



**ON TABLE**  
Public Hearing  
June 27, 2022  
re: Item 4

# 108 – 118 Royal Avenue and 74 – 82 First Street

**Heritage Revitalization Agreement Bylaw 8339, 2022**

**Heritage Designation (82 First Street) Bylaw No. 8340, 2022**

**Road Closure Bylaw and Land Disposition Bylaw No. 8350, 2022**

Mike Watson, Acting Supervisor Development Planning  
June 27, 2022

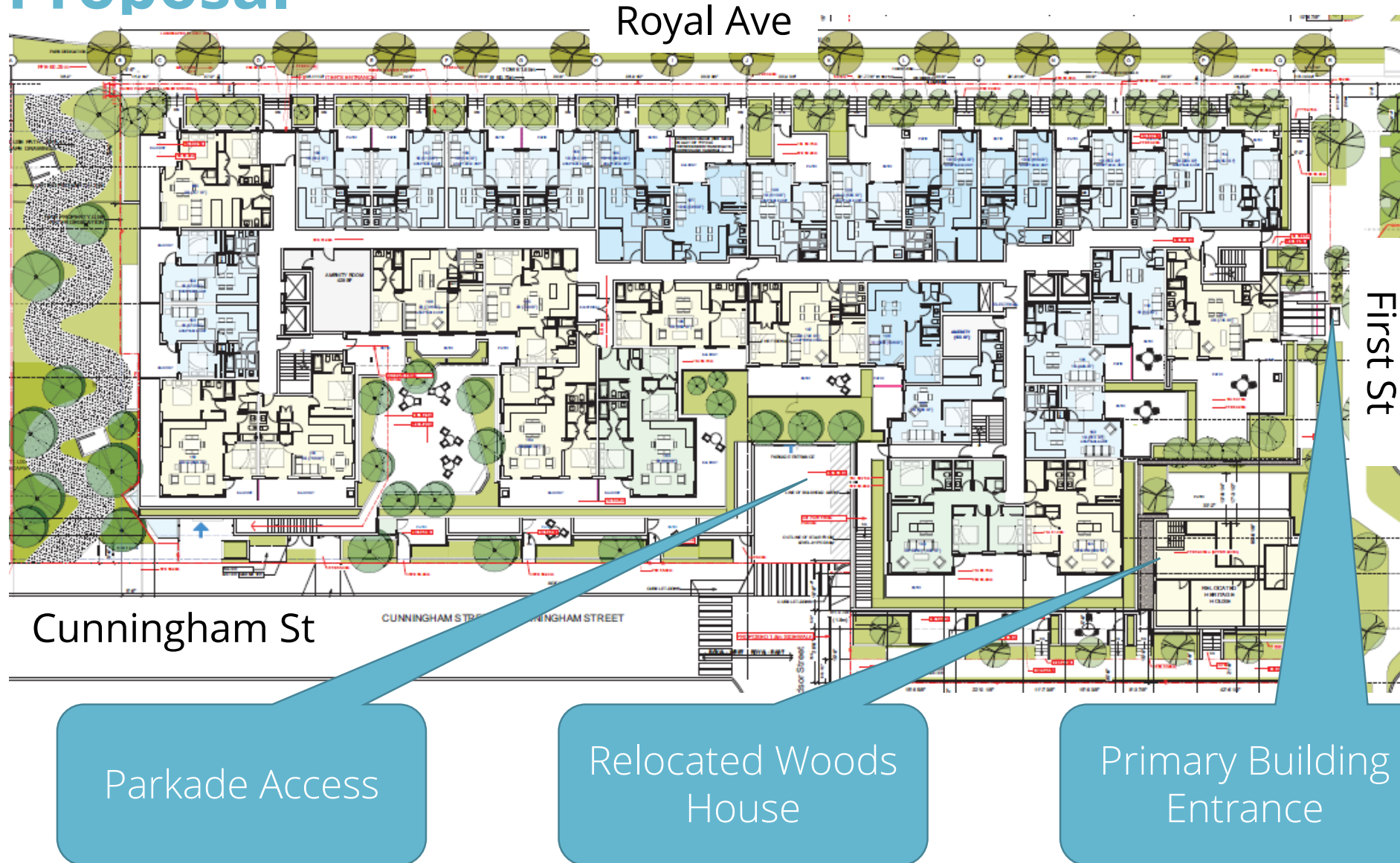
# Site Context



- Located Downtown
- Royal Ave between Qayqayt Elementary and First Street
- Six lots, plus a portion of City owned Windsor Street
- Dedication for Multi-use Path
- Steeply sloped North/South
- 475 metres from Columbia Station



# Proposal



- Six-eight storey building
- 189 units / 3.29 FSR
- Woods House (1890) restored on-site
- Henderson House (1930) relocated off-site
- Vehicle and bike parking below grade, with access from Cunningham Street

# Heritage Value of Woods and Henderson Houses

## Woods House (1890):

- Oldest surviving house in this block
- Historic, cultural, and aesthetic heritage values
- Relocated on site, restored and protected

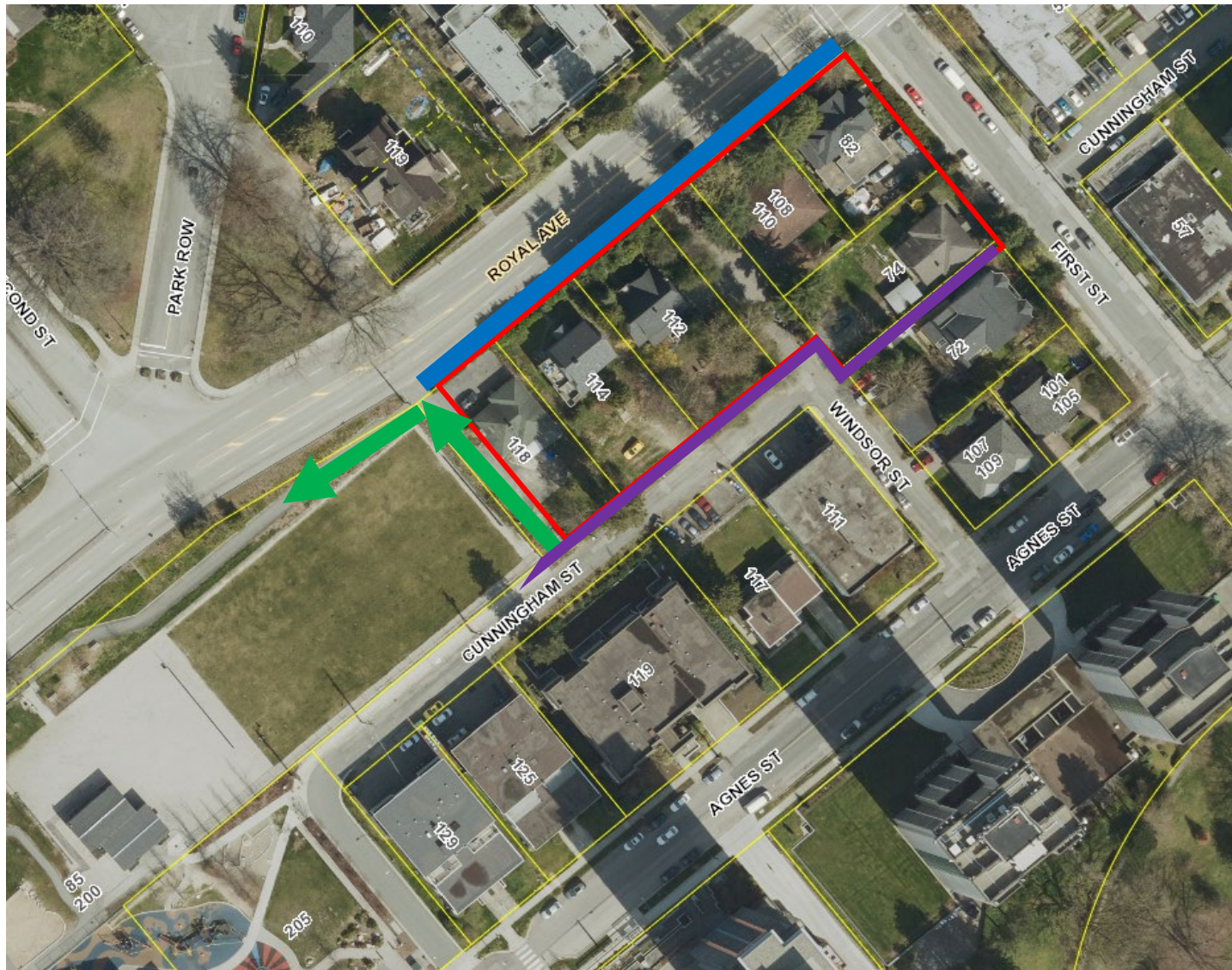


## Henderson House (1930):

- Rare example of interwar building period
- Aesthetic and historic value
- Relocated off-site with \$30,000 developer contribution



# Cycling and Pedestrian Connections



- Cunningham to Royal Multi-Use Path (3 metres) (Green)
- Mid-block connection and between First and Cunningham and sidewalk connecting Qayqayt School (2.5 metre) (Purple)
- Enhanced Pedestrian Connection on Royal Ave (2.5 metre) (Blue)
- Side walk improvements on First Street (2 metre)

# Proposal Considerations

- Applicant-led consultation completed;
- Support of Community Heritage Commission and the New Westminster Design Panel;
- Consistent with the Official Community Plan;
- Cycling and pedestrian connection consistent with the Downtown Transportation Plan;
- Supports housing goals with the creation of 189 residential units; and
- Retains and protects a high value heritage building on-site plus the off-site relocation of another valued building for protection and restoration.



# Recommendation

*THAT Council consider Heritage Revitalization Agreement (108 – 118 Royal Avenue and 74 – 82 First Street) Bylaw 8339, 2022 for Third Reading;*

*THAT Council consider Heritage Designation (82 First Street) Bylaw No. 8340, 2022 for Third Reading; and*

*THAT Council consider Road Closure Bylaw and Land Disposition (Windsor Street) Bylaw No. 8350, 2022 for Third Reading.*