should be carefully considered for minimal effect on the Heritage Values as embodied in the Character Defining Elements (CDEs) listed in the building's Statement of Significance (section 3.0 above).

12.0 Maintenance Plan

Following completion of the outlined conservation work, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The Local Government determines the acceptable level or condition to which the heritage building is maintained through the *Heritage Maintenance Bylaw* (CCNW 2018). As with the Heritage Conservation Plan, the maintenance standards apply only to the exterior of the building.

As general upkeep is frequently overlooked and will lead to the deterioration of heritage resources, maintenance standards warrant special attention to help to extend the physical life of a heritage asset. Any building should be kept in a reasonable condition so that it continues to function properly without incurring major expenses to repair deterioration due to neglect. The most frequent source of deterioration problems is from poorly maintained roofs, rainwater works and destructive pests.

It is important to establish a maintenance plan using the information below:

12.1 Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from the building.
- Maintain a minimum 2-ft clearance between vegetation and building face and a 12-inch-wide gravel strip against the foundation in planted areas, if possible.
- Do not permit vegetation (such as vines) to attach to the building.

b. Foundation

- Review exterior and interior foundations, where visible, for signs of undue settlement, deformation or cracking.
- If encountered, seek advice from a professional Engineer, immediately.
- Ensure perimeter drainage piping is functional.
- Arrange a professional drainage inspection every three to five years.

c. Wood Elements

- Maintaining integrity of the exterior wood elements is critical in preventing water ingress into the building. Annual inspection of all wood elements should be conducted.
- Closely inspect highly exposed wood elements for deterioration. Anticipate replacement in kind of these elements every 10 to 15 years.
- Any signs of deterioration should be identified and corrective repair/replacement action carried out. Signs to look for include:
    - Wood in contact with ground or plantings;
    - Excessive cupping, loose knots, cracks or splits;
    - Open wood-to-wood joints or loose/missing fasteners;
    - Attack from biological growth (such as moss or moulds) or infestations (such as carpenter ants);
    - Animal damage or accumulations (such as chewed holes, nesting, or bird/rodent droppings). These should be approached using Hazardous Materials procedures; and
    - Signs of water ingress (such as rot, staining or mould).
- Paint finishes should be inspected every three to five years and expect a full repainting every seven to ten years. Signs to look for include:
    - Bubbling, cracks, crazing, wrinkles, flaking, peeling or powdering; and
    - Excessive fading of colours, especially dark tones.
- Note all repainting should be as per the recommended historic colours in section 10.7 above.

d. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors. Poor operation can be a sign of building settlement distorting the frame or sashes or doors may be warped.
- Check condition and operation of hardware for rust or breakage. Lubricate annually.
- Inspect weather stripping for excessive wear and integrity.

e. Roofing and Rainwater Works

- Inspect roof condition every five years, in particular looking for:
    - Loose, split or missing shingles, especially at edges, ridges and hips;
    - Excessive moss growth and/or accumulation of debris from adjacent trees; and
    - Flashings functioning properly to shed water down slope, especially at the chimneys.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement at around 18 to 22 years.
- Annually inspect and clean gutters and flush out downspouts. Ensure gutters positively slope to downspouts to ensure there are no leaks or water splashing onto the building.

- Ensure gutter hangers and rainwater system elements are intact and secure.
- Ensure downspouts are inserted into collection piping stub-outs at grade and/or directed away from the building onto concrete splash pads.

f. General Cleaning

- The building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from the ground.
- Cleaning prevents build up of deleterious materials, which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use the gentlest means possible, such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary, such as diluted TSP or Simple Green ©.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements and it will drive water in wall assemblies and lead to larger problems.

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Corporation of the City of
NEW WESTMINSTER

Appendix E

Heritage Professional Review Memo

of Work Completed in 2019 and 2020

Memo: 323 Regina Street, New Westminster

Ex post facto review of work completed in 2019 and 2020

Compiled for: Designer, Nancy Dheilly and Owners, Gary Holisko and Rosanne Hood
Compiled by: Mountain Heritage, Susan Medville, MA, CAHP, BCAHP

August 25, 2021

In late July of 2021 the owners of 323 Regina Street received correspondence from the City of New Westminster's Land Use Planning Commission which included a number of comments on their proposal to receive a Heritage Revitalization Agreement for the property. The Commission specifically requested a heritage consultant's input for items included in the July 2021 Heritage Conservation Plan and Statement of Significance by Cummer Heritage Consulting, for the following two issues:

Request 1:

> "The Heritage Conservation Plan includes a catalogue and summary of recent work completed on page 16. Your heritage consultant should provide an analysis on whether these changes compromise/affect the heritage value of the heritage building and whether work done met the Canadian *Standards and Guidelines*."

Request 2:

> "Update the Heritage Conservation Plan (HCP) based on revised drawings and feedback above in your next submission. This is required for the HCP to be forwarded to the Community Heritage Commission."

Cummer Heritage Consulting was unavailable to address the two requests and Mountain Heritage was engaged by the owners to complete the task. A site visit and meeting with the owners took place August 20, 2021.

Request 1

Request 1 is an ex post facto review of work completed in 2019 and 2020 prior to the completion of the July 2021 Heritage Conservation Plan and Statement of Significance (Cummer Heritage Consulting). The Heritage Conservation Plan and Statement of Significance have been reviewed as has the information about the property in the Queens Park Conservation Area Heritage Value Assessment. Both of these documents identify Character Defining Elements of the building. *The Standards and Guidelines for the Conservation of Historical Places in Canada*, on page 41, states that it "should be consulted only when the element to be intervened upon has been identified as a character defining element in a Statement of Significance or equivalent document."

Character Defining Elements of 323 Regina Street

2018 Queens Park Conservation Area Heritage Value Assessment (p.329)

- Two-storeys
- L-shaped building
- Clad in stucco
- Gambrel roof with clipped and rolled edges
- Front entry located at the inside corner where the two sections of the "L" meet
- Inset tower with arched openings on two sides at the entry
- Access to the front entry by stone stairs set in a fan pattern that are approached by a concrete walk that angles straight to it from the corner of the property
- Wall inside of the entry faced in stone
- Front door set against the elevation that faces Fourth Street, is wood and has a curved top and sits within a curved wood frame, a small window opening at the top that has a grated cover
- Wood-frame casement windows to the west side of the front entry and on the elevation facing Fourth Street each have a shallow arch with diagonal lead muntin-bars in the side sashes; window to the east of the front entry is a double wood-framed leaded window
- Some of the windows are topped with a solid fabric awning
- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window; and the one facing Fourth Street is double-width, double-hung with a six-paned upper over a single paned bottom window
- Two internal brick chimneys, one at the front facing Regina Street and one on the rear

The 2018 assessment noted that the building retained much of its original design and materials.

2021 Statement of Significance as part of the Heritage Conservation Plan, compiled by Cummer Heritage Consulting (p. 9), identified the following Character Defining Elements:

- Its location in the Queen's Park neighbourhood.
- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

It should be noted that the structure is included within the Heritage Inventories from 1986 and revised in 1989 and 2018 and in 2018 considered a Special Limited Property in 2018. However, it is not and has not been on the New Westminster Heritage Register, Designated or on the list of New Westminster's protected properties from 2020.

Cummer Heritage notes in the Conservation Plan, Conservation Objectives on page 16:
"Edgar House at 323 Regina Street will be preserved as part of a Heritage Revitalization Agreement in order to build a laneway house on their large lot and stratify their property. **The proposed changes do not affect the Heritage Values nor the Character Defining Elements of this historic place.** A number of changes and some restoration work has already taken place to this historic place."

In **bold type** below is the work to the house completed in 2019 and 2020 which Cummer Heritage catalogued in the Conservation Plan, page 16, and summarized based on the information provided by the current owners. For each of these actions the City of New Westminster has requested an analysis of the work that may have compromised or affected the heritage value of the heritage building and whether work done met the Canadian *Standards and Guidelines* each listed below.

Work Completed

"A similarly pitched jerkinhead roof was put over the deck on the northern side of the property, without the rolling eaves featured on the heritage building."

Potentially Impacted Character Defining Elements

- Its residential form, scale and massing (2021)
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door. (2021)

Analysis

- Work did not significantly alter the scale, form or massing of the structure.
- Work is not visible from the 4th Street which is the primary view-point for the building's front façade.
- Lack of rolling eaves distinguishes the deck covering as an addition.
- Work meets Standards and Guidelines listed below and does not significantly change heritage values or character of the historic place.

Standards and Guidelines Met

Standard 11- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Standard 14- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

Standard 15- Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

Section 4.3 Guidelines for Buildings, 4.3.1 Exterior Form
14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

Work Completed

"The character-defining catslide on the western corner was repaired and restored, while being better revealed in moving the fence and installing a privacy gate."

Potentially Impacted Character Defining Elements

- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style. (2021)

Analysis

- Catslide feature has been stabilized with the reuse of original materials and the minimal use of new materials.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

Standards and Guidelines Met

Standard 7 (a) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. (b) Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

Standard 10 (a) Repair rather than replace character-defining elements.

Section 4.3 Guidelines for Buildings, 4.3.3 Roofs
7. Retaining sound or deteriorated roof assemblies that can be repaired.

Work Completed

"A small mudroom was added to the northern corner of the property, re-purposing one of the original windows that had to be removed from the kitchen."

Potentially Impacted Character Defining Elements

- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door. (2021)
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.) (2021)

Analysis

"In a rehabilitation project, additions or new construction may be needed to assure the continued use of an historic place." Page, 34 *Standards and Guidelines.*

- The addition of the 6' x8' space is visually compatible with the historic form of the structure, yet physically distinguishable from the historic form with its lack of rolling eaves on the deck roof and the realignment of the moved historic window.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

Standards and Guidelines Met

Standard 11- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Standard 12- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. A sound addition can enhance the value of an historic place. An addition, in itself, can be intended to last and should be designed to be physically compatible. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored. This can be achieved, for example, by using existing window openings to insert a connecting door, or attaching an addition to an elevation that is not character defining.

Standard 4 (a) Recognize each historic place as a physical record of its time, place and use. (b) Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted. Reusing identical windows within a building are appropriate from both conservation and sustainability standpoints. Where it is deemed critical to the honesty of the work, such additions can be rendered distinguishable in a discreet way.

Section 4.3 Guidelines for Buildings, 4.3.1 Exterior Form

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
16. Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

Section 4.3 Guidelines for Buildings, 4.3.6 Entrances, Porches and Balconies

17. Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building's style, era and character.

Work Completed

"A deck and patio were added on (the south façade) at the eastern corner of the property, along with a wrought iron fence, in a similar look to the window box ironwork that was added to the house shortly after it was built."

"A set of windows from the south face of the house were re-purposed on site and replaced by wooden French doors, providing an egress point and access to the newly added south side deck and patio."

"One original window was badly water damaged and unsalvageable."

Potentially Impacted Character Defining Elements

- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door. (2021)
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.) (2021)

Analysis

- The addition of the small deck and deck roof are not located on the main façade of the structure.
- The addition of the deck and roof is visually compatible with the historic form of the structure, yet physically distinguishable from the historic form with its lack of rolling eaves on the deck roof.
- Egress to deck, the French doors, are aligned where window set was.
- Landscaping including fences were not considered character defining elements for this historic place. Landscaping upon maturity will screen this face of the structure.

- Window removed for the installation of the French doors was used to replace the water damaged window on the same elevation.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

Standards and Guidelines Met

Standard 11- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Standard 12- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. A sound addition can enhance the value of an historic place. An addition, in itself, can be intended to last and should be designed to be physically compatible. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored. This can be achieved, for example, by using existing window openings to insert a connecting door, or attaching an addition to an elevation that is not character defining.

Standard 4 (a) Recognize each historic place as a physical record of its time, place and use. (b) Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted. Reusing identical windows within a building are appropriate from both conservation and sustainability standpoints. Where it is deemed critical to the honesty of the work, such additions can be rendered distinguishable in a discreet way.

Section 4.3 Guidelines for Buildings, 4.3.1 Exterior Form

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
16. Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

4.3 Guidelines for Buildings 4.3.5 Windows, Doors and Storefronts

20. Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

Section 4.3 Guidelines for Buildings, 4.3.6 Entrances, Porches and Balconies
17. Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building's style, era and character.

Work Completed
"An additional window box was also added to the south face of the property to match the one from the front."

Potentially Impacted Character Defining Elements
Non-Applicable

Analysis
- Addition of window box is a replication of a feature of the house installed between its 1928 construction and the next known photograph of the building in 1989. However, the window box is not a character defining element of the building.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

Standards and Guidelines Met
Standard 14-Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Work Completed
"The two small dormers along the northeastern, back side of the roof were combined into one longer one."

"Vinyl windows were installed in the two bathrooms and laundry room, along the northeastern, back side of the house with low visibility from the street. This is deemed an acceptable change on account of the minimal visual impact to the streetscape, since they are not visible from the street."

Potentially Impacted Character Defining Elements
- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window. (2018)
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style. (2021)

Analysis

- Space converted from a single powder room to accommodate two full bathrooms and laundry.
- New windows installed for new use on non-character-defining elevation.
- Angle of roof remained the same.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

Standards and Guidelines Met

Standard 11- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Standard 12- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. A sound addition can enhance the value of an historic place. An addition, in itself, can be intended to last and should be designed to be physically compatible. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored. This can be achieved, for example, by using existing window openings to insert a connecting door or attaching an addition to an elevation that is not character defining.

Standard 4 (a) Recognize each historic place as a physical record of its time, place and use. (b) Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted. Reusing identical windows within a building are appropriate from both conservation and sustainability standpoints. Where it is deemed critical to the honesty of the work, such additions can be rendered distinguishable in a discreet way.

Section 4.3 Guidelines for Buildings, 4.3.1 Exterior Form

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
16. Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

4.3 Guidelines for Buildings 4.3.5 Windows, Doors and Storefronts

20. Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

4.3 Guidelines for Buildings, 4.3.3 Roofs
18. Modifying or replacing a roof or roof element, to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.

4.3 Guidelines for Buildings, 4.3.5 Windows, Doors and Storefronts
20. Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

Work Completed

"The upper floor wood windows, facing Regina Street and Sydney Lane were replaced in-kind, with replica wood windows. The windows facing Fourth Street were not replaced and are still original."

Potentially Impacted Character Defining Elements

- Wood frame window unit in the peaks of the roof on each street elevation; the one facing Regina Street is triple width and double-hung with a six-paned upper over a single paned bottom window; and the one facing Fourth Street is double-width, double-hung with a six-paned upper over a single paned bottom window (2018)
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.) (2021)

Analysis

- The approach was replacement in kind, wood windows for wood windows, same shape and light arrangement.
- Owners determined that original windows were beyond repair.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

Standards and Guidelines Met

Standard 13 a) Repair rather than replace character-defining elements from the restoration period. (b) Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

4.3 Guidelines for Buildings, 4.3.5 Windows, Doors and Storefronts
16. Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.

Work Completed

"Areas of the stucco wall were also damaged and needed extensive patching, particularly around the front entrance and the side facing Fourth Street."

Potentially Impacted Character Defining Elements

- Clad in stucco. (2018)
- Its stuccoed exterior. (2021)

Analysis

- Stucco repair work was necessary to conserve the building.
- Materials used were in kind and match a closely as possible the historic stucco.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

Standards and Guidelines Met

Standard 8- Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where here are surviving prototypes.

Guideline 24 Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.

4.3 *Guidelines for Buildings*, 4.3.3 Exterior Walls

6. Protecting and maintaining exterior walls by cleaning and repairing damaged materials, and checking exterior wall assemblies for moisture penetration and insect infestation, taking corrective action, as necessary and as soon as possible.

7. Retaining sound or deteriorated exterior wall assemblies that can be repaired.

9. Repairing parts of exterior walls by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of extensively deteriorated or missing parts of the exterior wall assembly. Repairs should match the existing work as closely as possible, both physically and visually.

Work Completed

"The perimeter drain was replaced and at that time (as visible in the comparative photographs) a lot of landscaping was removed from the site, both from surrounding the house as well as from the corner portion of the hedge along Regina Street. This was to allow a clearer view of the house's front entrance, making it more accessible and visible, since the front entry largely faces Fourth Street, despite its address technically being Regina Street. The hedge was only partially removed to maintain some privacy for the new side patio on the eastern corner of the property. At this time, all of the drainage gutters and downspouts were replaced."

Potentially Impacted Character Defining Elements
Non-Applicable

Analysis

- None of the above-mentioned work applies to the building's character defining elements or its heritage values.
- The new gutter system (perimeter drain) installation, utilized a rounded aluminum painted black to resemble 'older style.' Neither of the available historic photos of the building are clear enough to see exactly what would have been installed historically though rounded gutters would be appropriate on a house built in the late 1920s, the newly installed gutters are constructed of contemporary materials and located as they would have been historically.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

Standards and Guidelines Met
Section 4.3 Guidelines for Buildings, 4.3.3 Roofs
11. Replacing in kind extensively deteriorated or missing parts of roof assemblies where there are surviving prototypes.

Work Completed
"The later-addition chimney located on the south corner of the house was removed."

Potentially Impacted Character Defining Elements

- Two internal brick chimneys, one at the front facing Regina Street and one on the rear (2018)

Analysis

- South corner chimney was added post 1928, date of installation occurred before 1989 however exact date is unknown.
- Work meets *Standards and Guidelines* listed below and does not significantly change heritage values or character of the historic place.

Standards and Guidelines Met
4.3 Guidelines for Buildings, 4.3.1 Exterior Form
24. Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.

Work Completed

"The later-addition blue awnings over the various windows were also removed."

Potentially Impacted Character Defining Elements

- Some of the windows are topped with a solid fabric awning (2018)

Analysis

- Awnings were not original to the structure.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

Standards and Guidelines Met

4.3 Guidelines for Buildings 4.3.1 Exterior Form

24. Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.

Work Completed

"The house's original colour scheme (based on the 1928 newspaper article on the property) was restored."

Potentially Impacted Character Defining Elements

- Clad in stucco. (2018)
- Its stuccoed exterior. (2021)

Analysis

- Paint matched to historic colors at construction in 1928.
- Work meets *Standards and Guidelines* listed below and does not change heritage values or character of the historic place.

Standards and Guidelines Met

4.3 Guidelines for Buildings 4.3.1 Exterior Form

24. Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.

Request 2

At the meeting the owners and designer stated that there will be no additional changes to be made to the main house, therefore there are no additional plans of the main house to submit.

The owner has determined not to stratify the property.

The size of the proposed laneway house has been reduced since the January 25, 2021 plans. The current plans, August 6, 2021, for the laneway house are attached.

As stated by Cummer Heritage and determined by Mountain Heritage the construction of the laneway house will not detract from the Heritage Values or Character Defining Elements of 323 Regina.

Conclusion

The 2019 and 2020 overall completed changes do not significantly affect or impair the Heritage Values nor the Character Defining Elements of this historic place, nor does the planned laneway house.

323 Regina Street

Application for inclusion on the
New Westminster Heritage Register
and to enter a
Heritage Revitalization Agreement

Project Team

Homeowners:

Gary Holisko and Rosanne Hood

Designer:

Nancy Dheilly B.E.S., B. Arch.

Heritage Consultants:

Katie Cummer, PhD., CAHP – Cummer Heritage Consulting

Susan Medville, MA., CAHP – Mountain Heritage

The Project

- Retain the 1928 house (Edgar House)
- Construct a new, compatible infill house on the property

The Heritage Values

Intact example of a Storybook style dwelling, with elements from both the French and English traditions.

It is of rare stock of interwar period developments in the Queen's Park neighbourhood.

Its form is representative of the middle-class individuals working in New Westminster at the time of its construction in 1928.

Its continuous use as a dwelling.

Character Defining Elements

- Its location in the Queen's Park neighbourhood.
- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

Comparative views of Edgar House

2019

2020

Heritage Conservation 2019-2020

Restoration - Preservation

Cat slide repaired and stabilized with like materials

Removal of late chimney addition

Replacement of a few severely damaged windows in kind

Paint matched to historic colors

Stucco repaired in kind

Rehabilitation

Expansion of side entry way

Addition of side deck

Conversion of two dormers to one

Benefits of Heritage Recognition

Enhances community sustainability by integrating heritage conservation activities into the planning process and maintaining the character of the Queen's Park HCA

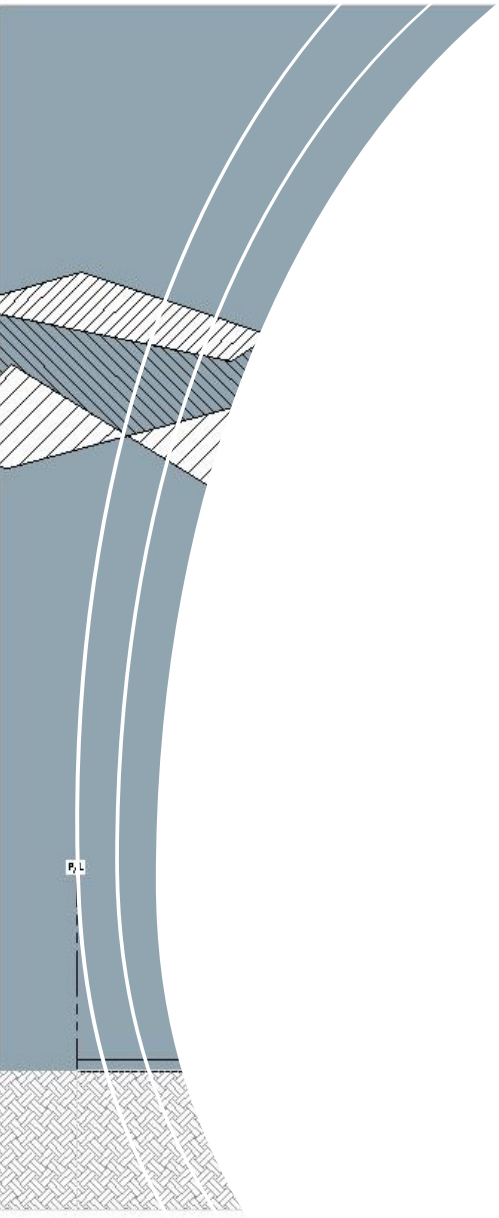
Provides formal recognition which demonstrates community pride, enhances appreciation and raises awareness about the places that matter to the community

Allows a local government to consider, and if necessary, undertake protective action, such as temporarily withholding demolition and building permits and ordering heritage inspections, which helps to keep heritage structures such as this one intact

Provides legal heritage status - properties listed on a heritage register are eligible for powerful heritage incentive tools within the Local Government Act

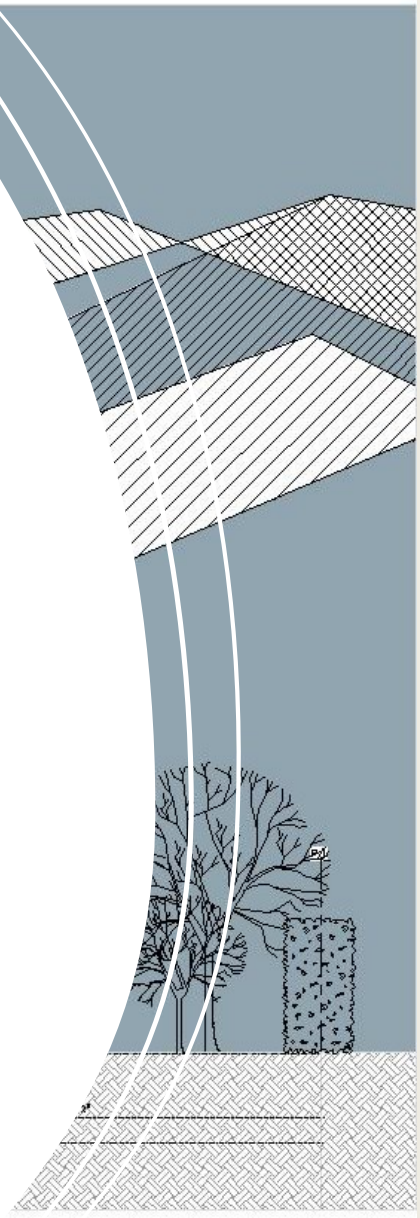
Provides eligibility for special provisions within the BC Building Code Heritage Building Supplement

Visible and searchable on the New Westminster Heritage Website, which provides public access to information about the property and about the heritage value of individual properties in the community



The Infill House

Has no impact on the heritage values or character defining elements of 323 Regina Street.



Questions?

Corporation of the City of
NEW WESTMINSTER

REPORT
Climate Action, Planning and Development

To:	Mayor Cote and Members of Council	**Date**:	January 10, 2022
From:	Emilie K. Adin, MCIP Director, Climate Action, Planning and Development	**File**:	HER00810 HER00811
		Item #:	2022-4

Subject: **Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022 and Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022 Bylaws for First and Second Readings**

RECOMMENDATION

THAT Council consider Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022 and Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing.

THAT Council add 323 Regina Street to the City's Heritage Register following the adoption of Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022.

PURPOSE

For Council to consider bylaws which would allow the construction of an infill house on a Queen's Park property in exchange for heritage protection and conservation of a heritage house.

EXECUTIVE SUMMARY

A Heritage Revitalization Agreement (HRA) application has been received for 323 Regina Street. Proposed through the HRA (Attachment 1) is a 132 sq. m. (1,420 sq. ft.) rental infill house, and retention and protection of the existing 1928 house with a Heritage Designation Bylaw (Attachment 2). This is one of two remaining in-stream applications in the Queen's Park neighbourhood which were not covered by the pause placed on new HRA applications in June, 2021.

The infill house is proposed to be larger than permitted in the laneway program; however the overall lot density including both buildings is consistent with the density allowed by the Zoning Bylaw and lower than the Conservation Area's incentive program. Two minor zoning setback relaxations would also be required, one for each house.

The proposal is consistent with the Official Community Plan (OCP) land use designation for the site, the Queen's Park Conservation Area's goals of heritage retention and sensitively designed infill, and the current Policy for the Use of Heritage Revitalization Agreements (2011). Applicant-led public consultation was undertaken and the applicant responded to community feedback in three areas: rental tenure, reduced building bulk, and heritage conservation. The proposal was also presented to and supported by the Community Heritage Commission (CHC). Given this, staff recommend that Council consider First and Second Readings, and forward the Bylaws to a Public Hearing.

BACKGROUND

Previous Land Use and Planning Committee Feedback

In July 2021 the proposal was reviewed by the Land Use and Planning Committee (LUPC), which provided feedback on stratification, infill house size, and heritage merit. LUPC directed staff to work with the applicant to resolve the identified issues, which the applicant has done to staff's satisfaction. Minutes from this meeting is attached to this report as Attachment 6.

Policy and Regulations

The site is located in the Queen's Park Heritage Conservation Area, though is not a protected property; protection was removed through the Special Limited Study. The application is consistent with the Conservation Area's goals of protecting heritage buildings while allowing sensitive and appropriate new construction.

The proposal meets the property's Official Community Plan (OCP) land use designation of "Residential Detached and Semi-Detached Housing". Laneway houses are permitted in the property's RS-4 zone, though the proposed infill house is not consistent with those regulations so a rezoning or Heritage Revitalization Agreement (HRA) is required to allow it. An HRA is considered the appropriate tool, as it provides the opportunity to protect the heritage house.

This is one of two remaining in-stream HRA applications in the Queen's Park neighbourhood which were not covered by the pause placed on such applications in June, 2021.The proposal was evaluated against the current Policy for the Use of Heritage Revitalization Agreements (2011). The design of both houses was evaluated against both the Conservation Area's design guidelines as well as the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Further information on the policy and regulatory context of this application is available in Attachment 3.

Site Characteristics and Context

The subject property is 749 sq. m. (8,057 sq. ft.) in size. It is located in the Queen's Park neighbourhood, an area of single-detached dwellings. The property is a corner lot with frontages on Regina Street, Fourth Street, and Sydney Street. All streets are classified as local roads, though Sydney Street is narrow, similar in width to a lane. A site context map and aerial image is provided in Figure 1 below:

Figure 1: Site Context and Aerial Map showing 323 Regina Street highlighted in blue

Information on proximity to transit service and other sustainable transportation options is provided in Attachment 4.

PROJECT PROPOSAL

Overview

An HRA has been proposed for this site which would allow the construction of a 132 sq. m. (1,420 sq. ft.) rental infill house fronting Fourth Street. The existing 1928 house would remain in its current location and would not be enlarged. Both houses would be family friendly, and no secondary suites are proposed. Private outdoor space and vehicle parking requirements would be met for both houses. Project drawings are included in the HRA Bylaw (Attachment 1), and project statistics are available in Attachment 5 and summarized in the following section.

Project Statistics and Relaxations

The density of the existing heritage house is nearly 40% smaller than the maximum density permitted for protected houses in the Conservation Area and roughly 15% smaller than permitted for non-protected houses. The infill house is proposed to exceed

the allowable density under the laneway program. Overall, the total site density would be consistent with the property's zoning entitlement and lower than other similar HRAs (average at 0.65 FSR). A comparison table is below:

Table 1: Comparison of project statistics to regulations

	Zoning	QP Incentives	HRA Proposal
Heritage House			
Density (FSR)	0.5	0.68	0.43
Floor Area	374.3 sq. m. (4,029 sq. ft.)	509 sq. m. (5,479 sq. ft.)	320 sq. m. (3,443 sq. ft.)
Infill House			
Density (FSR)	0.1	0.12	0.18
Floor Area	74.9 sq. m. (806 sq. ft.)	89.8 sq. m. (967 sq. ft.)	132 sq. m. (1,420 sq. ft.)
Site Total			
Density	0.6	0.8	0.604
Floor Area	449.1 sq. m. (4,834.5 sq. ft.)	598.8 sq. m. (6,445.5 sq. ft.)	452 sq. m. (4,863 sq. ft.)

Two Zoning Bylaw relaxations related to siting would also be required:

1. Existing (east) side yard setback from the heritage house to the neighbour (smaller by 0.9 m. / 2.9 ft.)
2. Reduced setback from Sydney Street for the infill house (by 0.6 m. / 2 ft.) to lane setback regulations

DISCUSSION

Overall Evaluation

When Council considers entering into a Heritage Revitalization Agreement (HRA) with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. Additionally, Zoning Bylaw relaxations should be suited to the context of the site and consistent with the City's policies. Three Zoning Bylaw relaxations are proposed to facilitate this project: (1) re-allocation of existing site density; (2) regularize an existing side yard setback (heritage house) and, (3) reduce a side yard setback (infill house) to Sydney Street, to be consistent with the setback requirement for a lane.

Staff considers the relaxations to be minor and that the project is consistent with the City's policy on HRAs and other housing related policies, and to represent a balance of development benefits with community benefits. Given this, the proposal is considered reasonable. Further discussion of the proposed relaxations needed for this project is included below.

Density

Infill House

Through the review process, the density of the infill house was reduced from 0.22 FSR to 0.18 FSR. Although still be larger than permitted, it is consistent with similar past HRA applications. The infill house would be 0.08 FSR (57.1 sq. m. / 614 sq. ft.) larger than a laneway house permitted on this site, and 0.06 FSR (42.1 sq. m. / 453 sq. ft.) larger than the Conservation Area's incentives program would allow. The basement would account for 0.05 FSR (34.4 sq. m. / 370 sq. ft.) which would reduce building bulk from the streetscape. Without the basement, the infill house would be 0.13 FSR (97.5 sq. m. / 1,050 sq. ft.), which is 0.01 FSR (7.5 sq. m. / 81 sq. ft.) above the Conservation Area's incentives program allowance.

Overall Site

Additional density would not be required to facilitate the project. Rather, the unused density from the principal heritage house is proposed to be reallocated to the new infill house. The total combined site density would be 0.604 FSR which is: 1) consistent with the total density allowed by the Zoning Bylaw; 2) lower than the Conservation Area's incentive program; and 3) lower than other similar HRAs (average at 0.65 FSR).

The larger size of the infill building, which does not require additional site density, is considered reasonable in exchange for the Heritage Designation of the principal house. The provision of a ground-oriented, two bedroom unit with recreational spaces and yard space, also fulfills the intentions of the City's goals to develop more ground-oriented family-friendly housing in low density neighbourhoods. Given this, the relaxations proposed are considered reasonable.

Side Yard Setbacks

Relaxations are required for the side yard setback for the heritage house, from 1.5 m. (5 ft.) to 0.6 m. (2.1 ft.), and the setback to Sydney Street for the infill house, from 1.5 m. (5 ft.) to 0.9 m. (3 ft.). The setback relaxation for the heritage house will allow it to remain in its current location, regularizing an existing non-conformity. The setback relaxation for the infill house is against Sydney Street, at the intersection with Fourth Street. Sydney Street has a width of 6.04 m. (19.8 ft.) and functions like a lane, although it is named and considered a street, which results in a larger setback requirement. The proposed relaxation would be consistent with requirements for a lane. Given the above the setback relaxations are considered reasonable.

Heritage Considerations

Heritage Value and Protection

As part of the Queen's Park Heritage Conservation Area's Special Limited Study (see Attachment 3), Council removed protection from this property due to its lack of social-cultural value, i.e. the house is not associated with a significant person, event, tradition, or practice. However, recent historic research by the applicant found a newspaper article which showcased the building and provided details on the various contractors and craftsman, many well-known in the community. With this new information, the Edgar House has been evaluated to have historic, aesthetic, and cultural value. The Heritage Conservation Plan describes its heritage value and includes photographs (Attachment 1, in Appendix 2 of the HRA Bylaw).

At their October 5, 2021 meeting, the Community Heritage Commission (CHC) endorsed the historic values of the house, and its addition to the City's Heritage Register (minutes in Attachment 7).

Heritage Conservation

Updating and restoration work has already been completed on the house (2020). As a non-protected property, this work was not required at that time to be reviewed against the neighbourhood's design guidelines, and a Heritage Alteration Permit was not required. Staff have since reviewed the changes and consider them to be consistent with the Conservation Area's design guidelines. The work has also been evaluated by the project's Heritage Professional who determined that it met *The Standards and Guidelines for the Conservation of Historic Places in Canada.* The Heritage Conservation Plan describes this work (Attachment 1, in Appendix 2 of the HRA Bylaw). The CHC also reviewed the work at their meeting on October 5, 2021 (minutes in Attachment 7).

Applicant Response to Feedback

In response to consultation feedback, the applicant has made changes to their proposal in the following key areas which are considered to address feedback received:

- changed the proposed tenure for the infill house from stratified to rental;
- had previously completed work evaluated by a Heritage Professional confirming its consistency with the Standards and Guidelines for the Conservation of Historic Places in Canada; and
- reduced infill building density (0.22 to 0.18 FSR) and height, upper floor size, and size of the front entry landing which eliminated a relaxation request.

Although greenspace reduction was identified during consultation, the site coverage of the infill house is consistent with the laneway and carriage house development permit guidelines so no relaxations to site coverage are proposed, and there are no protected trees on site.

CONSULTATION

Community Heritage Commission

The project proposal was reviewed by the Community Heritage Commission (CHC) at their meeting on October 6, 2021 (minutes in Attachment 7). In addition to the Conservation Plan, the CHC was also provided with an assessment of conservation work completed in 2019-2020 prior to an HRA application being submitted, against *The Standards and Guidelines for the Conservation of Historic Places in Canada*. Although, there were some concerns identified, the application, heritage designation and registration were supported by the CHC.

Applicant-led Community Consultation

The applicants conducted public consultation, which included a survey that indicated over half the respondents supported the overall project (near 70%). The following issues were cited: too much density for the site; heritage conservation work completed prior to the HRA process; previous removal of Conservation Area protection; and reduction in green space. A summary of the applicant-led consultation, including timeline, notifications, and events and feedback responses are included in Attachment 8. Further information on how these items were addressed are included in the Applicant Response and Revisions section above.

REVIEW PROCESS

The steps in this project's review were as follows, with the current step highlighted in grey:

Table 2: Application Review Stages

#	Stage	Date
1	Formal Application	March 2021
2	Preliminary report to Land Use and Planning Committee	July 12, 2021
3	Preliminary report to Council	August 30, 2021
4	Applicant-led Public Consultation including dissemination of information through the local Residents Association	September 28, 2021 to October 27, 2021
5	Review by the Community Heritage Commission	October 6, 2021
6	Applicant-led online open house	October 13, 2021
8	Council consideration of First and Second Reading of Bylaws **(we are here)**	January 10, 2022
9	Public Hearing and Council consideration of Third Reading and Adoption of Bylaws	*Winter 2022*

As there are fewer than five units proposed for the lot, and the form of development is consistent with the Official Community Plan, the application was not forwarded to the New Westminster Design Panel nor the Advisory Planning Committee for review and comment.

NEXT STEPS

Staff is recommending Council forward the HRA Bylaw (Attachment 1) and Heritage Designation Bylaw (Attachment 2) to Public Hearing. A notification sign for the application would be installed on the property and notifications for the Public Hearing would occur in accordance with the City's procedures. Following the Public Hearing, should the Bylaws be adopted, permits issued by the Director of Climate Action, Planning and Development (Heritage Alteration Permit, Building Permit, and Tree Permit) would be required prior to construction.

Servicing, off-site works, and arboricultural requirements have been provided to the applicant. The attached Engineering Services Memo (Attachment 9) outlines the improvements that would be required to facilitate the proposed development. Such improvements would need to be provided in accordance with City standards, as determined by the Director of Engineering Services.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. A staff-led project team was assigned for reviewing this project consisting of staff from Engineering (Servicing and Transportation), Fire, Electrical, Parks and Recreation, and Climate Action, Planning and Development (Building, Planning, Trees, and Heritage) Departments who provided comments throughout the development review process.

OPTIONS

The following options are available for Council's consideration:

1. That Council consider Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022 and Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing.

2. That Council add 323 Regina Street to the City's Heritage Register following the adoption of Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022.

3. That Council provide staff with alternative direction.

Staff recommend option 1 and 2.

ATTACHMENTS

Attachment 1:	Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022
Attachment 2:	Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022
Attachment 3:	Policies and Regulations Summary
Attachment 4:	Proximity to Transit Service and Other Sustainable Transportation Options
Attachment 5:	Proposed Project Statistics and Relaxations
Attachment 6:	Extract of July 12, 2021 Land Use and Planning Committee (LUPC) Meeting Minutes
Attachment 7:	Extract of Oct 6, 2021 Community Heritage Commission (CHC) Meeting Minutes
Attachment 8:	Applicant-led Consultation Feedback and Correspondence Received
Attachment 9:	Engineering Servicing Memo

APPROVALS

This report was prepared by:
Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by:
Britney Dack, Senior Heritage Planner
Rupinder Basi, Supervisor of Development Planning
Jackie Teed, Manager of Climate Action, Planning and Development

This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Corporation of the City of
NEW WESTMINSTER

Attachment 1

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

THE CORPORATION OF THE CITY OF NEW WESTMINSTER
HERITAGE REVITALIZATION AGREEMENT (323 Regina Street)
BYLAW NO. 8304, 2022

A Bylaw to enter into a Heritage Revitalization Agreement under Section 610 of the *Local Government Act*

WHEREAS the City of New Westminster and the owners of the property located at 323 Regina Street in New Westminster wish to enter into a Heritage Revitalization Agreement in respect of the property;

NOW THEREFORE, the Council of the City of New Westminster enacts as follows:

Citation

1. This Bylaw may be cited as "Heritage Revitalization Agreement (323 Regina Street) Bylaw No. 8304, 2022".

Heritage Revitalization Agreement

2. The City of New Westminster enters into a Heritage Revitalization Agreement with the registered owners of the property located at 323 Regina Street legally described as PID: 013-593-285; LOT 12 OF LOT 4 SUBURBAN BLOCK 10 PLAN 2620.

3. The Mayor and City Clerk are authorized on behalf of the City of New Westminster Council to sign and seal the Heritage Revitalization Agreement attached to this Bylaw as Schedule "A".

READ A FIRST TIME this _____ day of _____, 2022.

READ A SECOND TIME this _____ day of _____, 2022.

PUBLIC HEARING held this _____ day of _____, 2022.

READ A THIRD TIME this _____ day of _____, 2022.

ADOPTED this _____ day of _____, 2022.

_____ _____

MAYOR JONATHAN X. COTE JACQUE KILLAWEE, CITY CLERK

SCHEDULE "A"

HERITAGE REVITALIZATION AGREEMENT (323 Regina Street)

THIS AGREEMENT dated for reference the 1st day of December, 2021 is

BETWEEN:

GARY JOHN HOLISKO and **ROSANNE MARIE HOOD**,
323 Regina Street, New Westminster, BC
V3L 1S8

(together, the "Owners")

AND:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER, City Hall, 511 Royal Avenue, New Westminster, BC V3L 1H9

(the "City")

WHEREAS:

A. The Owners are the registered owners in fee simple of the land and all improvements located at 323 Regina Street, New Westminster, British Columbia, legally described as PID: 013-593-285; LOT 12 OF LOT 4 SUBURBAN BLOCK 10 PLAN 2620 (the "Land");

B. There is one principal building situated on the Land, known as the Edgar House (the "Heritage Building"), which is shown on the site plan attached as Appendix 1 (the "Site Plan") labelled as "323 Regina Street";

C. The City and the Owner agree that the Heritage Building has heritage value and should be conserved;

D. The Owner wishes to make certain alterations to restore and rehabilitate the Heritage Building (the "Work");

E. The Owners intend to construct a two storey infill house on the lands, measuring approximately 132 square meters in size (the "Infill House") on that portion of the Land labelled on the Site Plan as "471 Fourth Street Coach House";

F. Section 610 of the *Local Government Act*, RSBC 2015, Chapter 1 authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 14 or Part 15 of the *Local Government Act*;

G. The Owner and the City have agreed to enter into this Heritage Revitalization Agreement setting out the terms and conditions by which the heritage value of the Heritage Building is to be preserved and protected, in return for specified supplements and variances to City bylaws;

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars ($10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owner and the City each covenant with the other pursuant to Section 610 of the *Local Government Act* as follows:

Conservation of Heritage Building

1. Upon execution of this Agreement, the Owner shall promptly commence the Work in accordance with the Heritage Conservation Plan prepared by Katie Cummer, PhD CAHP, of Cummer Heritage Consulting dated July 24, 2021, a copy of which is attached hereto as Appendix 2 (the "Conservation Plan"), and the design plans and specifications prepared by Nancy G Dheilly, dated AUG 6, 2021, NOV 8, 2021, and NOV 17, 2021, a copy of which is attached hereto as Appendix 5 (the "Approved Plans"), full-size copies of which plans and specifications are on file at the New Westminster City Hall.

2. Prior to commencement of the Work, the Owner shall obtain from the City all necessary permits and licenses, including a heritage alteration permit, building permit, and tree permit.

3. The Owner shall obtain written approval from the City's Director of Climate Action, Planning and Development for any changes to the Work, and obtain any amended permits that may be required for such changes to the Work, as required by the City.

4. The Owner agrees that the City may, notwithstanding that such permits may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the Heritage Building if the work that the Owner wishes to undertake is not in accordance with the Conservation Plan or the Approved Plans.

5. The Work shall be done at the Owner's sole expense in accordance with generally accepted engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of Appendix 2, the parties agree that the conflict or ambiguity shall be resolved in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd edition, published by Parks Canada in 2010.

6. The Owner shall, at the Owner's sole expense, erect on the Land and keep erected throughout the course of the Work, a sign of sufficient size and visibility to effectively notify contractors and tradespersons entering onto the Land that the Work involves protected heritage property and is being carried out for heritage conservation purposes.

7. The Owner shall, at the Owner's sole expense, engage a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia or the British Columbian Association of Heritage Professionals with

specialization in Building or Planning (the "Registered Professional") to oversee the Work and to perform the duties set out in section 8 of this Agreement, below.

Role of Registered Professional

8. The Registered Professional shall:

   (a) prior to commencement of the Work, and at any time during the course of the Work that a Registered Professional has been engaged in substitution for a Registered Professional previously engaged by the Owner, provide to the City an executed and sealed Confirmation of Commitment in the form attached as Appendix 3 and, if the Registered Professional is a member of the Canadian Association of Heritage Professionals, the Registered Professional shall provide evidence of their membership and specialization when submitting such executed Confirmation of Commitment;

   (b) conduct field reviews of the Work with the aim of ensuring compliance of the Work with the Conservation Plan in Appendix 2;

   (c) provide regular reports to the City's Climate Action, Planning and Development Department, on the progress of the Work;

   (d) upon substantial completion of the Work, provide to the City an executed and sealed Certification of Compliance in the form attached as Appendix 4; and

   (e) notify the City within one business day if the Registered Professional's engagement by the Owner is terminated for any reason.

Heritage Designation

9. The Owner irrevocably agrees to the designation of the Heritage Building as protected heritage property, in accordance with Section 611 of the *Local Government Act*, and releases the City from any obligation to compensate the Owner in any form for any reduction in the market value of the Lands or the Heritage Building that may result from the designation.

10. Following completion of the Work, the Owner shall maintain the Heritage Building in good repair in accordance with the Conservation Plan in Appendix 2 and the maintenance standards set out in City of New Westminster Heritage Properties Minimum Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time, and, in the event that Bylaw No. 7971 is repealed and not replaced, the Owner shall continue to maintain the building to the standards that applied under Bylaw No. 7971 immediately prior to its repeal.

11. Following completion of the Work in accordance with this Agreement, the Owner shall not alter the heritage character or the exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City.

Damage to or Destruction of Heritage Building

12. If the Heritage Building is damaged, the Owner shall obtain a heritage alteration permit and any other necessary permits and licenses and, in a timely manner, shall restore and repair the Heritage Building to the same condition and appearance that existed before the damage occurred.

13. If, in the opinion of the City, the Heritage Building is completely destroyed, the Owner shall construct a replica, using contemporary material if necessary, of the Heritage Building that complies in all respects with the Conservation Plan in Appendix 2, the Approved Plans in Appendix 5, and with City of New Westminster Zoning Bylaw No. 6680, 2001 as amended (the "Zoning Bylaw"), as varied by this Agreement, after having obtained a heritage alteration permit and any other necessary permits and licenses.

14. The Owner shall use best efforts to commence and complete any repairs to the Heritage Building, or the construction of any replica building, with reasonable dispatch.

Construction of the Infill House

15. The Owners shall construct the Infill House in strict accordance with the Site Plan and the Approved Plans prepared by Nancy G Dheilly, dated NOV 8, 2021 and NOV 17, 2021, a copy of which is attached hereto as Appendix 5, full-size copies of which plans and specifications are on file at the New Westminster City Hall.

16. Prior to commencement of construction of the Infill house, the Owner shall obtain from the City all necessary approvals, permits, and licenses, including a heritage alteration permit, building permit, and tree permit.

17. The Owner shall obtain written approval from the City's Director of Climate Action, Planning and Development for any changes to the Infill House, and obtain any amended permits that may be required for such changes to the Infill House, as required by the City.

18. The Owner agrees that the City may, notwithstanding that such permits may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the Infill House if the work that the Owner wishes to undertake is not in accordance with the Approved Plans.

19. The construction of the Infill House shall be done at the Owner's sole expense and in accordance with generally accepted engineering and architectural practices.

Timing and Phasing

20. The Owner shall commence and complete all actions required for the completion of the Work, as set out in the Conservation Plan in Appendix 2, within three years following the date of adoption of the Bylaw authorizing this Agreement.

21. The Owner shall not construct the Infill House on the Land until the Owner has completed the Work in respect of the Heritage Building to the satisfaction of the City's Director of Climate Action, Planning and Development, has provided the Certification of Compliance described in section 8(d) above.

22. The City may, notwithstanding that such a permit may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a building permit or heritage alteration permit applied for in respect of the Infill House if the Owner has not completed the Work in respect of the Heritage Building, to the satisfaction of the City's Director of Climate Action, Planning and Development.

23. The Owner shall complete all actions required for the completion of the Infill House, as set out in Approved Plans in Appendix 5, within five years following the date of adoption of the Bylaw authorizing this Agreement.

No Subdivision

24. The Owners shall not subdivide the Lands or the buildings located on the Lands by any method, including by way of a building strata plan under the provisions of the Strata Property Act (British Columbia), or any successor legislation dealing with the creation of separate titles to buildings or portions of a building.

Inspection

25. Upon request by the City, the Owners shall advise or cause the Registered Professional to advise, the City's Climate Action, Planning and Development Department, of the status of the Work.

26. Without limiting the City's power of inspection conferred by statute and in addition to such powers, the City shall be entitled at all reasonable times and from time to time to enter onto the Land for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

27. The Owner agrees that the City may, notwithstanding that a final inspection may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a final inspection or occupancy certificate applied for in respect of the Heritage Building or the Infill House if the Owner has not completed the Work with respect to the Heritage Building or construction of the Infill House to the satisfaction of the City's Director of Climate Action, Planning and Development.

Conformity with City Bylaws

28. The City of New Westminster Zoning Bylaw No. 6680, 2001, is varied and supplemented in its application to the Land in the manner and to the extent provided and attached as Appendix 6.

29. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development or use of the Land, including any construction, alteration, rehabilitation, restoration and repairs of the Heritage Building or Infill house, must comply with all applicable bylaws of the City.

No Application to Building Interiors

30. Unless otherwise stated in this Agreement or set out in the Conservation Plan, the terms and conditions of this Agreement respecting the Heritage Building and Infill House apply only to the structure and exterior of the buildings, including without limitation the foundation, walls, roof, and all exterior doors, stairs, windows and architectural ornamentation.

Enforcement of Agreement

31. The Owner acknowledges that it is an offence under Section 621(1)(c) of the *Local Government Act* to alter the Land or the Heritage Building in contravention of this Agreement, punishable by a fine of up to $50,000.00 or imprisonment for a term of up to 2 years, or both.

32. The Owner acknowledges that it is an offence under Section 621(1)(b) of the *Local Government Act* to fail to comply with the requirements and conditions of any heritage alteration permit issued to the Owner pursuant to this Agreement and Section 617 of the *Local Government Act*, punishable in the manner described in the preceding section.

33. The Owner acknowledges that, if the Owner alters the Land, the Heritage Building or the Infill House in contravention of this Agreement, the City may apply to the British Columbia Supreme Court for:

    (a) an order that the Owner restore the Land or the Heritage Building or the Infill House, or all, to their condition before the contravention;

    (b) an order that the Owner undertake compensatory conservation work on the Land, the Heritage Building, or the Infill House;

    (c) an order requiring the Owner to take other measures specified by the Court to ameliorate the effects of the contravention; and

    (d) an order authorizing the City to perform any and all such work at the expense of the Owner.

34. The Owner acknowledges that, if the City undertakes work to satisfy the terms, requirements or conditions of any heritage alteration permit issued to the Owners pursuant to this Agreement upon the Owner's failure to do so, the City may add the cost of the work and any incidental expenses to the taxes payable with respect to the Land, or may recover the cost from any security that the Owner has provided to the City to guarantee the performance of the terms, requirements or conditions of the permit, or both.

35. The Owner acknowledges that the City may file a notice on title to the Land in the Land Title Office if the terms and conditions of this Agreement have been contravened.

36. The City may notify the Owner in writing of any alleged breach of this Agreement and the Owner shall have the time specified in the notice to remedy the breach. In the event that the Owner fails to remedy the breach within the time specified, the City may enforce this Agreement by:

    (a) seeking an order for specific performance of the Agreement;

    (b) any other means specified in this Agreement; or

    (c) any means specified in the *Community Charter* or the *Local Government Act*,

    and the City's resort to any remedy for a breach of this Agreement does not limit its right to resort to any other remedy available at law or in equity.

Statutory Authority Retained

37. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

Indemnity

38. The Owner hereby releases, indemnifies and saves the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the existence or effect of any of the restrictions or requirements in this Agreement, or the breach or non-performance by the Owner of any term or provision of this Agreement, or by reason of any work or action of the Owner in performance of its obligations under this Agreement or by reason of any wrongful act or omission, default, or negligence of the Owner.

39. In no case shall the City be liable or responsible in any way for:

    (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or

    (b) any loss or damage of any nature whatsoever, howsoever caused to the Land, or any improvements or personal property thereon belonging to the Owner or to any other person,

    arising directly or indirectly from compliance with the restrictions and requirements in this Agreement, wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement or refusal, omission or failure of the City to enforce or

require compliance by the Owner with the restrictions or requirements in this Agreement or with any other term, condition, or provision of this Agreement.

No Waiver

40. No restrictions, requirements, or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

Interpretation

41. In this Agreement, "Owner" shall mean all registered owners of the Land or subsequent registered owners of the Land, as the context requires or permits.

Headings

42. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

Appendices

43. All appendices to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

44. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Joint and Several

45. If at any time more than one person (as defined in the *Interpretation Act* (British Columbia) owns the Land, each of those persons will be jointly and severally liable for all of the obligations of the Owner under this Agreement.

Successors Bound

46. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date written above.

Signed, Sealed and Delivered in the presence of:	)	
_____	)	_____
Name	)	**GARY JOHN HOLISKO**
_____	)	
Address	)	
_____	)	_____
Occupation	)	**ROSANNE MARIE HOOD**

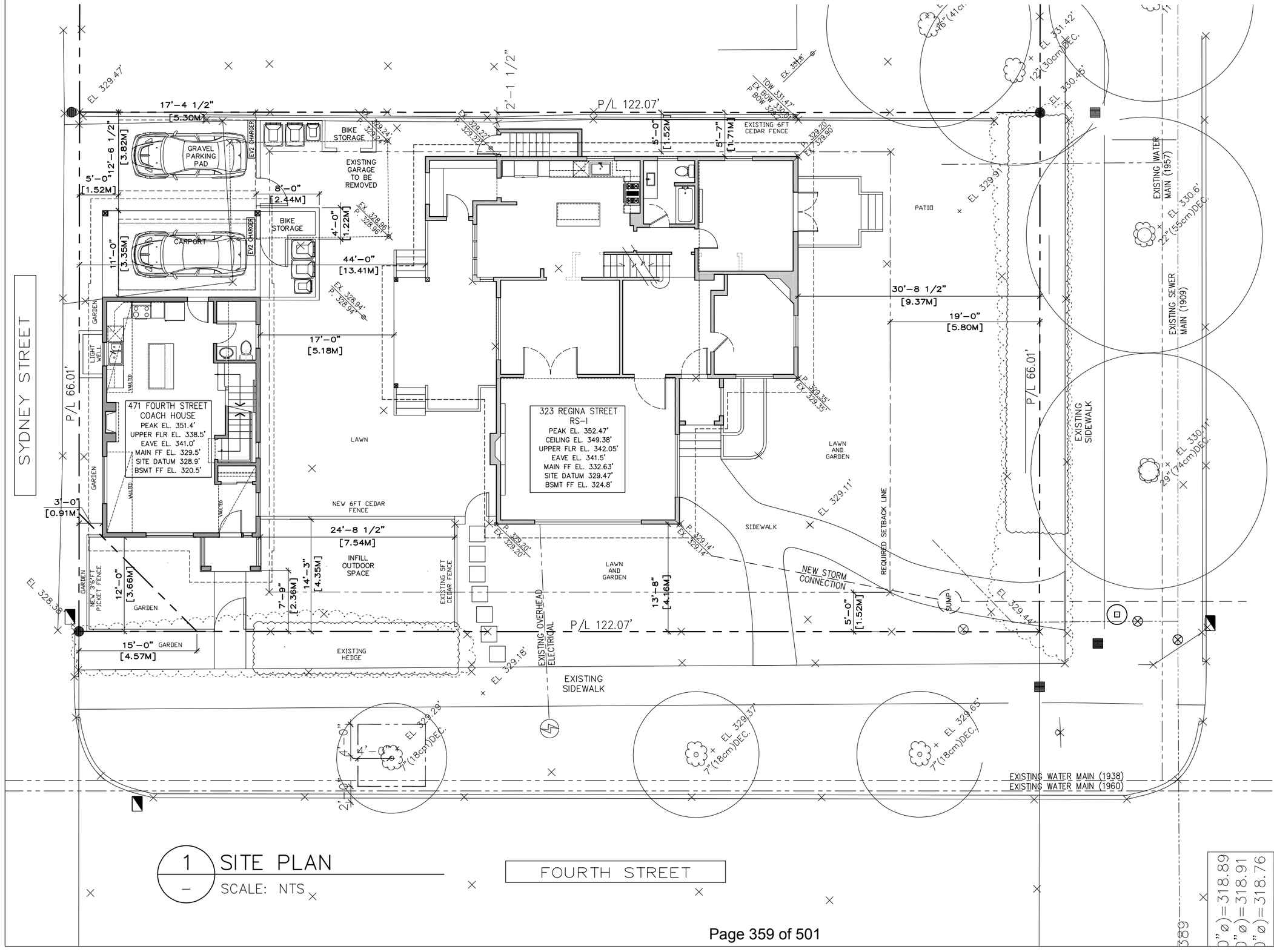
THE CORPORATION OF THE CITY OF NEW WESTMINSTER
by its authorized signatories:

_____
Mayor Jonathan X. Cote

_____
Jacqueline Killawee, City Clerk

APPENDIX 1

SITE PLAN



NANCY G DHEILLY
360 SHERBROOKE STREET
NEW WESTMINSTER, B.C., V3L 3M7
TEL. 604.526.2503
E-MAIL NDHEILLY@SHAW.CA

PROJECT TITLE.

HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE PLAN

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

DRAWN BY.
NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 17, 2021

SCALE.
NTS

DRAWING NO.

A-1.0

APPENDIX 2

CONSERVATION PLAN

Heritage Conservation Plan

Edgar House, 323 Regina Street, New Westminster, BC

July 24, 2021

Fig. 1: View of the front of Edgar House at 323 Regina Street, New Westminster, BC, 2020, as visible from the corner of Regina Street and Fourth Street. (Source: Holisko)

Written by *Katie Cummer, PhD CAHP – Cummer Heritage Consulting (CHC)*

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528.0 **Introduction**

The subject house, Edgar House, is a Storybook style, one and a half storey, stuccoed, wood-frame construction with concrete foundation located at 323 Regina Street in New Westminster (Fig. 2). It is located in the northwest corner of the Queen's Park neighbourhood in New Westminster.

Fig. 2: Map of the area surrounding 323 Regina Street, outlined in yellow. (Source: City of New Westminster Map Viewer, CityViews, 2020)

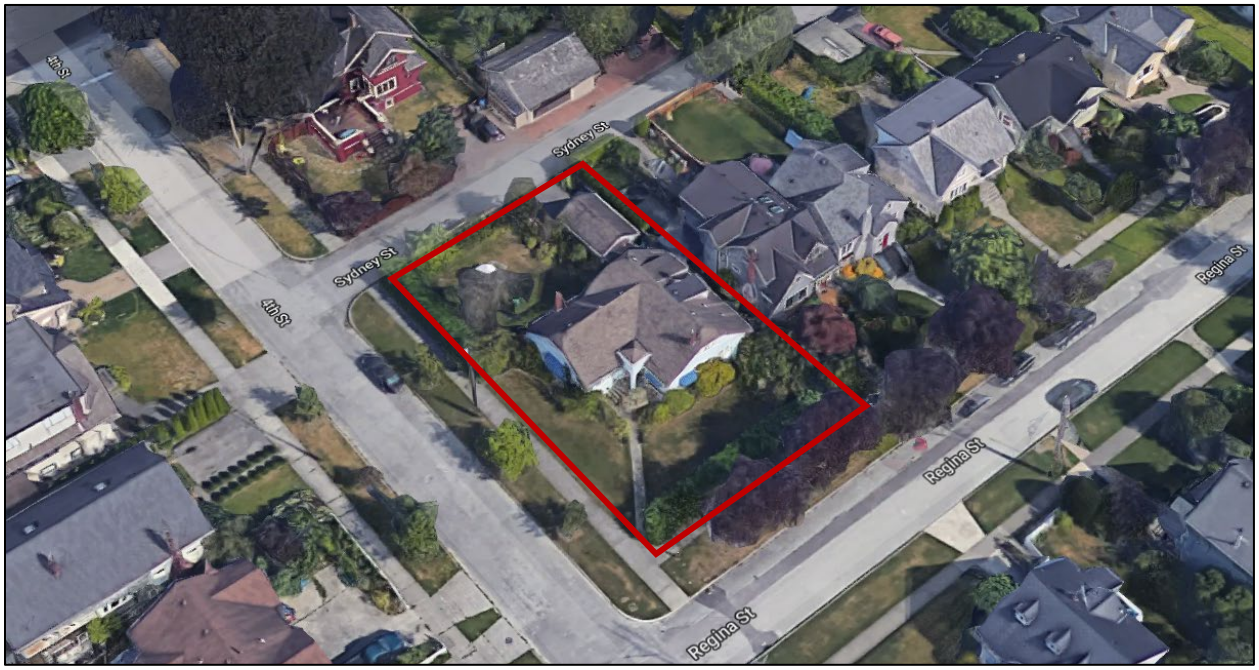
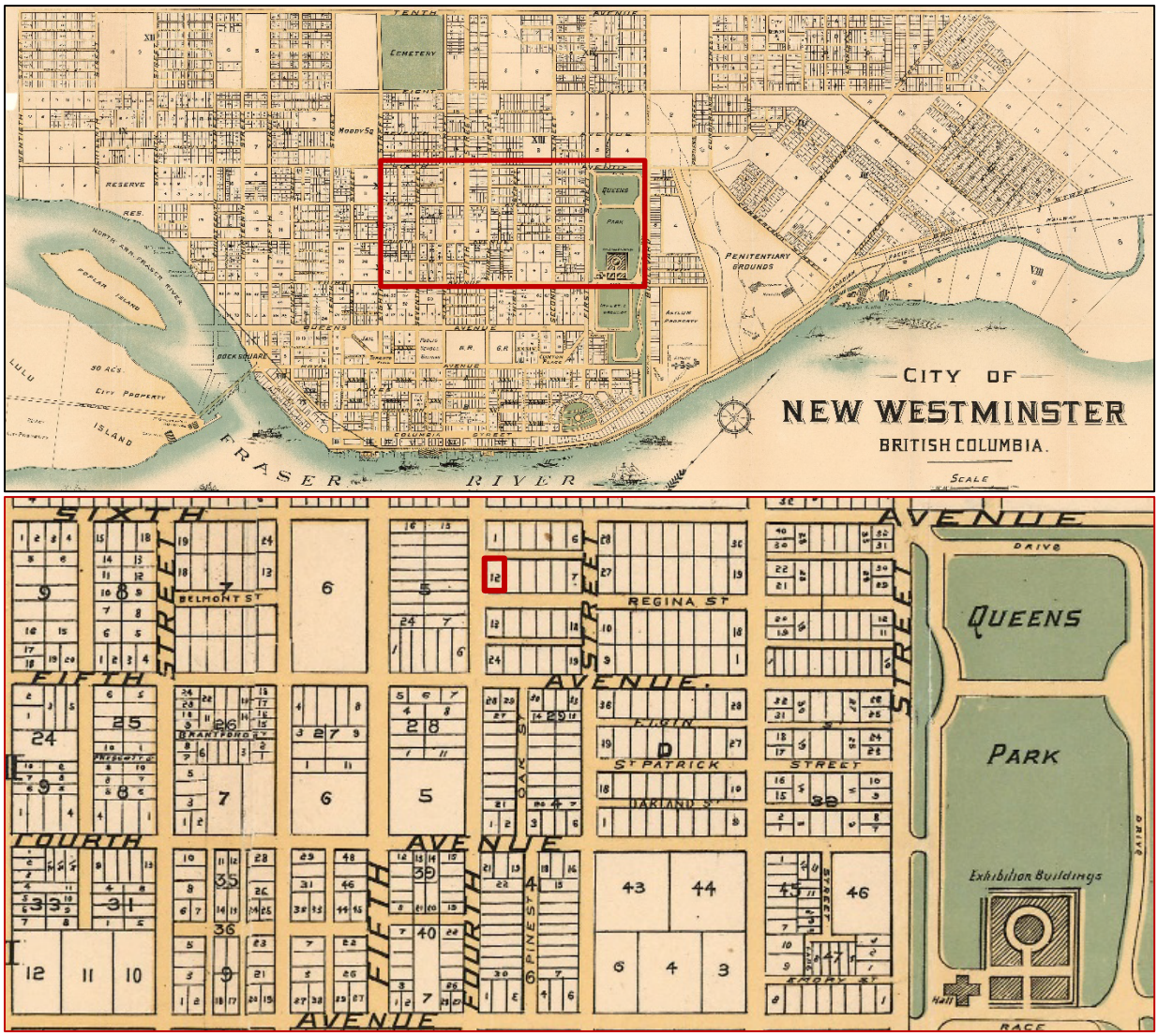


Fig. 3: Aerial view of 323 Regina Street, outlined in red. (Source: Google, 2019)

2.0 Historic Context

In 1859, the British Royal Engineers surveyed the area to become known as New Westminster, which at the time was to be the new colonial capital of the crown colony of British Columbia (Hainsworth and Freund-Hainsworth 2005, pp. 18-19). They overlaid a grid pattern on the natural topography of the area (Fig. 4a), parallel to the Fraser River (Mather and McDonald 1958, p. 22). The design, still present today, had the streets running up the hill, perpendicular to the river, and the avenues across the area, parallel to the river. The head engineer, Colonel Richard Moody, envisioned a formally planned "Garden City" with prominent public parks and elegant wide avenues (Wolf 2005, pp. 18-20). These well-landscaped parks and avenues are clearly visible in the 1928 aerial photograph of the area (Fig. 7 below).



Figs. 4a and 4b: Fig. 4a (above) shows the wider context of the City of New Westminster, 1892. Note the grid pattern of the streets and avenue. In Fig. 4a (above), the neighbourhood of 323 Regina Street is outlined in red. Its lot is outlined in bolded red in Fig. 4b (below). (Source: City of Vancouver Archives, AM1594-MAP 617)

"The Royal Engineers marked out the area now known as Queen's Park including road allowances for wide streets and landscaped boulevards, land reserves, and squares in 1859. The next year the Royal Engineers surveyed 75.5 acres for what became Queen's Park itself. The area very soon began to attract merchants and entrepreneurs seeking a prestigious location away from the noise and pollution of the downtown and river front." (DCD *et al*. 2009, p. 41). Shortly thereafter, New Westminster experienced two major building

booms. The first beginning in the 1880s with the extension of the Canadian Pacific Railway line and the second in the 1900s, following the destructive fire of 1898 that destroyed much of Downtown (Mather and McDonald 1958). At the beginning of the 20th century, Queen's Park "was filled up as an elite residential neighbourhood. In 1906 Queen's Park acquired paved street and concrete sidewalks, in 1912 a sewer system, and a year later street curbs, making it the first fully serviced neighbourhood in New Westminster" (DCD *et al*. 2009, p. 42).

The subject property at 323 Regina Street is located in the northwest quadrant of this "elite residential neighbourhood" known as Queen's Park. Interestingly, it was a relatively later development in the neighbourhood, being built in 1928, compared to the numerous Edwardian era constructions, distinctly visible in a 1913 Fire Insurance Map (Figs. 5a and 5b). It is worth comparing this to a 1957 Fire Insurance Map (Fig. 6), which shows a few additional developments built during the interim decades, including the captioned study site, which is visible in a 1928 aerial photograph of the area, showing the property being developed (Fig. 7). A newspaper advert from the same year, illustrates and promotes the house and its numerous qualities (Fig. 8).

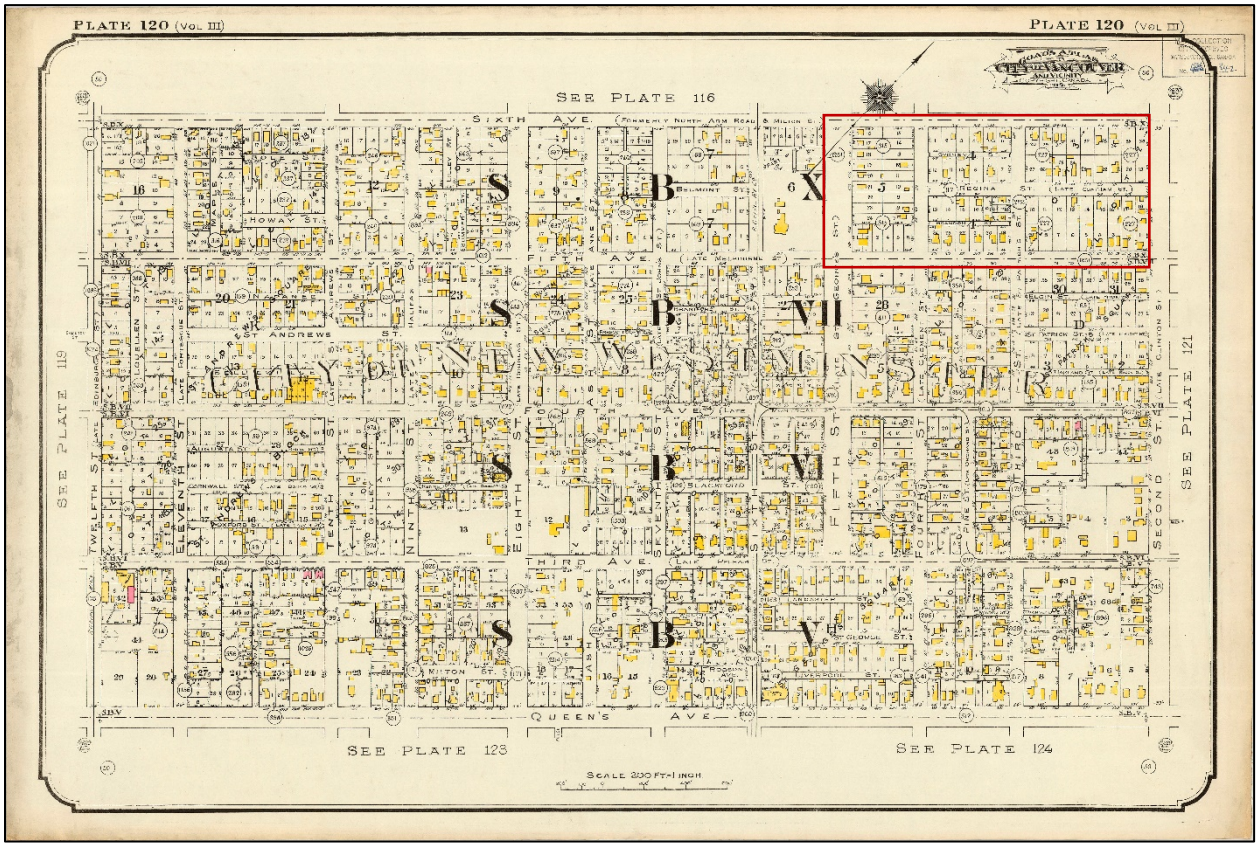


Fig. 5a: Fire Insurance Map of New Westminster, 1913. The neighbourhood of 323 Regina Street is outlined in red. The property is outlined in bolded red in Fig. 5b (below). (Source: City of Vancouver Archives, 1972-472.07, Plate 120)

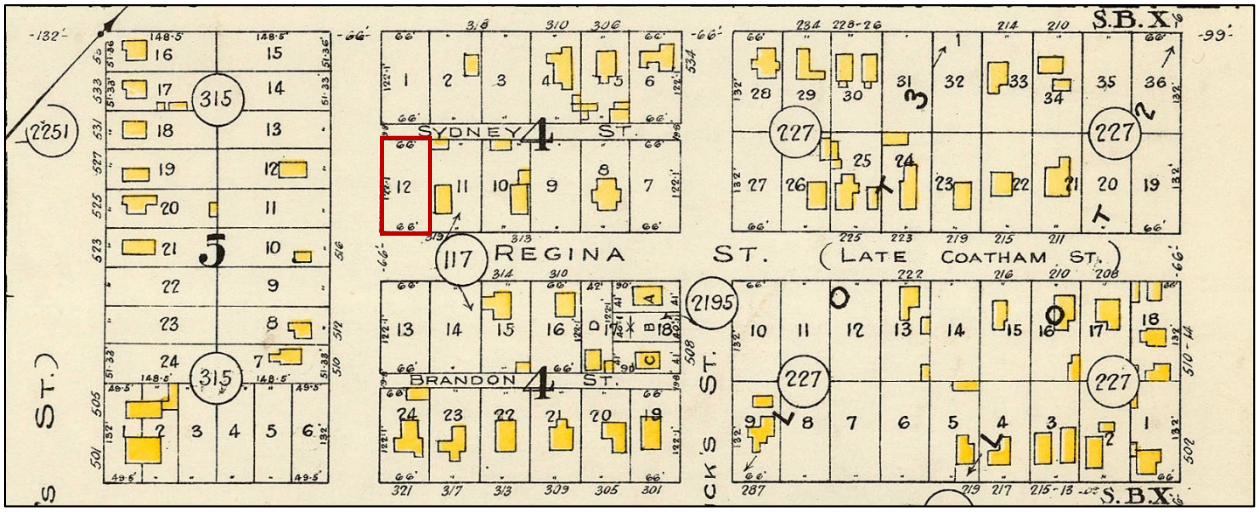


Fig. 5b: Excerpt of Fire Insurance Map of New Westminster, 1913. The empty lot of 323 Regina Street is outlined in red. (Source: City of Vancouver Archives, 1972-472.07, Plate 120)

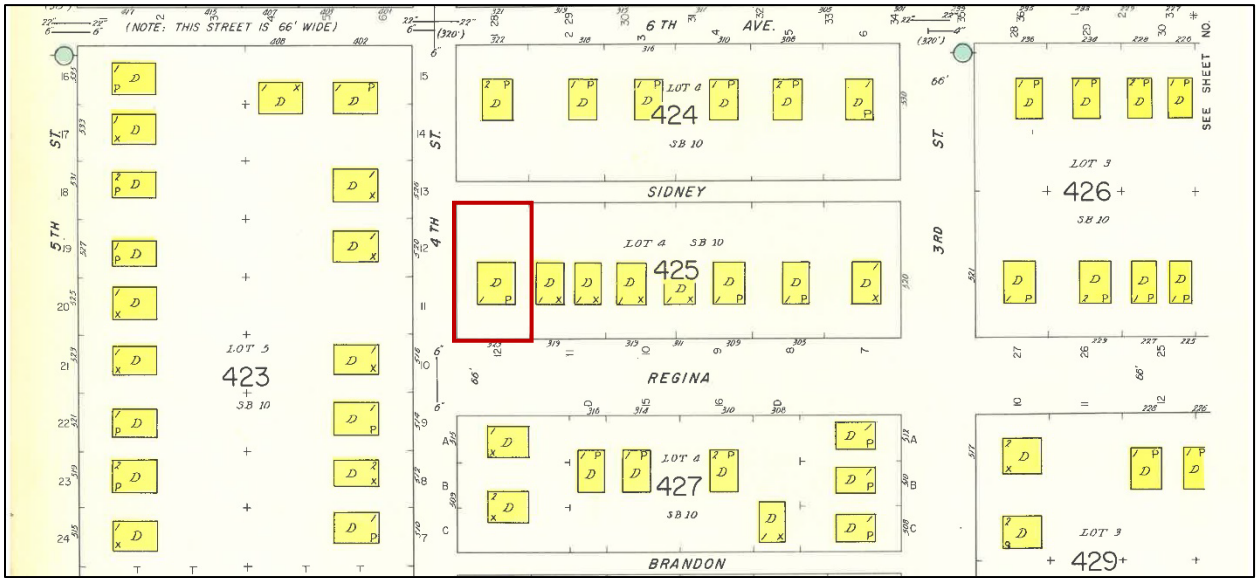


Fig. 6: Fire Insurance Map of New Westminster, 1957. The developed lot of 323 Regina Street is outlined in red. (Source: City of New Westminster Archives 1957, sheet 42)

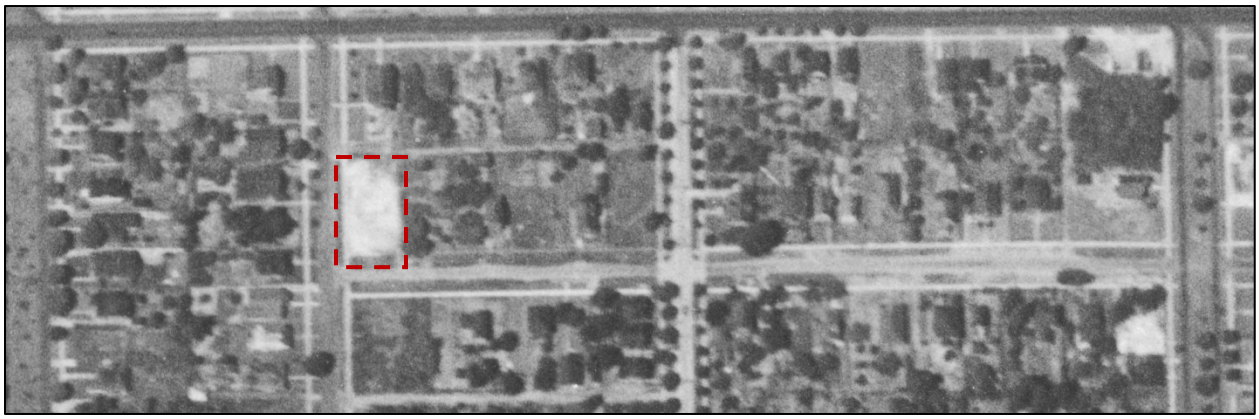
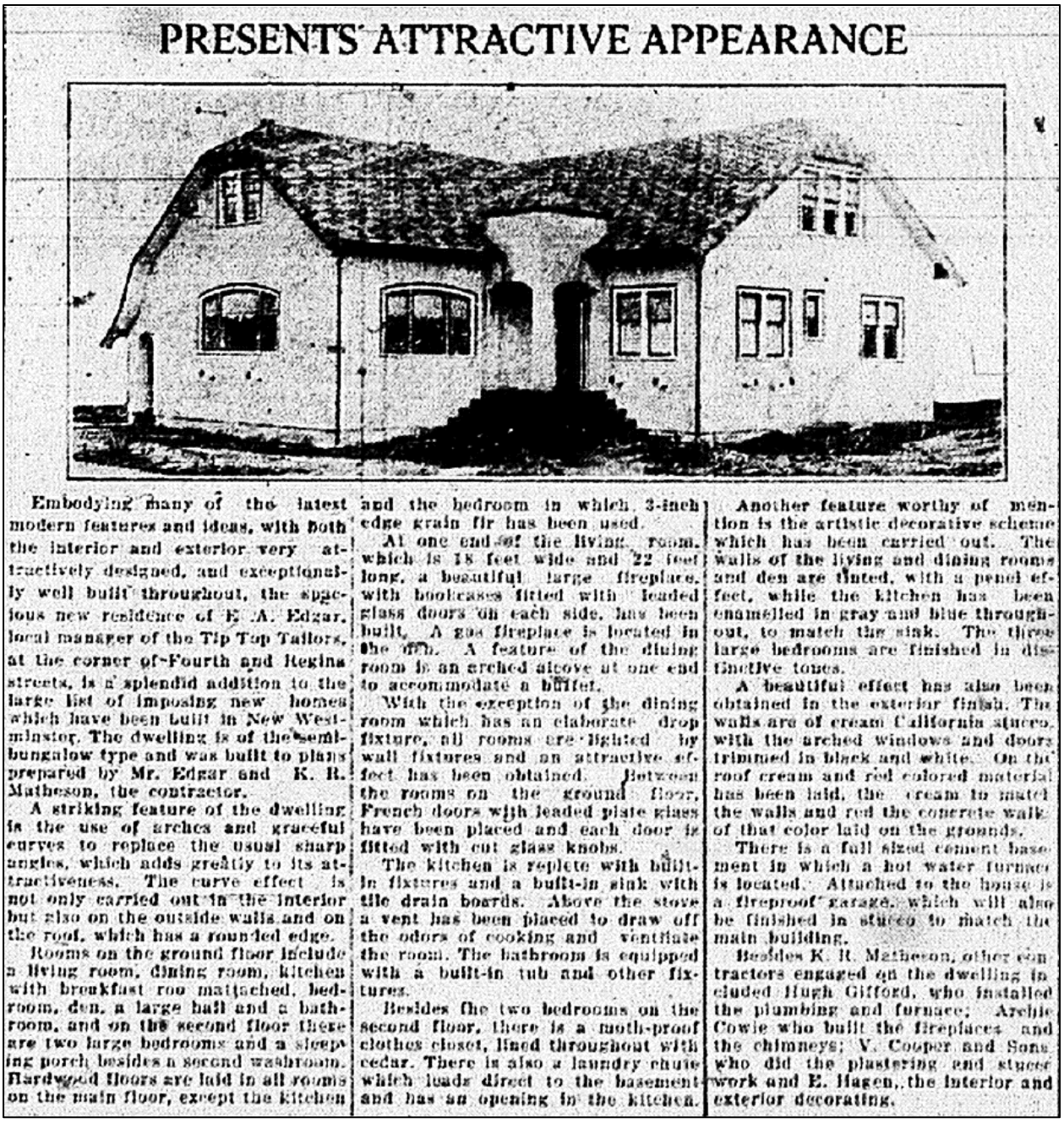


Fig. 7: Section from a Royal Canadian Air Force aerial photograph of New Westminster, 1928. Note that 323 Regina Street has been cleared for development, however, no structure is yet built on the lot. (Source: Library & Archives Canada, AA287_058)



PRESENTS ATTRACTIVE APPEARANCE

Embodying many of the latest modern features and ideas, with both the interior and exterior very attractively designed, and exceptionally well built throughout, the spacious new residence of E. A. Edgar, local manager of the Tip Top Tailors, at the corner of Fourth and Regina streets, is a splendid addition to the large list of imposing new homes which have been built in New Westminster. The dwelling is of the semi-bungalow type and was built to plans prepared by Mr. Edgar and K. R. Matheson, the contractor.

A striking feature of the dwelling is the use of arches and graceful curves to replace the usual sharp angles, which adds greatly to its attractiveness. The curve effect is not only carried out in the interior but also on the outside walls and on the roof, which has a rounded edge.

Rooms on the ground floor include a living room, dining room, kitchen with breakfast roo mattached, bedroom, den, a large hall and a bathroom, and on the second floor there are two large bedrooms and a sleeping porch besides a second washroom. Hardwood floors are laid in all rooms on the main floor, except the kitchen and the bedroom in which 3-inch edge grain fir has been used.

At one end of the living room, which is 18 feet wide and 22 feet long, a beautiful large fireplace, with bookcases fitted with leaded glass doors on each side, has been built. A gas fireplace is located in the den. A feature of the dining room is an arched alcove at one end to accommodate a buffet.

With the exception of the dining room which has an elaborate drop fixture, all rooms are lighted by wall fixtures and an attractive effect has been obtained. Between the rooms on the ground floor, French doors with leaded plate glass have been placed and each door is fitted with cut glass knobs.

The kitchen is replete with built-in fixtures and a built-in sink with tile drain boards. Above the stove a vent has been placed to draw off the odors of cooking and ventilate the room. The bathroom is equipped with a built-in tub and other fixtures.

Besides the two bedrooms on the second floor, there is a moth-proof clothes closet, lined throughout with cedar. There is also a laundry chute which leads direct to the basement and has an opening in the kitchen.

Another feature worthy of mention is the artistic decorative scheme which has been carried out. The walls of the living and dining rooms and den are tinted, with a panel effect, while the kitchen has been enamelled in gray and blue throughout, to match the sink. The three large bedrooms are finished in distinctive tones.

A beautiful effect has also been obtained in the exterior finish. The walls are of cream California stucco, with the arched windows and doors trimmed in black and white. On the roof cream and red colored material has been laid, the cream to match the walls and red the concrete walk of that color laid on the grounds.

There is a full sized cement basement in which a hot water furnace is located. Attached to the house is a fireproof garage, which will also be finished in stucco to match the main building.

Besides K. R. Matheson, other contractors engaged on the dwelling included Hugh Gifford, who installed the plumbing and furnace; Archie Cowie who built the fireplaces and the chimneys; V. Cooper and Sons who did the plastering and stucco work and E. Hagen, the interior and exterior decorating.

Fig. 8: Newspaper article on 323 Regina Street. (Source: The British Columbian, October 8, 1928, p. 7)

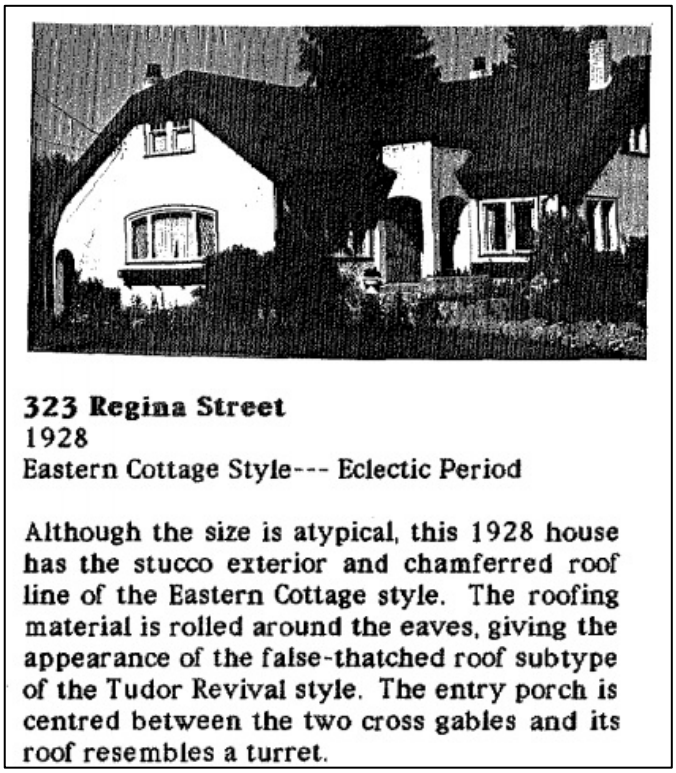
From the above newspaper clipping, the elements of particular note include (transcribed here for ease of reading):

- "The spacious new residence of E. A. Edgar, local manager of the Tip Top Tailors, at the corner of Fourth and Regina streets, is a splendid addition to the large list of imposing new homes which have been built in New Westminster."
- "The dwelling is of the semi-bungalow type and was built to plans prepared by Mr. Edgar and K.R. Matheson, the contractor."
- "A striking feature of the dwelling is the use of arches and graceful curves to replace the usual sharp angles, which adds greatly to its attractiveness. The curve effect is not only carried out in the interior, but also on the outside walls and on the roof, which has a rounded edge."

- "A beautiful affect has also been obtained in the exterior finish. The walls are of cream California stucco with the arched windows and doors trimmed in black and white. On the roof cream and red colored material has been laid, the cream to match the walls and red the concrete walk of that color laid on the grounds."
- "Attached to the house is a fireproof garage, which will also be finished in stucco to match the main building."
- "Besides K.R. Matheson, other contractors engaged on the dwelling included Hugh Gifford, who installed the plumbing and furnace; Archie Cowie who built the fireplaces and the chimneys; V. Cooper and Sons who did the plastering and stucco work and E. Hagen, the interior and exterior decorating."

The design of this house has elements of the English Storybook tradition, however, it most closely resembles the French Storybook style, which are typically "small and whimsical…with hipped or side-gabled roofs and a projecting living room wing (under an L-shaped roof, in some cases), with a turret tucked into the L and forming a shelter over the front door… Windows may have arched tops, and an arched, quoined opening in the turret may frame the front door. Their cladding is coloured stucco. Roof edges may be rolled as in the English Storybook Style" (VHF). This style, along with the English Storybook style, "emerged in North America after WWI. Soldiers returning from European battlefields brough with them a familiarity with architectural styles. Among these were French farmhouses and castles. Builders translated elements of these traditional buildings into practical cottages. After a period of upheaval, the value of the picturesque and the traditional increased following the war. This contributed to the development of the French Storybook style, with its quaint tower and European flair" (*ibid*.). Its catslide and jerkinhead roof connects to the English Storybook style as well (VHF).

323 Regina Street was recognized in the 1980s as having heritage significance and added to the City of New Westminster's Heritage Resource Inventory, being photographed and described as follows (Fig. 9). These elements have persisted and directly influence the site's Statement of Significance, outlined in the following section.



323 Regina Street
1928
Eastern Cottage Style--- Eclectic Period

Although the size is atypical, this 1928 house has the stucco exterior and chamferred roof line of the Eastern Cottage style. The roofing material is rolled around the eaves, giving the appearance of the false-thatched roof subtype of the Tudor Revival style. The entry porch is centred between the two cross gables and its roof resembles a turret.

Fig. 9: Heritage inventory photograph and description of 323 Regina Street. (Source: Sleath 1989, p. 177)

3.0 Statement of Significance

The following is the Statement of Significance of Edgar House at 323 Regina Street.

3.1 Description of Historic Place

This historic place, Edgar House, is a Storybook style Cottage with a jerkinhead roof. It is a one and a half storey, stuccoed, wood-frame construction with concrete foundation. The entry porch is centred between its two cross gables and the roof over the entrance resembles a turret. The house sits on a prominent corner lot, stretching the length of 4th street from Regina Street to Sydney Street in the Queen's Park neighbourhood.

3.2 Heritage Value of Historic Place

Edgar House at 323 Regina Street has heritage value for its aesthetic and historic significance. Aesthetically, this house is an eye-catching, intact example of a Storybook style dwelling, with elements from both the French and English traditions. Its connection to the French Storybook style is seen in its various characteristic features, including: its L-shape and centred turret over its arched front entryway. Its connection to the English Storybook style is seen in elements such as its jerkinhead roof, as well as its low, sloping roof (its catslide) on its western corner. Shared elements of both Storybook styles include its rolled roofline giving it a false-thatched roof appearance, its stucco cladding, its asymmetrical design and its arched windows and doors. It was showcased in a 1928 newspaper article as a unique and attractive structure; a fact that still holds true today. Its uniqueness in the landscape contributes to this place's significance.

This house also has historic significance being among a rare stock of interwar period developments in the Queen's Park neighbourhood, being just shy of the decline that came with the Great Depression a year after its construction. It was built in 1928 with the help and input of various contractors and craftsman, named in the aforementioned article about the property. These individuals included the well-known and well-respected builder K.R. Matheson, as well as Hugh Gifford (for the plumbing and furnace), Archie Cowie (for its fireplaces and chimneys), V. Cooper and Sons (for the plastering and stucco work) and E. Hagen, (for the interior and exterior decorating). This house's namesake, Elmer Edgar, is also representative of the middle-class individuals working in New Westminster for the community, as he was the Manager of the local Tip Top Tailor's New Westminster branch. Tip Top Tailors is a Canadian company, founded in Toronto, that has been around since 1909.

3.3 Character Defining Elements

Key elements that define the heritage character of Edgar House at 323 Regina Street include:

- Its location in the Queen's Park neighbourhood.
- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its jerkinhead roof and rolled shingles, imitating thatching, as well as its flared catslide on the western corner of its roof, connecting to the English Storybook style.
- Its French Storybook style elements as represented by its asymmetry and its L-shaped massing with a turret tucked in the 'L' forming a shelter over the front door.
- Its arched windows, doorways and doors.
- Its numerous wood windows featured on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.)
- Its stuccoed exterior.

4.0 Research Findings

Neighbourhood: Queen's Park
Address & Postal Code: 323 Regina Street, V3L 1S8
Folio & PID: 08514000 & 013-593-285
Legal Description: Lot 12; Suburban Block 10 of Lot 4; New West District; Plan NWP2620
Zoning: Single Detached/RS-4
Builder & Date of completion: K.R. Matheson in 1928
Original Owner & Water Connection Connector and Year: Elmer A. Edgar & E.A. Edgar on July 14, 1928

The following tables are a consolidated summary of the residents of 323 Regina Street, as determined from the available city directories for New Westminster, as well as a list of the construction dates of the surrounding properties, illustrating the range of ages to this section of the street (visualized in Fig. 10).

Table 1: Consolidated list of the occupants of 323 Regina Street from the available city directories (Source: Vancouver Public Library, 1928 to 1955; and New Westminster Archives, 1970, 1979, 1985, 1991, 1992, 1998)

Year(s)	Name(s)	Occupation (if listed)
1928 – 1945	Elmer A. Edgar (Elverie B.)	Branch Manager, Tip Top Tailor
1946 – 1955	R. Gordon Quennell (Marion L.)	Retired
1970	Elliot E Nelles	Not listed
1979	Joyce M. Hall/Kath Hall	Not listed
1985 – 1998	R. T. Hall	Not listed

Table 2: Consolidated list of the construction dates for the properties surrounding 323 Regina Street, New Westminster, BC. (Source: BC Assessment)

Address	Year Built	Configuration
512 Third Street	1907	3 bedrooms, 2 baths
520 Third Street	1941	5 bedrooms, 3 baths
305 Regina Street	1910	3 bedrooms, 3 baths
308 Regina Street	1911	5 bedrooms, 3 baths
309 Regina Street	1936	2 bedrooms, 1 bath
310 Regina Street	1909	5 bedrooms, 2 baths
311 Regina Street	1939	2 bedrooms, 1 bath
313 Regina Street	1939	4 bedrooms, 2 baths
314 Regina Street	2000	4 bedrooms, 5 baths
316 Regina Street	1998	4 bedrooms, 3 baths
317 Regina Street	1936	4 bedrooms, 2 baths
319 Regina Street	1893	4 bedrooms, 3 baths
323 Regina Street	**1928**	**4 bedrooms, 2 baths**
514 Fourth Street	1926	4 bedrooms, 2 baths
515 Fourth Street	1940	3 bedrooms, 2 baths
516 Fourth Street	1911	4 bedrooms, 3 baths
518 Fourth Street	1973	3 bedrooms, 3 baths
520 Fourth Street	1912	5 bedrooms, 3 baths
526 Fourth Street	1913	5 bedrooms, 3 baths
528 Fourth Street	2012	3 bedrooms, 4 baths
402 Sixth Avenue	1915	4 bedrooms, 3 baths
322 Sixth Avenue	1921	6 bedrooms, 4 baths
318 Sixth Avenue	1912	4 bedrooms, 3 baths
316 Sixth Avenue	1924	3 bedrooms, 2 baths
310 Sixth Avenue	1908	4 bedrooms, 1 bath
306 Sixth Avenue	1911	2 bedrooms, 3 baths

Fig. 10: Map of the area surrounding 323 Regina Street, outlined in blue, with the construction years listed for the buildings in the immediate vicinity of the study site. Note the range of years. (Source: BC Assessment)

In summary, there are 26 houses along this section of Regina Street, 4th Street and Sixth Avenue. As a point of reference for understanding the surrounding neighbourhood and streetscape, their time periods breakdown as follows:

- 4% were built in the 1890s (1 out of 26)
- 12% were built in the 1900s (3 out of 26);
- 31% from the 1910s (8 out of 26);
- 15% from the 1920s (4 out of 26);
- 15% from the 1930s (4 out of 26);
- 8% from the 1940s (2 out of 26);
- None from the 1950s nor the 1960s;
- 4% from the 1970s (1 out of 26);
- None from the 1980s;
- 4% from the 1990s (1 out of 26); and
- 8% from the 21st century (2 out of 26).

4.1 Researcher's Note

In researching the captioned study site, Edgar House, it has been interesting and surprising to note that it is not included in the Queen's Park Heritage Conservation Area (HCA). On account of its heritage value – specifically, its aesthetic value as a somewhat rare and intact example of the whimsical Storybook style and its historical significance as an interwar pre-Great Depression development built by well-known tradesmen for a prominent Queen's Park family (in fact, already recognized in the HCA with their property at 415 Third Street (NWA 2004)) – it is unclear why this Edgar property at 323 Regina Street was omitted from the HCA. This seemed an important aspect to note amongst the site's research findings.

5.0 Archival Photographs

Unfortunately, no other historical photographs of the property were available beyond the 1928 newspaper article (Fig. 11) and the accompanying photograph of the 1989 heritage inventory description (Fig. 12). It is interesting to note the few changes to the property, such as the addition of a window box on the front window, which was apparently done shortly after the house was built in 1928 by a local ironworker. Other changes of note are the switch of the front entry staircase from being double-sided to single-sided and the addition of a chimney on the southeast corner, which has since been removed.

Fig. 11: Historical photograph of 323 Regina Street, 1928, extracted from the newspaper article on the property. (Source: The British Columbian, October 8, 1928, p. 7)

Fig. 12: Historical photograph of 323 Regina Street, 1989, taken from Volume 2 of the Heritage Resource Inventory. Note the largely similar look and condition of the property, with only minor changes, such as the addition of a window box on the front window, the change of the front entry staircase from being double-sided to being single-sided and the addition of another chimney, which has since been removed (please see the red arrows pinpointing these changed areas). (Source: Sleath 1989, p. 177)

6.0 Current Photographs

Fig. 13: Southern corner view of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

Fig. 14: Eastern corner view of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

Fig. 15: Northeastern side of Edgar House at 323 Regina Street, BC, 2020. (Source: Holisko)

Fig. 16: Northwestern side of Edgar House at 323 Regina Street, 2020. (Source: Holisko)

7.0 Conservation Objectives

Edgar House at 323 Regina Street will be preserved as part of a Heritage Revitalization Agreement in order to build a laneway house on their large lot and stratify their property. The proposed changes do not affect the Heritage Values nor the Character Defining Elements of this historic place.

A number of changes and some restoration work has already taken place to this historic place. For a comparison view of the work already completed, please refer to Figs. 17a and 17b below, from 2019 and 2020 respectively.

Figs. 17a and 17b: Comparative views of Edgar House at 323 Regina Street, 2019 (top) and 2020 (bottom), illustrating the various work done on site, listed in full on the following page. (Sources: Vallee (top) and Holisko)

For record purposes, work done is catalogued and summarized here, based on the information provided by the current owners:

- A similarly pitched jerkinhead roof was put over the deck on the northern side of the property, without the rolling eaves featured on the heritage building, presumably to follow Standard 11 of the Canadian *Standards and Guidelines*, to ensure its distinguishability as a new addition.
- The character-defining catslide on the western corner was repaired and restored, while being better revealed in moving the fence and installing a privacy gate.
- A small mudroom was added to the northern corner of the property, re-purposing one of the original windows that had to be removed from the kitchen.
- A deck and patio were added on the eastern corner of the property, along with a wrought iron fence, in a similar look to the window box ironwork that was added to the house shortly after it was built.
- An additional window box was also added to the south face of the property to match the one from the front.
- A set of windows from the south face of the house were re-purposed on site and replaced by wooden French doors, providing an egress point and access to the newly added south side deck and patio.
- One original window was badly water damaged and unsalvageable.
- The two small dormers along the northeastern, back side of the roof were combined into one longer one.
- Vinyl windows were installed in the two bathrooms and laundry room, along the northeastern, back side of the house with low visibility from the street. This is deemed an acceptable change on account of the minimal visual impact to the streetscape, since they are not visible from the street.
- The upper floor wood windows, facing Regina Street and Sydney Lane were replaced in-kind, with replica wood windows. The windows facing Fourth Street were not replaced and are still original.
- Areas of the stucco wall were also damaged and needed extensive patching, particularly around the front entrance and the side facing Fourth Street.
- The perimeter drain was replaced and at that time (as visible in the comparative photographs) a lot of landscaping was removed from the site, both from surrounding the house as well as from the corner portion of the hedge along Regina Street. This was to allow a clearer view of the house's front entrance, making it more accessible and visible, since the front entry largely faces Fourth Street, despite its address technically being Regina Street. The hedge was only partially removed to maintain some privacy for the new side patio on the eastern corner of the property.
- At this time, all of the drainage gutters and downspouts were replaced.
- The later-addition chimney located on the south corner of the house was removed.
- The later-addition blue awnings over the various windows were also removed.
- The house's original colour scheme (based on the 1928 newspaper article on the property) was restored.

Preservation, **Restoration** and **Rehabilitation** were and are the conservation objectives for the building. As defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd edition)*:

> *Preservation:* The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.
>
> *Restoration:* The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

> *Rehabilitation:* The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.
>
> (Canada's Historic Places 2010, p. 255)

The conservation of Edgar House is focused on the preservation of the heritage house, including its various characteristic elements; restoration of its historical paint scheme; and rehabilitation of the front door and chimney. The following table summarizes the specific elements of Edgar House to be preserved, restored and rehabilitated (Table 3).

Table 3: Consolidated lists of the elements of Edgar House that are to be preserved, restored and rehabilitated. Note some have already been achieved

Preserved	Restored	Rehabilitated
Overall structure, including its form, scale and massing	Overall paint scheme	Front door
Rooflines		Chimney mortar
Stucco cladding		
All remaining original wood windows		

8.0 Building Description

Edgar House is a Storybook style Cottage, with elements from both the French and English traditions. It is a one and a half storey, stuccoed, wood-frame construction with concrete foundation. It is an L-shaped structure with a jerkinhead roof and rolled shingles, giving it a false-thatched look, as well as a flared catslide on its western corner roof. It has an elongated dormer on the northeast side of its roof (previously two dormers that have been combined). The entry porch is centred between its two cross gables and the roof over the arched entrance resembles a turret. It has numerous arched windows, doorways and doors as well as a range of wood windows on all sides of the house, in various sizes and configurations (some double-hung, some divided-light, some quarreled with diamond patterned panes, etc.). The site features a garage off of the north corner of the house in a similar look and style to the main property. The house sits on a prominent corner lot, stretching the length of 4th street from Regina Street to Sydney Street in the Queen's Park neighbourhood. It is one of the few 1920s houses remaining in the Queen's Park neighbourhood.

9.0 Condition Assessment

Overall, the exterior of Edgar House at 323 Regina Street appears to be in good to very good condition, based on the available exterior photographs. As outlined below there are just a few areas in need of minor attention.

9.1 Structure and Foundations

Overall, the condition of the walls and building envelope of Edgar House, from roof to foundation, appears to be good and having aged well. In particular, there are no major cracks visible in either the stuccoed walls or foundation. One small area of concern is the stone front steps that appear they could benefit from some minor cleaning and maintenance (Fig. 18) such as to remove moss/algae growth.

Fig. 18: Front stone steps and planter of Edgar House at 323 Regina Street, 2020, illustrating the minor maintenance concerns, such as moss growth and other plants growing between the stone slabs. (Source: Holisko)

9.2 Wood Elements

The visible, exterior wood elements, such as the doors, door frames, roof fascia and windows are, for the most part, in good condition. Any signs of deterioration are largely cosmetic, as illustrated and discussed further in the relevant sections below. Please note an internal inspection was not conducted to inspect the internal timber elements.

9.3 Roofing and Waterworks

The roof is in very good condition, overall (Figs. 19 and 20). It is difficult to determine the condition of the waterworks system from photographs, however, it is understood that these were recently replaced (with rounded aluminium ones to resemble the older more traditional style) and should therefore be in good working order. They should be checked regularly to ensure their continued efficient functioning.

Fig. 19: Front view of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its roof. (Source: Holisko)

Fig. 20: Back view of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its roof. (Source: Holisko)

9.4 Chimney

There is a chimney on the house, along its northwestern side (see Fig. 20 above), and it seems to be in largely good condition, with an intact chimney cap (Fig. 21a). It is worth noting that there are some signs of deterioration and loss of mortar, particularly in the areas that appear dark between the bricks (along the left side of Fig. 21b). The top of the chimney also appears that it could benefit from some cleaning and maintenance.

Figs. 21a and 21b: Fig. 21a (left) shows a detail shot of the Edgar House chimney, highlighting its largely good condition. Fig. 21b (right) shows a closer view of the chimney stack, showing some signs of deteriorating mortar and areas in need of cleaning (pinpointed by red arrows). (Sources: Holisko)

9.5 Windows and Doors

Some of the windows of the house have been replaced (or repurposed on site), although many are still original and, considering the age of the building, these intact windows and doors are in good to very good condition (as visible in Figs. 13 and 14 above and Fig. 22 below).

Fig. 22: The back deck of Edgar House at 323 Regina Street, 2020, illustrating the good condition of its original windows, with diamond patterned panes. (Source: Holisko)

Otherwise, the only other condition concern with regards to the windows and doors is with the front door, with its faded and splotchy staining (Fig. 23). It is hoped that this is simply a cosmetic concern that can be rectified by sanding and re-staining, although it should be inspected for any signs of rotting prior to any work being done on it.

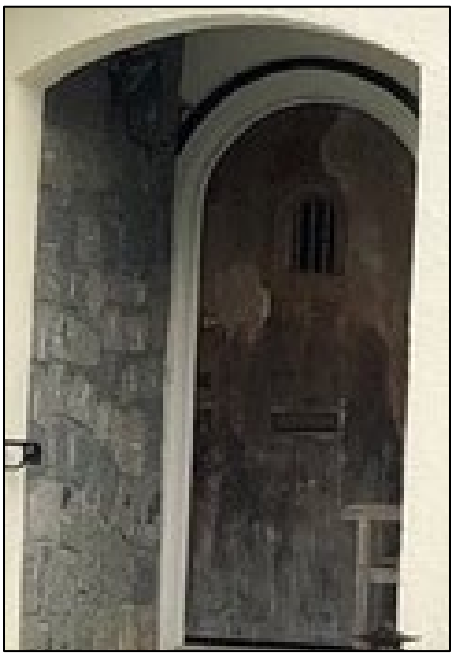


Fig. 23: Detail view of the front door of Edgar House at 323 Regina Street, 2020, illustrating its faded and splotchy staining. (Source: Holisko)

9.6 Cladding and Trimwork

As mentioned above, the stucco exterior appears to be in good condition, with no major issues identified, having been recently patched and restored. As for the trimwork, as discussed in the relevant sections above, these are also in very good shape.

9.7 Finishes

The finishes of the house are in good condition, having just recently been repainted to the historical colour scheme outlined in the 1928 newspaper article on the property and catalogued in section 10.7 below.

9.8 Landscaping

The landscaping on site is good, overall, with minimal landscaping growth near the structure and many plantings in pots, which helps to minimize the impact of roots on the building.

Despite these minor issues and concerns stated above, the overall condition of the property is good to very good. The owners should be commended for taking such good care of their property.

10.0 Recommended Conservation Procedures

10.1 Structure and Foundations – **Preservation**

- The main one and a half storey structure will be **preserved**.

10.2 Wood Elements – **Preservation**

- As addressed in greater detail in the relevant sections below, the wood elements will be **preserved**.

10.3 Roofing and Waterworks – **Preservation**

- The roofing and waterworks should be **preserved**, and regularly monitored and maintained to ensure their ongoing good condition.

10.4 Chimney – **Preservation** and **Rehabilitation**

- The chimney should be **preserved**, and **rehabilitated**, as needed. This should include regular monitoring and repointing by certified professionals, to avoid it needing to be rebuilt entirely down the road.
- Although certainly not recommended, if, overtime, it does degrade to the point of needing rebuilding, it should be dismantled to the roofline, the bricks should be cleaned and then re-used to rebuild the chimney with its original bricks, as much as possible.

10.5 Windows and Doors – **Preservation** and **Rehabilitation**

- The arched front door should be carefully **rehabilitated** (sanded down and re-stained) and **preserved**.
- All remaining original wood windows should be **preserved**.

- If there are concerns with regards to the performance of the original windows, an immediate measure to allow for better protection of them (while address heating and sound issues), is to install exterior wood storm windows on them. This would be the best conservation approach for their long-term preservation, if so desired, however, this is not a requirement.
- If this route is taken, the proposed storm windows should be traditional wood storm windows: Single pane, single light and of similar sash dimension to the window sash itself, to minimise the visual impact on the building and to allow the windows to continue to be visible on the exterior. They should be painted the same colour as the current. Dimensions should be the same as the window sash as per the proposed, historically appropriate colour scheme already used (and captured below). This is a reversible measure that would immediately benefit the building, providing greater protection to the house and improving its performance in relation to temperature control, energy efficiency and also from a noise perspective.

10.6 Cladding and Trimwork – **Preservation**

- The stucco should be **preserved**.
- The trims should be **preserved**, being monitored and maintained overtime, as needed.

10.7 Finishes – **Preservation**

- The current finish is based on the 1928 newspaper article on the house that describes its colour scheme as follows: “The walls are of cream California stucco with the arched windows and doors trimmed in black and white” (The British Columbian, October 8, 1928, p. 7). The selected colours were VC-1 Oxford Ivory for the body (from the Historical True Colours Palette; VHF 2012); Aura Low Lustre 634 for the white trim; and Regal Soft Gloss K403-80 for the black trim.
- This colour scheme should be **preserved** and maintained.
- For any eventual re-painting, follow Master’s Painters’ Institute, Repainting Manual procedures, including removing loose paint down to next sound layer, clean surface with mild TSP solution with gentlest means possible and rinse with clean water; do not use power-washing.

10.8 Landscaping

- Any additional landscaping being put in should have a minimum 2-ft clearance between the vegetation and the building face. This is preferable to ensure there is sufficient space from the structure and to remove any threat to the foundation or the building’s finishes over time.

11.0 Proposed Alterations and Future Changes

11.1 Proposed Alterations

The major proposed alterations to the property are:

1) Building a laneway house on the property (Figs. 24 and 25); and
2) Stratifying the property.

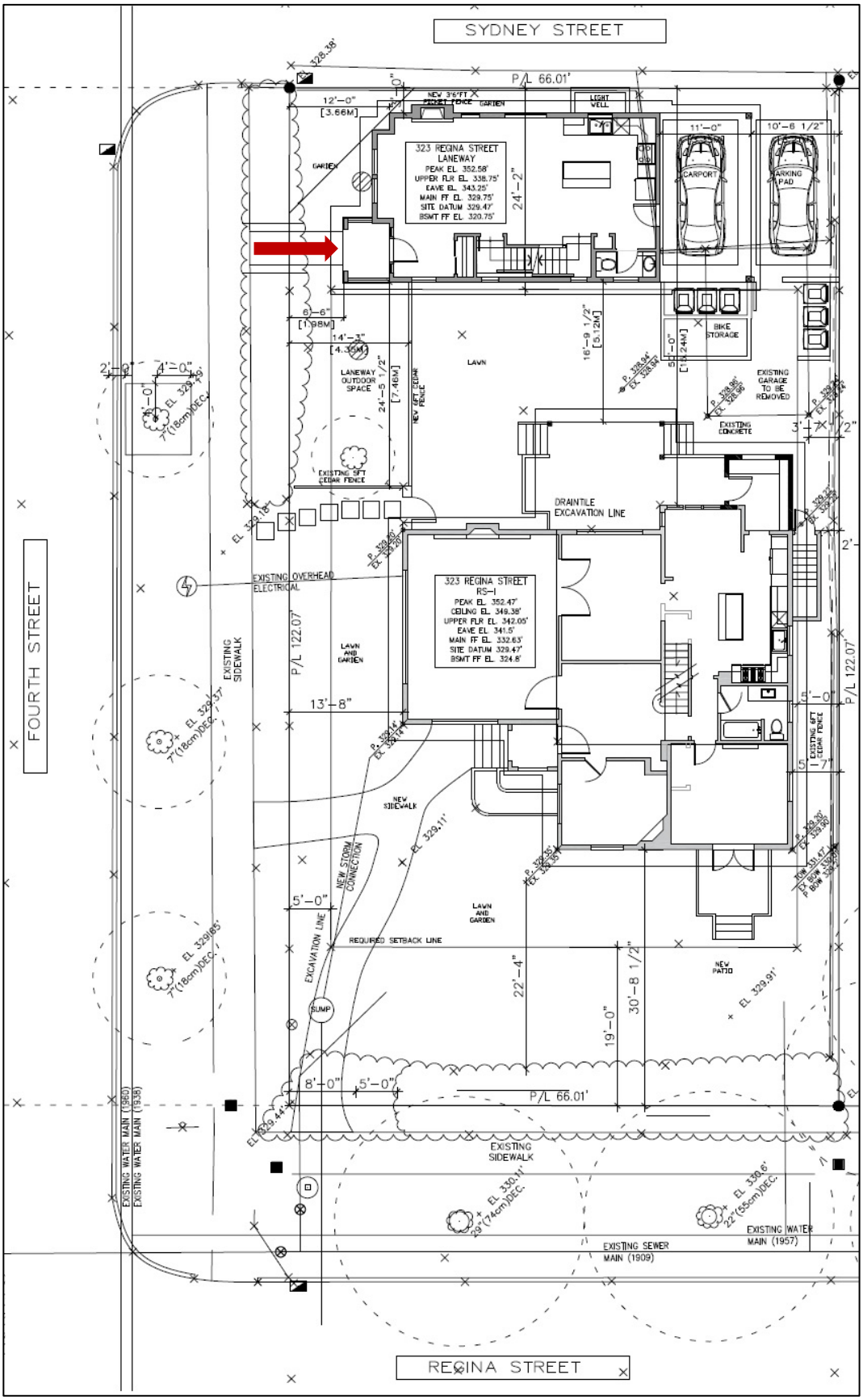


Fig. 24: Site plan of the proposed development on the lot of Edgar House at 323 Regina Street, 2021, with the access point of the proposed laneway house pinpointed with a red arrow. (Source: Dheilly)

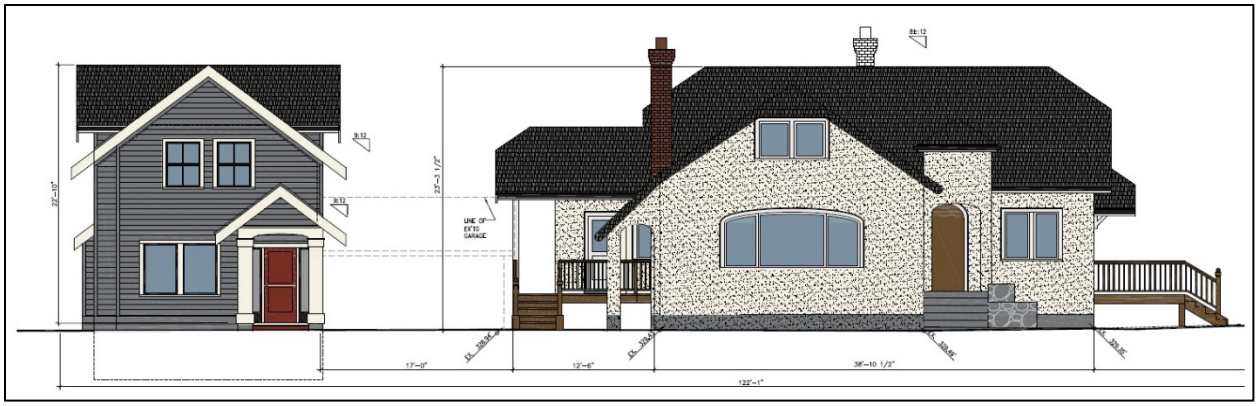


Fig. 25: Elevation from Fourth Street of Edgar House (on the right) and its proposed laneway house (on the left), 2021. (Source: Dheilly)

The proposed changes are considered a reasonable intervention given generally accepted conservation standards, rehabilitation needs and site conditions, in particular its large lot size. These proposed changes do not affect the Heritage Values and Character Defining Elements of the building.

11.2 Future Changes

Any future changes to the building's configuration, particularly any additions, should be carefully considered for minimal effect on the Heritage Values as embodied in the Character Defining Elements (CDEs) listed in the building's Statement of Significance (section 3.0 above).

12.0 Maintenance Plan

Following completion of the outlined conservation work, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The Local Government determines the acceptable level or condition to which the heritage building is maintained through the *Heritage Maintenance Bylaw* (CCNW 2018). As with the Heritage Conservation Plan, the maintenance standards apply only to the exterior of the building.

As general upkeep is frequently overlooked and will lead to the deterioration of heritage resources, maintenance standards warrant special attention to help to extend the physical life of a heritage asset. Any building should be kept in a reasonable condition so that it continues to function properly without incurring major expenses to repair deterioration due to neglect. The most frequent source of deterioration problems is from poorly maintained roofs, rainwater works and destructive pests.

It is important to establish a maintenance plan using the information below:

12.1 Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from the building.
- Maintain a minimum 2-ft clearance between vegetation and building face and a 12-inch-wide gravel strip against the foundation in planted areas, if possible.
- Do not permit vegetation (such as vines) to attach to the building.

b. Foundation

- Review exterior and interior foundations, where visible, for signs of undue settlement, deformation or cracking.
- If encountered, seek advice from a professional Engineer, immediately.
- Ensure perimeter drainage piping is functional.
- Arrange a professional drainage inspection every three to five years.

c. Wood Elements

- Maintaining integrity of the exterior wood elements is critical in preventing water ingress into the building. Annual inspection of all wood elements should be conducted.
- Closely inspect highly exposed wood elements for deterioration. Anticipate replacement in kind of these elements every 10 to 15 years.
- Any signs of deterioration should be identified and corrective repair/replacement action carried out. Signs to look for include:
    - Wood in contact with ground or plantings;
    - Excessive cupping, loose knots, cracks or splits;
    - Open wood-to-wood joints or loose/missing fasteners;
    - Attack from biological growth (such as moss or moulds) or infestations (such as carpenter ants);
    - Animal damage or accumulations (such as chewed holes, nesting, or bird/rodent droppings). These should be approached using Hazardous Materials procedures; and
    - Signs of water ingress (such as rot, staining or mould).
- Paint finishes should be inspected every three to five years and expect a full repainting every seven to ten years. Signs to look for include:
    - Bubbling, cracks, crazing, wrinkles, flaking, peeling or powdering; and
    - Excessive fading of colours, especially dark tones.
- Note all repainting should be as per the recommended historic colours in section 10.7 above.

d. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors. Poor operation can be a sign of building settlement distorting the frame or sashes or doors may be warped.
- Check condition and operation of hardware for rust or breakage. Lubricate annually.
- Inspect weather stripping for excessive wear and integrity.

e. Roofing and Rainwater Works

- Inspect roof condition every five years, in particular looking for:
    - Loose, split or missing shingles, especially at edges, ridges and hips;
    - Excessive moss growth and/or accumulation of debris from adjacent trees; and
    - Flashings functioning properly to shed water down slope, especially at the chimneys.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement at around 18 to 22 years.
- Annually inspect and clean gutters and flush out downspouts. Ensure gutters positively slope to downspouts to ensure there are no leaks or water splashing onto the building.

- Ensure gutter hangers and rainwater system elements are intact and secure.
- Ensure downspouts are inserted into collection piping stub-outs at grade and/or directed away from the building onto concrete splash pads.

f. General Cleaning

- The building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from the ground.
- Cleaning prevents build up of deleterious materials, which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use the gentlest means possible, such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary, such as diluted TSP or Simple Green ©.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements and it will drive water in wall assemblies and lead to larger problems.

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APPENDIX 3

CONFIRMATION OF COMMITMENT BY REGISTERED PROFESSIONAL

Date: _____

City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9
Attention: Director of Climate Action, Planning and Development

Re: Heritage Revitalization Agreement for 323 Regina Street

The undersigned hereby undertakes to be responsible for field reviews of the construction carried out at the captioned address for compliance with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement applicable to the property, which the undersigned acknowledges having received and reviewed, and undertakes to notify the City of New Westminster in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

_____
Registered Professional's Name

_____
Address

_____
Telephone No. Signature or Seal

APPENDIX 4

CERTIFICATION OF REGISTERED PROFESSIONAL

Date: _____

City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9
Attention: Director of Climate Action, Planning and Development

Re: Heritage Revitalization Agreement for 323 Regina Street

I hereby give assurance that I have fulfilled my obligations for field review as indicated in my letter to the City of New Westminster dated _____ in relation to the captioned property, and that the architectural components of the work comply in all material respects with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement referred to in that letter. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

_____
Registered Professional's Name

_____
Address

_____
Telephone No. Signature or Seal

APPENDIX 5

APPROVED PLANS

PROJECT DATA – 323 REGINA STREET

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	323 REGINA STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT

	PERMITTED	EXISTING
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MEAN BLDG. HEIGHT (DATUM: EL: 329.47')	25.0 FT	17.5 FT
MAXIMUM HEIGHT:	35.0 FT	23.0 FT
SITE COVERAGE:	35% (2,819.8 SF)	20.4% (1,643.4 SF)
SETBACKS OF BUILDING:		
FRONT:	19.0 FT	30.71 FT
REAR:	24.41 FT	44.0 FT
SIDE YARDS:	5.0 FT	W 13.7 FT/E 2.1 FT
FRONT PORCH ENCROACHMENT:	4.0 FT	0.0 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	1,114.9 SF
MAIN FLOOR AREA:	– SF	1,643.4 SF
BSMT FLOOR AREA:	– SF	684.3 SF
TOTAL FLOOR AREA:	4028.31 SF	3,442.6 SF
FLOOR SPACE RATIO:	0.7	0.43
ATTACHED ACCESSORY:		
SIDE ENTRANCE PORCH:	– SF	33.0 SF
BACK PORCH/DECK:	– SF	219.4 SF
FRONT DECK:	– SF	72 SF
TOTAL FLOOR AREA:	805.6 SF (10%)	324.43 SF (4%)

PROJECT DATA – 571 FOURTH ST INFILL HOUSE

EXT'G LEGAL DESCRIPTION:	LOT 12 OF LOT 4, SB 10, NWD, PLAN 2620
CIVIC ADDRESS:	571 FOURTH STREET, NEW WESTMINSTER, B.C.
CURRENT ZONING/ USE:	RS–4 RESIDENTIAL DISTRICT
ENERGY USAGE:	STEP CODE 3

	PERMITTED/REQUIRED	PROPOSED
SITE AREA:	6000 SF MIN.	66.0x122.07=8,056.62 SF
MAXIMUM HEIGHT:	23.0 FT	22.5 FT
SITE COVERAGE:	10% (805.6 SF)	8% (642 SF)
SETBACKS OF BUILDING:		
LANE:	3.0 FT	3.0 FT
BETWEEN HOUSES:	16.0 FT	17.0 FT
SIDE YARDS:	6.0 FT	W 11.9 FT/E 23.5 FT
BUILDING AREAS:		
UPPER FLOOR AREA:	– SF	440.0 SF
MAIN FLOOR AREA:	– SF	610.0 SF
BSMT FLOOR AREA:	– SF	370 SF
TOTAL FLOOR AREA:	958 SF	1,420.0 SF
FLOOR SPACE RATIO:	0.12	0.18 *
ATTACHED ACCESSORY:		
FRONT PORCH:	32.0 SF	32.0 SF
CARPORT:	226 SF	222.8 SF
BIKE STORAGE:	32.0 SF	32.0 SF

OVERALL SITE PROJECT DATA

SITE AREA:	66.0 x 122.07 = 8056.62 SF
PROPOSED SITE COVERAGE:	2285.4 SF (28.4%)
PROPOSED TOTAL FSR:	0.60 (4862.6 SF)
PROPOSED EXCLUDING BSMT FSR:	0.47 (3808.3 SF)
PROPOSED PARKING:	2 SPACES PROVIDED

NANCY G DHEILLY
360 SHERBROOKE STREET
NEW WESTMINSTER, B.C., V3L 3M7
TEL. 604.526.2503
E-MAIL NDHEILLY@SHAW.CA

PROJECT TITLE.

HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

SITE DATA

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
Note: For all structural information refer to structural drawings.

DRAWN BY.
NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
NTS

DRAWING NO.

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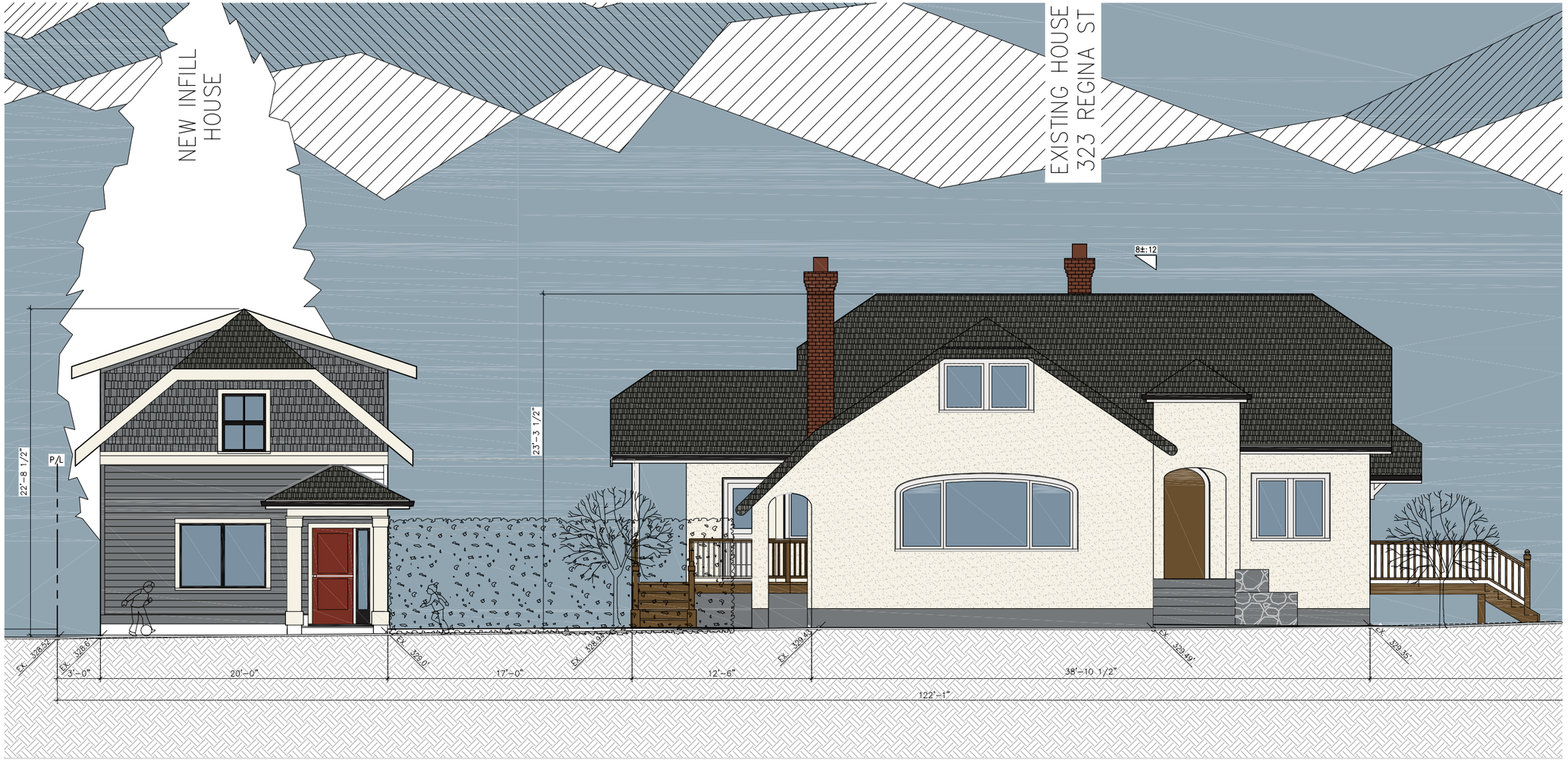

1 — 4TH STREET ELEVATION
SCALE: 1/8" = 1'-0"

NANCY G DHEILLY
360 SHERBROOKE STREET
NEW WESTMINSTER, B.C., V3L 3M7
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PROJECT TITLE.

INFILL HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH STREET ELEVATION

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Note: For all structural information refer to structural drawings.

DRAWN BY.
NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 8, 2021

SCALE.
1/8"=1'0"

DRAWING NO.

A-0.2

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –.– — SEE WINDOW SCHEDULE ON A–1.9

1 / – 4TH ST (WEST) ELEVATION

SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

4TH ST (WEST) ELEVATION

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NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.5

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –. — SEE WINDOW SCHEDULE ON A–1.9

1 / – REGINA (SOUTH) ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

REGINA (SOUTH) ELEVATION

Do not scale from drawings. All dimensions are to be verified on site prior to commencement of work. Any discrepancies are to be reported to the Designer immediately. Any proposed changes must be confirmed with the Designer in advance. All work must comply with the National Building Code of Canada, The Province of British Columbia Building Code and all relevant municipal by-laws. This drawing and its contents remain the copyright of Nancy G Dheilly.
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NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.6

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
- E — EXISTING GRANITE
- F — GUTTER AND DOWNSPOUTS BLACK
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- –.– — SEE WINDOW SCHEDULE ON A–1.9

1 — NORTH ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

NORTH ELEVATION

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DRAWN BY.
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CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.7

SPATIAL SEPARATION CALC. FOR ENTIRE WALL
AREA EXPOSED BLDG. FACE: 69.6m2 (749.0 SF)
LIMITING DISTANCE: 1.7m (5.6 FT.)
MAX. AREA UNPROTECTED OPN'GS: 8% (59.9 SF)
PROPOSED UNPROTECTED OPN'GS: 6.5% (48.9 SF)

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES IKO HARVARD SLATE
- B — RESTORED WOOD FRAME WINDOWS GLOSS BLACK
- C — RESTORED ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- D — RESTORED STUCCO VC–1 OXFORD IVORY
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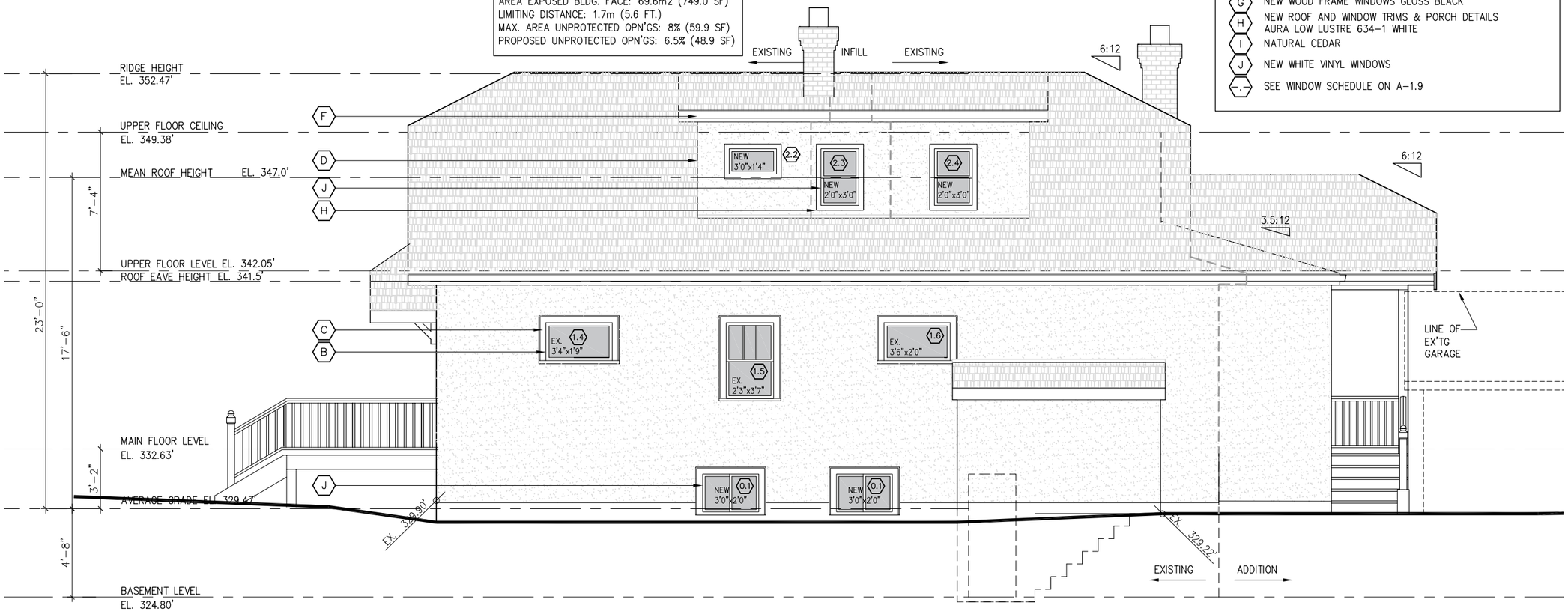
- G — NEW WOOD FRAME WINDOWS GLOSS BLACK
- H — NEW ROOF AND WINDOW TRIMS & PORCH DETAILS AURA LOW LUSTRE 634–1 WHITE
- I — NATURAL CEDAR
- J — NEW WHITE VINYL WINDOWS
- -,- — SEE WINDOW SCHEDULE ON A–1.9



1 / – EAST ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

EAST ELEVATION

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CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-1.8

WINDOW SCHEDULE

MARK	LOCATION	SIZE	DESCRIPTION	REMARKS
0.1	BASEMENT	3'-0"X2'-0"	SLIDING	NEW, VINYL
1.0	LIVING ROOM	10'-0"X4'-2"	FIXED	EX, WOODEN ARCHED WINDOW, W/LEADED GLASS SIDE PANELS AND CENTRAL PICTURE PANEL
1.1	LIVING ROOM	7'-3"X4'-2"	CASEMENT, FIXED, FIXED	EX, WOODEN ARCHED WINDOW, W/LEADED GLASS SIDE PANELS AND CENTRAL PICTURE PANEL
1.2	DEN	2'-4"X4'-2"	FIXED	EXISTING, WOODEN WITH LEADED GLASS
1.3	DEN, DINING ROOM	2'-4"X4'-2"	DOUBLE HUNG	EXISTING, WOODEN-LEADED GLASS UPPER PANEL (REUSE BDRM WINDOW FOR DEN)
1.4	BEDROOM	3'-4"X1'-9"	AWNING	EXISTING WOODEN WINDOW
1.5	BATHROOM	2'-3"X3'-7"	DOUBLE HUNG	EXISTING WOODEN, WITH OBSCURE GLASS IN LOWER PANEL, UPPER TRUE DIVIDED LITE.
1.6	KITCHEN	3'-6"X2'-0"	FIXED-STAINED GLASS	EXISTING WOODEN WINDOW WITH STAINED GLASS
1.7	MUDROOM, NOOK	1'-9"X4'-0"	FIXED-LEADED GLASS	EXISTING WOODEN WINDOW (REUSE NOOK WINDOW FOR MUDROOM)
1.8	NOOK	1'-9"X4'-0"	CASEMENT-LEADED GLASS	EXISTING WOODEN WINDOW
1.9	DINING ROOM	3'-4"X4'-2"	DOUBLE HUNG	EXISTING, WOODEN-LEADED GLASS UPPER PANEL
2.0	BEDROOM	2'-4"X3'-2"	DOUBLE HUNG	EXISTING, WOODEN-UPPER PANEL W/TRUE DIVIDED LITES
2.1	BEDROOM	2'-0"X4'-2"	DOUBLE HUNG	NEW, WOODEN-UPPER PANEL W/ TRUE DIVIDED LITES
2.2	BATH	3'-0"X1'-4"	AWNING	NEW, VINYL
2.3	BATH	2'-0"X3'-0"	SINGLE HUNG	NEW, VINYL, LOWER PANEL OBSCURE GLASS
2.4	LAUNDRY	2'-0"X3'-0"	SINGLE HUNG	NEW, VINYL
2.5	BEDROOM	5'-9"X2'-9"	CASEMENT,FIXED, CASEMENT	NEW, WOODEN

1 / – WINDOW SCHEDULE
SCALE: NTS

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PROJECT TITLE.

HERITAGE HOUSE,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

WINDOW SCHEDULE

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CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	AUG 6, 2021

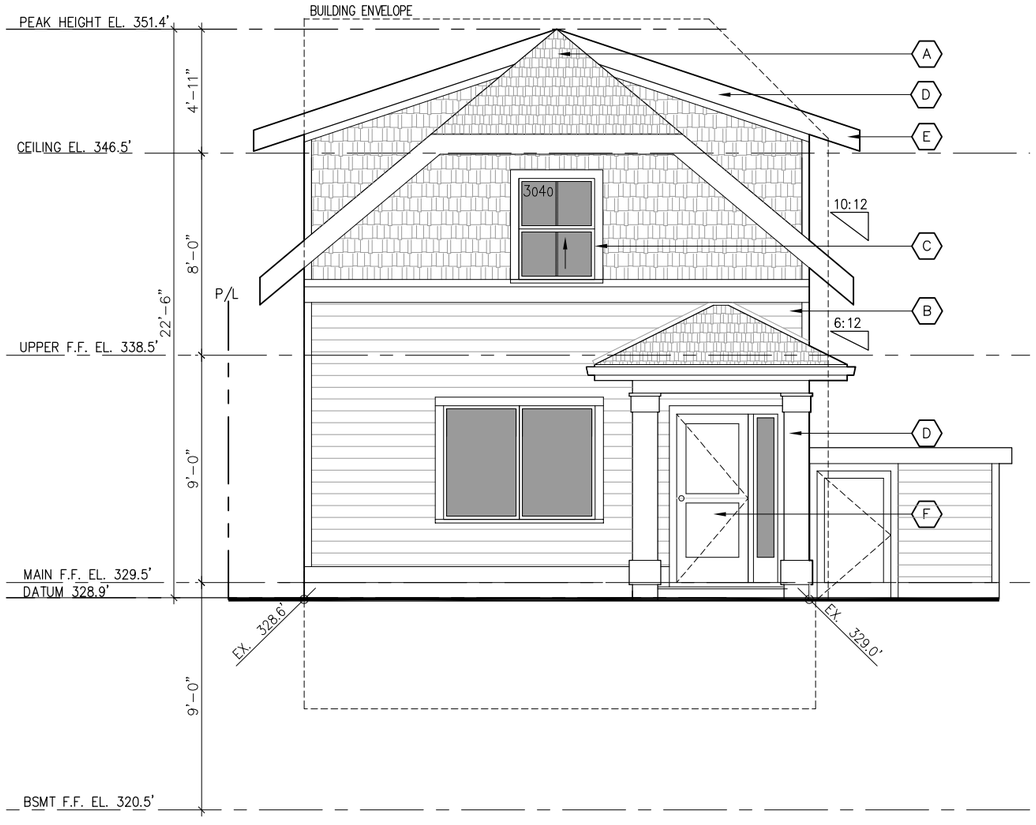
SCALE.
NTS

DRAWING NO.

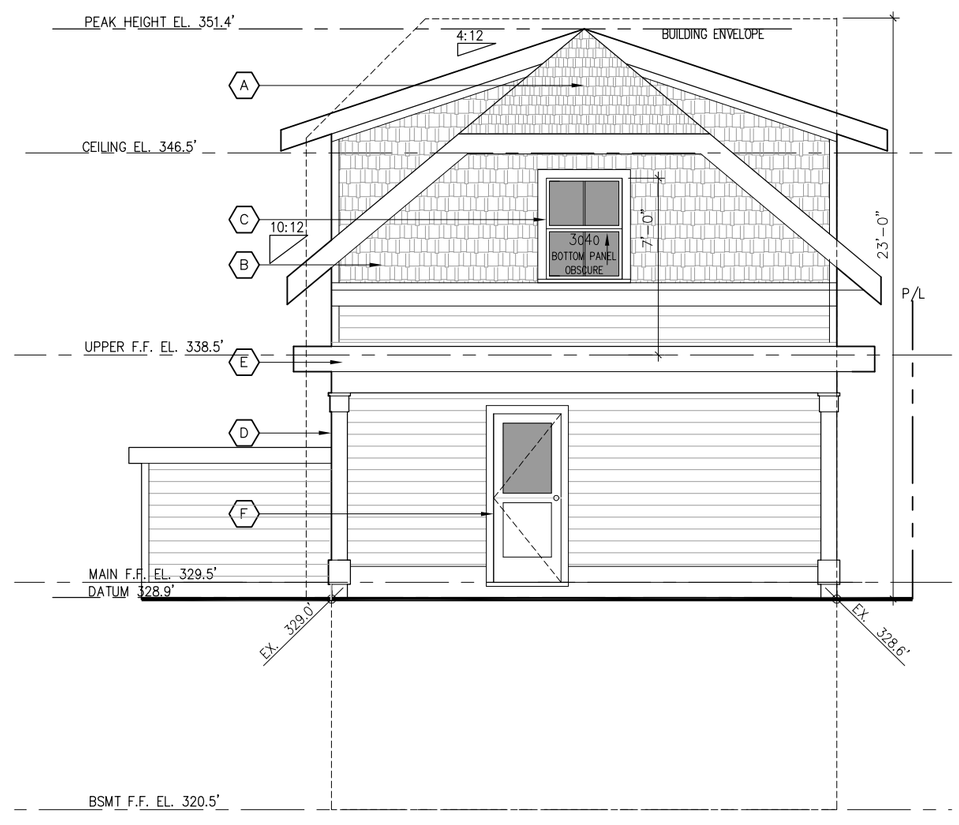
A-1.9

MATERIALS KEY

- A — ASPHALT ROOF SHINGLES
  IKO HAVARD SLATE
- B — FIBRE–CEMENT SIDING W/5 1/2" EXPOSURE HARDI SIDING/SHINGLES – POINT GREY (BM VC–24)
- C — DBL. GLAZED LOW–E WOOD WINDOWS
  REGAL SOFT GLOSS K404–80 BLACK
- D — ROOF & PORCH TRIMS & GUARDRAILS
  WOOD PAINTED AURA LOW LUSTRE 634–1 WHITE
- E — GUTTERS AND DOWNSPOUTS
  BLACK
- F — FRONT DOOR–MELLISH RUST (BM VC–28)



1 WEST ELEVATION
SCALE: 3/16" = 1'–0"



2 EAST ELEVATION
SCALE: 3/16" = 1'–0"

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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.

WEST AND EAST ELEVATIONS

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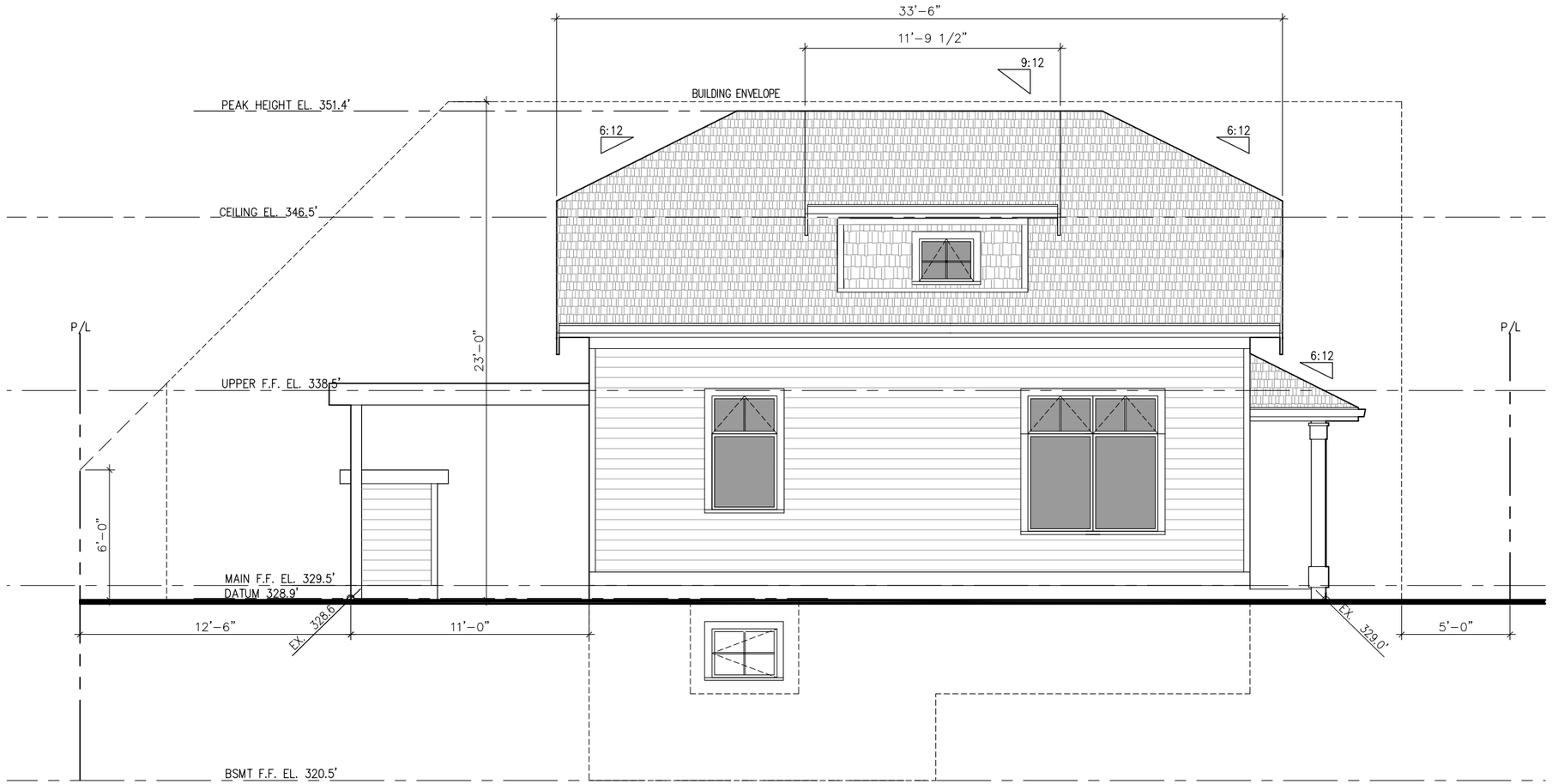
19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 8, 2021

SCALE.
3/16"=1'0"

DRAWING NO.

A-2.5



1 / – NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
NORTH ELEVATION

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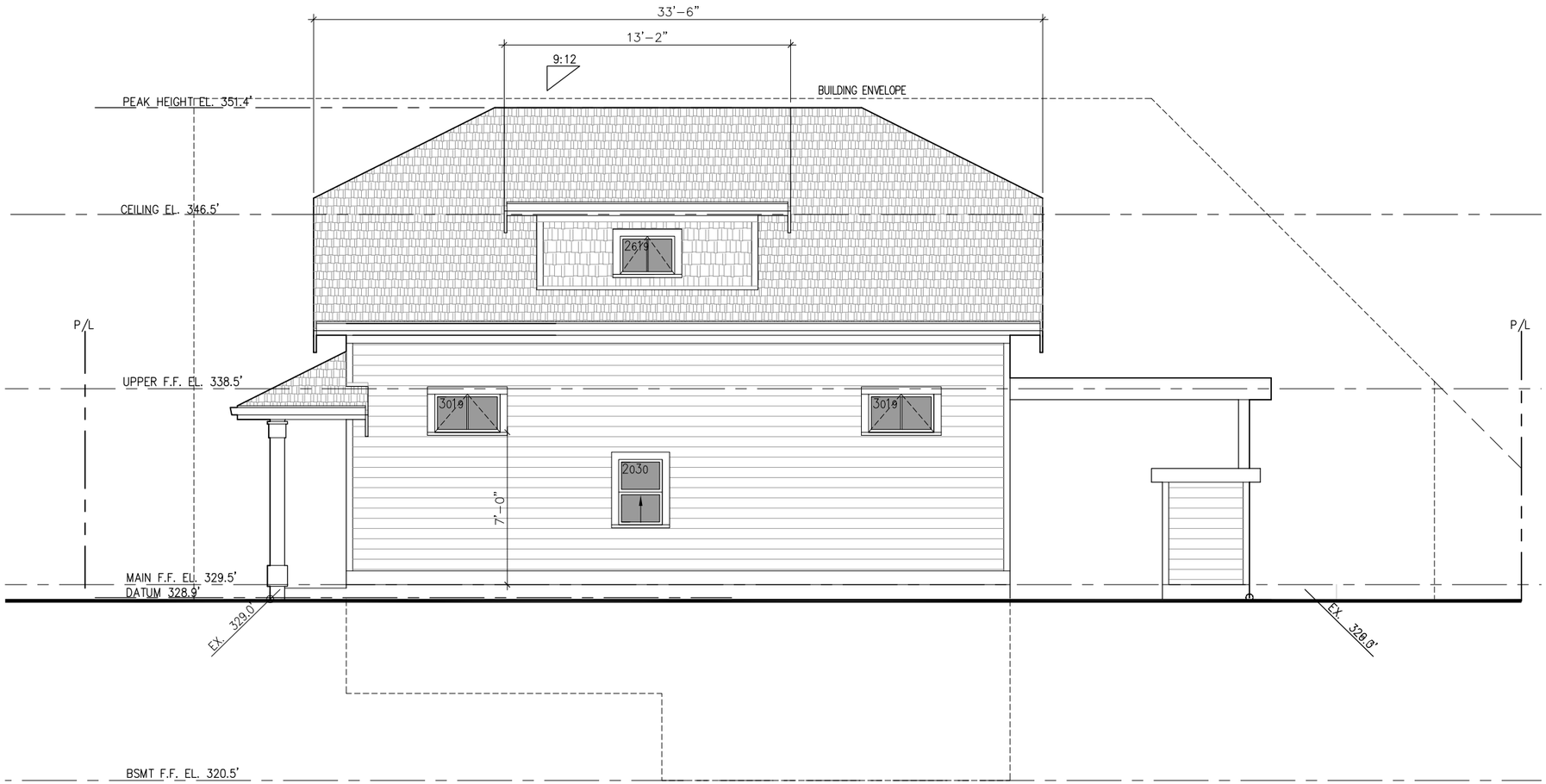
DATE.	REVISED.
NOVEMBER 2020	NOV 8, 2021

SCALE.
3/16"=1'0"

DRAWING NO.
A-2.6



1 / – SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NANCY G DHEILLY
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TEL. 604.526.2503
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PROJECT TITLE.

INFILL HOUSE,
571 FOURTH ST,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
SOUTH ELEVATION

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NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
NOVEMBER 2020	NOV 8, 2021

SCALE.
3/16"=1'0"

DRAWING NO.
A-2.7

APPENDIX 6

VARIATIONS TO ZONING BYLAW NO. 6680, 2001

	Single Detached Dwelling District (RS-4) Requirement/Allowance	Heritage Building (323 Regina Street)	Infill Building (471 Fourth Street)
Maximum Detached Accessory Dwelling Floor Space Ratio*	0.1	--	0.18
Minimum Left Side Setback (north)	1.5 metres (5 feet)	--	0.9 metres (3 feet)
Minimum Right Side Setback (east)	1.5 metres (5 feet)	0.6 metres (2.1 feet)	--

** Should Step Code 3, 4 or 5 of the Energy Step Code be met, the maximum space ratio can be increased as outlined in Section 310.11.1 of Zoning Bylaw No. 6680, 2001*

Corporation of the City of
NEW WESTMINSTER

Attachment 2

Heritage Designation (323 Regina Street) Bylaw No. 8305, 2022

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8305, 2022

A bylaw of the Corporation of the City of New Westminster to designate the principal building located at 323 Regina Street as protected heritage property.

WHEREAS the *Local Government Act*, RSBC 2015, c.1 provides Council with authority, by bylaw, to designate real property, in whole or in part, as protected heritage property, on terms and conditions it considers appropriate;

AND WHEREAS the registered owner of the land located at 323 Regina Street has entered into a Heritage Revitalization Agreement authorized by Bylaw No. 8304, 2022 (the "Heritage Revitalization Agreement"), which has requested that Council designate the principal building on the land as protected heritage property, and has released the City from any obligation to compensate the registered owner for the effect of such designation;

AND WHEREAS Council considers that the principal building located at 323 Regina Street has significant heritage value and character and is a prominent and valued heritage property in the City;

AND WHEREAS Council considers that designation of the principal building located at 323 Regina Street as protected heritage property under the provisions of the *Local Government Act* is necessary and desirable for its conservation;

NOW THEREFORE City Council of the Corporation of the City of New Westminster enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "Heritage Designation Bylaw (323 Regina Street) No. 8305, 2022."

INTERPRETATION

2. In this Bylaw, the terms "heritage value", "heritage character" and "alter" have the corresponding meanings given to them in the *Local Government Act*.

DESIGNATION

3. The principal building located on that parcel of land having a civic address of 323 Regina Street, New Westminster, British Columbia, legally described as PID: 013-593-285; LOT 12 OF LOT 4 SUBURBAN BLOCK 10 PLAN 2620 and labelled "Heritage House" in Schedule A (the "Building"), is hereby designated in its entirety as protected heritage property under section 611 of the *Local Government Act* of British Columbia.

PROHIBITION

4. Except as expressly permitted by Section 5 or as authorized by a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Building:

   (a) alter the exterior of the Building;

   (b) make a structural change to the Building including, without limitation, demolition of the Building or any structural change resulting in demolition of the Building;

   (c) move the Building; or

   (d) alter, excavate or build on that portion of land upon which the Building is located.

EXEMPTIONS

5. Despite Section 4, the following actions may be undertaken in relation to the Building without first obtaining a heritage alteration permit from the City:

   (a) non-structural renovations or alterations to the interior of the Building that do not alter the exterior appearance of the Building; and

   (b) normal repairs and maintenance that do not alter the exterior appearance of the Building.

6. For the purpose of section 5, “normal repairs” means the repair or replacement of non-structural elements, components or finishing materials of the Building with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

MAINTENANCE

7. The Building shall be maintained in good repair in accordance with the City of New Westminster Heritage Property Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time.

HERITAGE ALTERATION PERMITS

8. Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the Building, application shall be made to the City of New Westminster Development Services Department, Planning Division in the manner and on the form prescribed, and the applicant shall pay the fee imposed by the City for such permit, if any.

9. City Council, or its authorized delegate, is hereby authorized to:

(a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Building under this Bylaw and the Heritage Revitalization Agreement;

(b) withhold the issue of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Building under this Bylaw or the Heritage Revitalization Agreement;

(c) establish and impose terms, requirements and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection of the Building provided under this Bylaw and the Heritage Revitalization Agreement; and

(d) determine whether the terms, requirements and conditions of a heritage alteration permit have been met.

RECONSIDERATION BY COUNCIL

10. An applicant or owner whose application for a heritage alteration permit for alteration of the Building has been considered by an authorized delegate may apply for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the applicant or owner.

GIVEN FIRST READING this _____ day of _____2022.

GIVEN SECOND READING this _____ day of _____2022.

PUBLIC HEARING held this _____ day of _____2022.

GIVEN THIRD READING this _____day of _____2022.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this

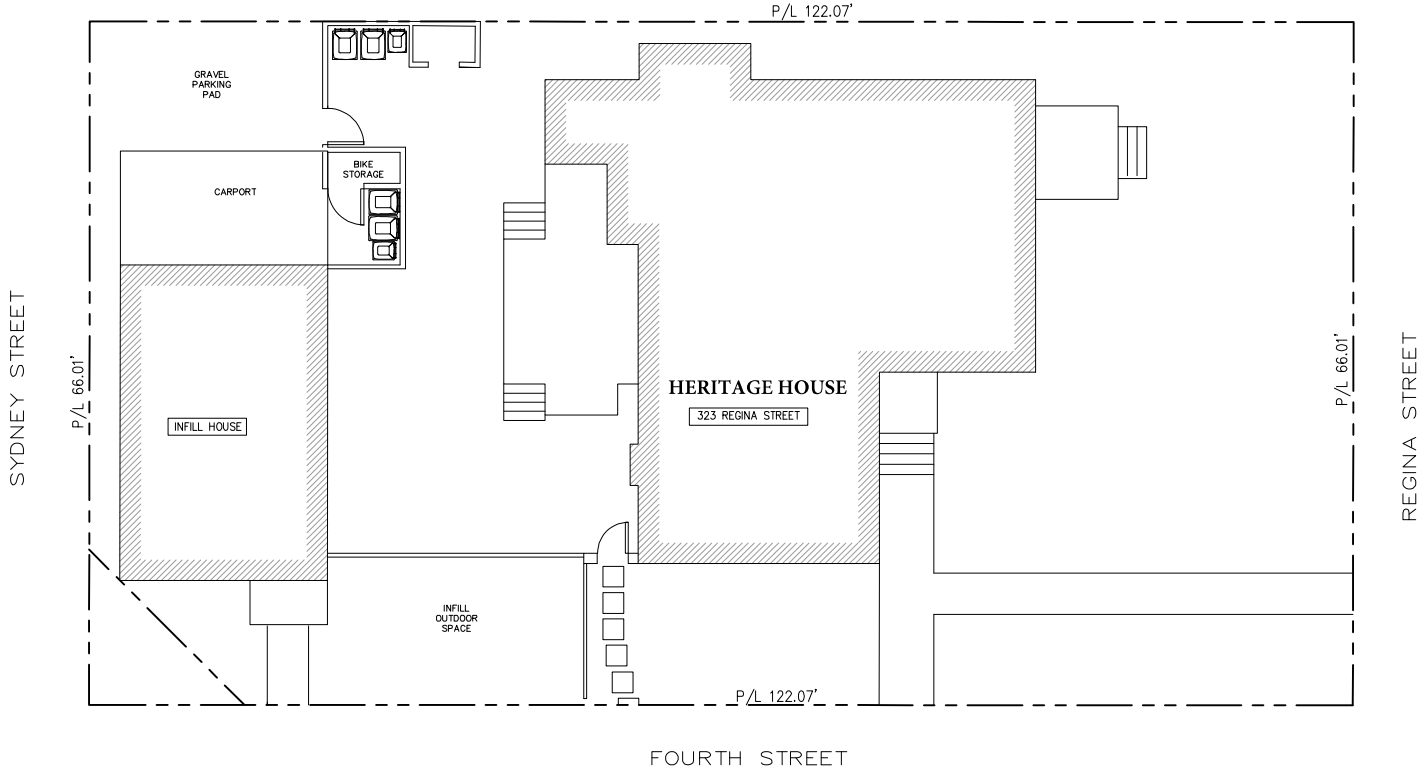
_____ day of _____ 2022.

_____
MAYOR JONATHAN X. COTE

_____
JACQUE KILLAWEE, CITY CLERK

SCHEDULE A

SKETCH



1 SITE PLAN
SCALE: 3/32"=1'-0"

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360 SHERBROOKE STREET
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PROJECT TITLE.
HERITAGE RESTORATION AGREEMENT,
323 REGINA ST.,
NEW WESTMINSTER, B.C.

DRAWING TITLE.
SIMPLE SITE PLAN

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DRAWN BY.
NANCY G DHEILLY

CAD FILE NAME.
19-254

DATE.	REVISED.
DECEMBER 2021	DEC 7, 2021

SCALE.
3/32"=1'-0"

DRAWING NO.
A-0.3

Corporation of the City of
NEW WESTMINSTER

Attachment 3

Policy and Regulations Summary

ATTACHMENT 3: POLICY AND REGULATIONS SUMMARY

Official Community Plan (OCP) Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding development applications. In the OCP, this property is designated Residential Detached and Semi-Detached Housing (RD). This designation envisions a mix of low density residential units including houses, duplexes, secondary suites, and laneway or carriage houses. The proposed application is consistent with this the RD designation.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset on the site is appropriately incorporated into a development. Through this type of agreement, the OCP land use designation indicates that the development may be used to permit the housing forms listed in Residential – Ground oriented Infill Housing (RGO) designation. RGO is intended to allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character, and may include single detached dwellings, single detached dwellings on a compact lot, and other forms. The proposed application is consistent with this designation.

Queen's Park Heritage Conservation Area

The site is located in the Queen's Park Heritage Conservation Area though is not a protected property: its heritage protection was removed by Council during the Special Limited Category Study in 2018.

As a non-protected property, changes to the exterior do not require a Heritage Alteration Permit (HAP) and the property is not eligible for the Heritage Conservation Area's incentives program. The proposed Heritage Designation and HRA would provide a higher level of protection, design control, and development regulations than the Heritage Conservation Area. The additional protection and sensitive infill proposed is consistent with the goals of the Heritage Conservation Area.

Special Limited Category Study

Through the Heritage Conservation Area policy development process, approximately 80 properties were identified for further study and were categorized as Special Limited. An additional 12 protected properties were added through an Expanded Study application period. Through the three phases of the Study, the properties were reclassified as either Protected or Non-Protected, based on detailed analysis of their heritage merit and development options.

In Phase One, the City hired heritage professionals to assess the heritage value of the initial properties in the Special Limited category. In June 2018 Council removed

protection from all studied properties (33) which scored less than 60% in their assessment. This property scored 56% and as such its protection was removed. The low score was due to its lack of social-cultural value: at the time, the house is not associated with a significant person, event, tradition, or practice. The remaining properties continued to Phase Two of the Study.

Heritage Assessments were then completed for the 12 Expanded Study properties in early 2019. Based on the results of this work, six properties continued to Phase Two of the study. The other six were reclassified to Non-Protected during Phase Three.

In Phase Two, the City hired an architectural firm in mid-2019 to assess the potential of each remaining house to reach the maximum floor space permitted on that site in the Zoning Bylaw.

In Phase Three, the properties were evaluated against the Evaluation Checklist, which weighs criteria for heritage value, development potential and building integrity. Based on the results of this work, Council removed Heritage Conservation Area protection from seven properties on November 25, 2019. The remaining properties became Protected.

Queen's Park Heritage Conservation Area Design Guidelines

The Queen's Park Heritage Conservation Area Design Guidelines are the basis for assessing projects within the Queen's Park neighbourhood. The evaluation is based on an examination of the existing character of the surrounding area and the building itself. The guidelines aim to respect the integrity of historic buildings, while ensuring new construction is sympathetic to the character of the neighbourhood. The proposed application is generally consistent with these design guidelines.

Zoning Bylaw

The existing zoning for the site is RS-4 Queen's Park Single Detached Dwelling District. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. In this zone, the maximum floor space ratio (FSR) for principal houses which are protected under the Heritage Conservation Area is 0.7 and 0.5 for non-protected houses. A carriage house up to 0.1 FSR would also be permitted in either case. The proposed application would require relaxations to the Zoning Bylaw (as noted in the following sections of the report). As such, a Heritage Revitalization Agreement is proposed to permit the proposal.

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 through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations may be considered (as noted above). An HRA is not

precedent setting, as each one is unique to a specific site. The *Policy for the Use of HRAs* lays out the process for HRAs and the relaxations which may be considered.

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. All HRA proposals are carefully evaluated using this document to ensure conservation work on the exterior of the heritage building is in compliance. Additionally, the design of the adjacent new buildings are reviewed against the principles and guidelines in this document.

Heritage Designation Bylaw

A heritage asset which is the subject of an HRA is also protected by a Heritage Designation Bylaw. This Bylaw is a 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, the Director of Development Services) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines and the Heritage Conservation Area guidelines, where appropriate.

The proposed Heritage Designation Bylaw would provide stronger development and design controls than the Conservation Area, and would also result in the property being added to the City's Heritage Register.

City-led Consultation

City-led consultation is not conducted on HRA projects in favour of moving the Bylaws through Public Hearing. The project was listed on Be Heard New West, the City's online community engagement platform, with a description of the project, review stages and timelines, as well as project drawings and links to various staff and committee reports. Information about the applicant-led consultation was also posted on Be Heard New West. These tools are used to gather community feedback, which staff review with the applicant and take into consideration as part of the project.

Corporation of the City of
NEW WESTMINSTER

Attachment 4

Proximity to Transit Service and Other Sustainable Transportation Options

ATTACHMENT 4: PROXIMITY TO TRANSIT SERVICE AND OTHER SUSTAINABLE TRANSPORTATION OPTIONS

The site has a sidewalk on both Regina and Fourth Streets but not on Sydney Street: the installation of one would not be required as part of this development. Located nearby, within 0.3 km. (0.2 mi.), Second Street forms part of the bikeway/greenway network. Though not typically required, enclosed bike storage is being proposed for all units.

Table 3: Adjacent Transit Service to 323 Regina Street

Transit Facility	Frequency	Distance
Bus #155	Approx. 30 min	54 m. (177 ft.) to bus stop on Sixth Ave
Bus #105	Approx. 30 mins	0.3 km. (0.2 mi.) to the bus stop at Second St
Buses #106, N19	Approx. 8 mins	0.3 km (0.2 mi.) to the bus stop at Sixth St frequent transit network (FTN)
Skytrain	2-5 mins	1.3 km (0.8 mi.) to Columbia Station

Corporation of the City of
NEW WESTMINSTER

Attachment 5

Proposed Project Statistics and Relaxations

ATTACHMENT 5: PROPOSED PROJECT STATISTICS AND RELAXATIONS

A summary of the proposed project statistics are outlined in Tables 4-6. Relaxations being sought through the HRA are highlighted in grey.

Table 4: Summary of Overall Proposed Project Statistics

Attributes	RS-4 Zoning	Proposed	Relaxation
Number of Dwelling Units / Tenure	One single detached dwelling (SDD) with a secondary suite and a detached accessory dwelling unit	One single detached dwelling (SDD) and a detached accessory dwelling unit	--
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	749 sq. m. (8,057 sq. ft.)	--
Lot Frontage	--	20.1 m. (66 ft.)	--
Lot Depth	--	37.2 m. (122 ft.)	--
Maximum Floor Space Ratio*	0.6	0.604	--
Maximum Floor Space	449 sq. m. (4,834 sq. ft.)	452 sq. m. (4,863 sq. ft.)	--
Maximum Number of Units	3	2	--
Minimum Off-Street Parking	2 spaces	2 spaces	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

* includes 0.5 FSR for non-protected principal building and 0.1 for detached accessory dwelling unit

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 5: Summary of Proposed Project Statistics for 323 Regina Street (Heritage House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Maximum Floor Space	374 sq. m. (4,029 sq. ft.)	320 sq. m. (3,443 sq. ft.)	54 sq. m. (586 sq. ft.)
Maximum Floor Space Ratio	0.5	0.43	--
Maximum Number of Units	2	1	--
Maximum Site Coverage	35%	21%	--
Minimum Front Setback (south)*	5.8 m. (19 ft.)	9.4 m. (30.71 ft.)	--
Minimum Rear Setback (north)*	7.4 m. (24.4 ft.)	13.4 m. (44 ft.)	--
Minimum Left Side Setback (west)*	1.5 m. (5 ft.)	4.2 m. (13.7 ft.)	--
Minimum Right Side Setback (east)*	1.5 m. (5 ft.)	0.6 m. (2.1 ft.)	0.9 m. (2.9 ft.)
Maximum Height (Roof Peak)	10.7 m. (35 ft.)	7 m. (23 ft.)	--
Maximum Height (Midpoint)	7.6 m. (25 ft.)	5.3 m. (17.5 ft.)	--
Maximum Attached Accessory Area	10%	4%	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

* existing setback

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 6: Summary of Proposed Project Statistics for 471 Fourth Street (Infill House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Maximum Floor Space Ratio	0.1	0.18	0.08
Maximum Floor Space *	74.9 sq. m. (805.7 sq. ft.)	132 sq. m. (1,420 sq. ft.)	57.1 sq. m. (614.3 sq. ft.)
Maximum Number of Units	1	1	--
Maximum Site Coverage	10%	8%	--
Fourth Street Setback (west) *front*	1.5 m. (5 ft.)	2.3 m. (7.75 ft.)	--
Sydney Street Setback (north) *side*	1.5 m. (5 ft.)	0.9 m. (3 ft.)	0.6 m. (2 ft.)
Minimum Side Setback (east) *rear*	1.5 m. (5 ft.)	7.2 m. (23.5 ft.)	--
Minimum Side Setback (south) *Separation between buildings*	4.9 m. (16 ft.)	5.2 m. (17 ft.)	--
Maximum Height (Peak)	7.0 m. (23 ft.)	6.9 m. (22.5 ft.)	--
Maximum Front Entry Landing Area	3 sq. m. (32 sq. ft.)	3 sq. m. (32 sq. ft.)	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

* Under the Heritage Conservation Area Incentives Program, the size of the infill house for a protected property could be increased up to 89 sq. m. (958 sq. ft.) with a corresponding decrease in the size of the principal building.

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Corporation of the City of
NEW WESTMINSTER

Attachment 6

Extract of July 12, 2021 Land Use and Planning Committee (LUPC) Meeting Minutes

Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

July 12, 2021 at 10:00 a.m.
Meeting held electronically under Ministerial Order No. M192/2020 and the current Order of the Provincial Health Officer - *Gatherings and Events*

MINUTES - Extract

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

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

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

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

Discussion ensued and the Committee provided the following comments:

- This is a difficult application to consider given the current pause on HRAs and the hesitancy from Council to allow stratifications in Queen's Park;
- While increased density would be beneficial on the larger lots in Queen's Park, carriage houses are not the most desperately needed "missing middle" housing form in the City;
- The application may be contentious given the proposed massing of the carriage house, the overall density on the property, and stratification;
- The fact that this application would support inter-generational living is of benefit;
- As the property is not protected in the Heritage Conservation Area, the conversation about stratification has a different context and it would be beneficial for the application to be discussed at Council, and to receive comments from the community;

- Returning heritage protection to the house would be of benefit; and,
- A smaller infill house with no stratification could be more supportable.

MOVED and SECONDED
THAT the Land Use and Planning Committee recommend that stratification be removed as a consideration as part of the Heritage Revitalization Agreement for the 323 Regina Street application.

CARRIED.

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

MOVED and SECONDED
THAT the Land Use and Planning Committee recommend reducing the size of the proposed carriage house as part of the Heritage Revitalization Agreement for the 323 Regina Street application.

CARRIED.

(Councillor Nakagawa opposed)

MOVED and SECONDED
THAT the Land Use and Planning Committee direct staff to refer the 323 Regina Street Heritage Revitalization Agreement application to the Community Heritage Commission to review the heritage merit.

CARRIED.

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

MOVED and SECONDED
THAT the Land Use and Planning Committee direct staff to refer the Committee's recommendations in regards to the 323 Regina Street Heritage Revitalization Agreement application to Council for further consideration.

CARRIED.

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

Corporation of the City of
NEW WESTMINSTER

Attachment 7

Extract of October 6, 2021 Community Heritage Commission Meeting Minutes

Corporation of the City of
NEW WESTMINSTER

COMMUNITY HERITAGE COMMISSION

MINUTES - Extract

Wednesday, October 6, 2021
Meeting held electronically and open to public attendance
in Council Chamber, City Hall

5. REPORTS AND PRESENTATIONS

5.1 Heritage Revitalization Agreement Application: 323 Regina Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the staff report dated October 6, 2021 regarding an application for a Heritage Revitalization Agreement (HRA) to construct an infill rental house at 323 Regina Street, noting that this is a non-protected property in the Queen's Park Heritage Conservation Area.

Gary Holisko, Owner/Applicant of 323 Regina Street, shared that the infill house will be for his son and fiancé to live in and clarified that major restoration of the house prior to applying for a heritage designation was undertaken due to flooding in the basement that required immediate action.

Susan Medville, Principal, Mountain Heritage, provided a PowerPoint presentation which outlined the following:

- The proposal to retain the 1928 house and build a new infill house on the property;
- The heritage values and character defining elements of the property;
- Comparative views of the existing house and outline of heritage conservation that occurred from 2019 to 2020;
- The benefits of heritage recognition; and,
- The lack of impact that a new infill house would have on the existing house.

The Commission provided the following comments:

- Most Commission members expressed general support for the proposal;
- It is refreshing to see restoration done on a house before infill housing is requested;
- If the restoration work was not done, the house may not have met HRA criteria which is a dangerous precedent to set; and,

- Concerns expressed included the use of vinyl windows, the height of the upper floor dormers, the roof over the porches not mirroring the rolled shingles on the main roof eaves, and the large size of the proposed infill house.

MOVED and SECONDED
THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 323 Regina Street and its inclusion on the City's Heritage Register.

Carried.

Maureen Arvanitidis voted in opposition of the motion.

Corporation of the City of
NEW WESTMINSTER

Attachment 8

Applicant-led Consultation Feedback and Correspondence Received

ATTACHMENT 9: APPLICANT-LED CONSULTATION FEEDBACK AND CORRESPONDENCE RECEIVED

Applicant-led Community Consultation Summary

The applicant-led consultation utilized a digital engagement platform and notification of consultation opportunities was sent to properties within 100 metres of the project site and the Queen's Park Residents Association. The project website (https://ndheilly.wixsite.com/edgar-house) included project details and the methods available to provide feedback to either the applicant or City staff.

An online survey, hosted on the website, was open between September 28 and October 27, 2021 and an online Open House was held on October 13, 2021 through Zoom. A total of 71 survey responses were received and approximately 19 people attended and provided feedback at the Open House.

Date: Oct 27th, 2021

Re: **Edgar House 1923 Heritage Revitalization Agreement Applicant-led Public Consultation**

Address: 323 Regina Street, New Westminster, B.C.

Dear Kathleen Stevens,

We are pleased to present the findings of our Applicant-led Public Consultation which is summarized below and supported by the following documents:
Survey Data

Timeline:

Website 'ndheilly.wixsite.com/edgar-house', including survey, project drawings and Heritage Conservation Report, launched September 28th, 2021.

Email sent to QPRA October 7th, 2021.

66 postcards delivered to neighbours within 100m radius between September 28 and 30th, 2021.

Survey closed at 1pm Oct 27th.

Survey Responses

The online survey included nine questions: seven requested feedback and ratings related to the projects design, location and restoration work, two pertained to the respondent's relationship to the city and Queens Park. There were 71 respondents in total.

Feedback is summarized below:

Q1 'The Edgar House is presently not protected by the Heritage Conservation Area; do you support protecting it?'
70 responses

Yes	72.86%
No	27.14%

Q2 'Tell us what you like about the project (check all that apply)?'
52 responses

Heritage Preservation	76.92%
Gentle Infill	73.08%
Intergenerational Living	88.46%
Design	76.92%
Location	59.62%

Q3 'Tell us what you would change?'
40 Responses

Location	0%
Size	27.50%
Design	2.5%
Other	70.00%

Comments in Survey Data
Themes were: No changes to the proposal, size of infill, loss of green space

Q4 'Do you like the restoration work that has been done?'
69 Responses

High	59.42%
Somewhat high	14.49%
Moderate	7.25%
No improvement	5.80%
Do not like the restoration	13.04%

Q5 'In general, do you like the proposed infill house?'
69 Responses

A great deal	42.03%
A lot	26.09%
A moderate amount	7.25%
A little	4.35%
None at all	20.29%

Q6 'Do you support infill to allow for intergenerational living?'
65 Responses

Yes	90.77%
No	9.23%

Q7 'Do you support this proposed project?'
70 Responses

Yes	68.57%
No	31.43%

Comments in Survey Data
Themes were: Support for/Concern about increased density, Heritage Preservation, Process

Q8 'Are you a New Westminster Resident?'
71 Responses

Yes	85.92%
No	14.08%

Q9 'Do you live in the Queens Park Neighbourhood?'
70 Responses

Yes	72.86%
No	27.14%

Neighbourhood Open-House

The Neighbourhood Open-House was held via Zoom on Wednesday October 13th from 6-8 pm and was well attended by predominantly opponents of the proposal. Gary had informed those he handed out the project information sheet to in the neighbourhood that it was not necessary to attend the open house, and that filling in the survey was helpful. The project team was on hand to answer questions and to hear feedback. There was a lively discussion with many questions about the project. The themes that emerged were density, process, history of the project, and green space.
There was evident confusion about the property not being included in the HCA and it now being proposed to be protected through an HRA. The previous owners had not seen the desirability of having their home included in the HCA but the new owners wishing to protect the Storybook House. A Heritage Revitalization Agreement is the best tool for them to accomplish this goal.
Many were concerned that the restoration work was completed before the HRA process had begun. To address this concern, we had the heritage professional do up a memo that addresses the restoration and renovation work to comment on whether they met the "Standards and Guidelines for the Conservation of Historic Places in Canada". She found that all these modifications met the Guidelines for historic places.
Density of the infill house was brought up as a concern, the infill house was previously reduced in size to keep the above grade square footage more in keeping with the Laneway/Carriage House guidelines. The total density on the property is proposed to be 60% with only 47% above grade.
Green Space was a concern, the existing garage will be removed, and this will help maintain greenspace on the property. Total site coverage is well below the allowable at only 28.4%.

Summary of Findings

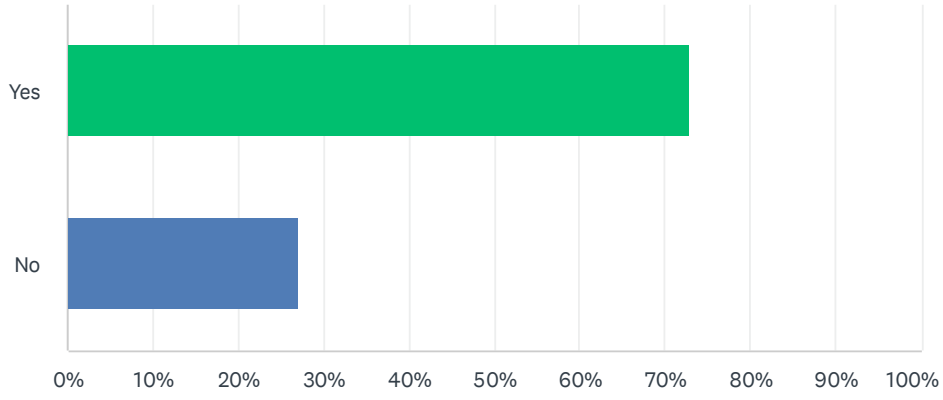
Overall, there was a mix of support for the project with the survey responses tallied 68.6% in favour and 31.4% against. Support focused on Heritage Protection, Gentle Infill, Housing Options, and Intergenerational Living. Some concerns that were brought up focused on Heritage Value, Process, and Infill House Size.

Regards,

Nancy G Dheilly, B.E.S., B.Arch.
she/her

Q1 The Edgar House is presently not protected by the Heritage Conservation Area, do you support protecting it?

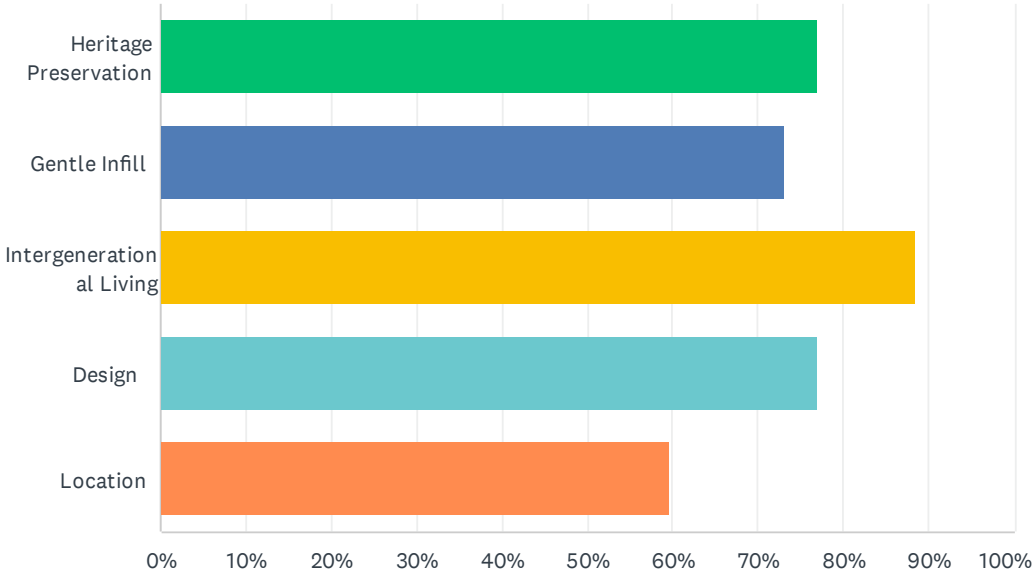
Answered: 70 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	72.86%	51
No	27.14%	19
Total Respondents: 70		

Q2 Tell us what you like about the project (check all that apply)?

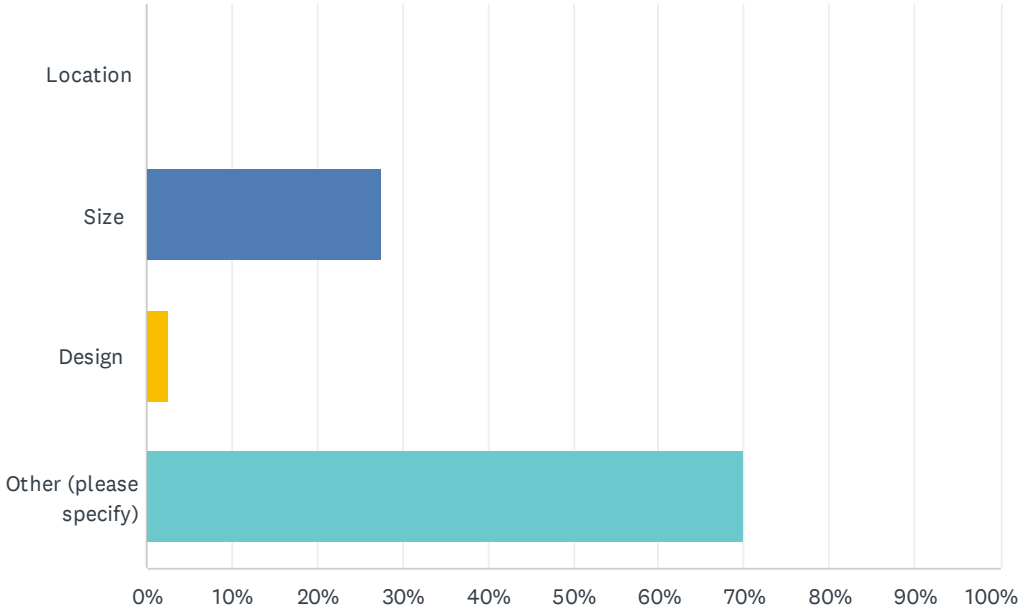
Answered: 52 Skipped: 19



ANSWER CHOICES	RESPONSES	
Heritage Preservation	76.92%	40
Gentle Infill	73.08%	38
Intergenerational Living	88.46%	46
Design	76.92%	40
Location	59.62%	31
Total Respondents: 52		

Q3 Tell us what you would change?

Answered: 40 Skipped: 31



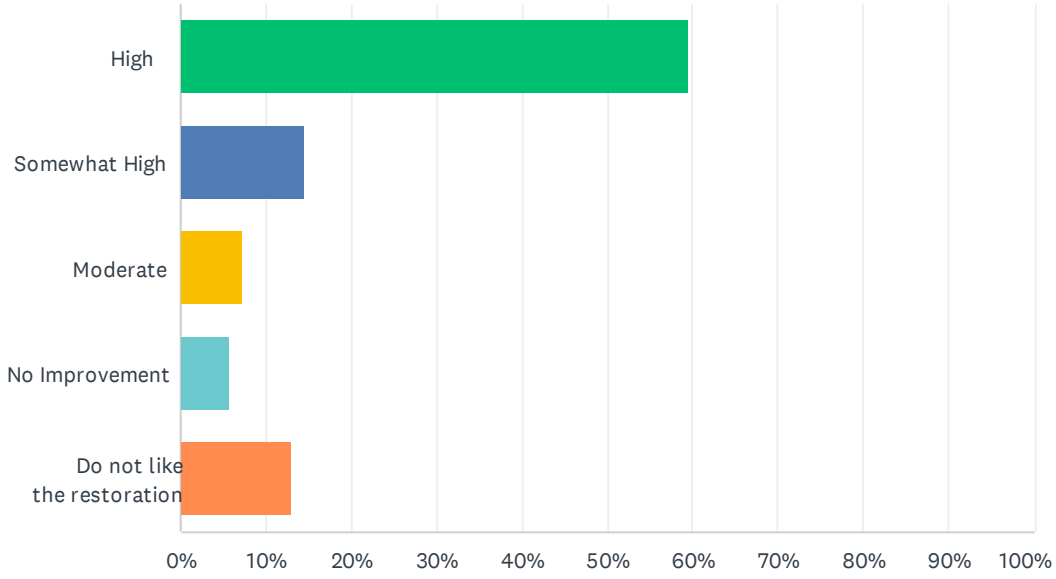
ANSWER CHOICES	RESPONSES	
Location	0.00%	0
Size	27.50%	11
Design	2.50%	1
Other (please specify)	70.00%	28
TOTAL		40

#	OTHER (PLEASE SPECIFY)	DATE
1	There is nothing I see that needs to be changed	10/25/2021 1:13 PM
2	Nothing	10/25/2021 9:43 AM
3	I would change nothing, based on what I've seen.	10/24/2021 1:53 PM
4	Nothing	10/23/2021 5:34 PM
5	Bigger suite for family	10/23/2021 4:22 PM
6	Nothing, infill laneway home plans are more than acceptable	10/23/2021 12:25 PM
7	Nothing	10/19/2021 7:05 PM
8	Nothing	10/19/2021 7:02 PM
9	Remove the infill house	10/18/2021 7:10 AM
10	All of the above	10/17/2021 11:50 AM
11	Nothing, it looks like a very well thought out plan.	10/14/2021 8:10 PM
12	All of the above, Infill is much too large, laneway house should face lane laneway house	10/13/2021 8:03 PM

	should not have basement. Design is not complimentary to existing house or streetscape. If they want a house of this size, it would be better to apply for small lot subdivision	
13	The primary objection is the infill house - I feel like I've give this feedback over and over. I am not against turning the primary house into a duplex.	10/13/2021 6:35 PM
14	Nothing it’s perfect	10/13/2021 4:33 PM
15	no change - leave house and property as is or renovate without asking for any variances	10/12/2021 11:26 PM
16	Nothing	10/12/2021 8:17 PM
17	Nothing	10/12/2021 8:13 PM
18	Don't support infill housing.	10/12/2021 4:44 PM
19	Nothing	10/12/2021 2:47 PM
20	The infill house is great but I do think it could be slightly larger if desirable to allow for family use. The corner lot size and location would be suitable for subdivision so I don't see why not.	10/12/2021 11:08 AM
21	Nothing	10/10/2021 8:50 PM
22	Nothing	10/9/2021 8:34 PM
23	I do not support this - increasing densification as a carrot to preserve heritage houses at the cost of green space is short sighted.	10/9/2021 5:13 PM
24	nothing - more infill!!	10/8/2021 10:17 AM
25	No objections	10/7/2021 9:02 PM
26	All of the above	10/7/2021 9:52 AM
27	Size and design	10/4/2021 3:47 PM
28	The infill house should be smaller and the process is not similar to what other people need to do.	10/3/2021 8:31 PM

Q4 Do you like the restoration work that has been done?

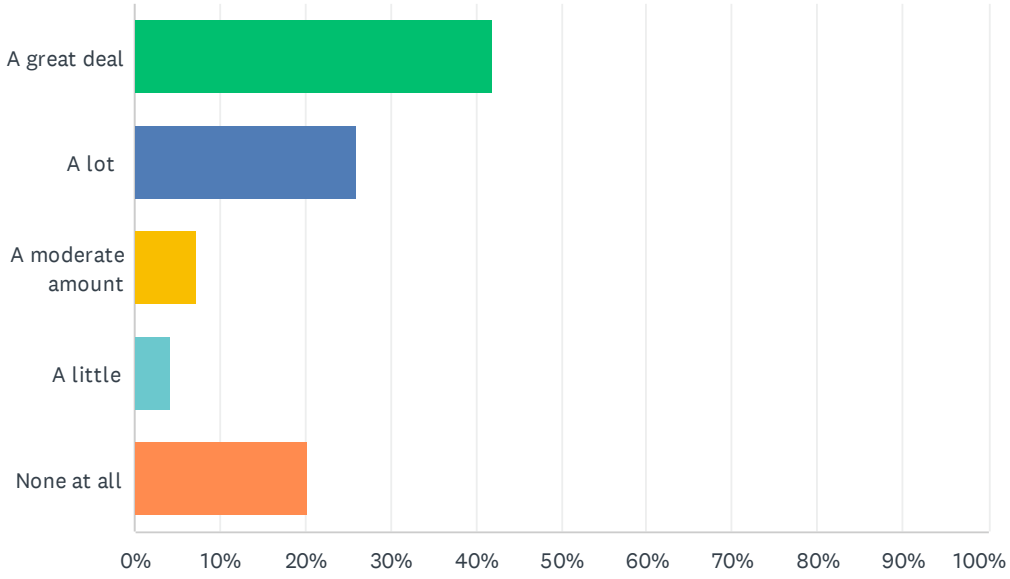
Answered: 69 Skipped: 2



ANSWER CHOICES	RESPONSES	
High	59.42%	41
Somewhat High	14.49%	10
Moderate	7.25%	5
No Improvement	5.80%	4
Do not like the restoration	13.04%	9
TOTAL		69

Q5 In general, do you like the proposed infill house design?

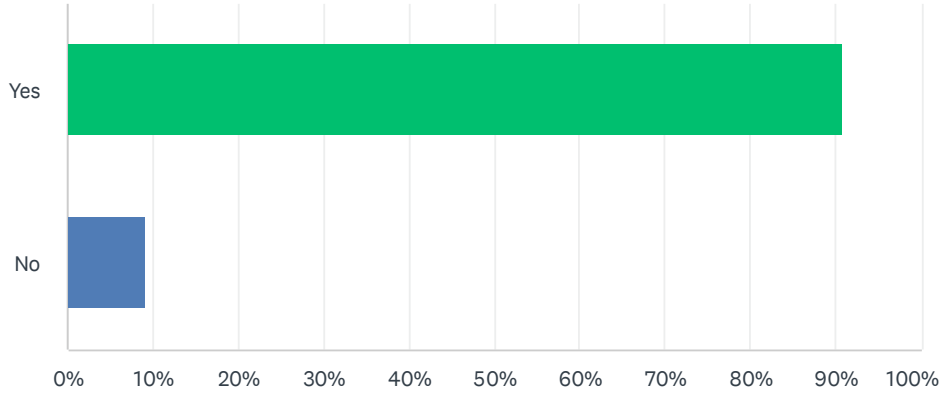
Answered: 69 Skipped: 2



ANSWER CHOICES	RESPONSES	
A great deal	42.03%	29
A lot	26.09%	18
A moderate amount	7.25%	5
A little	4.35%	3
None at all	20.29%	14
TOTAL		69

Q6 Do you support infill to allow for intergeneration living?

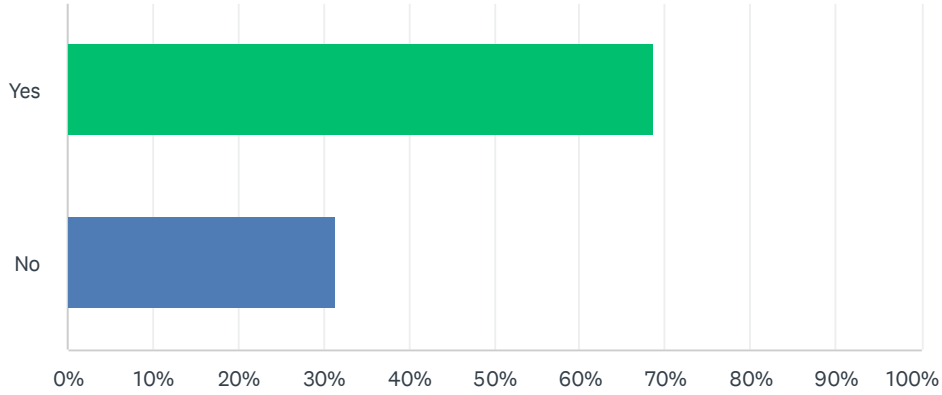
Answered: 65 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	90.77%	59
No	9.23%	6
Total Respondents: 65		

Q7 Do you support this proposed project?

Answered: 70 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	68.57%	48
No	31.43%	22
Total Respondents: 70		

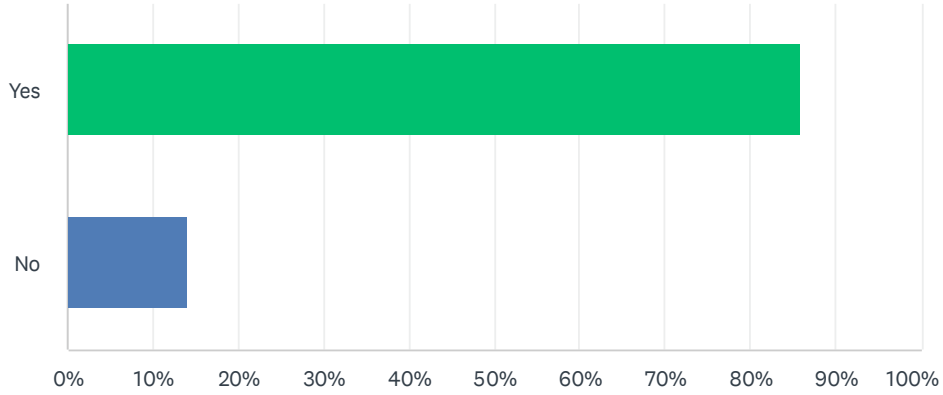
#	LET US KNOW WHY.	DATE
1	New West needs WAY more density, and the city needs to start allowing projects like this to go through.	10/25/2021 5:05 PM
2	I like the addition of the new infill house, and am a strong proponent of laneway housing in general	10/25/2021 1:13 PM
3	The original house has been beautifully restored and the infill house design matches the character of both the main house and neighbourhood. Allowing for intergenerational housing options in an impossible market helps support a vibrant community and family friendly neighbourhood.	10/25/2021 9:43 AM
4	Nice way to provide affordable, densifying housing .	10/24/2021 8:02 PM
5	It is a positive move on a number of fronts.	10/24/2021 1:53 PM
6	I think it is very progressive to encourage and support intergenerational living.	10/23/2021 5:39 PM
7	Creates more housing/density and aligns with the HRA incentives Queens Park was promised	10/23/2021 5:34 PM
8	As a frequent visitor to the neighbourhood, I'd consider it consistent with respect for neighbours and the surrounding environment & adding to its beautification, as well as being respectful of the health & well-being of the 2 generations of the family who would be living there.	10/23/2021 1:56 PM
9	Existing 1928 home should be a heritage home and we need higher density laneway homes	10/23/2021 12:25 PM
10	Size and design not in keeping with heritage.	10/21/2021 9:33 PM
11	It is an improper use of the HRA process.	10/18/2021 9:15 AM
12	We should preserve houses with character. This style is attractive and not very common. Intergenerational living is something we are considering for our family. Look at the affordability of homes these days!	10/17/2021 7:47 PM
13	Taking advantage of the HRA after making changes to the original design of the heritage home	10/17/2021 11:50 AM

14	The owners deceitfully performed renovations to a non-protected home and now want the benefits offered under the HCA	10/17/2021 8:03 AM
15	It is a win/win. Providing protection for existing beautiful heritage home while providing much needed affordable and aesthetically pleasing heritage style family home	10/14/2021 8:10 PM
16	I think laneway housing may be the only way younger generations will be able to afford their own homes	10/14/2021 8:04 PM
17	location and size of 'laneway' house with basement, fact that house has already been renovated so that it would not meet heritage guidelines and they are now seeking heritage protection after the fact in order to reap the benefits of protection.	10/13/2021 8:03 PM
18	I do not support the infill house - it is squeezed onto a small lot and does not uphold the look of the street.	10/13/2021 6:35 PM
19	Great spot for it	10/13/2021 4:33 PM
20	48% larger than is allowed. Stick to the rules - that's why they were created.	10/13/2021 1:23 PM
21	follow the rules alrteady set out. too many exceptions are diluting the effectiveness of the already established rules and guidelines	10/12/2021 11:26 PM
22	The infill is a house that is too big for the property.	10/12/2021 8:32 PM
23	The project is a win-win—the owners will be allowed to build an infill home for Personal Information Removed and the house will be designated and protected. It does what HRAs are supposed to do which is balance the benefits to both the homeowner and the municipality. The design of the infill house also fits in well with the architectural context of the surrounding neighbourhood. And it adds gentle density that is sensitive to the neighbourhood and in keeping with the City's planning objectives.	10/12/2021 7:54 PM
24	Not in favour of Increased density. Site is too small. Infill will be too close to road.	10/12/2021 4:44 PM
25	It would be a Quality develop enhancing the neighbourhood.	10/12/2021 2:47 PM
26	Excellent example of gentle infill. Projects like this are a no brainer to move forward with when there is a win-win with heritage preservation as well.	10/12/2021 11:08 AM
27	Infill should be restricted to what is permitted,a 958 sq ft laneway.the current owners have stripped down even further any significant heritage by altering both the front and sides of the 1928 home.It never made the cut to be protected to begin with and the current owners have further stripped heritage value by changing the storybook winding walkways , removing a heritage front window and replacing with a new French door, putting in vinyl windows and changing roof line.This would not have been allowed if "protected", but new owners want to have it both ways.Abuse of an HRA	10/12/2021 10:36 AM
28	It will be a beautiful addition to the neighbourhood.	10/10/2021 8:50 PM
29	As above, losing green space, increasing densification in a single family residential neighbourhood destroys the safety (cars, people) and personality as surely as tearing down heritage homes does.	10/9/2021 5:13 PM
30	Too large for the lot, house should have been protected to begin with not proposed after changes are made. Feels a bit like a bargaining chip in exchange for what they want.	10/9/2021 4:33 PM
31	We need more housing, everywhere	10/8/2021 10:17 AM
32	We need to support affordable housing options	10/7/2021 9:02 PM
33	its too big and has a basement. Why give it HRA status when it is not protected heritage building?	10/7/2021 1:32 PM
34	Infill needs to be 30% smaller	10/7/2021 9:52 AM
35	It is a sensible plan that allows for intergenerational living in a time of severe housing crisis for our younger generations. Queens Park loses nothing, and only gains, from this sensible and well thought out plan that adds new younger residents, while preserving and protecting existing heritage.	10/7/2021 9:26 AM
36	We need infill and increased density (gently) in QP & NW.	10/7/2021 8:52 AM

37	https://www.gocomics.com/theflyingmccoys/2021/10/01	10/6/2021 2:49 PM
38	The original house was not restored in the storybook style in keeping with the house. It was an unsympathetic renovation which got the owners what they wanted but did nothing to enhance the character of the home. So now that they have what they want they are asking for designation on a badly altered exterior.	10/5/2021 2:01 PM
39	The house has lost pretty much any heritage value with the bad renovation so no need to protect it	10/4/2021 3:47 PM
40	The size and the way the process has been undertaken.	10/3/2021 8:31 PM
41	I do not understand the trade-off (willing to protect Edgar building in exchange for variances). All other buildings in HCA have to adher to carriage/laneway house size limits, so should the Edgar house were it in the HCA. The restorations to the Edgar house have already been done: the requested variances are not needed to fund the already completed restorations. I do not understand why there are not the usual huge "Variance Proposal" bill-board on the property. Once again, why is this property so special that it can circumvent the usual procedures. I find it curious that the previous owners worked hard to get the Edgar house *excluded* from the Queen's Park HCA and Council agreed. Now the City is being asked for variances to put the house back in the HCA.	9/29/2021 9:21 AM

Q8 Are you a New Westminster Resident?

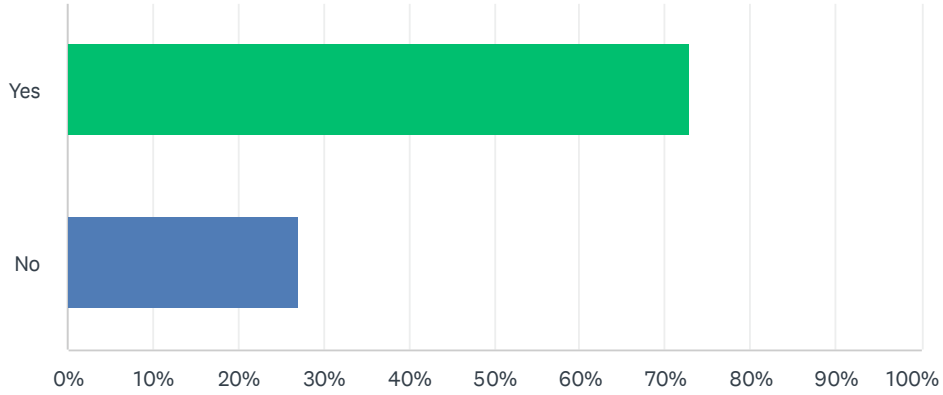
Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	85.92%	61
No	14.08%	10
Total Respondents: 71		

Q9 Do you live in the Queens Park Neighbourhood?

Answered: 70 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	72.86%	51
No	27.14%	19
Total Respondents: 70		

From:	Gillian Day
To:	Lisa Spitale; Emilie Adin; Kathleen Stevens
Cc:	Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley
Subject:	FW: Preliminary Report - 323 Regina HRA application
Date:	Monday, August 30, 2021 9:57:29 AM
Attachments:	image001.png

Forwarded for information.

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

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www.newwestcity.ca

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From: External-Clerks
Sent: Monday, August 30, 2021 9:56 AM
To: 'Gail QPRA' <presidentqpra@gmail.com>
Subject: RE: Preliminary Report - 323 Regina HRA application

Good morning,

I am writing to confirm receipt of your email. In addition to Council, It has been forwarded to the Chief Administrative Officer and the Director of Development Services.

Please note that your email may be included in the agenda package that is posted to the website after the Council meeting. Prior to posting, your email address with be redacted.

Yours truly,

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

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From: Gail QPRA <presidentqpra@gmail.com>
Sent: Sunday, August 29, 2021 3:39 PM
To: Chuck Puchmayr <cpuchmayr@newwestcity.ca>; Jonathan Cote <jcote@newwestcity.ca>; Nadine Nakagawa <nnakagawa@newwestcity.ca>; Patrick Johnstone

<pjohnstone@newwestcity.ca>; Chinu Das <cdas@newwestcity.ca>; Jaimie McEvoy <jmcevoy@newwestcity.ca>; Mary Trentadue <mtrentadue@newwestcity.ca>
Cc: External-Clerks <Clerks@newwestcity.ca>
Subject: Preliminary Report - 323 Regina HRA application

Mayor and Council:

Recognizing that it is early stages for this proposal, it is still important to give you the perspective of the neighbourhood before this moves along any further.

As the proposal states, this house did not score high enough to be one of the properties included in the Heritage Conservation Area . Whether this was the right decision on the part of the CIty or not, is not up for debate. When the current owners purchased the property, they said they wanted to protect the house and felt it really should have been included in the HCA. As a result of this, the Heritage Preservation Society offered to assist with the research and the report preparation that would be required to apply to the HCA and they also offered to assist with the fees that would be charged to go through the process . The owners did not take advantage of the offer, nor did they pursue this course of action despite the protection the HCA would provide to their house, as well as the incentives it could offer.

At that point they proceeded to renovate three sides of the house (not sympathetically) which would have bumped up against the guidelines of the HCA. To their credit, they also did a number of repairs as well as some much needed maintenance and a very attractive paint job, but very little that could be classified as restoration. In fact, original elements were removed from the Regina Street side of the house.

Now, and somewhat retroactively, they want to be granted an HRA for what they are presenting as restoration in order to add an oversized infill house to their property. These applicants opposed a development with similar elements directly across the street and one of their reasons was the “oversized carriage home” which, by comparison, was one third smaller than what they are putting forward. They also opposed that project because it could cause “mass redevelopment changing the entire character of the neighbourhood” and was a “backdoor misuse of an HRA”.

If adding density is more important than maintaining some integrity in the HRA process or in heritage preservation, there are other, more appropriate, ways to make that happen. Adding a laneway as per the OCP, for example, would be a welcome addition to the neighbourhood and would be closer to something affordable for someone wanting to live here. Increasing density does not increase affordability which is obvious with many of the recent proposals requesting the addition of more $1M plus homes.

Councillor Puchmayr gave an insightful assessment of this proposal when it was reviewed at the LUPC and hopefully the upcoming refresh of the HRA may make it easier to weed out this kind of project that doesn’t tick the boxes for requirements, or intent, of an HRA. It would be inappropriate to add a heritage plaque to a 2020 renovation instead of on a bona fide restoration project. This one needs to go back to the drawing board for rethinking.

Respectfully

Gail North

Kathleen Stevens

From: Gillian Day
Sent: Monday, October 18, 2021 9:18 AM
To: Kathleen Stevens
Cc: Jacqueline Killawee; Emilie Adin; Jackie Teed
Subject: FW: 323 Regina Street Heritage Proposal

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

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From: External-Clerks
Sent: Monday, October 18, 2021 9:17 AM
To: 'Dave Vallee' <dave@teamdavevallee.com>
Subject: RE: 323 Regina Street Heritage Proposal

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to Development Services.

Yours truly,

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

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From: Dave Vallee <dave@teamdavevallee.com>
Sent: Sunday, October 17, 2021 7:23 PM
To: qpra.newwest@gmail.com
Subject: [EXTERNAL] 323 Regina Street Heritage Proposal

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To whom it may Concern,

I have looked through all the documentation and am strongly in favour of the 323 Regina Street HRA proposal. The owners have done a fabulous job restoring the existing home which leads me to believe they will do the same with the laneway home. I particularly like the landscaping and green space that will be maintained and improved.

It's a win/win with a beautiful 1928 home being protected for all time and the beautiful addition of an aesthetically pleasing, practical, and affordable and much needed in this city, laneway/carriage home.

While the size of the laneway home exceeds the maximum for non HRA laneway homes, I think the design is well thought out and the foot print of the new home is still 261 sq ft smaller that if they had built a maximize sized allowable garage, (which wouldn't be as attractive). Also the size of the home above the basement/cellar is only about 100 sq ft more than what would be allowed for a non HRA laneway home.

This type of development is what Queens Park needs more of and enhances and improves the street scape and provides much needed affordable. alternative housing needed and in this case even goes one step further, helping multi generations of a family to stay together.

Regards

Dave Vallee

TEAM DAVE VALLEE

Dave Vallee
Personal Real Estate Corporation
O: 604-526-2888
E: dave@TeamDaveVallee.com
W: www.TeamDaveVallee.com

#1 NOBODY IN CANADA SELLS MORE REAL ESTATE THAN RE/MAX

Based on 2017 residential transaction sides. Source: CREA, RE/MAX

RE/MAX All Points Realty (New West)
#102 321 Sixth Street, New Westminster, BC, V3L 3A7

Kathleen Stevens

From: Gillian Day
Sent: Monday, October 18, 2021 3:44 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley; Kathleen Stevens
Subject: FW: [EXTERNAL] HRA 323 Regina Street

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
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From: External-Clerks
Sent: Monday, October 18, 2021 3:43 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] HRA 323 Regina Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

Please note that if a member of Council raises this matter at a meeting, your email may be included in the agenda package that is posted to the City's website. Prior to posting, your email address, house number and phone number will be redacted.

Yours truly,

Gillian Day (she/her) | Agenda Secretary
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From: Personal Information Removed
Sent: Monday, October 18, 2021 2:06 PM
To: qpra.newwest@gmail.com; External-Clerks <Clerks@newwestcity.ca>
Cc: Personal Information Removed
Subject: [EXTERNAL] HRA 323 Regina Street

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To the President of the QPRA, Mayor Cote and members of Council.

I writing in support of the proposed HRA project at 323 Regina Street.

Here are my concerns about the QPRA's one sided, opposition to this project.

1. **The Queens Park Residents Association is not a residents association.** While it is called a "residents association" it more properly should be termed an HOA (Home Owners Association) or a POA (Property Owners Association). Since no effort is made to include groups such as renters, people of colour, religious groups and younger age groups - by the ongoing nature of its activities, the current QPRA is a HOA/POA that does not operate as a legitimate residents association.

2. **The QPRA is not a professional Heritage Association**. While the residents of Queens Park are heritage enthusiasts, their expertise in heritage is limited and often diverges from the professional heritage community. Much the same as the pandemic, we all talk about vaccines but it is the experts in that area that society relies on for advice. If the city and other heritage experts believe the project has merit and the house meets heritage standards; then it does. To act upon opinions by the QPRA undermines the legitimacy of the heritage process and professionals.

3. **Climate change is a real challenge for the world and cities are a primary source of emissions**. The gentle densification of inner city single family neighbourhoods such as Queens Park will make a significant difference due to their ready access to transit; the existing infrastructure already available and the fact more families can live closer to work and other amenities. It is a concern to citizens to see densification projects in QP turned down time after time.

4. **The Housing Crisis is another real challenge.** Twenty percent of people in Vancouver live on 80% of the land due to single family neighbourhoods. At the present time, Queens Park is unaffordable to upcoming generations. Subdivision, stratification, secondary suites, infills and laneways will help to maintain the look and feel of our heritage community if we chose to embrace it, not stick our collective heads in the sand and hope somehow the housing crisis goes away. This is NIMBYism.

5. **Finally, why does the QPRA focus so much about laneway houses and infills?** Garages with identical massing and footprints are going up all the time in Queens Park, yet their construction passes without notice. Why is it the QPRA clutches their pearls over this project? Shouldn't any building built in a backyard be subject to the same scrutiny? My guess is QPRA's true motivation is not about the so called 'heritage deficiencies' of the 323 Regina Street Project but the fact that the house is a laneway.

Thank you,

Personal Information Removed

Kathleen Stevens

From: Gillian Day
Sent: Tuesday, October 19, 2021 8:54 AM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Kathleen Stevens; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley
Subject: FW: [EXTERNAL] Yes to new Laneway Proposal at 323 Regina St.

Forwarded for information.

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

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From: External-Clerks
Sent: Tuesday, October 19, 2021 8:53 AM
To: 'Jon Holisko' Personal Information Removed
Subject: RE: [EXTERNAL] Yes to new Laneway Proposal at 323 Regina St.

Good morning

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

Please note that if a member of Council raises this matter at a meeting, your email may be included in the agenda package that is posted to the City's website. Prior to posting, your email address will be redacted.

Yours truly,

Gillian Day (she/her) **|** Agenda Secretary
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From: Jon Holisko Personal Information Removed
Sent: Tuesday, October 19, 2021 8:28 AM
To: qpra.newwest@gmail.com

Cc: External-Clerks <Clerks@newwestcity.ca>
Subject: [EXTERNAL] Yes to new Laneway Proposal at 323 Regina St.

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Dear Mayor and Councilors,

I'm the youngest son of Personal Information Removed, and I am in favour of the proposed laneway home at 323 Regina.

I support the proposal for the following reasons:

I believe the housing crisis we are currently in requires that we need more affordable housing for young families, and we need to be more open to ways of curbing this crisis. Currently it's next to impossible for anyone around my age to buy property in the lower mainland. At this point in our lives, we've outgrown our 500 square foot apartment in Surrey.

My parents have done an incredible job of restoring the Edgar House. Stand outside the house for 20 minutes on a nice summer day and see the amount of compliments it gets from passers-by. I've heard nothing but positivity about the restoration - even from the very same people who are now claiming it doesn't fit the storybook character - which raises concerns. My parents didn't have to restore this house - It was not protected. They chose to spend their money to restore it. It was not cheap. They've more than proven their commitment to heritage conservation and to the historic character of Queens Park.

The laneway house will not have a visible basement, so I'm not sure I understand why there is opposition to it. It makes 0 difference from outside of the house - you can't see the basement. No one would even know a basement is there.

My fiancè and I currently live in a 500 sq ft apartment in Surrey. We've been here for 4 years and as much as we love our neighborhood we have grown out of our space and we'd like to start a family. All we are asking for is a basement for our home, to provide extra space for work since we both will be working from home often. 958 sq ft just doesn't seem big enough to raise an entire family in, and again, the basement would not be seen from outside anyways.

There is a small but loud minority of Queens Park residents who fear change and fear that we will tear down their neighborhood. On the contrary, nothing has been torn down, and nothing will be. We are adding to the neighborhood: diversity, family values, community, and we are indeed keeping the character of Queens Park with the design of the laneway house.

I ask that should this proposal come to a public hearing, you vote yes to it.

Sincerely,

Jonathan Holisko

Kathleen Stevens

From: Gillian Day
Sent: Tuesday, October 19, 2021 4:08 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Kathleen Stevens; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley
Subject: FW: Support for Infill Proposal at 323 Regina Street

Forwarded for information.

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

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From: External-Clerks
Sent: Tuesday, October 19, 2021 4:07 PM
To: 'Liz Iseli' Personal Information Removed
Subject: RE: Support for Infill Proposal at 323 Regina Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

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Yours truly,

Gillian Day (she/her) **|** Agenda Secretary
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From: Liz Iseli Personal Information Removed
Sent: Tuesday, October 19, 2021 11:33 AM

To: qpra.newwest@gmail.com
Cc: External-Clerks <Clerks@newwestcity.ca>
Subject: [EXTERNAL] Support for Infill Proposal at 323 Regina Street

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To Whom It May Concern,

I reside at Regina Street in Quees Park. I support the proposal for the infill planned for 323 Regina Street. I believe the design and plan of the infill house is in keeping with the neighbourhood style. It's clear that making the home visually appealing was important to the homeowner and taken into account by the architect is coming up with the design. The relaxations requested are not at all unreasonable and in fact make a lot of sense, allowing a small amount of additional space for a family.

Sincerely,
Liz Iseli

Kathleen Stevens

From: Gillian Day
Sent: Tuesday, October 19, 2021 8:49 AM
To: Emilie Adin; Jackie Teed; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: General Meeting - HRA 323 Regina St discussion/poll

Forwarded for information.

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

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From: External-Clerks
Sent: Tuesday, October 19, 2021 8:49 AM
To: Personal Information Removed
Subject: RE: General Meeting - HRA 323 Regina St discussion/poll

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to the Climate Action, Planning and Development Department.

Yours truly,

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

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From: Personal Information Removed
Sent: Monday, October 18, 2021 8:13 PM
To: qpra.newwest@gmail.com
Cc: External-Clerks <Clerks@newwestcity.ca>; Personal Information Removed
Subject: [EXTERNAL] General Meeting - HRA 323 Regina St discussion/poll

CAUTION: **This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Evening,

I live at Regina Street, New Westminster and I would like to register our support of the proposal for infill housing at 323 Regina Street. The design of the in-fill house is tasteful unlike other approved projects I have witnessed in the city. We also all know there is a need for additional housing in New Westminster not to mention adding another home to the protected HRA. Sounds like a win-win to me.

Thanks,

Personal Information Removed

Kathleen Stevens

From: Gillian Day
Sent: Tuesday, October 19, 2021 8:57 AM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Kathleen Stevens; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley
Subject: FW: [EXTERNAL] HRA 323 Regina Street

Forwarded for information.

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: External-Clerks
Sent: Tuesday, October 19, 2021 8:57 AM
To: 'Maxine Llewellyn' Personal Information Removed
Subject: RE: [EXTERNAL] HRA 323 Regina Street

Good morning

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

Please note that if a member of Council raises this matter at a meeting, your email may be included in the agenda package that is posted to the City's website. Prior to posting, your email address will be redacted.

Yours truly,

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Maxine Llewellyn Personal Information Removed
Sent: Tuesday, October 19, 2021 8:32 AM
To: External-Clerks <Clerks@newwestcity.ca>

Cc: qpra.newwest@gmail.com
Subject: [EXTERNAL] HRA 323 Regina Street

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Dear Mayor and City Councillors,

My name is Maxine Llewellyn. I am the fiancé of Jonathan Holisko, the son of Personal Information Removed I'm writing in support of the proposed HRA application for 323 Regina St, which would provide heritage protection for the historic Edgar House, as well as allow for an infill home to be built for Jonathan and myself to raise a family.

Queens Park is one of the oldest, most well preserved heritage neighborhoods in Canada. It's current and former residents have done a wonderful job of conserving and maintaining the neighborhood and that should be commended. However there is a need for affordable housing and I feel the conversation surrounding this issue tends to be quite contentious, and often becomes secondary to Heritage preservation.

I support this application for the following reasons. Queens Park has very low density, most of the neighborhood is comprised of single family detached homes. It's no secret that many young people are not in a position to purchase these types of homes, even getting into a condo is becoming a challenge for many. The proposed infill house adds modest density, while providing affordable housing for Jonathan and myself to start a family of our own, the design of the home is respectful and complimentary to the overall existing aesthetic of the neighborhood.

Personal Information Removed are very passionate about heritage conservation, Edgar house is the second home they've restored since moving to the neighborhood in 2014. Although there have been some minor alterations, they've taken great care and great pains to be respectful of the historical design aspects right down to finishing the home in it's original exterior color scheme. I don't feel the restoration has caused the home to lose any character, and the minor alterations do not take away from the Storybook design. It would be a heritage win having this unique home protected for future generations.

It's not lost on us that it's a huge privilege to live in a neighborhood such as Queens Park, and we are beyond thankful for the opportunity. We appreciate you taking the time to review and consider our proposal, we hope that we have your support.

Kindest Regards,

Maxine Llewellyn

Kathleen Stevens

From: Gillian Day
Sent: Friday, October 22, 2021 11:43 AM
To: Emilie Adin; Jackie Teed; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: [EXTERNAL] HRA for 323 Regina Street

Forwarded for information.

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: External-Clerks
Sent: Friday, October 22, 2021 11:41 AM
To: Personal Information Removed
Subject: RE: [EXTERNAL] HRA for 323 Regina Street

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to the Climate Action, Planning and Development department.

Yours truly,

Gillian Day (she/her) **|** Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca

City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: Personal Information Removed
Sent: Friday, October 22, 2021 11:02 AM
To: qpra.newwest@gmail.com
Cc: External-Clerks <Clerks@newwestcity.ca>
Subject: [EXTERNAL] HRA for 323 Regina Street

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear fellow members of QPRA:

We are writing in support of the proposal for infill housing at 323 Regina Street. New Westminster has a housing affordability problem and this is a positive solution at a local level. This home is for the Personal Information Removed . We think this is a perfect example of where an HRA designation of a rare storybook style home provides a win for the City by preserving this house; while providing needed affordable housing for a young family in our city. The design of the in-fill house is attractive and consistent with the traditional housing stock in Queens Park.

Yours faithfully,

Personal Information Removed

Kathleen Stevens

From: Personal Information Removed
Sent: Monday, October 25, 2021 8:42 AM
To: Kathleen Stevens
Subject: [EXTERNAL] Support for 323 Regina Street HRA

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kathleen and Council,

As a former member of the Queens Park Heritage Study Working Group and Queens Park Heritage Control Period Desing committee, I am writing to support the HRA for 323 Regina Street enthusiastically.

First, as a later build than many of the homes in Queens Park, protecting the house would ensure the exemplary diversity of housing that exists in Queens park. Queens park is not a neighbourhood of Victorian and Edwardian homes. On the contrary, it is a neighbourhood filled with brilliant examples of housing from every decade. 323 is one of those and has been renovated and maintained to ensure it will contribute to the area for decades to come.

Second, the working group supported a Heritage Conservation Area for Queens Park because it was the best way to provide opportunities for sensitive infill and maintain the beloved structures in the neighbourhood. The HCA was recommended because it gave the city the most flexible control to support homeowners' current love of heritage and encourage increasingly diverse and densified housing in the future. It was created for precisely the kinds of projects proposed at 323 Regina.

Third, as someone who has been forced out of Queens Park because of the Lower Mainland's housing crisis, secondary units like the one proposed at 323 Regina are the only way I might be able to return to the neighbourhood. I would love to live in such a structure. We need more to be built, and the HRA tool is one of the ways to push back against the loud voices often heard in the Queens Park matters. It is a trade-off that supports the ideas of the HCA and supports next-generation housing needs.

The massing of the secondary structure is sensitive to the surrounding buildings and meets the design requirements for the HCA. It checks all the boxes. It also offers a missing middle diversity of housing that contributes rather than detracts from the area. Once it is built and landscaping matures, it will be like many of the diverse little lanes in the neighbourhood.

HRA's are a tool to protect examples of particular architecture and should be seen as another tool in the toolbox for addressing the housing crisis. The City of New Westminster should support 323 Regina and similar projects to contribute sensitive infill and support a unique structure.

I hope to see the HRA for 323 Regina Street approved.
Thank you

Personal Information Removed

From: Carilyn Cook
To: _Mayor & Councillors; Lisa Spitale; Emilie Adin; Jackie Teed; Kathleen Stevens
Cc: Kathryn Beardsley; Jacqueline Killawee; Sophie Schreder; Angela Danielisz
Subject: FW: [EXTERNAL] Re: HRA 323 Regina Street
Date: Thursday, October 28, 2021 2:51:30 PM
Attachments: image001.png

Forwarded for information.

Carilyn Cook (she/her) | Committee Clerk
T 604.515.3782 | **E** ccook@newwestcity.ca
City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: External-Clerks
Sent: Thursday, October 28, 2021 2:49 PM
To: 'Queens Park Residents' Association' <qpra.newwest@gmail.com>
Subject: RE: [EXTERNAL] Re: HRA 323 Regina Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Coté, members of Council, the Chief Administrative Officer, the Director of Climate Action, Planning and Development, and the Senior Manager of Climate Action, Planning and Development.

Please note: if a Council member raises this matter at an open meeting, your email will be added to the agenda and posted to the City's website as part of the agenda package. Prior to posting, your contact and identifying information will be redacted.

Yours truly,

Carilyn

Carilyn Cook (she/her) | Committee Clerk
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511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: Queens Park Residents' Association <qpra.newwest@gmail.com>
Sent: Tuesday, October 26, 2021 7:10 PM
To: Personal Information Removed

Cc: External-Clerks <Clerks@newwestcity.ca>; Personal Information Removed

Subject: [EXTERNAL] Re: HRA 323 Regina Street

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Personal Information Removed

I have no desire to get into a war of words, but I feel compelled to provide you with some clarification on some of the assumptions made in your recent email to me along with Mayor and Council.

I do take exception to you saying the QPRA does not operate as a legitimate residents association. Yes, most of our directors are home owners but, as you are aware, that is primarily who lives in Queen's Park and therefore who should be represented. The requirements to be on the board are only two: (1) live in Queen's Park, and (2) care about Queen's Park. As you can appreciate, finding younger folk to be executive members is difficult as there is a time commitment (both in reading materials and attending monthly meetings) and they find themselves having to split their valuable volunteer time between activities involving their children and other community participation. We are fortunate that, along with us old retired people on the board, we are happy to have a Personal Information Removed as a director. In addition, we are grateful to add an apartment renter to the mix who will bring a different perspective to issues. We do not ask any questions about, nor actively recruit new members based on colour, ethnicity, or religion but welcome whoever wishes to take on a volunteer role.

The QPRA does not claim to be a professional heritage association. We have many knowledgeable members who know a great deal about history and heritage and we do draw on them for information on a regular basis. But to be clear, with respect to the project you are referencing, it was the City's heritage expert who deemed the house to have insufficient heritage merit to be included in the HCA and it was heritage enthusiasts who were encouraging the owners to go through the process to have their house put back in.

I think you will find that the majority of Queen's Park residents support gentle densification but there is some disparity in how that translates. Adding a house to every piece of green space would not meet the litmus test for 'gentle', nor having them overbuilt in size hardly qualifies as gentle. No amount of subdivision, stratification, or lot splitting will render anything that is 'affordable' and it is not rational or logical to think that it will. Densification does not equate to affordability. A quick example is the property directly across from the HRA in question where the developer wanted to change the property from a single family home to three dwellings. Each of these would have been priced over $1M so the neighbourhood would have ended up with maximum densification on one lot and three more market priced houses - nothing affordable there. Queen's Park as a location is not 'affordable' in and of itself and that is not an issue created by the residents who live there. When Burnaby got too expensive, people moved to New Westminster to buy because you could still find cheaper properties and when those climbed to market pricing, new buyers then went to Coquitlam, Maple Ridge and even Mission. Jamming in as many houses as possible in Queen's Park or ANY area does not bring down the price and has never been the case.

Lastly, to your point on garages going up everywhere so why does the QPRA care so much about laneways. Garage construction is strictly regulated and 'passes without notice' for just that reason. There are no relaxations to be bartered for and no there is skirting the guidelines for what is allowable. We only wish laneways and infills had the same regulations and scrutiny that garages do. If the current application was for a laneway as laid out under the OCP, rather than trying to use an HRA to gain an oversized infill, there would be no push back and there would be the prospect of a more modest rental property that met the 'gentle' densification description.

Regards,
Gail North
President, QPRA

On Mon, Oct 18, 2021 at 2:05 PM Personal Information Removed wrote:

> **To the President of the QPRA, Mayor Cote and members of Council.**
>
> I writing in support of the proposed HRA project at 323 Regina Street.
>
> Here are my concerns about the QPRA's one sided, opposition to this project.
>
> 1. **The Queens Park Residents Association is not a residents association.** While it is called a "residents association" it more properly should be termed an HOA (Home Owners Association) or a POA (Property Owners Association). Since no effort is made to include groups such as renters, people of colour, religious groups and younger age groups - by the ongoing nature of its activities, the current QPRA is a HOA/POA that does not operate as a legitimate residents association.
>
> 2. **The QPRA is not a professional Heritage Association**. While the residents of Queens Park are heritage enthusiasts, their expertise in heritage is limited and often diverges from the professional heritage community. Much the same as the pandemic, we all talk about vaccines but it is the experts in that area that society relies on for advice. If the city and other heritage experts believe the project has merit and the house meets heritage standards; then it does. To act upon opinions by the QPRA undermines the legitimacy of the heritage process and professionals.
>
> 3. **Climate change is a real challenge for the world and cities are a primary source of emissions**. The gentle densification of inner city single family neighbourhoods such as Queens Park will make a significant difference due to their ready access to transit; the existing infrastructure already available and the fact more families can live closer to work and other amenities. It is a concern to citizens to see densification projects in QP turned down time after time.
>
> 4. **The Housing Crisis is another real challenge.** Twenty percent of people in Vancouver live on 80% of the land due to single family neighbourhoods. At the present time, Queens Park is unaffordable to upcoming generations. Subdivision, stratification, secondary suites, infills and laneways will help to maintain the look and feel of our heritage community if we chose to embrace it, not stick our collective heads in the sand and hope somehow the housing crisis goes away. This is NIMBYism.

5. **Finally, why does the QPRA focus so much about laneway houses and infills?** Garages with identical massing and footprints are going up all the time in Queens Park, yet their construction passes without notice. Why is it the QPRA clutches their pearls over this project? Shouldn't any building built in a backyard be subject to the same scrutiny? My guess is QPRA's true motivation is not about the so called 'heritage deficiencies' of the 323 Regina Street Project but the fact that the house is a laneway.

Thank you,

Personal Information Removed

From: Carilyn Cook
To: _Mayor & Councillors; Lisa Spitale; Emilie Adin; Jackie Teed; Kathleen Stevens
Cc: Kathryn Beardsley; Jacqueline Killawee; Sophie Schreder; Angela Danielisz
Subject: FW: [EXTERNAL] Letter of Support for HRA at 323 Regina Street
Date: Thursday, October 28, 2021 2:58:39 PM
Attachments: image001.png

Forwarded for information.

Carilyn Cook (she/her) | Committee Clerk
T 604.515.3782 | **E** ccook@newwestcity.ca
City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: External-Clerks
Sent: Thursday, October 28, 2021 2:57 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] Letter of Support for HRA at 323 Regina Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Coté, members of Council, the Chief Administrative Officer, the Director of Climate Action, Planning and Development, and the Senior Manager of Climate Action, Planning and Development.

Please note: if a Council member raises this matter at an open meeting, your email will be added to the agenda and posted to the City's website as part of the agenda package. Prior to posting, your contact and identifying information will be redacted.

Yours truly,

Carilyn

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511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: Personal Information Removed
Sent: Wednesday, October 27, 2021 5:59 PM

To: External-Clerks <Clerks@newwestcity.ca>
Cc: Britney Dack <bdack@newwestcity.ca>
Subject: [EXTERNAL] Letter of Support for HRA at 323 Regina Street

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Dear Mayor & Council,

I write in support of the above captioned HRA and make the following points:

- I find the additional FSR requested to be reasonable, particularly as a significant portion of the laneway home's FSR will be below grade.
- I find the proposed heritage designation of the existing home to be laudable and significant
- The "Storybook" style that this home represents were common on the west side of Vancouver, where they are being demolished in large numbers and as such I think it's a good thing that this one is being saved.
- I do not see anything controversial in this application and urge Council to support the proponent's application.

It seems the debate around this project has regrettably become a flashpoint for the larger community discussion around density and affordability. Much of the negative commentary I've heard about this HRA relates to perceived density trends and not the project specifics.

On the broader policy discussion, my view is that heritage policy and densification planning are not, or at least should not, be in competition with each other. However, there is a growing *public perception* that heritage is somehow standing in the way of density. Heritage and densification can be *complimentary*.

As a general policy direction, and in particular as the HRA guidelines are being revisited, I think New Westminster has an opportunity to differentiate itself from the Metro region by pursuing as strategy of *density through the window of heritage*.

New Westminster cannot ignore the pressure of a growing population, but it is also unwise, in my opinion, to put the City's unique heritage identity in jeopardy. The City has distinguished itself as a national leader in heritage preservation, and losing that reputation risks becoming further subsumed (and ultimately lost) under the regional identity. Heritage is New Westminster's sustainable competitive advantage in the region. It's a pathway to remaining relevant in a region dominated by Vancouver and its identity as the most beautiful city in the world.

Policies that link density and *relative* affordability to heritage retention should be explored. There is an opportunity for a uniquely "made in new West" solution to densification of single family neighbourhoods.

I am advocating for this kind of approach in the community, including with the QPRA. I do not understand the ferocity of the opposition to this project or others with marginal FSR

variances.

So far I'm seen to be somewhat of a heretic to many within the QPRA & the NWHPS. I keep telling them "this is the way."

I think they'll come around….

Thank you for your time and attention.

Sincerely,

Personal Information Removed

From:	Carilyn Cook
To:	_Mayor & Councillors; Lisa Spitale; Emilie Adin; Jackie Teed; Kathleen Stevens
Cc:	Kathryn Beardsley; Jacqueline Killawee; Sophie Schreder; Angela Danielisz
Subject:	FW: [EXTERNAL] Re: HRA 323 Regina Street
Date:	Thursday, October 28, 2021 2:54:46 PM
Attachments:	image001.png

Forwarded for information.

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T 604.515.3782 | **E** ccook@newwestcity.ca
City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: External-Clerks
Sent: Thursday, October 28, 2021 2:53 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] Re: HRA 323 Regina Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Coté, members of Council, the Chief Administrative Officer, the Director of Climate Action, Planning and Development, and the Senior Manager of Climate Action, Planning and Development.

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Yours truly,

Carilyn

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www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: Personal Information Removed
Sent: Wednesday, October 27, 2021 12:00 AM
To: Queens Park Residents' Association <qpra.newwest@gmail.com>

Cc: External-Clerks <Clerks@newwestcity.ca>; Personal Information Removed

Subject: [EXTERNAL] Re: HRA 323 Regina Street

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Ms. North, Mayor Cote, Council and Personal Information Removed

The federal government for New Zealand just passed legislation to overturn single family zoning throughout the country. Now New Zealanders can develop up to 50 percent of their land and build up to three storeys - without requiring consent from municipal authorities. The reforms also unleash landowners to build up to three homes per lot in areas previously restricted to one or two homes. (https://nationalpost.com/news/canada/could-new-zealands-radical-new-housing-law-help-canada-curb-its-skyrocketing-real-estate-prices).

Why is New Zealand doing this? They are doing this for the climate crisis and the housing crisis. There's nothing governments can do to help those two issues more than densification. It just makes sense everywhere and New Westminster is no exception.

What you describe as gentle isn't densification at all; it is dead stop opposition to anything but support for single family properties as well as more and more and more garages. Despite your very vigorous attempts to assert that garages are held to a certain standard; secondary housing is held to a much higher standard in this city. You believe building a garage is hard? Well sister, you aint seen nothing yet until you build a laneway. It is time for your association to fact check your many claims and talk about these issues honestly.

Ms North, this is not just happening in New Zealand - this is also happening in Europe, California and yes, Vancouver. What is my beef with the Queens Park Residents Association? It is that the stated purpose of the QPRA is (straight from your website) *"The purpose of the Queens Park Residents' Association (the "QPRA") is to bring neighbours together to keep the Queens Park neighbourhood a green, safe, beautiful, historic, livable, single family neighbourhood."* You state that you are promoting a single family neighbourhood. There is nothing about secondary suites, laneways, carriage houses or infills. There is no reference to gentle densification.

Forty four percent of New West residents are renters. We own a house in Queens Park. Our laneway house is housing for Personal Information Removed . Our secondary suite of 940 sf has a family of 3. So of the 9 people who live on this property, 7 of them are renters and only two are home owners. I don't know the exact number of renters in Queens Park, but I bet it approaches the same percentage as the rest of the city. After all, many of the large houses are home to only one or two people. Their families have grown up years ago and moved away. I have nothing against these older owners (I am one of them); but they must start to realize that this kind of privileged existence in inner cities means their children and grandchildren can't buy a house or begin to solve the very serious problem of climate change.

While you state that renters can join the QPRA; the QPRA's past track record shows that very few ever do. Why is this large group under represented? Its because of your stated purpose is to promote single family homes. Have you ever addressed the issues of renters? Affordable housing? Don't you think you should? The email that you sent out about the HRA at 323 Regina Street illustrated your bias clearly. While the QPRA email pointed out all the so called deficits of the project; it was completely silent on any of the advantages. You used your position as president of one of the premier, city sponsored, residents associations in New Westminster, to promote a singular political viewpoint. If you want to join a political party to lobby against laneway housing, by all means do so. But that's not the purpose of a residents' association.

We could both go on and on about this subject I'm sure. I'll end it here for now.

Regards

Personal Information Removed

On Oct 26, 2021, at 7:10 PM, Queens Park Residents' Association <qpra.newwest@gmail.com> wrote:

Personal Information Removed

I have no desire to get into a war of words, but I feel compelled to provide you with some clarification on some of the assumptions made in your recent email to me along with Mayor and Council.

I do take exception to you saying the QPRA does not operate as a legitimate residents association. Yes, most of our directors are home owners but, as you are aware, that is primarily who lives in Queen's Park and therefore who should be represented. The requirements to be on the board are only two: (1) live in Queen's Park, and (2) care about Queen's Park. As you can appreciate, finding younger folk to be executive members is difficult as there is a time commitment (both in reading materials and attending monthly meetings) and they find themselves having to split their valuable volunteer time between activities involving their children and other community participation. We are fortunate that, along with us old retired people on the board, we are happy to have a Personal Information Removed as a director. In addition, we are grateful to add an apartment renter to the mix who will bring a different perspective to issues. We do not ask any questions about, nor actively recruit new members based on colour, ethnicity, or religion but welcome whoever wishes to take on a volunteer role.

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respect to the project you are referencing, it was the City's heritage expert who deemed the house to have insufficient heritage merit to be included in the HCA and it was heritage enthusiasts who were encouraging the owners to go through the process to have their house put back in.

I think you will find that the majority of Queen's Park residents support gentle densification but there is some disparity in how that translates. Adding a house to every piece of green space would not meet the litmus test for 'gentle', nor having them overbuilt in size hardly qualifies as gentle. No amount of subdivision, stratification, or lot splitting will render anything that is 'affordable' and it is not rational or logical to think that it will. Densification does not equate to affordability. A quick example is the property directly across from the HRA in question where the developer wanted to change the property from a single family home to three dwellings. Each of these would have been priced over $1M so the neighbourhood would have ended up with maximum densification on one lot and three more market priced houses - nothing affordable there. Queen's Park as a location is not 'affordable' in and of itself and that is not an issue created by the residents who live there. When Burnaby got too expensive, people moved to New Westminster to buy because you could still find cheaper properties and when those climbed to market pricing, new buyers then went to Coquitlam, Maple Ridge and even Mission. Jamming in as many houses as possible in Queen's Park or ANY area does not bring down the price and has never been the case.

Lastly, to your point on garages going up everywhere so why does the QPRA care so much about laneways. Garage construction is strictly regulated and 'passes without notice' for just that reason. There are no relaxations to be bartered for and no there is skirting the guidelines for what is allowable. We only wish laneways and infills had the same regulations and scrutiny that garages do. If the current application was for a laneway as laid out under the OCP, rather than trying to use an HRA to gain an oversized infill, there would be no push back and there would be the prospect of a more modest rental property that met the 'gentle' densification description.

Regards,
Gail North
President, QPRA

On Mon, Oct 18, 2021 at 2:05 PM Personal Information Removed wrote:

> **To the President of the QPRA, Mayor Cote and members of Council.**
>
> I writing in support of the proposed HRA project at 323 Regina Street.
>
> Here are my concerns about the QPRA's one sided, opposition to this project.
>
> 1. **The Queens Park Residents Association is not a residents association.** While it is called a "residents association" it more properly should be termed an HOA (Home Owners Association) or a POA (Property Owners Association). Since no effort is made to include groups such as renters, people of colour,

religious groups and younger age groups - by the ongoing nature of its activities, the current QPRA is a HOA/POA that does not operate as a legitimate residents association.

2. **The QPRA is not a professional Heritage Association**. While the residents of Queens Park are heritage enthusiasts, their expertise in heritage is limited and often diverges from the professional heritage community. Much the same as the pandemic, we all talk about vaccines but it is the experts in that area that society relies on for advice. If the city and other heritage experts believe the project has merit and the house meets heritage standards; then it does. To act upon opinions by the QPRA undermines the legitimacy of the heritage process and professionals.

3. **Climate change is a real challenge for the world and cities are a primary source of emissions**. The gentle densification of inner city single family neighbourhoods such as Queens Park will make a significant difference due to their ready access to transit; the existing infrastructure already available and the fact more families can live closer to work and other amenities. It is a concern to citizens to see densification projects in QP turned down time after time.

4. **The Housing Crisis is another real challenge.** Twenty percent of people in Vancouver live on 80% of the land due to single family neighbourhoods. At the present time, Queens Park is unaffordable to upcoming generations. Subdivision, stratification, secondary suites, infills and laneways will help to maintain the look and feel of our heritage community if we chose to embrace it, not stick our collective heads in the sand and hope somehow the housing crisis goes away. This is NIMBYism.

5. **Finally, why does the QPRA focus so much about laneway houses and infills?** Garages with identical massing and footprints are going up all the time in Queens Park, yet their construction passes without notice. Why is it the QPRA clutches their pearls over this project? Shouldn't any building built in a backyard be subject to the same scrutiny? My guess is QPRA's true motivation is not about the so called 'heritage deficiencies' of the 323 Regina Street Project but the fact that the house is a laneway.

Thank you,

Personal Information Removed

Corporation of the City of
NEW WESTMINSTER

Attachment 9

Engineering Servicing Memo

NEW WESTMINSTER
Engineering Services

Memorandum

To: Kathleen Stevens, Heritage Planning Analyst Date: December 21, 2021

From: Roger Chang, Engineering Technologist File: PRJ-009878

Subject: WORKS AND SERVICES REQUIREMENTS FOR 323 REGINA STREET – HER00810

We are responding to the updated Heritage Revitalization Agreement (HRA) application as referenced above dated November 10, 2021 for the proposed renovation of the existing single detached dwelling, construction of new infill detached dwelling, 132 sq. m (1,420 sq. ft.).

Please be advised that staff have completed a final review of this application with the applicant (Gray Holisko). We identified and agreed the following details is to be addressed as part of this application:

1. Discuss all onsite rainwater management and paving materials with Development Services, Planning Division at 604-527-4532. The landscaping design is strongly encouraged to incorporate rainwater retention, infiltration and harvesting including rain gardens, permeable surfaces, rain barrels and swales.

2. Discuss all onsite service details with Development Services, Building Division at 604-527-4580 (Plumbing Permit). The on-site sanitary and stormwater systems, perimeter drainage and roof leaders, will need to be fully separated.

3. Discuss all City communication servicing details with Phil Kotyk, Fiber Network Operations Manager, at 604-527-4641. City communication conduit may be provided in accordance with the City's Intelligent City Design requirements, as it pertains to the Fiber Optic Network and Street Lighting Design.

4. Discuss all costs associated with the design and replacement of the existing overhead electrical and telecommunication utilities with an underground system to service the property. For further information please contact Marc Rutishauser, Acting Manager Electrical Engineering Design and Planning, Electrical Operations Department at 604-527-4533.

5. Discuss all costs associated with telecommunication and gas companies (Shaw, Telus & Fortis BC) directly regarding the provision of their services for the proposed development, noting all works will need to be underground and completed at the owner's expense. We recommend that this consultation be made as soon as possible to establish requirements and avoid conflicts.

Provided the applicant is successful in obtaining a Development Permit, the Engineering Department requirements include but may not necessarily be limited to the following:

6. Payment of a **$7,500.00** deposit towards the estimated cost of upgrading, by the City, of the existing water service connection with meter setter and Brooks box at property line. City records indicate the existing water service connection is older than 40 years, as per the *City of New Westminster Water Works Bylaw No. 7631, 2013* requires the connection to be replaced. If a fire sprinkler system is proposed for the property, the owner will need to retain a mechanical engineer to determine the appropriate size of the service connection required.

7. Payment of a **$15,000.00** deposit towards the estimated cost of reconstructing, by the City, of the full lane width with rollover curb and gutter along the development frontage. When you are ready to have the lane reconstructed, please contact Gabe Beliveau, Superintendent Streets, Sidewalks, Signs and Towing at (604) 517-5417.

8. Payment of a **$4,000.00** deposit towards the estimated cost of reconstructing, by the City, the damage sections of the curb along the development frontage on Fourth Street. When you are ready to have the curb reconstructed, please contact Gabe Beliveau, Superintendent Streets, Sidewalks, Signs and Towing at (604) 517-5417.

9. Apply for a Street Occupancy Permit (SOP) for all works within City street right-of-ways. An approved traffic management plan may be required five (5) business days prior to issuance of a SOP. For more information on the requirements, see our webpage at https://www.newwestcity.ca/services/streets-and-sidewalks/street-occupancy-permit.

10. Ensure that the implementation of the Erosion and Sediment control best practices meet the requirements outlined in the *City of New Westminster Erosion and Sediment Control Bylaw 7754, 2016*. For more information on the requirements, see our webpage at https://www.newwestcity.ca/services/environment-and-sustainability/water-protection-and-conservation#erosion-sediment-cont0rol

Deposits shall be received by the City prior to Building Permit issuance. Should the cost to complete the works be less than the deposits collected, the remaining funds will be returned to you. If the costs exceed the deposits, you will be invoiced the difference.

Should you have any further questions, please contact the undersigned at 604-527-4633 or rchang@newwestcity.ca.

Regards,

Roger Chang, AScT
Engineering Technologist

Corporation of the City of
NEW WESTMINSTER

Public Input for
Heritage Revitalization Agreement (323 Regina Street) No. 8304, 2022 and
Heritage Designation (323 Regina Street) No. 8305, 2022
January 31, 2022

Name	Public Input Submissions Date Submitted	Date Received	#
Gail North	January 8, 2022	January 10, 2022	C-1
Matt Meehan	January 24, 2022	January 24, 2022	C-2
Ronda Field	January 25, 2022	January 25, 2022	C-3
E. and K. Langstroth	January 26, 2022	ON TABLE	C-4
D. Gurney	January 26, 2022	ON TABLE	C-5
S. and G. Yoshizawa	January 28, 2022	ON TABLE	C-6
K. Jansz	January 29, 2022	ON TABLE	C-7
N. and H. Shaw	January 31, 2022	ON TABLE	C-8
C. McFarland	January 31, 2022	ON TABLE	C-9
G. Mockler	January 31, 2022	ON TABLE	C-10

TEN written submissions have been received, including SEVEN On Table.

From: Gail QPRA

Subject: [EXTERNAL] Fwd: HRA - 323 Regina Street

Date: Saturday, January 8, 2022 5:10:34 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council:

This email is being sent on behalf of the Queen's Park Residents Association to provide the review process followed, as well as its outcome, with respect to the HRA proposal for 323 Regina Street.

During the Virtual Open House hosted by Nancy Dheilly, all comments made by those calling in were recorded . These comments were then circulated to the QPRA membership email list in an effort to share the discussion with any who were not able to attend.

Following this, a general meeting of the QPRA was held to provide an opportunity for discussion and follow up on any outstanding questions or issues. At the conclusion of the meeting, members were polled for their position on the project. 55 responses were received from Queen's Park residents.11 were in support of the project and 44 were opposed.(80%)

Of the 80% opposed, there were a few themes that stood out-: 1. the size of the project 2. the integrity of the process, and 3. the disregard for maintaining the originality of the house.

1. Even with the size reduction of the original proposal, the current infill house proposal is more than 48% larger than what would be allowed without an HRA which is a 958 sq ft laneway home. Neighbours' objections included the fact that the new building and on site parking provisions increases the "built" site coverage resulting in the dramatic loss of valuable green space, further chipping away at the QP streetscape, as well as the impact this has on climate change. Consensus was that the infill house is too large, and not consistent with the sensitive infill/density outlined in both the HCA and OCP policies.

2. There is a definite lack of confidence in the integrity this application has followed from the start of the process to date.

Choosing to make changes that stripped away heritage features the home had PRIOR to launching an HRA application seems to fly in the face of what was expected by the neighbourhood when the heritage conservation area was created.

This home's heritage assets were assessed by City Heritage consultants to determine if it should be in the protected category at the onset of the HCA and it was not deemed to have enough heritage merit to warrant protection . Since that assessment, rather than try to replace or retain heritage features lost over the years , the homeowners chose to remove even more of the few heritage attributes that had remained. Neighbours question the integrity of seeking heritage protection for a home that has been stripped of its heritage value.

3. The recent renovations to this home have further removed the charm and originality of the home's storybook character. Removing an original window, putting in new French doors, adding a porch and changing the configuration of the front of the house with features that are completely contrary to the style of the house were felt to make this request for 'protection' somewhat too late.

The residents of Queen's Park are aware of the need to increase housing options and are in support of appropriate processes and policies to increase density. With this proposal, the most suitable density option would be a 958 square foot laneway home. This would add appropriate density while ensuring needed green-space is maintained.

The consensus of residents is that an HRA is not an appropriate tool to be used as there is very little heritage merit left in this home to protect and it does not warrant the the approval of the large infill home requested.

Thank you for considering these issues as you determine the outcome of this application.

Regards,
Gail North, QPRA

From: Info
To: External-Clerks
Subject: FW: proposed HRA for 323 Regina Street
Date: Monday, January 24, 2022 10:19:23 AM

From: Matt Meehan
Sent: Monday, January 24, 2022 10:06 AM
Subject: [EXTERNAL] proposed HRA for 323 Regina Street

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I do not support the proposed HRA for 323 Regina Street.

1. I do not support an HRA for this site.
2. The site is not designated as a heritage protected site.
3. The house has already been renovated and normal maintenance has been carried out, without an HRA.
4. Why would the City now decide that the site should get an HRA?
5.
6. I do not support the increase in the size of the infill home.
7. It seems that all approved infill houses are larger than originally allowed.
8. Why does the City have maximum sizes for infill homes and then approve homes larger than allowed?

3. A key question council should ask is how much $ value is the City giving to the land owner.
4. By giving the land owner 958 sf of new density the City is giving net value in the range of $250,000 or more. The question is whether the City can identify that it is getting back similar value.

Regards,

Matt Meehan
New Westminster, BC

From: Ronda Field
To: External-Clerks
Subject: [EXTERNAL] 323 Regina
Date: Monday, January 24, 2022 10:47:20 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

> Dear Mayor and Council,
> I am writing (this time!) to express my concern about the proposed development of 323 Regina. I attended the community meeting where we had a large number of QP residents, with almost no support for this project. Specific concerns included:
> -If a house doesn't have enough heritage to qualify for the HCA, how can it be seen to have enough character to designate? And how/ why can it be retroactively included once the heritage features have been altered or removed? There is no heritage gain or benefit to retroactively designating a property after the character has been removed - in this case, it is a question of personal gain rather than benefit to the community.
> -The proposed infill house is too large and exceeds guidelines. The infill house and associated parking will also take up most of the green space on the lot and since the proposed entrance is on the street rather than the alley, it will greatly affect the streetscape. Furthermore, it will affect the landscape and the character of this neighbourhood
> -There are multiple relaxations being sought such as floor space ratio and side yard setbacks which will again impact the neighbourhood
> -The proposed design of the infill house is not sympathetic to the character of the neighbourhood
> -This is not considered 'gentle densification' by the neighbourhood. However, there was some support for having a laneway house that meets current guidelines (max 958sf) and does not have a basement.
> -The required sun shadow study was not done
> -The designer of this project was questioned about the posted design materials and the survey design which was very flawed and she did state that she had never created a survey before. Any survey responses cannot be considered as accurate when the actual survey was flawed. This is not a new problem, however I would respectfully ask that for future development projects and surveys, that there is complete transparency about the project and that information presented in surveys etc includes all the relevant details so that residents can make a truly informed decision while completing surveys.
> -The process of soliciting resident feedback and then patently ignoring that feedback is problematic. It seems to be 'status quo' for this council to decide first and ask for feedback later, when the decision has already been made. It seems deceptive to ask for feedback that is not going to be considered since the decision has already been made.
> All in all, I think that it is important to acknowledge that there are significant issues with this application. In view of the circumstances, I cannot support this proposed development. Even though there have been some design changes based on feedback, I still feel that this proposal does not qualify as 'gentle densification'. I wanted to voice my concerns prior to the public hearing. Thank you for your consideration.
> Ronda Field
>

From: Kathleen Langstroth
To: External-Clerks
Subject: [EXTERNAL] 323 Regina Street Public Hearing Jan. 31/22
Date: Wednesday, January 26, 2022 5:24:49 PM

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January 26, 2022

RE: 323 Regina Street Public Hearing

To Mayor and Council,

We are opposed to the HRA for 323 Regina Street. It is extremely troublesome that the house which has had a severe alteration made to its front façade within the last two years that removed its storybook characteristics would now be worthy of designation. This refers to the installation of the patio doors, small porch and cedar railings and roof to the front of the house; none of which compliments or reflects the home's English storybook style. As well, the new sidewalk is angular rather than the curving pathway that is synonymous with the "storybook" curb appeal. It does not make sense that this type of unsympathetic renovation should be rewarded with a designation status.

Although this is a good location for a laneway house, the proposed dwelling for this site is far too large in all aspects for the property which is evident by the number of variants required to build the structure. It is also situated very close to the lane access and the property line; especially if the basement window well remains where it is. A laneway/infill house with reduced FSR and height would be much more appropriate for this location.

Sincerely,

Eric and Kathleen Langstroth

Third Avenue

From: Deane Gurney
To: External-Clerks
Subject: [EXTERNAL] 323 Regina Street
Date: Wednesday, January 26, 2022 11:42:15 PM
Attachments: 323 Regina Street.pdf

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Please circulate the attached letter regarding the above application on January 31, 2022

Deane Gurney

January 26, 2022

City of New Westminster
511 Royal Ave
New Westminster, BC
V3L 1H9

email: clerks@newwestcity.ca

Attention: Mayor and Members of Council

Dear Sirs and Madams,

Re: HRA at 323 Regina Street New Westminster

It should be remembered that HRAs were introduced to preserve heritage buildings that were in grave need of repair. When an owner did not have the financial recourses to undertake the preservation work to restore the building back to its original condition, allowances were made to make it economical to finance the restoration of the building by allow the property to be subdivided or a zoning variance for some other purpose. To allow for the preservation of buildings, amendments were made to provincial legislation to allow cities to consider zoning amendments, such as creating a new lot for a new building or a larger than zoning allowed carriage house to finance the much-needed restoration of the heritage building.

The above HRA is an example of abuse of process. The owner completed renovations not in conformity to heritage standards to a residence, but to their own desire which now dose not need any restoration. After the completion of this work, they applied for a HRA to have a nonconforming carriage house that is in excess of the allowable bylaw square footage. It is certainly hard pressed to say that this was not set up from the beginning of the alterations. This was not what the HRA legislation was set up to do, reward homeowners without either making a significant investment to repair the original house or supply amenities to the community.

There is nothing wrong with the current residence. The applicate should be making an application for a carriage house under the current bylaw or seeking a rezoning application as a comprehensive development, not using the process of an HRA to seek an advantage that no other homeowner cannot get. This comprehensive development would also require significant community benefit or amenities to have such an addition to the property. Why would simply designation of the house be sufficient when any other homeowner would be required to do substantially more? This is a good example of how HRA are being abused to obtain zoning variances instead of applying for a general variance on the property and a significant monetary gain to the homeowner from allowing the variances. If allowed this is a precedent for all other property owners to use the HRA application not for its intended purpose but to obtain variances not normally given. There needs to be clear reasons to use an HRA instead of a zoning variance. Simply designating a property is not enough.

This project is not an HRA. It is a rezoning application that is being presented as an HRA without any community benefit or amenities to the city. City council needs to stop such projects that are represented as HRA's but really are rezoning applications.

Please reject this application until the community sees real benefits and amenities to the community from this project.

Yours truly,

Deane Gurney
Queens Ave
New Westminster

From: Lee, Sue
To: External-Clerks
Cc: Garry Yoshizawa
Subject: [EXTERNAL] 323 Regina Street, Heritage Revitalization Agreement
Date: Friday, January 28, 2022 9:40:38 AM
Attachments: image001.png

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Attention: Mayor Coté and Council

RE: 323 Regina Street, Heritage Revitalization Agreement

We am writing in opposition to the proposed Heritage Revitalization Agreement for 323 Regina Street.

This application is manipulating the process for heritage revitalization by renovating the heritage home with exterior alterations prior to applying for a HRA. Changes were made to the heritage house unencumbered by process, then application made for HRA with relaxations for a 1420 sq.ft infill house. It's obvious what kind of precedence this can set for other HRA's. Each HRA pushes the limits of acceptability and we can foresee increasing requests for larger infill, strata titling and circumventing of process. There needs to be clear parameters and protocol for HRA infill housing to protect owners within this Heritage Conservation Area. Applicants are quiet aware the HRA process is a wide open book and this is quiet unsettling for many Queen's Park property owners.

323 Regina Street is still well beyond the 958 sq.ft. floor area allowed for a laneway/carriage house under the current zone. Appropriate scale is a key for successful integration. Oversized boxes aren't a public benefit, particularly in a neighbourhood with such strong heritage aesthetics. The City of Vancouver limits the size of laneway homes depending on the lot dimensions but equally as important they require the second floor exterior walls to be set back from the ground level to reduce bulk mass. This promotes more visual articulation

and roof lines which are more harmonious with older homes. It can also help to reduce shadowing thus promoting healthier gardens which are already challenged by increased site coverage and hard surface area. We don't think burying FSR in a basement is the complete answer to reducing above grade building mass. This infill house is similar architecturally to 221 Townsend. Essentially, a 2 storey rectangular box with roof on top and lack of robust heritage detailing. This appears to be the architectural form of choice for Queen's Park infill which, most likely, is driven by cost. Juxtaposing a simple box form against the heritage building doesn't always pay reverence to the existing building or, more broadly, the neighbourhood. This type of building form with heritage interpretation can be seem anywhere in the lower mainland. We believe there can be complimentary architectural massing with better heritage detailing more befitting of this neighbourhood. This would be a more significant public benefit in exchange for the minimal maintenance plan outlined in this HRA. Maintenance which most owners do on their own volition.

Respectfully,

Sue and Garry Yoshizawa
Second Street, New Westminster.

Sue Lee
Senior Operations Manager

#210 – 6650 Fraserwood PL, Richmond, BC V6W 1J3

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From: Kimberly Jansz
To: External-Clerks
Subject: [EXTERNAL] HRA 323 Regina
Date: Saturday, January 29, 2022 7:54:05 PM

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Hello Mayor and Council,

QP residents and council agreed that a significant level of protection was needed in Queens Park and the HCA was supported. This policy supports 'gentle density' and 'setbacks that are respectful to, and consistent with, neighbouring properties along the streetscape'. We now have yet another infill presented where the density is over 30% more than the allowable size for a laneway and the setbacks are not consistent with the streetscape. Therefore one may ask, why are we continuing to entertain these applications that exceed allowable density and request multiple relaxations?

It also seems the city is not supporting their own strategies. Consider, approving these types of HRA's is contradictory to the cities own Environmental Strategy Action Plan [specifically Goal 7 strategy 7.1].

I do not support this HRA for many reasons including the above density and greenspace loss however would support an infill of the 958 sq ft. that is gentle density.

Thank you
Kimberly Jansz
QP Resident

From: Nancy Shaw
To: External-Clerks;
Cc:
Subject: [EXTERNAL] 323 Regina Street HRA
Date: Monday, January 31, 2022 8:59:14 AM
Attachments: 323 Regina Street HRA.docx

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Sent from my iPad

January 31st, 2022

City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9

To: Mayor Cote and Councillors

Re: 323 Regina Street - Heritage Designation,

We would like to register our support for the proposed HRA with a laneway house at 323 Regina Street. It is has benefits for not only the home owner and his family but more important for the City of New Westminster. Approving the project signals to the residents of this city that we as a community are proceeding with practical solutions to heritage preservation, the housing crisis and climate change.

The community of New Westminster has easy access to the ever expanding Translink system. Downtown Vancouver, Surrey, Coquitlam, Port Moody, Richmond and even the North Shore are a quick Skytrain/Seabus/bus ride away. This system represents an immense investment by the cities, the provincial government and the federal government. This reason alone means the community of New West has a responsibility to encourage more densification. Heritage can be preserved while neighbourhoods like Queens Park can be gently densified with proposals like the one at 323 Regina Street.

Laneway houses can make our laneways as attractive as our beautiful heritage streets. Currently, many alleys in Queens Park are choked with garages, high fences and recreational vehicles. The introduction of small houses along a alley immediately improves the appearance with small trees, porches, baskets of flowers, and tidy front facades.

It is for these reasons and many more that we support this project. Please vote to approve. Thank you

Nancy and Hugo Shaw
5th Street
New Westminster, BC V3L2X2

From: Cathy McFarland
To: External-Clerks;

Subject: [EXTERNAL] Submission for Tonight"s Public Hearing 323 Regina Street
Date: Monday, January 31, 2022 12:57:10 PM
Attachments: 323 Regina Street HRA letter Cathy McFarland.docx

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Dear Mayor and Council, please find attached my submission for the 323 Regina Street HRA Public Hearing. Best regards, Cathy McFarland

January 30, 2022

Dear Mayor and Council,

I am writing to express my opposition to the Heritage Revitalization Agreement proposal for 323 Regina Street. My letter is coauthored with my spouse who will provide a separate submission. In our view, there are significant problems with this proposal.

1. Size and Placement of Infill: Sadly, here we go again - another substantially *oversized* infill house to be added to the ever-growing collection of oversized infill HRAs in Queen's Park. The laneway house policy was developed to allow for ***gentle infill*** in our heritage conservation area, and the 958 sq ft. laneway size was deemed by the City to be the appropriate required maximum to achieve this goal. According to the City website, laneway (and carriage houses) are "***small"*** detached ground-oriented dwellings located in rear yards. Because they are "**located in rear yards**, **they will have minimal impact on the existing streetscapes**" and provide "**eyes on the lane.**" In sum, the stated intent of the laneway policy is to increase density in a manner that creates compact and inconspicuous development of residential properties. In direct contrast to this City policy that has been adhered to by many residents, the current applicants are proposing an infill rental home of 1420 sq.ft.. This infill house is not only **48% larger** than that allowed, but is located **facing a main thoroughfare rather than the lane.** Both of these features (i.e., a larger than allowed size and a less than ideal location) will have a negative impact on the streetscape, creating a conspicuous crowded look. These applicants should be able to fulfill their rental needs by staying within the rules and building a 958 sq.ft. home facing the lane.

2. Future of Queen's Park Character: The repeated use of HRAs to bend the rules by adding oversized houses to available back or side yards sets a very concerning precedent for this heritage conservation area. Queen's Park is a treasure and filling up properties with oversize new-build infills is not consistent with the goal of heritage conservation. When community members supported the establishment of a heritage conservation area, they assumed that this type of development would be constrained and the true historic character of our neighborhood would be preserved. There is more to a heritage asset than just the house, and many heritage homes are situated graciously on properties with well-maintained greenspace. Greenspace contributes immensely to the quality of living on a property by preventing overcrowding of neighbours and allowing adequate outdoor living experiences for homeowners and their families. Moreover, greenspace contributes to the community as a whole - we all benefit from this valued, but ever diminishing, shared resource in Queen's Park.

The current HRA applicant expressed this exact same sentiment in a previous letter to Council in which she argued against a proposed infill house that was considerably smaller (i.e., 24% larger than allowed) than the one she herself has proposed (i.e., 48% larger than allowed). She stated: "***I strongly support the Queens Park Heritage Conservation Area. I believe that protecting houses is equally important with protecting the neighbourhood. Its open green spaces, its gardens and vegetation, its boulevards, its proximity to the Park are all strong assets for which the neighbourhood fought in the run up to the HCA decision by Council. The multitude of signs displayed at that time by individual homeowners stated "We support Heritage Conservation." This statement was significant because the residents' support was for both the homes and the neighbourhood itself. There was absolutely no support mentioned for densification and development which would destroy the ambience and historical character of the neighbourhood.***" We couldn't agree more with her eloquent characterization of the problem with infill.

3. Infill House Design: In our view, the proposed infill house is a standard basic infill home that is not particularly complementary to the more attractive character-laden surrounding heritage homes. When infill houses are proposed for this neighbourhood, the community deserves a higher quality heritage architectural design and materials, particularly for infills designed to face main streets rather than lanes. It seems that in recent years, the bar for what constitutes an adequate heritage contribution in HRAs has been set very low.

4. HRA process: This is a retroactive HRA wherein applicants renovated their house in the manner they liked without the encumbrance of protected heritage home "constraints." To be awarded an HRA, the required work should be approved by the City before restoration/renovation begins and applicants are awarded many relaxations and financial benefits. If we allow retroactive HRAs, wouldn't anyone who renovated their old house be allowed an oversized infill house? A significant problem with this HRA is that a number of the alterations detract from its storybook character – this feature, coupled with the

reduction of heritage value by adding infill, renders heritage designation questionable. This home can be protected from demolition by being placed in the protected home category – designation is at a whole different level. Just contrast the renovations done here with the incredible work done on 125 Third Street, a heritage designation also being considering tonight.

5. Issues in the assessment of community support for HRAs: If the City is truly interested in obtaining a valid unbiased assessment of Queen's Park residents' views of HRAs, the City should be using professionals to conduct the survey process rather than untrained laypersons. As it stands right now, the HRA survey process essentially involves the "foxes guarding the henhouse." Applicants and/or their agents, who obviously have a significant vested interest in the outcome of the survey, control everything from the sampling of participants, the selection and wording of survey items, and the analysis/presentation of results. If the City is going to use these surveys as a means to render important decisions for the community, they need to prevent the conscious and unconscious biases that can enter into every stage of survey research. It is noteworthy that, in this case, the applicants' survey (which was handled by someone who admitted she had never done a survey before) yielded a figure of 68.6% support for the project. In contrast, the vote held at the Annual Meeting of the Queen's Park Residents' Association yielded a figure of 20% support. Given that the applicants' survey result included a relatively high proportion of respondents who do not even live here (27% of the respondents do not even live in Queen's Park), and the residents' association results reflect the views of known residents of Queen's Park who cared enough about the issue to show up for a zoom meeting in the middle of a pandemic, which result will you use as the value that better represents neighbourhood opinion? How do you factor in the virtually unanimous lack of support that occurred at the open house?

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Sincerely,
Cathy McFarland
Second Street

From: Gary Mockler
To: External-Clerks;
[
Subject: EXTERNAL] Letter Submission for the 323 Regina Street HRA Hearing Tonight
Date: Monday, January 31, 2022 1:29:17 PM
Attachments: 323 Regina Street HRA letter Gary Mockler.docx

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor and Council, please find attached my comments regarding the HRA scheduled for this evening's hearing.
Thanks for considering my feedback,
Gary Mockler

January 30, 2022

Dear Mayor and Council,

I am writing to express my opposition to the Heritage Revitalization Agreement proposal for 323 Regina Street. My letter is coauthored with my spouse who will provide a separate submission. In our view, there are significant problems with this proposal.

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Sincerely,
Gary Mockler
Second Street

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

323 Regina Street

Heritage Revitalization Agreement and Heritage Designation

Kathleen Stevens, Heritage Planning Analyst

January 31, 2022

NEW WESTMINSTER

Site Context and Considerations

Address:

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

OCP Designation/Zoning

- RD / RS-4

Proposal:

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

Zoning Bylaw Relaxations

<u>Re-allocation of Site Density (0.604 FSR)</u>

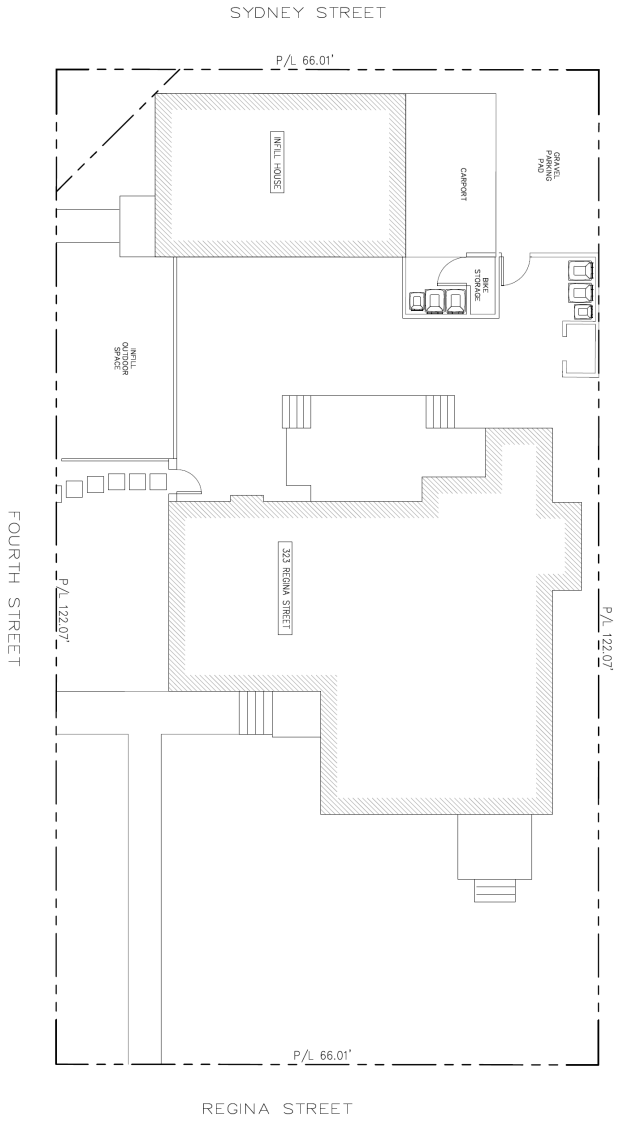
- Heritage House: 0.43 FSR
- Infill House: 0.18 FSR

<u>Heritage House:</u>

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

<u>New House:</u>

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



Heritage Value of Edgar House

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

Recommendation

That Council consider for Third Reading:

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