

REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 3/1/2021

From: Emilie K Adin, MCIP **File:** HER00710
Director of Development Services **Item #:** 45/2021

Subject: **108 - 118 Royal Avenue and 74 - 82 First Street: Heritage Revitalization Agreement and Special Development Permit Applications - Preliminary Report**

RECOMMENDATION

***THAT** Council direct staff to process the Heritage Revitalization Agreement and Special Development Permit applications at 108 – 118 Royal Avenue and 74 – 82 First Street as outlined in this report.*

EXECUTIVE SUMMARY

Heritage Revitalization Agreement (HRA) and Development Permit applications have been received which would allow the development of a six to eight storey multiple unit residential building at 108 – 118 Royal Avenue and 74 – 82 First Street. The applications propose the development of 168 residential units in two phases with a total floor space ratio (FSR) of 3.3. The HRA would facilitate retention, on-site relocation, restoration, and protection of the Woods House (1890) at 82 First Street, as well as retention and off-site relocation of the Henderson House (1930) at 112 Royal Avenue.

The proposed development would provide a dedication along the western property line to support the construction of a multi-use path from Cunningham Street to Royal Avenue, adjacent to Qayqayt Elementary, and would also provide an enhanced sidewalk (2.5m) along Royal Avenue. The applicant has proposed to purchase a portion of Windsor Street, which functions as a City lane. This land sale would allow the applicant to shift the building to the east, allowing space for the multi-use path adjacent to the school. The purpose of this report

is to provide Council with preliminary information on the proposed development and to seek support for the application review process outlined in this report.

POLICY AND REGULATIONS

The application is consistent with both the area's heritage goals and the property's Official Community Plan (OCP) land use designation of "Residential - Low-Rise Apartment and Residential – Mid-Rise Apartment". The lots are zoned for single detached dwellings with suites (RS-2), which requires a minimum lot size of 557 sq. m. (6,000 sq. ft.). A Heritage Revitalization Agreement (HRA) has been proposed in order to enable the project.

Additional policy and background information, including on consultation requirements for Heritage Revitalization Agreements, Heritage Designation, Heritage Review Policy and Inventory, Special Development Permit Areas, and Family Friendly Housing Requirements, is Attachment 1 to this report.

BACKGROUND

Pre-Application Review

A Pre-Application Review (PAR) was presented to the Land Use and Planning Committee (LUPC) on July 9, 2018. The LUPC provided comments on the PAR proposal at that time including: acknowledging the need to transition to adjacent land uses, location of the heritage home in relation to the overall project, and assembly potential with the three homes to the west to create a consolidated block. The minutes of the LUPC meeting can be accessed on the City's website:

https://www.newwestcity.ca/database/files/library/LUPC_2018_Jul_9_Minutes.pdf

Site Characteristics and Context

The subject sites are located within the Albert Crescent Precinct of Downtown. The site is surrounded by Royal Avenue to the north, First Street to the east, Cunningham Street to the South, and Qayqayt Elementary School to the west.

Across Royal Avenue are townhomes and some older three to four-storey apartments and across First Street are older two to three-storey apartments. To the south of the site, along First Street, are single detached dwellings or duplexes, several of which are protected heritage properties. To the south of the property across Cunningham Street are three-storey apartment buildings.



Proximity to Transit Service

| Transit Service | Distance |
|---|---|
| SkyTrain Station (Columbia Station on Fourth Street) | 480 metres / 1,575 ft. 900 metres (walking distance) |
| Frequent Transit Network (#106 on Sixth Street) | 700 metres / 2,300 ft. |
| Bus Stop (#103, #105 inbound only, on First Street) | 25 metres (82 feet) |

Heritage Values

On April 6, 2016 the Community Heritage Commission discussed the heritage value potential of the properties being considered in this report. The Commission reviewed the historic significance of each of the three older houses on-site, and gave the opinion that the 1890 inventory house located at 82 First Street was most valuable, and should be retained as part of any future development. However, another house at 112 Royal Avenue was also listed on the inventory, and has since been evaluated as having historic and aesthetic significance. The Statements of Significance are available in Attachment 2.

PROPOSAL

The proposal is comprised of a total of 168 residential units with a density of 3.3 FSR. The project would be completed over two phases with 77 units developed in the first phase and 91 units developed in the second phase. Of these, 166 are proposed to be within the six storey (from Royal Avenue) to eight storey (from Cunningham Street) wood frame apartment building. The remaining two units would be within the renovated heritage house from 82 First Street, which would be relocated on-site, restored, and legally protected with a Heritage Designation Bylaw. The apartment building would front Royal Avenue and the heritage house would front First Street. The proposal provides a total of 38 three-bedroom units (23%) and 52 two-bedroom units (31%) which exceeds the family friendly housing requirements of 10% three-bedroom and 30% two- and three-bedroom units.

The proposal includes 259 underground vehicle parking spaces in two parking areas, one for each phase. Vehicle access is from Cunningham with one driveway that aligns with Windsor Street and services the two parking areas. There are a total of eighteen spaces proposed for visitors. There are 262 long term and 12 short term bicycle parking spaces also proposed. The preliminary drawings package and other supporting documentation are Attachment 3 to this report. A table of project statistics is Attachment 4.

DISCUSSION

Heritage Retention

Per the City's Policy on the Use of HRAs, the existing buildings on this site were evaluated for heritage value. The 1890 Woods House is proposed to be retained and restored. It would be relocated to the south, to sit adjacent to other Registered and Designated houses on the south half of First Street, creating both a cluster of similar houses and also providing a transitional buffer to the mid-rise massing of the apartments. The current proposal surrounds the house with large retaining walls to the north and west. These would need to be carefully designed so as not to negatively impact the heritage elements and general aesthetic of the site. Staff considers the proposed location to be reasonable, with consideration of the above-noted comments. The location and impact of the changes to the house would be further reviewed by staff and the Community Heritage Commission.

The 1930 Henderson House is proposed to be relocated to a new site (on Cumberland Street) with a \$30,000.00 contribution towards the dwelling's transfer, provided by the applicant. Though retention of houses in-situ is best practice, relocation to another site is acceptable under the City's heritage review policy. The provision of additional moving costs is considered an amenity in support of the city's heritage program. The remaining houses on site were not evaluated to have heritage potential and are proposed to be demolished.

Cycling and Pedestrian Connections

Cunningham Street to Royal Avenue Multi-Use Pathway

There is a longstanding desire for a low to medium-sloped north-south walking and cycling connection within this block to increase cycling connectivity between Downtown and Uptown neighbourhoods. Through previous discussions and direction provided on this location, it was determined a walking and cycling connection would be considered with future applications for the site (refer to Attachment 5), which would also provide connection to Qayqayt Elementary via Cunningham Street, connection between Agnes Greenway and the Multi-Use Pathway (MUP) on Royal Avenue, and an identified Walking Route to the School from Victoria Hill.

The existing site conditions and grade make it very challenging to provide a fully accessible (i.e. 5-6% grade) route within the space available in the right-of-way. The natural slope of the site is 13.4%, which is comparable to the grades experienced on First Street (13.2%) and Merivale (12.6%). Based on the initial application review it was determined that a steeper connection with the following characteristics could be explored by the applicant with the following considerations:

- clear width of 3.0 m and designed for pedestrians, but which can also accommodate cyclists travelling uphill;
- level landings, resting opportunities and appropriate design features to support persons with disabilities or those with limited mobility to navigate steeper slopes;
- confirmation of how the design meets safe operating slopes for motorized wheelchairs and mobility scooters.

The proposed application includes a 3.0 m wide multi-use pathway (MUP) for walking and cycling which addresses the above noted considerations and includes a slope of 9.8% and two level landings for resting opportunities. Through ongoing review of the application, opportunities will be explored to further improve accessibility where possible within the constraints of the site.

Royal Avenue Enhanced Pedestrian Connection

A 2.5m clear width sidewalk with landscaped front boulevard and street trees is identified along the Royal Avenue frontage. This pathway is an extension of the existing MUP that runs along the south side of Royal Avenue from Merivale Street along the school frontage. The enhanced pedestrian route improves the connection to the First Street and Royal Avenue intersection, a Safe Route to school for Victoria Hill via Queens Park and designated cycling route.

First Street to Cunningham Street Mid-block Connection

A mid-block pedestrian connection between First Street and Cunningham Street is proposed along the southern property line. This connection provides access to the underground parking area and units facing the walkway.

Purchase of City Lane

The applicant has proposed to acquire a portion of Windsor Street that extends from Royal Avenue to Cunningham Street. This section of the lane is 40.24 metres long and 10.06 metres wide (132 ft. by 33 ft.) and has a total area of 404.8 square metres (4,357 sq. ft.). Staff has identified this lane as potentially being in excess of civic needs as it currently only serves to provide access to the properties included in this application. Formal review by all relevant City departments is underway to confirm there are no other identified civic needs. Should the lane be confirmed to be in excess of civic needs, staff would begin the process of appraising the property and seeking further Council approval for land sale. Staff recommend further consideration of this sale by Council as the purchase of this municipal right of way would be beneficial to the community. Staff advise that it would help to ensure that the multi-use path connection along the west side of the site be constructed as part of the proposal.

Building Massing and Transition

Development of the proposal would require a development permit application which would be reviewed concurrently with the required Heritage Revitalization Agreement application. The application would be evaluated against the design guidelines within the Downtown Community Plan and the Albert Crescent Precinct.

The proposed building is a six storey wood frame building which is located on top of a parkade structure. The parkade structure would project two storeys above grade on the downslope side (south) of the property along Cunningham Avenue, which would result in an eight storey massing on the south side of the property. Two level townhouses would wrap the above ground portion of the parkade to provide a more gradual transition and enhance the pedestrian scale of Cunningham Avenue. Some articulation of the building and variety of materials is proposed to help reduce the impact of the building's massing on the public streetscapes. Further review of the setbacks, massing and materials of the building would be conducted by staff and the New Westminster Design Panel to ensure there are appropriate transitions to the more constrained west and south property lines.

Given the information submitted, the proposal appears to have responded to the PAR feedback (see Attachment 6). The proposed form and massing of the development appears to generally conform to the intent of the guidelines. Additional revisions may be necessary to enhance the location and design of both pedestrian and vehicular entrances to the multi-storey building. The proposed project design would be further reviewed by staff through the

development review process, with input from the New Westminster Design Panel and the Community Heritage Commission (for heritage aspects of the proposal).

Trees and Landscaping

There are a number of mature trees on the subject sites which would be considered through a Tree Permit application. The arborist report indicates that seventy-five out of seventy-seven trees (97%) would require removal based on the development proposal. A total of 120 replacement trees would be required. City arboriculture staff have identified that revisions to the landscape plans would be required to ensure there is more adequate soil volume to sustain larger replacement trees. To proceed with the application, a security deposit would be required to ensure that the trees are retained or replaced, or cash-in-lieu is provided to the City.

Usable Open Space

Usable open space has been provided in the form of patio space for ground oriented units, with the apartment units all have privately accessible balconies. The proposal provides a common rooftop amenity space as part of Phase I of the project as well as two indoor community dining areas, two indoor fitness areas, one outdoor dining area, and an outdoor south-facing courtyard with seating for use by all residents of the building. Usable open space is also provided by way of the MUP along the west side of the site for pedestrians and cyclists.

CONSULTATION AND APPLICATION REVIEW PROCESS

The following is an outline of the application review process for the proposed development, which is consistent with the Interim Development Review Process endorsed by Council on April 27, 2020:

1. Internal Circulation, Review and Applicant Revisions;
2. Preliminary Report to Council (February 8, 2021) (**we are here**);
3. Applicant-Led Consultation;
4. Presentation to the New Westminster Design Panel;
5. Presentation to the Community Heritage Commission;
6. City-led Consultation;
7. Council Consideration of First and Second Readings of Heritage Revitalization Agreement and Heritage Designation Bylaws;
8. Council Consideration of First, Second and Third Readings of Road Closure, and Property Disposition Bylaws;
9. Public Hearing and Council Consideration of Third Reading for Heritage Designation Bylaws;
10. Applicant Addresses Adoption Requirements;

11. Adoption of Heritage Revitalization Agreement, Heritage Designation, Road Closure, and Property Disposition Bylaws;
12. Issuance of Special Development Permit by Director of Development Services.

A Public Hearing would be scheduled for this application as it involves a Heritage Designation Bylaw.

OPTIONS

The following options are offered for consideration of the preliminary report.

1. That Council direct staff to process the Heritage Revitalization Agreement and Special Development Permit applications at 108 – 118 Royal Avenue and 74 – 82 First Street as outlined in this report.
2. That Council provide staff with alternative direction.

Staff recommends option 1.

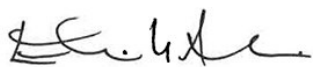
ATTACHMENTS

Attachment 1: Policy and Regulations Summary
Attachment 2: Statements of Significance for Woods and Henderson Houses
Attachment 3: Drawing Package
Attachment 4: Project Statistics Table
Attachment 5: Previous Discussion and Direction on the MUP
Attachment 6: Comparison of Changes since PAR

This report has been prepared by:
Athena von Hausen, Development Planner

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

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Lisa Spitale
Chief Administrative Officer

Attachment 1

Policy and Regulations Summary

Attachment 1: Policy and Regulations Summary

Official Community Plan

The subject properties are designated a combination of Residential – Low Rise Apartment and Residential – Mid-Rise Apartment.

The Residential – Low Rise Apartment is described as:

- targeted for residential uses;
- intended for low rise apartments;
- also may include townhouses, stacked townhouses, row houses;
- community amenities such as churches, child care, libraries or community space; and
- small-scale, corner store type retail, restaurant, and service uses permitted.

The Residential – Mid Rise Apartment is described as:

- targeted for residential uses;
- intended for mid-rise apartments;
- may also include low rise apartments, townhouses, stacked townhouses, row houses;
- may include community amenities such as churches, child care, libraries or community space;
- small-scale, corner store type retail, restaurant, and service uses permitted.

The proposed development is consistent with the intent of the Residential – Mid-Rise Apartment and Residential – Mid-Rise Apartment designation in the Official Community Plan.

Development Permit Area

The subject site is within the Downtown Development Permit Area and the Albert Crescent Precinct Design Guideline Area. The intent of the Albert Crescent Precinct design guidelines are to:

“...guide new development so as to foster a pleasant, primarily residential neighbourhood. Attention is given to street relationship in particular while additional consideration is given to fostering a built form that will enable neighbourhood scale retail, grocers, or cafes in limited locations. The guidelines recognize the unique block pattern – in which development sites generally include four “frontages” as opposed to a service laneway. All guidelines focus on primary urban design considerations as opposed to building style.”

Downtown Building and Public Realm Design Guidelines and Master Plan

The Downtown Building and Public Realm Design Guidelines and Master Plan provides guidance in achieving a high quality, cohesive Downtown that honours the historical and cultural context of New Westminster. This document serves as a toolkit to inform public realm improvements both on and off-site within the Downtown area.

The subject site is located within the Albert Crescent Precinct in the Downtown Building and Public Realm Design Guidelines. This area is described as follows within the guidelines:

“The Albert Crescent Precinct will maintain its residential character, with some mixed-use land uses at its western edge close to Sixth Street. Future improvements will aim to enhance the human scale of development, enhancing the pedestrian experience and respecting recognized heritage resources. This Precinct will continue to provide easy access to a range of amenities and services. It will be served by two neighbourhood parks which incorporate active play spaces, and will be connected to Queens Park and Westminster Pier Park through enhanced pedestrian connections.”

Zoning Bylaw

The subject properties are currently zoned Single Detached Residential District (RS-2). The proposed project would not be permissible under the current zoning. As such, the Heritage Revitalization Agreement is required.

Family-Friendly Housing Bylaw and Design Guidelines

To meet City requirements, the project would need to provide a minimum of 30% two and three bedroom units within the proposed development, of which, 10% over the overall number of units would need to contain three or more bedrooms.

Inclusionary Housing Policy

The City’s Inclusionary Housing Policy secures new affordable rental housing for very low and low income renters through the provision of below-market and non-market housing units. Applications seeking additional density, over what is considered in the Official Community Plan, are required to provide new rental units that are constructed onsite in multi-unit strata residential and mixed-use residential developments. This policy currently excludes wood frame buildings. As such, this proposal is exempt from the requirement to provide inclusionary housing.

Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection and exterior restoration, certain zoning relaxations, including an increase in density, are considered. An HRA is not legally precedent setting as each one is unique to a specific site.

Heritage Designation Bylaw

A heritage property which is the subject of an HRA is also protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property and which is the primary form of regulation that can prohibit demolition. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit.

Heritage Inventory

The Heritage Resource Inventory is an informal listing of historic New Westminster properties. The heritage inventory was the City's first step to identify local heritage assets. A property listed on the Inventory is not legally protected.

Downtown Transportation Plan

The subject site is within the boundaries of the Downtown Transportation Plan, which identifies network improvements for the surrounding transportation networks including:

- enhanced pedestrian connections along Front Street
- a more comfortable walking experience and extension of the multi-use path along Royal Avenue
- improved cycling network connectivity between Downtown and Uptown with a lower slope multi-use pathway between Cunningham Street and Royal Avenue
- convenient access to transit on Agnes and First Street
- reallocation of road space for a quality people-centred public realm
- prioritized access to curb space
- improved accessibility with seating and resting opportunities

Attachment 2

Statements of Significance for Woods and Henderson Houses

Statement of Significance

82 First Street, New Westminster, BC

E. M. N. Woods House ~ 1890



Elana Zysblat, CAHP :: Ance Building Services :: November 2017

E. M. N. Woods House



Description of the Historic Place

The E.M.N. Woods House is a 1 1/2 story, stucco-clad Victorian English Arts & Crafts style house located between Queen's Park and Albert Crescent at the southeast corner of Royal Avenue and 1st Street in downtown New Westminster. A two-storey, flat-roofed rental building is attached to its south side.

Heritage Value of the Historic Place

Built in 1890, the E. M. N. Woods House is associated with the late 1880s development boom in New Westminster, sparked in response to the announcement of the arrival of the Canadian Pacific Railway to the area. Located on a short stretch of First Street connecting Queen's Park and Albert Crescent, the E. M. N. Woods House was constructed in what was considered the most exclusive area of early New Westminster. The lots on Park Lane (the original name of this section of First Street) were advertised in local papers as some of the 'finest' in the city and the subject house's corner location adds to this prestige.

The building's association with its developers and first residents - pioneer, notable, affluent citizens of the city, expresses the prestigious status of this location in the Victorian era. When Edward Montague Nelson Woods - the son of the local Archdeacon Charles T. Woods - commissioned the construction of this residence, he had been recently married and inducted as a barrister. His wife Emily Sophia

Dickinson was the daughter of New Westminster Mayor Robert Dickinson whom the nearby Dickinson Street is named for.

The E. M. N. Woods House is important as an example of one of approximately two dozen buildings generated by the brief partnership between two prolific architects in 1890 and 1891 - Samuel Maclure and Charles Clow. New Westminster-born architect Samuel Maclure, who is considered the leading residential architect in British Columbia in the early twentieth century, had just begun his distinguished career when he designed the E. M. N. Woods House in 1890. Shortly after the subject house construction, Maclure moved on to work in Victoria and then Vancouver where he left an invaluable built heritage legacy. Charles Clow began his practice in New Westminster in 1887 and remained active in the area for close to 30 years, especially while New Westminster was rebuilt after the fire of 1898.

The building's elaborate display of the Victorian English Arts & Crafts style expresses an elite architectural trend of the late 1880s and early 1890s and is today valued as the oldest surviving building on this block.

The flat-roofed apartment addition attached to the side of the house was constructed in 1958 during a time when the neighbourhood shifted towards rental units and the house was adapted as a multi-family rental property for working-class families - its continuous use for the last six decades.

Character-Defining Elements

- continuous residential use since 1890
- continuous residential rental use since 1958
- location on First Street at the corner of Royal Avenue, with views towards the Fraser River
- residential form and scale as expressed in its cross plan, and one and one-half storeys plus basement height
- wood-frame construction
- complex, intersecting gabled roof design with hip dormers on two sides
- projecting front porch with columns and brackets
- evidence of porch extending across the front and around the north side of the house, now enclosed
- half-timbered, stuccoed gables with decorative bargeboards
- gable ornaments
- original 6-panelled wood front door and decorative leaded sidelights with wood trim
- decorative leaded casement window with transom on the north side of the house, main floor
- divided-light wood windows in upper storey
- corbeled brick chimney shaft with decorative Victorian brickwork

Historic Brief

Although parks and public plazas were allocated in New Westminster's first plan drawn by the Royal Engineers in the early 1860s, there was almost no development beyond the Royal City's original northern boundary of Royal Avenue until the 1880s.

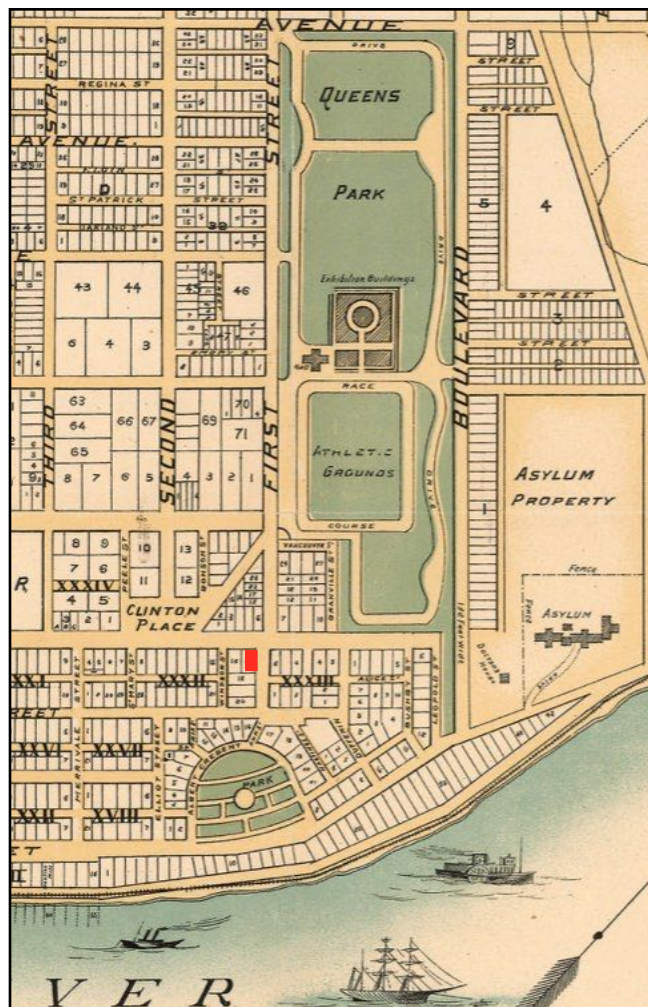
The announcement of the arrival of the CPR to Vancouver, with a branch line to New Westminster caused a huge building boom between 1887-1898, transforming the small town into a real city.

At the time this map (right) was drawn in 1892, New Westminster had not only a train station but a streetcar system, electric street lights, and expanded boundaries well beyond Royal Avenue to include suburbs such as Queen's Park, Sapperton and Queensborough. Queen's Park was refined and designed with public gardens, walkways and sports fields.

It was during this Victorian-era growth and investments in infrastructure that residential development really began in the streets around Queen's Park which would become a neighbourhood named after the park. Numerous late 1880s and early 1890s grand homes were built in the Queen's Park neighbourhood, establishing its reputation as a prestigious area located at a commanding distance from the industrial riverfront and busy downtown core. The subject house is directly linked to this development period.

The blocks in the vicinity of the subject house (marked in red) were already subdivided at this time as they were located on to the streetcar line which came from downtown along Columbia, Leopold, Royal, Park Row, up 1st Street, 3rd Avenue, Pine Street, 4th Avenue and then out along 6th Street. Another high-end residence surviving on this block of First Street is that of Mayor Keary (72 First Street - 1902).

After the devastating fire of 1898, which burned down much of downtown New Westminster between Tenth and Fourth Streets, another 12-year growth spurt commenced in the city. Specific improvements to Queen's Park were sparked by the 1905 Canadian National Exhibition held in the park, for which



City of New Westminster map, by R.J. Williams, Ottawa. 1892.
source: City of Vancouver Archives Map 617

new exhibition buildings were constructed. Paving and concrete sidewalks introduced to the neighbourhood in 1906 and by 1913 the number of homes in Queen's Park had doubled.

The population of the city grew over the decades putting pressure on single-family dwellings in the downtown area. After World War II, a city-wide housing shortage brought expansion to new neighbourhoods, but also sparked the replacement of most downtown houses with low-rise apartment buildings in the 1950s. In the case of the subject property, mid-century development was introduced as an addition to the house and a layer of 1950s stucco was applied to both buildings to join them aesthetically. Low-rise mid-century apartment buildings dominate the streetscape character of this eastern part of the downtown neighbourhood today, leaving early single-family dwellings as rare, often isolated scenario. The subject block is unique in that it has several single-family homes surviving on it.

Research Findings

Civic address: 82 First Street, New Westminster BC (Originally Park Lane and then St. Anne's Street)

Legal description: LOT C, BLOCK 32, PLAN NWP12722 GROUP 1

Date of construction: 1890 (New Westminster CityViews permit database)

Builder: W. D. Purdy (New Westminster Heritage Inventory for Albert Crescent)

Architects: Maclure & Clow (Daily Columbian newspaper, Dec 31 1890, pg 4)

Original owners and residents: Edward Montague Nelson Woods & Emily Sophia Dickinson

Residents at 318 Fifth Street

1891 - 1899 - Edward Montague Nelson Woods (Barrister) & Emily Sophia Dickinson

1904 - 1906 - R. H. Gordon (insurance Agent)

1908 - 1950 - Cliff J. W. (postmaster) & Jessie Duncan Lord

1951 - 1990 - George A. (Welder at Marathon Machinery) & Sylvia Levers*

*The Levers built the 1958 rental addition.

Research Resources

Ancestry.ca - historic genealogical documents for Woods, Dickinson and Lord and families

BC and National Archives

Indexes to births (1854-1903), marriages (1872-1938), deaths (1872-1993), colonial marriages (1859-1872) and baptisms (1836-1888). Archival photographs. Government of Canada Censuses for BC

City of New Westminster

Building permit records - CityViews database, City of New Westminster. Barman, Burton & Cook. 2009. Queen's Park Historical Context Statement prepared for the City of New Westminster.

New Westminster Archives

Archival photographs

New Westminster Public Library

Historic directories, Fire insurance maps, Municipal Voters Lists
Columbian Daily newspaper - 1880s-1890s

Freund-Hainsworth, Katherine & Hainsworth, Gavin. 2005. A New Westminster Album: Glimpses of the City As It Was. Dundurn. pages 46-47

Gottfried, Herbert & Jennings, Jan. 1985. American Vernacular Building and Interiors 1870-1960. Norton & Co. New York.

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

Roy, Patricia E. 1989. A White Man's Province: BC Politicians and Chinese and Japanese Immigrants 1858-1914. UBC Press. pages 111-112

Vancouver Daily World Newspaper. various archival editions 1888-1924

Vancouver Archives and Vancouver Public Library - archival photographs

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

Archival Photographs



Barrister E.M.N. Woods
House ca. 1970.

source: NWPL 723



82 First Street ca. 1982

source: NWMA IHP
IHP14337

Current Photographs



southeast corner view



front (east) view



northeast corner view



side (north) view

northwest corner view



rear (west) view



Heritage Conservation Plan

Henderson House, 112 Royal Avenue, New Westminster, BC

February 5, 2020



Fig. 1: Partial front view of 112 Royal Avenue, New Westminster, BC, 2019. (Source: Cummer)

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1.0 Location

The subject house, Henderson House, is an English Cottage Revival style, one and a half storey, stuccoed, wood-frame construction with concrete foundation located at 112 Royal Avenue in New Westminster (Fig. 2). It is located in the northeastern corner of Downtown New Westminster, the boundary of which is Royal Avenue.

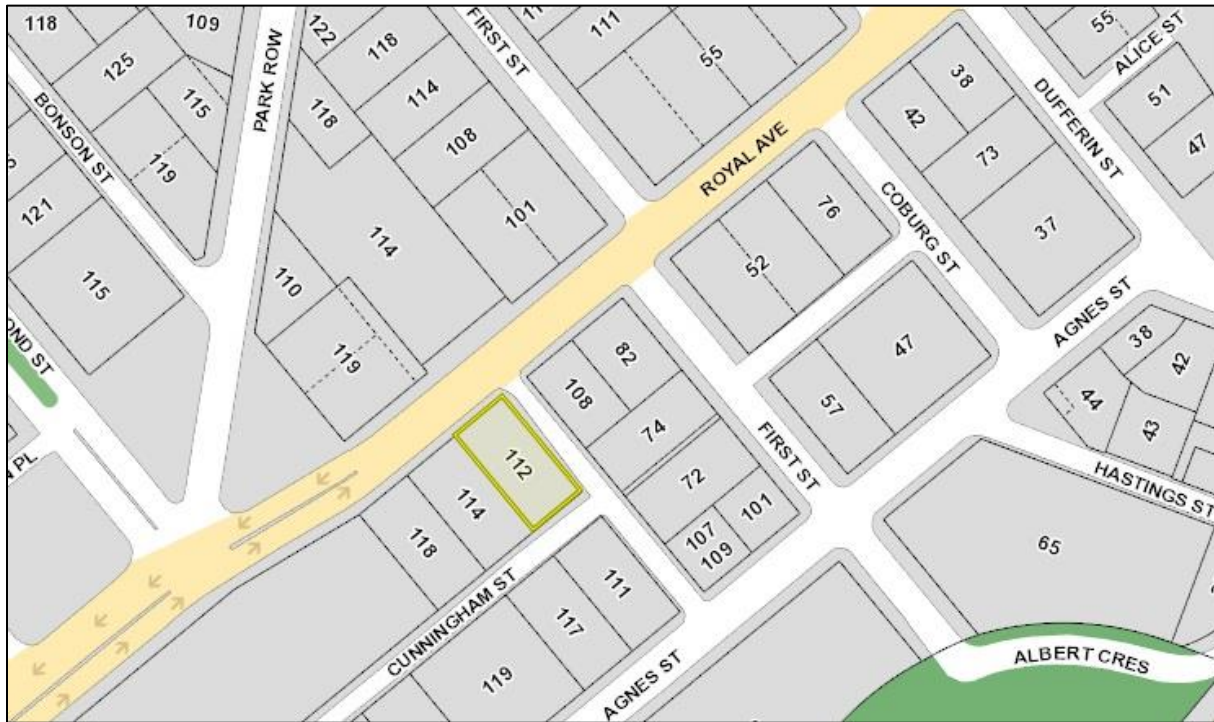


Fig. 2: Map of the area surrounding 112 Royal Avenue, outlined in yellow. (Source: City of New Westminster Map Viewer, CityViews, 2019)



Fig. 3: Aerial view of the surrounding neighbourhood of 112 Royal Avenue, outlined in red. (Source: Google, 2019)

2.0 Historic Brief

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 (Wolf 2005, pp. 18-20). “The Royal Engineers’ survey of Downtown in 1860 with its grid pattern to the Fraser River on the natural topography represented the original boundary of New Westminster at its incorporation in 1860.” (DCD et al., p. 11). In its early history, 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).

However, “this block of Royal Avenue in the historic neighbourhood of Downtown was [also] developed in two phases – initially around the turn of the 20th century, during the city-wide building boom, and then during and post World War II when a housing shortage sparked another wave” (Zysblat 2018, p. 2). The house at 112 Royal Avenue is “a bit of an anomaly within the development pattern of the street, as it was the sole development on this block during the inter-war years, erected in 1930” (*ibid.*). This area of Royal Avenue (at the corner of Royal Avenue and Windsor Street) was not developed until the 1930s, as distinctly visible in comparing a 1913 Fire Insurance Map (Figs. 4a and 4b) with one from 1957 (Fig. 5), as well as a 1928 aerial photograph of the area, showing the area still forested and undeveloped (Fig. 6).

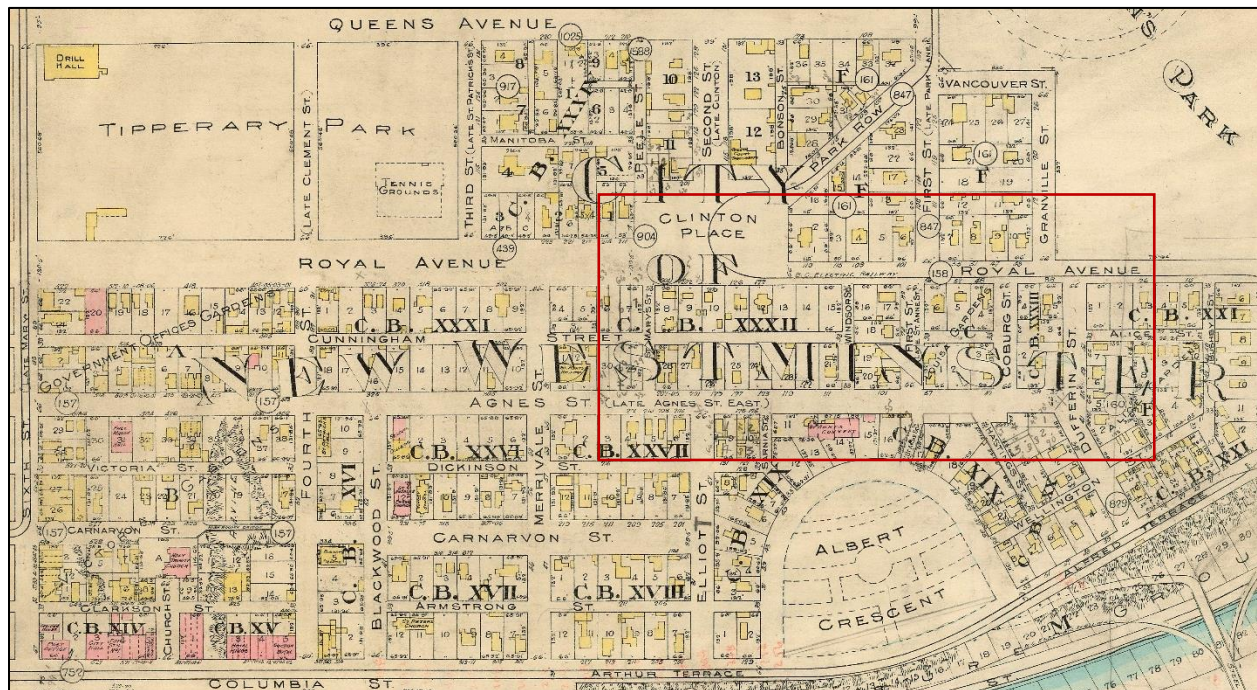


Fig. 4a: Fire Insurance Map of New Westminster, 1913. The neighbourhood of 112 Royal Avenue is outlined in red. The property is outlined in bolded red in Fig. 4b (below). (Source: City of Vancouver Archives, 1972-472.11, Plate 124)

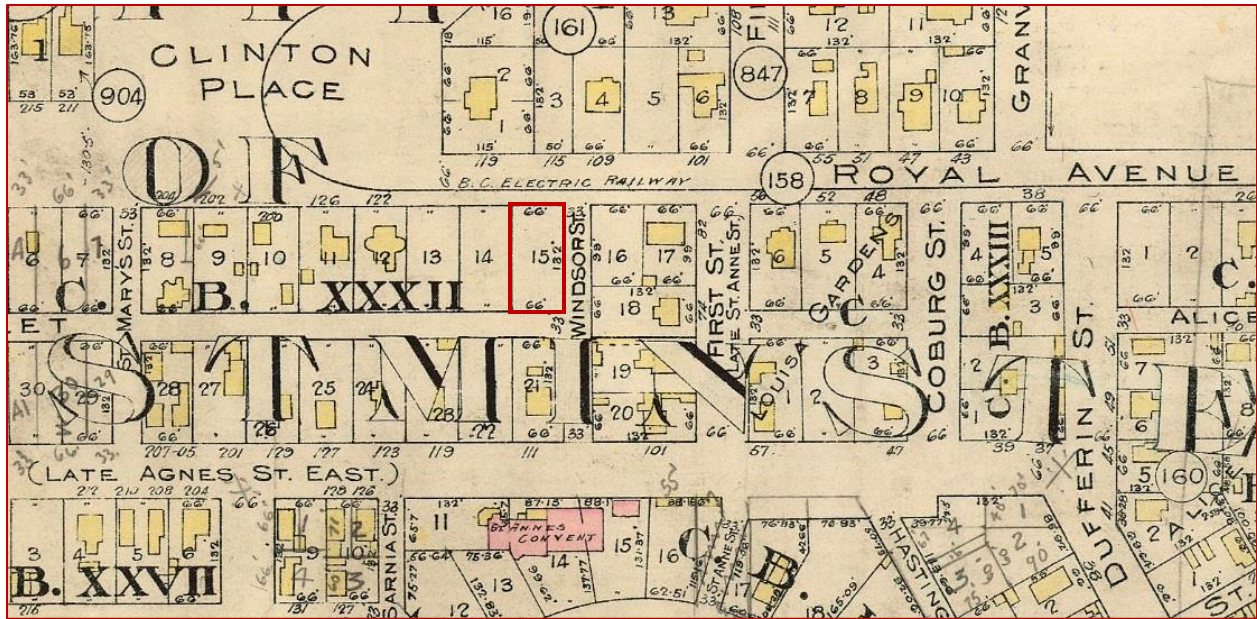


Fig. 4b: Excerpt of Fire Insurance Map of New Westminster, 1913. The lot of 112 Royal Avenue is outlined in bolded red. Note the empty, undeveloped lot of 122 Royal Avenue (Lot 15). (Source: City of Vancouver Archives, 1972-472.11, Plate 124)

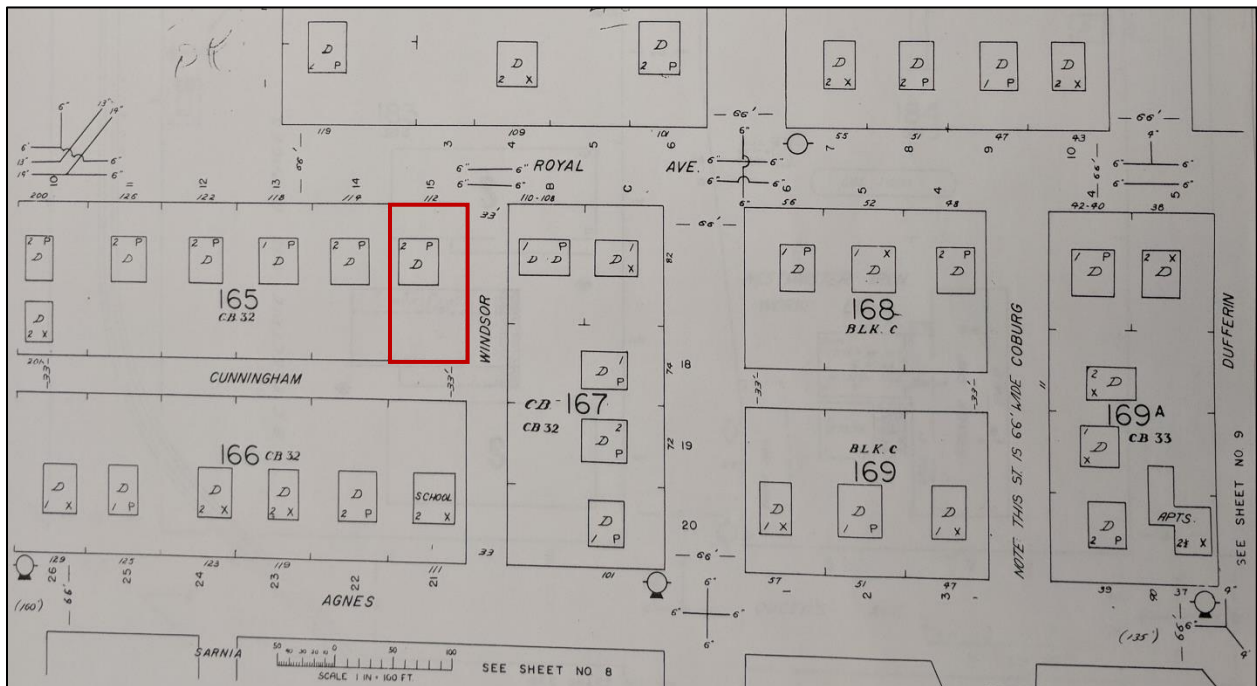


Fig. 5: Fire Insurance Map of New Westminster, 1957. The developed lot of 112 Royal Avenue is outlined in red. (Source: City of New Westminster Archives 1957, sheet 16)



Fig. 6: Section from a Royal Canadian Air Force aerial photograph of New Westminster, 1928. Note the still heavily forested area of 112 Royal Avenue (Lot 15) and its neighbouring lots (Lot 13 and 14), whose approximate area is outlined in red. The uppermost horizontal road at the top of the photograph is Royal Avenue. (Source: Library & Archives Canada, AA287_057)

The mid-20th century building boom that took place in New Westminster, saw many single-family dwellings torn down and numerous apartment buildings constructed instead, particularly along Royal Avenue (Miller and Francis 1997, p. 136). The house at 112 Royal Avenue is unique for the decade in which it was constructed and for it being one of the few single-family dwellings surviving, particularly along this section of Royal Avenue. “Royal Avenue’s evolution into a fast-speed arterial in mid-century negatively impacted the single-family character of the street and much of the lots along Royal Avenue were rezoned for apartments. The few surviving single-family houses along Royal have tended to plant high hedges to deal with noise and pollution from the vehicle traffic and have thus been out of view for decades” (Zysblat 2018, p. 2). This is certainly the case for 112 Royal Avenue, which has a front gate and immense overgrowth to shield the house from the traffic on its doorstep (Fig. 7).



Fig. 7: Front view of Henderson House, at 112 Royal Avenue, from Royal Avenue, showing the property's front gate and foliage blocking out the heavy traffic along Royal Avenue. The house is visible in the background, through the trees. (Source: Cummer, 2019)

Henderson House at 112 Royal Avenue was recognized in the 1980s and added to the City of New Westminster's Heritage Inventory. It was described as follows:

Mrs. A Henderson was an early resident of 112 Royal Avenue. The period revival home, built in 1930, has stylistic elements common to residences built in England. Architectural features include the gray stucco exterior with rust trim, front offset gable, chamfered side gabled roof, rear shed dormer, windows boxes, and extensive exterior ornamentation. There is also an arched door and entrance, and an arched window in the front gable.

(Enns 1990, p. 89)

These elements have persisted and directly influence the site's Statement of Significance, outlined in the following section.

3.0 Statement of Significance

The following is the Statement of Significance of Henderson House at 112 Royal Avenue, based on the Heritage Assessment conducted by Elana Zysblat, CAHP in December 2018.

3.1 Description of Historic Place

This historic place, Henderson House, is an English Cottage Revival style, one and a half storey, stuccoed, wood-frame construction with concrete foundation. It has a steeply pitched offset front gable, a chamfered side gabled roof, rear shed dormer and numerous exterior ornamentation, such as small diamond detailing surrounding a floral roundel with an arched window at the top of the offset gable, dentil moulding, a small front portico with arched roofline covering an arched wooden door with a round multi-coloured stained glass window and a curved, brick front set of stairs, among others. It still features a number of original double-hung, divided-light wood windows throughout the property. The house sits in a lush landscape and is located on Royal Avenue at the northern end of Windsor Street.

3.2 Heritage Value of Historic Place

Henderson House at 112 Royal Avenue has heritage value for its aesthetic and historic significance, as outlined below.

Aesthetic Significance

This house is among a collection of the few surviving single family dwellings of a range of ages and styles along Royal Avenue. It is an intact example of a Revival style dwelling, specifically with English features, such as the stucco exterior, front offset gable, chamfered side gabled roof, rear shed dormer and extensive exterior ornamentation. This was a popular trend in the 1920s and 1930s, especially in the neighbouring Queen's Park neighbourhood. 112 Royal Avenue is one of the few surviving English Cottage Revival style houses, along this eastern section of Royal Avenue. This uniqueness in the landscape contributes to the place's significance.

Historic Significance

Built in 1930, Henderson House has historic value for being representative and a rare example of the interwar building period, specifically during the Great Depression. New Westminster, like much of the province and country, saw a major decline in construction and development during this period on account of the economic downturn. It is therefore significant that this house was built during this time, in a larger scale and in such an ornate style.

3.3 Character Defining Elements

Key elements that define the heritage character of Henderson House at 112 Royal Avenue include:

- Its residential form, scale and massing as expressed by its one and a half storey height.
- Its English Cottage Revival style represented by its front offset gable roof, chamfered side gabled roof, rear shed dormer and front portico with arched roofline covering an arched wooden door, accessed by an arched brick set of stairs.
- Its stuccoed exterior.
- Its double-hung, divided-light wood windows featured on all sides of the house, in various sizes and configurations.
- Its overall extensive ornamentation, including the diamond detailing, floral roundel, arched window at the top of the gable, dentil moulding and its multi-coloured stained-glass window in the front door, among others.

4.0 Research Findings

Neighbourhood: Downtown

Address: 112 Royal Avenue

Folio: 00773000

PID: 012-912-433

Postal Code: V3L 1H3

Legal Plan: NWP2620

Legal Description: Lot 15; Block 32; New West District; Plan NWP2620

Zoning: Single Detached/RS-2

Site Area: 809.37 sqm

Date of completion: 1930

Architect/Builder/Designer: unknown

Water Connection Connector and Year: W.A. Grant on April 14, 1930

The following tables are a consolidated summary of the residents of 112 Royal Avenue, 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.

Table 1: Consolidated list of the occupants of 38 Royal Avenue from the available city directories (Source: Vancouver Public Library)

| Year(s) | Name(s) | Occupation (if listed) |
|--------------|---|---|
| 1930 | Not listed | N/A |
| 1931 to 1944 | Annie Henderson | Widow |
| 1945 | Occupied | Not listed |
| 1946 to 1950 | Albert Deildal Mrs Ruth Deildal Bruce E Deildal | Vendor, LCB (Not listed) Clerk, Shell Oil |
| 1950 to 1955 | Dr Ralph E Mitchell | Radiologist, RC Hospital |

Table 2: Consolidated list of the construction dates for the properties surrounding 112 Royal Avenue, New Westminster, BC. Note that 112 Royal Avenue is the only 1930s construction. (Source: BC Assessment)

| Address | Year Built | Configuration |
|-------------------------|-------------|----------------------------|
| 30 Royal Avenue | 1948 | 3 bedrooms, 2 baths |
| 38 Royal Avenue | 1905 | 5 bedrooms, 2 baths |
| 42 Royal Avenue | 1952 | 2 bedrooms, 2 baths |
| 55 Royal Avenue | 1965 | Apartment Building |
| 76 Coburg Street | 1977 | Apartment Building |
| 52 Royal Avenue | 1962 | Apartment Building |
| 101 Royal Avenue | 1961 | Apartment Building |
| 82 First Street | 1901 | 5 bedrooms, 5 baths |
| 108 Royal Avenue | 1955 | 3 bedrooms, 2 baths |
| 112 Royal Avenue | 1930 | 4 bedrooms, 3 baths |
| 114 Royal Avenue | 1944 | 6 bedrooms, 3 baths |
| 118 Royal Avenue | 1945 | 4 bedrooms, 3 baths |

5.0 Archival Photograph

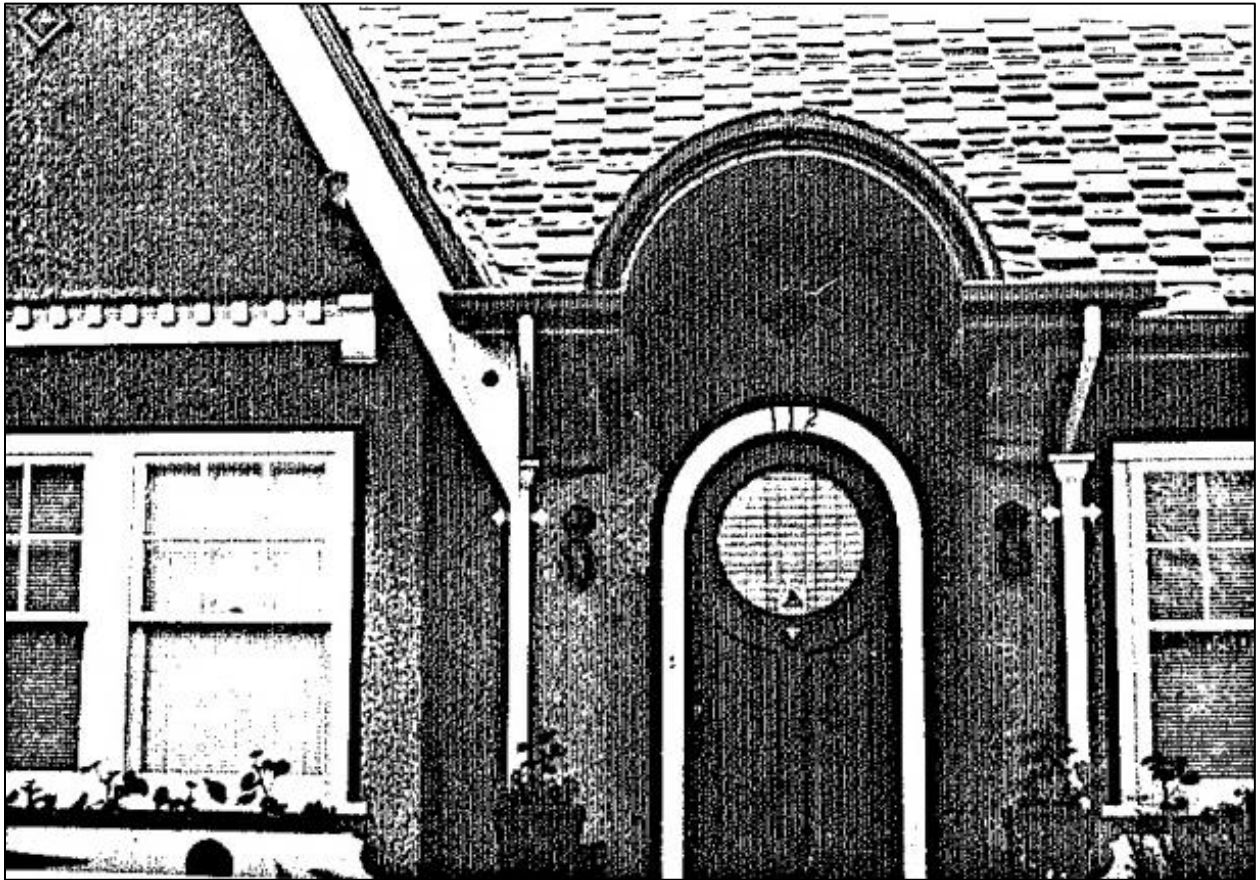


Fig. 8: The only available historical photograph of 112 Royal Avenue, 1980s. Although only a partial view, a number of the extensive ornamentation is distinctly visible, such as the diamond detailing in the top left, dentil moulding, arched roofline and arched front door with stained glass window. The now missing window boxes are also still visible. (Source: Enns 1990, p. 89)

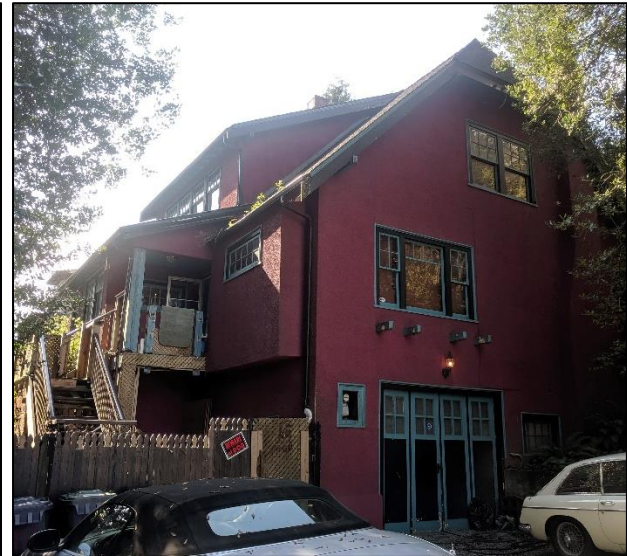
6.0 Current Photographs



Fig. 9: Partial front view of Henderson House at 112 Royal Avenue, 2019, illustrating the steeply pitched offset front gable with ornamental diamond detailing, floral roundel and small arched window at the top as well as the dentil moulding, with a partial view of the arched roofline over the front door and the arched brick front stairs. Note the surviving window box supports, although the window boxes themselves are missing. (Source: Cummer)



Fig. 10: Partial front view of Henderson House at 112 Royal Avenue, 2019, highlighting the arched roofline over the arched front door with multi coloured stained glass window and the arched brick front stairs, as well as some of the double-hung divided-light wood windows. (Source: Cummer)



Figs. 11 and 12: Left (Fig. 11) shows the back view Henderson House at 112 Royal Avenue, 2019 and right (Fig. 12) shows the eastern side view, from Windsor Street, 2019. (Sources: Cummer)

7.0 Conservation Objectives

Henderson House at 112 Royal Avenue will be moved from its current location, at the corner of Windsor Street and Royal Avenue, to 709 Cumberland Street. It will be placed on a new foundation, allowing for a full height basement. As part of this larger intervention, numerous elements will be restored once in place at its new location, including removing the enclosed porch at the back and restoring the currently missing window boxes. The proposed work would allow for a continued residential use, with improved living space at the front of the property, getting to be relocated from the arterial Royal Avenue. The proposed changes do not affect the Heritage Values nor the Character Defining Elements of this historic place.

Preservation, Restoration and Rehabilitation 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)

Specifically, preservation of the heritage ornamentation, including the various ornamentation and detailing; restoration of the window boxes and the back configuration of the building by removing the later addition enclosed porch; and rehabilitation of the windows and roof elements, particularly the fascia boards and soffits.

8.0 Building Description

Henderson House is an English Cottage Revival style, one and a half storey, stuccoed, wood-frame construction with concrete foundation. It has a steeply pitched offset front gable, a chamfered side gabled roof, rear shed dormer and numerous exterior ornamentation, such as small diamond detailing surrounding a floral roundel with an arched window at the top of the offset gable, dentil moulding, a small front portico with arched roofline covering an arched wooden door with a round multi-coloured stained glass window and a curved, brick front set of stairs, among others. It still features a number of original double-hung, divided-light wood windows throughout the property. The house sits in a lush landscape and is located on Royal Avenue at the northern end of Windsor Street. It is one of the few 1930s houses remaining along this section of Royal Avenue.

9.0 Condition Assessment

Overall, the exterior of Henderson House at 112 Royal Avenue appears to be in good condition. That being said, there are certain areas needing attention, as discussed below.

9.1 Structure and Foundation

Overall, the condition of the walls and building envelope of Henderson 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 (Figs. 13 and 14). Please note an interior inspection was not conducted. A structural engineer should conduct a thorough investigation of the structure and foundations prior to the house being moved to ensure its structural stability.



Figs. 13 and 14: Left (Fig. 13) shows a partial view of the front of Henderson House at 112 Royal Avenue, highlighting the overall good condition of the walls and foundation. Right (Fig. 14) shows a partial view of the eastern side, beside Windsor Street, again highlighting the good condition. (Sources: Cummer)

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. That being said, the porch at the back of the house, does appear to be in need of greater repair and maintenance (Fig. 15). However, considering that this back addition will be removed as part of the conservation work, the poorer condition of this aspect of the building is of

less concern. Please note an internal inspection was not conducted to inspect the internal timber elements. These should also be inspected by a structural engineer to confirm their integrity and stability, prior to moving the house.



Fig. 15: Southeastern view of the back of Henderson House at 112 Royal Avenue, 2019, illustrating some of the deterioration of the house's back porch. (Source: Cummer)

9.3 Roofing and Waterworks

Although the roof is in fair condition, overall, there are areas in need of repair and maintenance. As mentioned above, there are fascia boards in need of repainting (Fig. 16) and sections of the roof and gutters in need of cleaning and clearing (Fig. 17).



Fig. 16: Northeastern view of Henderson House at 112 Royal Avenue, 2019, illustrating the roof fascia deterioration in the front offset gable, as well as some plant growth in the house's gutters. (Source: Cummer)



Fig. 17: Southeastern view of Henderson House at 112 Royal Avenue, 2019, illustrating another fascia board deterioration as well as additional plant growth in the house's gutters. (Source: Cummer)

9.4 Chimneys

It appears there are two chimneys currently on the house and they seem, externally, in good condition. On the eastern side of the house, there is a tall and prominent brick chimney stack (Fig. 18) and another smaller one nearer the back, in the middle of the roof line (Fig. 19).



Figs. 18 and 19: Left (Fig. 18) shows the northeastern view of Henderson House at 112 Royal Avenue, 2019, illustrating its well conditioned taller chimney. Right (Fig. 19) shows the smaller chimney located nearer the back, closer to the roof line. (Sources: Cummer)

9.5 Windows and Doors

Considering the age of the building, the windows and doors are in quite good condition (Figs. 20 to 26). The only condition concerns appear to be cosmetic with paint peeling in places. Most (if not all) of the windows (their frames, sashes and hardware) appear to be the original ones from 1930, particularly the double-hung divided-light wood windows. The arched wooden front door, with round multi-coloured stained-glass window, also appears to be original and in good condition (Fig. 27), as do the other doors on the property, including the four-panel set of doors along the eastern façade (Fig. 28).



Figs. 20 and 21: Left (Fig. 20) shows the front windows beneath the offset side gable of Henderson House at 112 Royal Avenue, 2019. Right (Fig. 21) shows the front windows on the other side of the front door (the western side of the building). All appear to be in good condition. Note the visible supports of where the window boxes used to be. (Sources: Cummer)



Figs. 22 and 23: Left (Fig. 22) shows a frosted double-hung, divided-light wood window along the western side of the building. Right (Fig. 23) shows a lower window along the same side with visible paint peeling. (Sources: Cummer)



Fig. 24: Shows the windows at the back of Henderson House at 112 Royal Avenue, 2019. (Source: Cummer)



Figs. 25 and 26: Left (Fig. 25) shows a divided-light wood window at the back of Henderson House at 112 Royal Avenue, 2019, illustrating some deterioration. Right (Fig. 26) shows the eastern side of the property and its double-hung, divided-light wood windows. Again, note the supports for the missing window boxes. (Sources: Cummer)



Figs. 27 and 28: Left (Fig. 27) shows the front door of Henderson House at 112 Royal Avenue, 2019, illustrating its largely good condition, minus some weathering at the bottom of the door, along with its intact, multi-coloured stained-glass window. Right (Fig. 28) shows the four-panel set of doors along the eastern façade of the house. It is also in good condition, minus some paint peeling near the bottom of some of the panels. (Sources: Cummer)

9.6 Cladding and Trimwork

As mentioned above, the stucco exterior appears to be in good condition, with no major issues identified. As for the trimwork, as discussed in the relevant sections above, there are certain trims around the windows and doors that may need some touching up, however, no other major concerns with regards to the trimwork.

9.7 Finishes

The finishes of the house are in good condition, for the most part, with few areas currently requiring attention.

9.8 Landscaping

The landscaping on site is fairly dense and substantial in areas. There are certain plantings, in particular, that are possibly growing too close to the structure. There is potential for damage to the foundations of the building in a few areas. There is also growth on the structure itself which should be removed and kept clear following relocation. Once the house has been moved, consideration of a gravel bed surrounding the house is highly recommended to ensure the foundations of the building are protected from encroaching landscaping and to help improve drainage.

Despite these minor issues and concerns stated above, the overall condition of the property is good.

10.0 Recommended Conservation Procedures

10.1 Structure and Foundations – **Preservation**

- The main one and a half storey structure will, for the most part, be **preserved**. It is understood that the framed walls of the basement will be deconstructed and rebuilt on a new foundation, after the house is moved.
- The foundations should be checked by a structural engineer prior to moving. It is understood that, on account of the increased basement height, the house will be moved onto a new foundation.

10.2 Wood Elements – **Preservation** and **Restoration**

- As addressed in greater detail in the relevant sections below (in particular, roofing and windows), the wood elements should be **preserved** where possible and **restored (repaired, maintained or replaced in-kind)**, as needed.

10.3 Roofing and Waterworks – **Rehabilitation**

- The roofing and waterworks should be **rehabilitated**, in particular cleaned and cleared of organic growth.

10.4 Chimney – **Preservation and Restoration**

- The chimneys should be **preserved**, if possible, or **restored** (rebuilt with the original bricks, if possible, or replaced in-kind) following the relocation of the house.

10.5 Windows and Doors – **Preservation**

- The divided-light wood windows of Henderson House are the original 1930 windows and 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.
- 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, outlined below. An ideal storm window design will be hinged so that in the summer the top part can be opened to allow for ventilation and they can be removed when repair and maintenance of the storms or the windows is needed. 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.
- The arched front door and its arched brick steps should be **preserved**.

10.6 Cladding and Trimwork – **Preservation and Rehabilitation**

- The stucco should be **preserved**.
- The fascia boards and soffits should be cleaned and **rehabilitated**, as needed.

10.7 Finishes – **Restoration**

- The current colour scheme does not need to be maintained. If possible, the original colour scheme should be determined by scraping down to the original layers of paint.
- On account of its era, a proposed historically appropriate colour scheme could be inspired by the typical “earth tone body with dark trim and dark sash” colour scheme (VHF 2001, p. 4). As outlined in the 1980s heritage inventory description, at that time it had a “gray stucco exterior with rust trim,” (Enns 1990, p. 89), which could be the original colour scheme.
- The restored colour scheme should incorporate a combination of historical colours from the Benjamin Moore Historical True Colours Palette (VHF 2012), following a three-colour exterior scheme: a mid-range, earth tone body colour (VC-12 to VC-34), a darker trim colour (VC-18 to VC-34); and gloss black sash (VC-35). VC-15 (Haddington Grey) could be an appropriate grey for the body, VC-28 (Mellish Rust) for the trim and VC-35 (Gloss Black) for the sash.
- 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

- Once the house is moved, it is highly recommended that a gravel bed surrounding the house be considered and that any 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 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 changes to this house are:

- 1) Moving the house to a new location within New Westminster;
- 2) Extending the basement height;
- 3) Preserving, but extending the arched front stairs (Fig. 29); and
- 4) Removing the back-porch addition (Fig. 30).



Fig. 29: Rendering of the restored front façade of Henderson House, 2020, including the restored window boxes. Note the extended height for the basement, and the resultant extended front staircase, still maintaining its brick and arched form. (Source: D3 Dimension, Drafting and Design Inc.)



Fig. 30: Rendering of the restored rear façade of Henderson House, 2020. Note the removed back-porch. (Source: D3 Dimension, Drafting and Design Inc.)

The proposed changes are considered a reasonable intervention given generally accepted conservation standards, rehabilitation needs and site conditions. The proposed change does not affect the Heritage Values and Character Defining Elements of the building. These alterations, in fact, allow for this unique heritage house to be more prominent in its new location, allowing for greater visibility and increased opportunity for its heritage values to be appreciated.

11.2 Future Changes

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.
- 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 10.8 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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Attachment 3
Drawing Package



Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS WINDSOR INC.

| | | |
|----|-------------|-----------------------------|
| 04 | Feb 05 2021 | Re-issued for DP & Rezoning |
| 03 | May 21 2020 | Re-issued for DP & Rezoning |
| 02 | Oct 22 2019 | Re-issued for DP & Rezoning |
| 01 | Jan 30 2019 | Issued for Rezoning |
| No | Date | Revision |

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Seal

Consultant

TITLE ROYAL II

ADDRESS
82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

LEVEL 01 & P1
BOTH PHASES

Scale

Drawn PJH

Check

Partner PJH

1/16" = 1'-0"

Project No. 18077

Date 05 FEB 2021

Phase No. 3

Sheet No. A1.01



- MATERIAL LEGEND**
- 1 FIBRE CEMENT CLADDING - WHITE
 - 2 FIBRE CEMENT CLADDING - CHARCOAL
 - 3 FIBRE CEMENT CLADDING - GREY
 - 4 TILE/STONE VENEER
 - 5 PREFINISHED METAL CLADDING
 - 6 EXPOSED CONCRETE
 - 7 EXPOSED ARCHITECTURALL CONCRETE
 - 8 FROSTED LAMINATED GLASS
 - 9 PREFINISHED METAL/GLASS GUARD RAIL
 - 10 CHARCOAL COLOURED WINDOW FRAMES
 - 11 CORTEN COLOURED ACCENT PANEL
 - 12 WHITE PAINTED CONCRETE
 - 13 WOOD DOORS
 - 14 FABRIC CANOPY
 - 15 BRICK VENEER - RED
 - 16 WINDOW FRAMES - GREY


Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS WINDSOR INC.

| | | |
|----|-------------|-----------------------------|
| 04 | Feb 05 2021 | Re-Issued for DP & Rezoning |
| 03 | May 21 2020 | Re-Issued for DP & Rezoning |
| 02 | Oct 22 2019 | Re-Issued for DP & Rezoning |
| 01 | Jan 30 2019 | Issued for Rezoning |
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TITLE ROYAL II

ADDRESS
82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

**NORTH ELEVATION
SOUTH ELEVATION**

Scale

| | | | | |
|--------------|-------------|-------------|---------|--------------------|
| Drawn | PJH | Check | Partner | PJH |
| 1/8" = 1'-0" | | Project No. | | 18077 |
| Date | 05 FEB 2021 | Phase No. | 3 | Sheet No. A2.01 |

MATERIAL LEGEND

- 1 FIBRE CEMENT CLADDING - WHITE
2 FIBRE CEMENT CLADDING - CHARCOAL
3 FIBRE CEMENT CLADDING - GREY
4 TILE/STONE VENEER
5 PREFINISHED METAL CLADDING
6 EXPOSED CONCRETE
7 EXPOSED ARCHITECTURALL CONCRETE
8 FROSTED LAMINATED GLASS
9 PREFINISHED METAL/GLASS GUARD RAIL
10 CHARCOAL COLOURED WINDOW FRAMES
11 CORTEN COLOURED ACCENT PANEL
12 WHITE PAINTED CONCRETE
13 WOOD DOORS
14 FABRIC CANOPY
15 BRICK VENEER - RED
16 WINDOW FRAMES - GREY



NORTH ELEVATION



SOUTH ELEVATION

Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS ROYAL INC.

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Consultant

TITLE ROYAL I

ADDRESS
82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

ELEVATIONS

Scale
1/8"=1'-0"

Drawn PJH Check Partner PJH

Project No.
17085

Date
05 FEB 2021

Phase No.
3

Sheet No.
A2.03



- MATERIAL LEGEND**
- 1 FIBRE CEMENT CLADDING - WHITE
 - 2 FIBRE CEMENT CLADDING - CHARCOAL
 - 3 FIBRE CEMENT CLADDING - GREY
 - 4 TILE/STONE VENEER
 - 5 PREFINISHED METAL CLADDING
 - 6 EXPOSED CONCRETE
 - 7 EXPOSED ARCHITECTURALL CONCRETE
 - 8 FROSTED LAMINATED GLASS
 - 9 PREFINISHED METAL/GLASS GUARD RAIL
 - 10 CHARCOAL COLOURED WINDOW FRAMES
 - 11 CORTEN COLOURED ACCENT PANEL
 - 12 WHITE PAINTED CONCRETE
 - 13 WOOD DOORS
 - 14 FABRIC CANOPY
 - 15 BRICK VENEER - RED
 - 16 WINDOW FRAMES - GREY

Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS ROYAL INC.

| No | Date | Revision |
|----|--------------|-----------------------------|
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TITLE ROYAL I

ADDRESS
82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

EAST ELEVATION

Scale
1/8"=1'-0"

| | | | | | |
|-------------|-------------|-----------|---|-----------|-------|
| Drawn | PJH | Check | | Partner | PJH |
| Project No. | | 17085 | | | |
| Date | 05 FEB 2021 | Phase No. | 3 | Sheet No. | A2.01 |



Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS WINDSOR INC.

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Seal

Consultant

TITLE ROYAL II

ADDRESS
82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

WEST ELEVATION
EAST ELEVATION

Scale

Drawn PJH

Check

Partner PJH

1/8" = 1'-0"

Project No. 18077

Date 05 FEB 2021

Phase No. 3

Sheet No. A2.02



Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS ROYAL INC.

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Consultant

TITLE ROYAL I

ADDRESS
82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

RENDERINGS

Scale

Drawn PJH

Check

Partner PJH

Project No.

17085

Date

05 FEB 2021

Phase No.

3

Sheet No.

A4.01



NORTH VIEW FROM ROYAL AVENUE



VIEW OF TOWNHOUSES ALONG ROYAL AVENUE



NORTH VIEW FROM ROYAL AVENUE



NORTH VIEW FROM CUNNINGHAM

Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS ROYAL INC.

| | | |
|----|--------------|-----------------------------|
| | | |
| | | |
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| 03 | June 11 2020 | Re-Issued for DP & Rezoning |
| 02 | Oct 23 2019 | Re-Issued for DP & Rezoning |
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Consultant

TITLE

ROYAL I

ADDRESS

82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

RENDERINGS

Scale

Drawn PJH

Check

Partner PJH

Project No.

17085

Date

05 FEB 2021

Phase No.

3

Sheet No.

A4.02

View from Royal Avenue looking south-east



View from Royal Avenue looking south-west



View of townhouses along Cunningham Street



View of townhouses along Royal Ave

Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS WINDSOR INC.

| | | |
|----|-------------|-----------------------------|
| | | |
| | | |
| 04 | Feb 05 2021 | Re-Issued for DP & Rezoning |
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TITLE ROYAL II

ADDRESS 82 FIRST STREET
NEW WESTMINSTER
DOWNTOWN NW V3L 1H2

Drawing Title

RENDERINGS

Scale

Drawn PJH

Check

Partner PJH

1/8" = 1'-0"

Project No. 18077

Date 05 FEB 2021

Phase No. 3

Sheet No. A4.01

View of Townhouses along park dedication



Courtyard view



View of Royal I and II from the south

Client

REDIC DEVELOPMENTS

TPL DEVELOPMENTS WINDSOR INC.

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|----|-------------|-----------------------------|
| | | |
| 04 | Feb 05 2021 | Re-Issued for DP & Rezoning |
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Drawing Title

RENDERINGS

Scale

Drawn PJH

Check

Partner PJH

1/8" = 1'-0"

Project No. 18077

Date 05 FEB 2021

Phase No. 3

Sheet No. A4.02

I:\RESOURCES\Templates-Drawings\TITLEBLOCKS\IMP-36 X 24.dwg

| Issue No. | Date | Issue Notes |
|-----------|------------|---------------------|
| A | 2019.02.05 | Issue for Rezoning |
| B | 2019-09-11 | Issued for Review |
| C | 2019-09-13 | Issued for Review |
| D | 2019-10-01 | Issued for Review |
| E | 2019-10-18 | Issued for Review |
| F | 2019-10-25 | Issued for RZ / DP |
| G | 2021-02-05 | Re-Issued for RZ/DP |

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eta landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

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f | 604.683.1459
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Project

Royal I
Royal Ave & 1st Street

108 Royal Ave & 82-74 1st Street
New Westminster

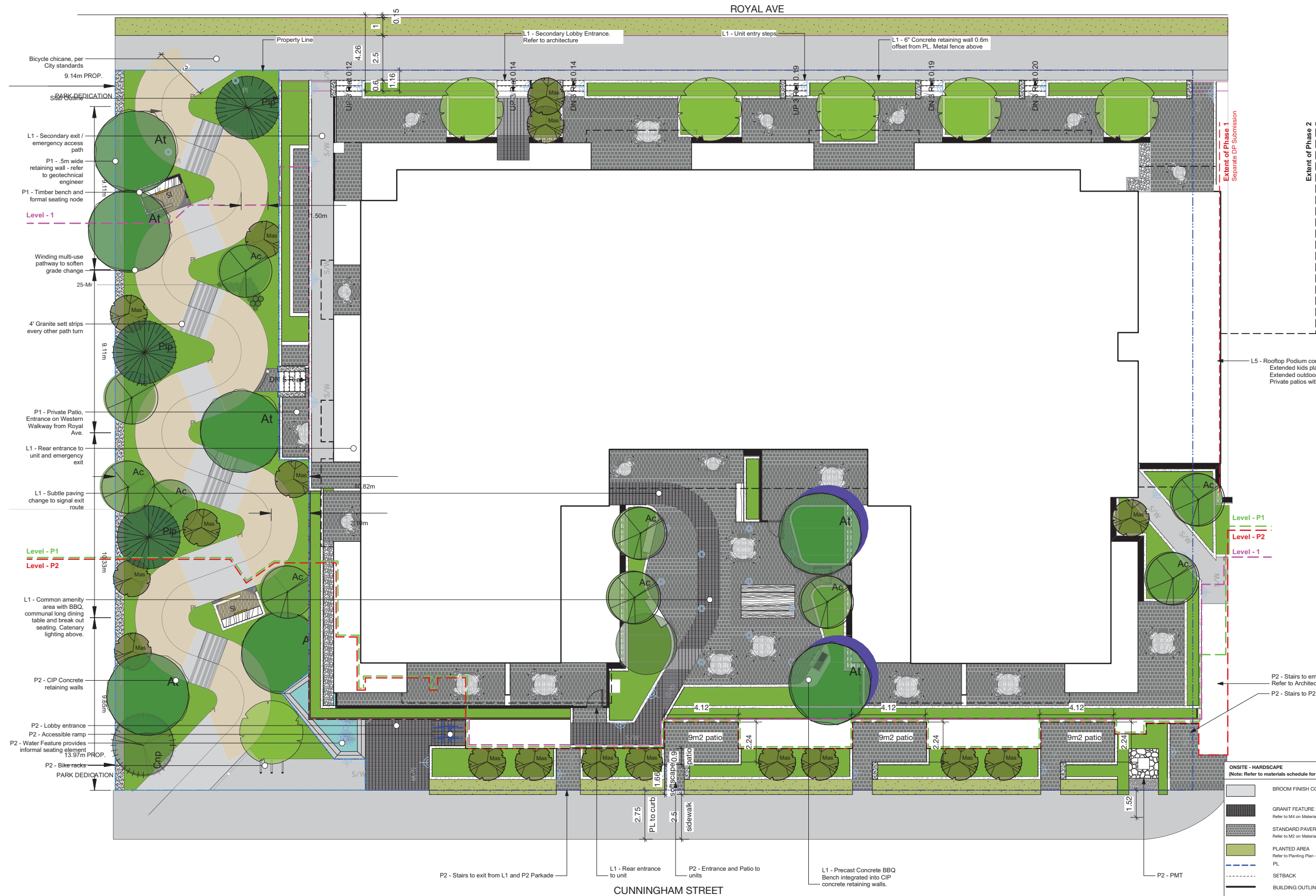
Drawing Title

Landscape Illustrative Plan

Legal
Lots "B" and "C" Block Plan
12722 & Lot 18 Block 32 Plan
2620 New Westminster Townsite

| | |
|-----------------------|-----------------------------|
| Project Manager DT | Project ID 21843 |
| Drawn By MR | Scale As noted |
| Reviewed By DT | Drawing No. |
| Date 2019.02.05 | L0.3 — of — 33 |





| Revision | | |
|----------|------|----------------|
| No. | Date | Revision Notes |

| Issue No. | Date | Issue Notes |
|-----------|------------|---------------------------|
| A | 2019.02.01 | Issue for Coordination |
| B | 2019.02.05 | Issue for Rezoning Permit |
| C | 2019-09-06 | Issued for Review |
| D | 2019-09-13 | Issued for Review |
| E | 2019-10-03 | Issued for Review |
| F | 2019-10-18 | Issued for Review |
| G | 2019-10-25 | Issued for RZ / DP |
| H | 2021-02-05 | Re-Issued for RZ/DP |

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Project

Royal II

112, 114 and 118 Royal Ave.

Drawing Title

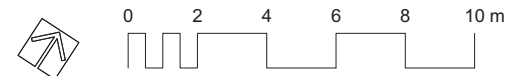
Illustrative Plan

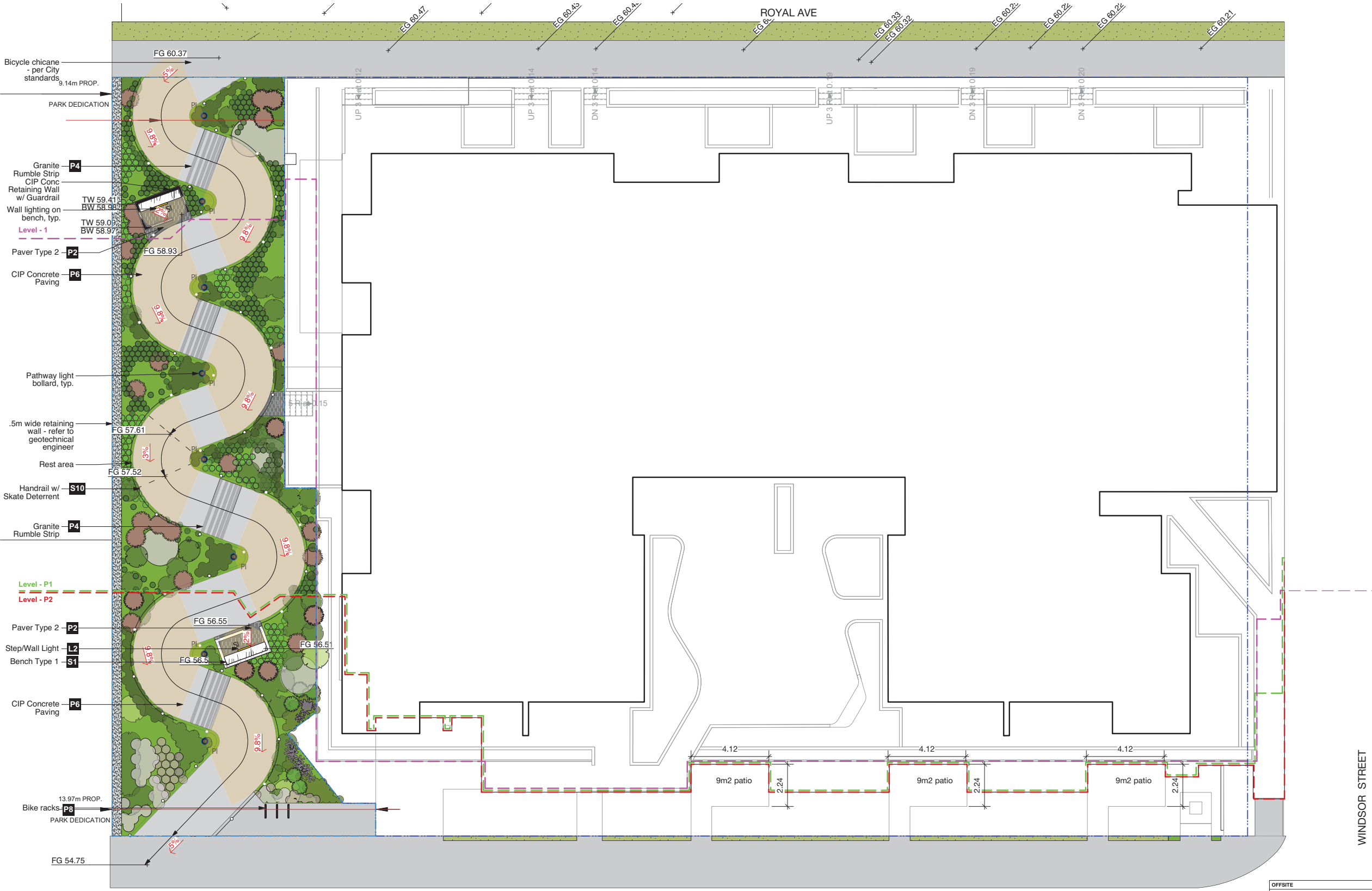
Legal
Lots 13, 14 AND 15 Plan 2620,
All of Block 32, New Westminster
Township Group 1 NWD

| | |
|-----------------------|---------------------|
| Project Manager DT | Project ID 21844 |
| Drawn By MR | Scale As noted |
| Reviewed By DT | Drawing No. |

Date
2019.02.04

Plot Date:





Bicycle chicane
- per City
standards,
9.14m PROP.

PARK DEDICATION

Granite
Rumble Strip
CIP Conc
Retaining Wall
w/ Guardrail
Wall lighting on
bench, typ.

Level - P1
Level - P2

Paver Type 2 - P2

CIP Concrete
Paving

Pathway light
bollard, typ.

.5m wide retaining
wall - refer to
geotechnical
engineer

Rest area

Handrail w/
Skate Deterrent

Granite
Rumble Strip

Level - P1
Level - P2

Paver Type 2 - P2

Step/Wall Light - L2

Bench Type 1 - S1

CIP Concrete
Paving

13.97m PROP.

Bike racks - P8

PARK DEDICATION

FG 60.37

TW 59.41
BW 58.98

TW 59.02
BW 58.97

FG 58.93

FG 57.61

FG 57.52

FG 56.55

FG 56.5

FG 56.51

FG 54.75

UP 3 Ret 0.12

UP 3 Ret 0.14

DN 3 Ret 0.14

UP 3 Ret 0.19

DN 3 Ret 0.19

DN 3 Ret 0.20

FG 56.55

FG 56.5

FG 56.51

FG 56.55

FG 56.5

FG 56.51

FG 54.75

CUNNINGHAM STREET

WINDSOR STREET

ROYAL AVE

EG 60.47

EG 60.43

EG 60.4

EG 60.33

EG 60.32

EG 60.2

EG 60.2

EG 60.2

EG 60.21

OFFSITE

CONCRETE TO CoNW STANDARDS

SOD TO CoNW STANDARDS

NOTES:

-THE CITY BOULEVARD IS TO BE PREPPED WITH SOIL RECOMMENDATIONS AND DEPTH PER STEVE WHITTON, MANAGER OF PARKS. MONIES COLLECTED AND TREES INSTALLED BY THE PARKS DEPARTMENT CITY OF WHITE ROCK.

-OFF-SITE STREET TREES TO BE IRRIGATED FOR 3 SEASONS.

Revision

| No. | Date | Revision Notes |
|-----|------------|---------------------------|
| B | 2019-02-05 | Issue for Rezoning Permit |
| C | 2019-09-06 | Issued for Review |
| D | 2019-09-13 | Issued for Review |
| E | 2019-10-03 | Issued for Review |
| F | 2019-10-18 | Issued for Review |
| G | 2019-10-25 | Issued for RZ / DP |
| H | 2021-02-05 | Re-Issued for RZ/DP |

Issue

| No. | Date | Issue Notes |
|-----|------------|---------------------------|
| B | 2019-02-05 | Issue for Rezoning Permit |
| C | 2019-09-06 | Issued for Review |
| D | 2019-09-13 | Issued for Review |
| E | 2019-10-03 | Issued for Review |
| F | 2019-10-18 | Issued for Review |
| G | 2019-10-25 | Issued for RZ / DP |
| H | 2021-02-05 | Re-Issued for RZ/DP |

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eta landscape architecture

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Project

Royal II

112, 114 and 118 Royal Ave.

Drawing Title

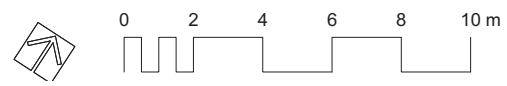
Offsite Materials Plan

Legal

Lots 13, 14 AND 15 Plan 2620,
All of Block 32, New Westminster
Township Group 1 NWD

| | |
|-----------------------|-------------------------|
| Project Manager DT | Project ID 21844 |
| Drawn By MR | Scale 1:100 |
| Reviewed By DT | Drawing No. |
| Date 2019.01.03 | L2.1 of 29 |

Plot Date:



Attachment 4

Project Statistics Table

Attachment 4: Project Statistics Table

| Characteristics | Existing Zoning / Requirement | Proposed |
|--|---|--|
| Site Area Phase 1 (East) Phase 2 (West) Total | | 2,376 sq. m. / 25,584 sq. ft. 2,074 sq. m / 22,328 sq. ft. 4,799 sq. m / 51,666 sq. ft. |
| Site Frontage | | 50.3 metres (165 feet) |
| Average Lot Depth | | 70.4 metres (231.02 feet) |
| Floor Area Phase 1 (East) Phase 2 (West) Total | | 7,138 sq. m. (77,315 sq. ft.) 7,417 sq. m. (79,838 sq. ft.) 14,555 sq. m(157,153 sq.ft.) |
| Floor Space Ratio Phase 1 (East) Phase 2 (West) Total | 0.5 FSR | 3.02 FSR 3.58 FSR 3.3 FSR |
| Building Height | 7.62 metres (25 feet) | 6 and 8 storeys 27.28 metres (89.5 ft.) |
| Residential Unit Mix | Family Friendly Housing Requirements (strata)– minimum 30% two and three bedroom units, of which 10% three bedrooms or more | Studio: 15 (9%) 1 BDR: 63 (38 %) 2 BDR: 52 (31%) 3 BDR: 38 (23%) Total: 168 Units |
| Off-Street Parking Overall Resident Visitor | 217 spaces 200 spaces 17 spaces | 252 spaces 235 spaces 17 spaces |
| Bicycle Parking Long Term Short Term | 211 long term spaces 6 short term spaces | 262 long term spaces 12 short term spaces |

Attachment 5

Previous Discussion and Direction on the MUP

Attachment 5: Previous Discussion and Direction on the MUP

Discussion on the MUP connection dates back to 2011, when an alignment was explored during construction of QayQayt Elementary and revisited during review of a previous application on the subject site in 2018. Feedback and resolutions on the connection have been provided through various civic committees including ACTBiPed (2011, May 2016, Sept 2017), LUPC (March 2018), and AAAC (March 2018). Input provided reiterated the desire for a lower slope walking and cycling connection at this location, with a preference for a fully accessible design. Enhanced pedestrian and cycling connections at this location were included within the Downtown Transportation Plan to solidify the connection within the pedestrian and cycling networks connecting Downtown, Uptown and Queen's Park neighbourhoods.

Input from School District #40 on the potential of accommodating a low-sloped cycling connection using portions of the school playfield was explored in previous applications for the property and through initial construction of the school. Feedback by the District identified considerations and potential scenarios that does not significantly improve the ability to provide a convenient connection without considerable investment by the City, which is beyond the scope and parameters of this application.

Attachment 6

Comparison of Changes since PAR

Attachment 6: Comparison of Changes since PAR

The current proposal has changed substantially since the PAR, with the following notable revisions based on the feedback received from the LUPC:

- The 1890 Woods heritage house has been relocated to the southeast corner of the site on First Street. This will create a ‘cluster’ of heritage houses to the south that can be viewed more easily by the public as part of the noted HRA guidelines. This relocation also provides for a better transition between the proposal and the existing heritage houses.
- Concerns about the large retaining walls along the north and west sides of the heritage home have been addressed through a redesign of the building. A single-level podium that is more complimentary in height to the heritage home now provides a more appropriate buffer.
- The previous proposal did not consolidate the three houses to the west with the site. The consolidation of the proposed properties in Phases I and II creates a transition to the adjacent school site that is buffered by the MUP along the west side of the site and provides a much improved treatment.
- Setbacks from Cunningham Street to the south have been improved to aid in the transition between the proposal and the neighbouring properties to the south. Please refer to the table below which provides a comparison to the previous proposal:

| Bulding Level | Previous South Setback | Current South Setback |
|--|---|--|
| Townhouses Floors One and Two | 7.5 feet (2.29 metres) | 20 feet (6.1 metres) |
| Podium Floors Three to Five | 15 feet (4.57 metres), excluding a deck projection of 5 feet | 30 feet (9.1 metres), excluding a deck projection of 5 feet |
| Upper Apartments Floor Six to Eight | 32.5 feet (9.9 metres), excluding a deck projection of 5 feet | 40 feet (12.2 metres), excluding a deck projection of 5 feet |

- The proposed ground floor plan has been revised to incorporate townhouse-style units along Cunningham Street to provide a more substantial transition between the upper levels of the proposal to the surrounding neighbourhood to the south. The parkade is also wrapped by these townhouse units to conceal these levels and create a more attractive streetscape, whereas before the proposal incorporated two exposed parkade levels at the rear of the site.