

## Appendix C

*Applicant's Project Summary  
Letter and Preliminary  
Drawings (Select)*

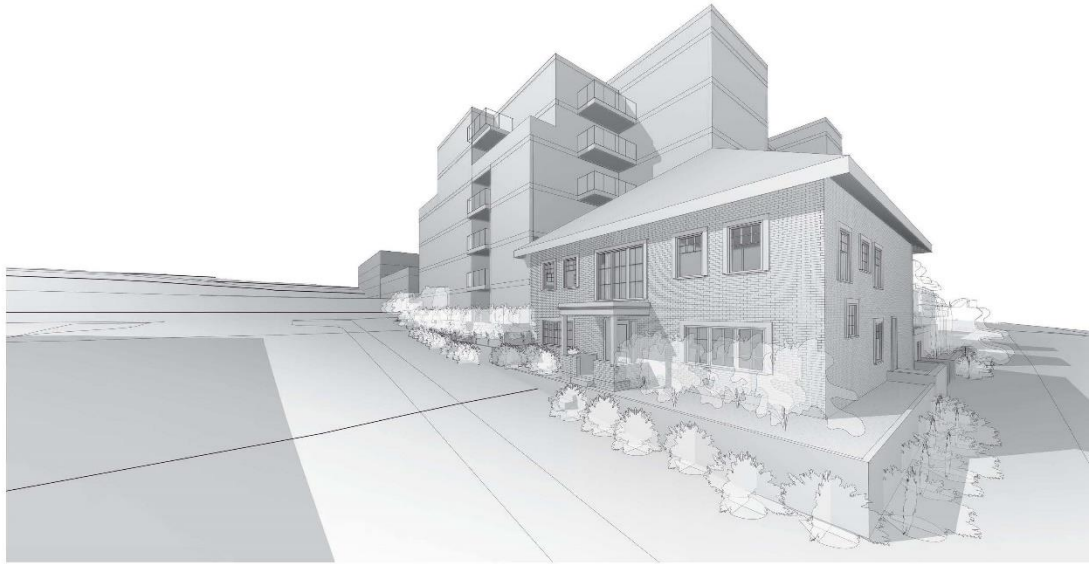
December 14th 2021  
Revised: February 14<sup>th</sup> 2023

**HERITAGE REVITALIZATION AGREEMENT DEVELOPMENT PROPOSAL**

MERIVALE ROAD AND AGNES STREET

63 MERIVALE ROAD AND 250 AGNES STREET

ISSUED FOR PRELIMINARY APPLICATION REVIEW



**PROJECT TEAM**

**Owner:** Montello Holdings Ltd  
Luigi & Paolo Gastaldo  
604-525-3636

**Architect:** Iredale Architecture  
Peter Hilderbrand, AIBC, MRAIC, LEED AP  
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604-736-5581

**Heritage Consultant:** Ance Building Services Co. Inc.  
Elana Zysblat, BCAHP  
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604.722.3074

**Developer:** JCI Buildings Ltd  
Darryl McColl, DULE  
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## **PROJECT INTRODUCTION**

In the spring of 2021, we had a meeting with Britney Dack from the City's Heritage Department to make an application to demolish the vacant and boarded up house located at 63 Merivale rd. During this meeting it was determined that the house was not protected from demolition. The house did have heritage value and we were asked to reconsider our position. Over many hours of reflection, consideration and through further consultation with Britney Dack and Rhupinder Basi we will consider redeveloping the two properties located at 63 Merivale rd and 250 Agnes rd.

We determined that the highest and best use for these two properties was to redevelop the two parcels under one Heritage Revitalization Agreement and to protect and restore the house at 63 Merivale rd and build a new six story wood frame mutli-family building that will include the replacement of the existing 9 rental units for a total of 33 rental units and a total of 33 new strata units.

The wood frame building will contain 66 new homes ranging from 358 sq ft to 1,092 sq ft, the units will include a mix of studio, one-, two- and three-bedroom family units.

The Catherine Armstrong House and the new building will include 33 secured market rental units for 60 years and 33 strata units.

## **HERITAGE SIGNIFICANCE AND REVITALIZATION**

The historic Albert Crescent district has evolved over the last 140 years from an exclusive neighborhood of single-family homes to a denser area characterized by low-rise apartment buildings. Today, it features a mix of surviving historic residences and sacred sites with a diversity of apartment buildings ranging from Mid-Century to current, and benefits from its ongoing connectivity to major and public transportation routes, its proximity to downtown, the Fraser River, municipal parks, and schools.

The two subject lots were historically connected under the multi-generational ownership of the Armstrong-Sutherland family and were the site of two early, grand homes. In 1955, both structures were converted into multi-unit apartment buildings in response to the post-war housing crisis which saw the neighborhood rezoned to this denser use.

The proposed project for these two lots, reunited under the ownership of the Gastaldo family since 1987, is centered around the conservation and protection of the Heritage Register-listed 1916 Catherine Armstrong House which survives in its original design, form and finishes while introducing a new six-story apartment building to not only to accommodate the current fourteen tenants, but to house dozens of new families on site, in a diverse mix of rental and strata units. The new apartment building acts as a modern backdrop for the highly traditional and textured Fred Townley-designed Catherine Armstrong House, which will be conserved on its original site at the corner of Merivale and Dickinson and given a new, relevant life through careful and thoughtful preservation, restoration, and rehabilitation.

From 14 existing rental units, all consisting of eight 1-bedroom and one 2-bedroom apartments with no private outdoor spaces, the development will expand to offer a total of 33 rental units (an increase of 140%) as well as a mix of rental unit sizes and configurations from studio apartments to 3-bedroom family homes. Over half of the proposed rental units will feature private outdoor patios or balconies.

The remainder of the units will be sold as individual strata titles, again offering a choice of sizes and configurations from studio apartments to 3-bedroom family homes. A total of 33 new households will be introduced on this site and to the neighborhood, ranging from micro-suites, studios and 1-bedroom apartments on the smaller side to larger 2 and 3-bedroom family apartments. This diversity of housing options, both rented and owned, makes for a more vibrant community.

The revenue from the strata unit sales will finance the significant expansion of rental units on site and the complex conservation work required to save, rehabilitate, protect, and maintain the heritage house in perpetuity.

The development will be divided into three different ownership structures to simplify and facilitate the co-existence of the diverse needs of each of the housing types: the rental units in the new apartment building will all be managed under one title, the rental units in the heritage house will be managed under a second title, and the 33 strata units will be individually owned but managed under a third, independent strata plan. This proposed independent administration of the distinct types of housing allows for prioritization and focus of management according to each structure's specific needs and uses.

The heritage house retaining its own title as an existing building and not being divided into sellable units, enables the highest level of conservation to be achieved without imposing invasive envelope and code upgrades on the historic structure would be of high value as a protected community asset.

In building upon the existing, robust infrastructure of a historic neighborhood which already represents a walkable, livable, vital community, but which can handle more density, this project represents a sustainable, thoughtful approach to New Westminster's growth and evolution. This development would conserve a high-visibility and high-value heritage resource, the historic rental use of the two lots since 1955, and bring many new families into New Westminster's historic, urban core.

<u>SITE DETAILS</u>	<u>EXISTING</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>NET INCREASE / DECREASE</u>
PROPERTY ADDRESS	<u>250 Agnes's str</u>	<u>63 Merivale Str</u>	<u>NEW</u>	
PID	012-911-551	012-911-607		
	& 012-911-577	& 012-911-666		
CIVIC & LEGAL ADDRESS	Northerly Half, Lot 1, Block 27, Plan 2620	Southerly half, Lot 1, Block 27, Plan 2620		
	Northerly Half, Lot 2, Block 27, Plan 2620	Southerly half, Lot 2, Block 27, Plan 2620		
NEIGHBORHOOD	Downtown	Downtown		
PRESENT OWNER	Montello Holdings Ltd	Montello Holdings Ltd		
TYPE OF PROPERTY	Multi-Family Rental	Single Family Rental	Multi-Family Low Rise	
YEAR BUILT / RENOVATED	1910 / 1955	1916	2023	
SITE AREA	8,712 sq Ft	8,712 sq Ft	17,424 Sq Ft	
EXISTING LAND USE CLASSIFICATION	Multi-Family Low Rise	Single Detached	Multi-Family Low Rise	
EXISTING ZONING	RM-2	RS-2	CD / HRA	
Current FSR	0.782	0.52	3.41	2.108
Existing Building Area	8,250	3,395	59,366	47,721
Max Height	3 Stories	2 Stories	6 Stories	3
Current Setbacks			10Ft, Front & Side, 6ft Rear	
Max Lot Coverage	31.57%	17.47%	68.80%	19.76%
Site Coverage	2,750 sq ft	1522 Sq Ft	11,955 sq ft	7,683 Sq Ft
HERITAGE / VALUE	None	Yes, See Report	Heritage Revitalization Agreement	
Undertaking	Demolish	Restore / Preservation	Develop	
<u>CURRENT OCCUPANCY STATUS</u>	100% Occupied	100% Vacant / Not Habitable	66	
<u>EXISTING RENTAL UNITS</u>	9	0 (Five)	26	9 ( 100% )
BELOW MARKET RENTAL UNITS	0	0	6	6 ( 100% )
STRATA UNITS	0	0	33	
<u>TOTAL UNITS</u>	<u>9</u>	<u>0</u>	<u>66</u>	55 UNIT INCREASE
<u>UNIT MIX</u>				
Studio	0	0	12	12
One Bedroom	8	0	21	13
Two Bedroom	1	0	10	9
3 Bedroom	0	0	23	23

<b><u>CURRENT OWNERSHIP STRUCTURE</u></b>	Montello Holdings Ltd	Montello Holdings Ltd	3 New Parcels	
<b><u>PROPOSED OWNERSHIP STRUCTURE</u></b>			Single Air Space Parcel Title	
18 NEW RENTAL UNITS				
6 NEW RENTAL UNITS HERITAGE HOUSE			Single Air Space Parcel Title	
42 STRATA UNITS			42 Strata Titles	

### **SITE LOCATION**

The two combined corner lot properties will be 17,424 sq ft and will slope from Agnes str to Dickinson Street, The two properties are nestled in a neighborhood that consists of various multi-family unit buildings ranging from 2 stories up to 21 stories. The site is within 300m of the Columbia Skytrain station and is within 100m of the downtown core.

The neighborhood is under transition with the recent construction of a new 6 story wood frame rental building directly across from the subject site. In addition, a new 21 story Highrise tower was recently constructed on the corner of Agnes and Elliot tr

### **CURRENT TENANT PROFILE OF 250 AGNES STREET. NOTE: ( 63 MERIVALE STR IS 100% VACANT )**

9 Rental Units (8 one bedroom plus 1 two bedroom)

9 Storage Lockers (included with rent)

\*6 Parking Spaces

Pets permitted

Coin Laundry Machines on site

Unit #	Type	Occupants	Move in Date	Rental Agreement	Rent
1	One Bedroom	One (mgr.)	March 1, 2005	month to month	\$730.00
2	One Bedroom	One	May 1, 2019	month to month	\$950.00
3	One Bedroom	One	October 1, 2021	month to month	\$1,100.00
4	One Bedroom	Two	December 1, 2015	month to month	\$730.00
5	One Bedroom	Two	August 1, 2016	month to month	\$730.00
6	One Bedroom	Two	June 1, 2019	month to month	\$950.00
7	One Bedroom	One	October 1, 2018	month to month	\$860.00
8	One Bedroom	One	June 1, 2020	month to month	\$950.00
9	Two Bedroom	Two	June 1, 2016	month to month	\$950.00

As of April 1, 2022, all tenants/units, except for unit 3, are scheduled for a rent increase of 1.5%.

\* We are in the process of applying to charge \$30.00 per month for the use of an on site parking space.

## **RENTAL ASSISTANCE AND TENANT ASSISTANCE RELOCATION PLAN**

As part of the development process, we will commit to all the requirements set out in the City guidelines for tenant assistance and relocation.

We will hire an independent consultant that specializes in tenant relocations to manage all communications between the developer and the tenants. And finally, we will hire a real estate company that specializes in rental management to find suitable and equivalent or better accommodation for all nine tenants.

To that end, we will agree to the following guidelines:

- *Provide, for all units currently paying rents less than or equal to the City's definition of below market rents, the following benefits which were previously included in Part 6 of the City's Business Regulations and Licensing (Rental Units) Bylaw, protecting tenants who are being evicted due to construction in their building and/or unit:*
  - a. *Relocation: Making arrangements for the tenant's temporary accommodation at a similar rental rate and in a similar unit during the full term of construction, and at the completion of construction for their return to the original rental unit under the terms of the existing tenancy agreement.*
  - b. *Rent Control: Prohibition from increasing the rent payable by the tenant upon return to their unit except as an inflationary rent increase permitted by the RTA.*
- *Other components (e.g. minimum four months' notice, communications plan, tenant assistance strategy, moving expenses, etc.) are still expected for all units.*

## **RENTAL REPLACEMENT AND PROPOSED RENTAL UNIT MIX,**

The project will include a total of 33 secured market rental units for 60 years. These 33 units will replace the existing 9 units in the 250 Agnes building and replace the existing vacant 5 units in the house at 63 Merivale rd. The remaining 9 units will be below market rent units

## **BELOW MARKET RENTS**

The (10%) 6 below market rental units will include 3 one-bedroom units and 3 two-bedroom units ranging in size from 532 sq ft to 804 sq ft. The rental rates will be set at 10% below market rents. Market rents for this project have been set at \$3.50 per sq ft in the Proforma and the below Market rents at \$3.15 per sq ft

*We will commit and engage the services of a third-party independent rental operator to manage all below market rental units.*

## **SECURED MARKET RENTS**

The 27 market rental units will include, studio, one-, two- and three-bedroom family units and will range in size between 474 sqft and 1,151 suites. The rents will be set at market rates of \$ 3.50 per sqft. The mix of these units will be situated on the ground floor with garden suites and the 2<sup>nd</sup> floor.

### **RENTAL UNIT OWNERSHIP STRUCTURE ( AIR PARCEL CONFIGURATION )**

The 27 rental units in the newly constructed building will be based on a single Air Space Parcel ownership structure that will be marketed and sold to a single investor that specializes in Rental Building Ownership and Management

The 6 rental units in the Catherine Armstrong House will have its own Air Space Parcel Ownership structure that will be marketed and sold to a single investor that specializes in Rental Building Ownership and Management

### **PROPOSED STRATA UNIT MIX**

The remaining 33 units will be individually strata titled and will be sold to new homeowners. These units will include studio, one-, two- and three-bedroom family-oriented suites. They will range in size from 358 sq ft to 1,129 sq ft.

As per the Proforma, the price range will be set at \$ 850 per sqft and will be adjusted to the market conditions at the time of sales.

### **TENANT RELOCATION AND RETURN TO BUILDING COMMITMENT:**

We will agree that none of the existing 9 renters will be housed in the below market rental Units.



DEVELOPMENT SUMMARY  
63 MERIVALE ROAD AND 250 AGNES STREET, NEW WESTMINSTER, B.C.  
Legal description: SOUTHERLY HALF LOT 1 BLOCK 27 PLAN 2620  
NORTHERLY HALF LOT 1 BLOCK 27 PLAN 2620

ZONING

Proposed: CD  
Comprehensive  
Development

Current/Existing:  
SINGLE DETACHED (RS-2)  
APARTMENT (LOW RISE)  
(RM-2)  
Allowable Existing FSR: 0.6

SITE AREA		17,384.8	sf	1615.1	sm
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SETBACKS

Front - Proposed  
Side Yard Facing Street- Proposed Min.  
Side Yard Interior Lot Line- Proposed Min.  
Rear Yard - Proposed

Note: See Drawings  
Note: See Drawings  
Note: See Drawings  
Note: See Drawings

10.0	ft	3.0	m
10.0	ft	3.0	m
10.0	ft	3.0	m
6.0	ft	1.8	m

BUILDING HEIGHT

Proposed

6 Storeys

54.0	ft
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BUILDING AREA  
OPTION 1

LEVEL	RESIDENTIAL COMMON AREA (SF)	NET UNIT AREA RESIDENTIAL (SF)	GROSS FLOOR AREA (SF)	RESIDENTIAL AMENITY AREA (SF)	FSR AREA (SF)*	EFFICIENCY		
P1	0	730	730	0	730			
1	1,930	8,238	10,830	662	10,830	84.5%		
2	1,409	9,421	10,830	0	10,830	87.0%		
3	1,100	8,290	9,390	0	9,390	88.3%		
4	1,100	8,290	9,390	0	9,390	88.3%		
5	1,100	8,290	9,390	0	9,390	88.3%		
6	1,100	7,706	8,806	0	8,806	87.5%		
TOTAL	7,739	50,965	59,366	662	59,366	87.0%	FSR	3.4

PROPOSED FSR AREA

RESIDENTIAL 59,366 SF

PROPOSED COVERAGE AREA

RESIDENTIAL 11,975 SF 68.88%

GROSS FLOOR AREA

RESIDENTIAL 59,366 SF

DWELLING UNIT DENSITY

UNITS 61  
SITE ARE (ACRE) 0.40  
DENSITY 152.85

NET AREA

(RESIDENTIAL) 50,965 SF

RENTAL UNITS

BACH / 1 BR 14 UNITS  
2 & 3 BR 19 UNITS

AVERAGE UNIT AREA (RESIDENTIAL)

772 SF

STRATA UNITS

BACH / 1 BR 19 UNITS  
2 & 3 BR 14 UNITS

RESIDENTIAL UNIT SUMMARY

LEVEL \ UNIT TYPE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	RENTAL UNITS	STRATA UNITS
P1		2			2	2	
1	1	6		4	11	8	3
2	1	7	2	3	13	8	5
3	1	3	2	4	10	5	5
4	1	3	2	4	10	5	5
5	1	3	2	4	10	5	5
6	1	3	2	4	10		10
UNIT MIX	9.1%	31.8%	15.2%	34.8%		50%	50%
TOTAL	6	27	10	23	66	33	33
Adaptable Housing Units					26	40% OF TOTAL UNITS (190.21.1)	

PARKING SUMMARY

REQUIRED CAR PARKING (as per 140.9)

STRATA PARKING

BACHELOR AND 1 BR	1.0 SPACES / UNIT	19
2 AND 3 BR	1.35 SPACES / UNIT	18.9
		37.9
VISITOR:	0.1 SPACES / UNIT	3.3
TOTAL REQUIRED SPACES		41.2

RENTAL PARKING

BACHELOR AND 1 BR	0.6 SPACES / UNIT	8.4
2 AND 3 BR	0.8 SPACES / UNIT	15.2
		23.6
VISITOR:	0.1 SPACES / UNIT	3.3
TOTAL REQUIRED SPACES		26.9

TOTAL

MAX COMPACT CAR (30%) 20.4  
ACCESSIBLE PARKING (3 spaces for every 70 Units) 3.0  
VAN ACCESSIBLE PARKING (1 every 3 accessible) 1.0

CARS

CARS  
CARS  
CARS  
CARS

PROPOSED CAR PARKING

LEVEL	STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL PROVIDED
P1	29	3	2		34
P2	35	15	1	1	52
TOTAL	64	18	3	1	86

REQUIRED LOADING One loading space per building

PROPOSED LOADING One

REQUIRED BIKE PARKING (as per 150.3)

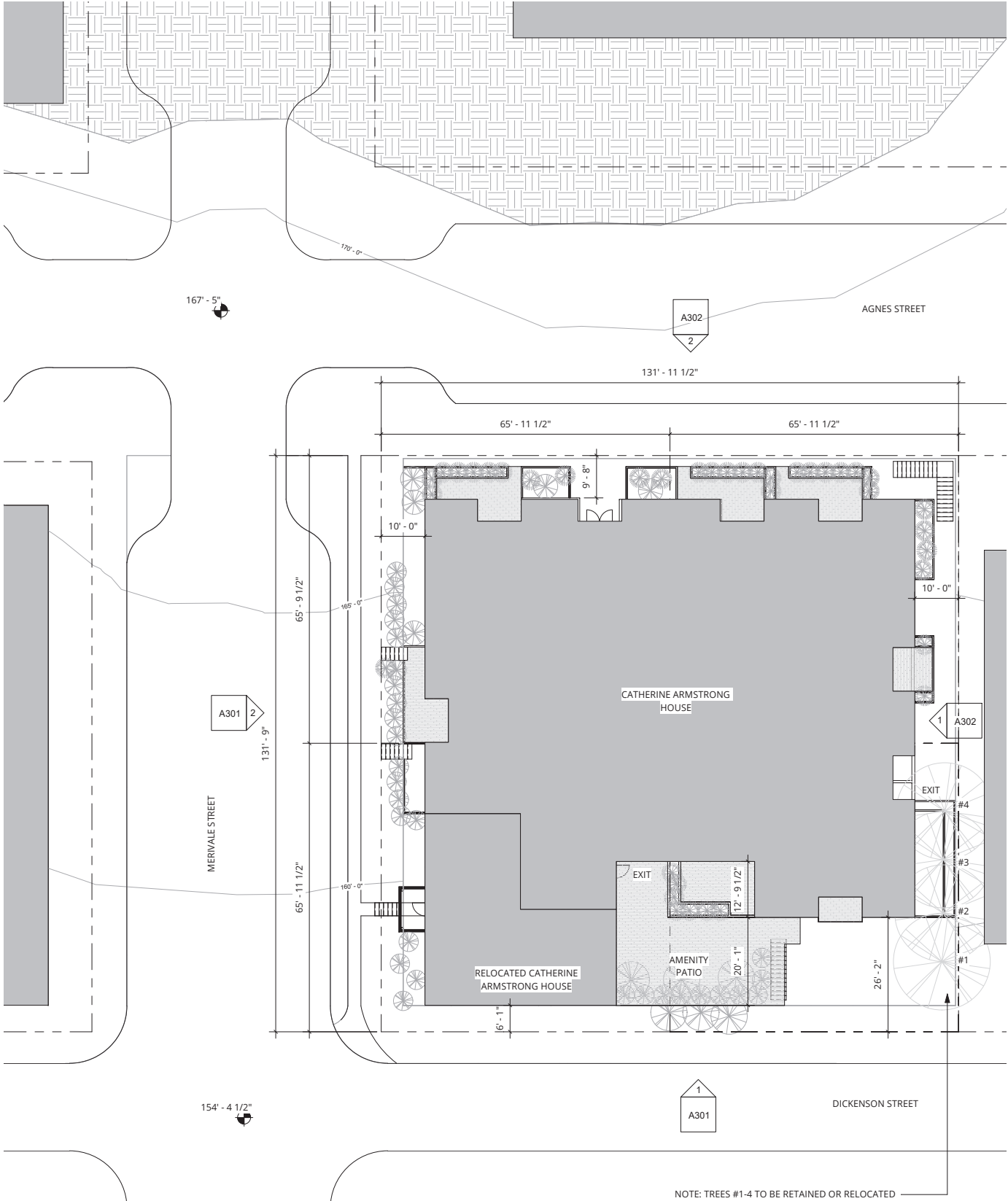
RESIDENTIAL LONG TERM - 1.5 spaces / unit 99  
SHORT TERM - 60-99 units 9

PROPOSED BIKE PARKING

RESIDENTIAL LONG TERM 99  
SHORT TERM 9

TOTAL 108

BIKES



1 Site  
1/16" = 1'-0"

4	2023/02/22	Issued for Review
3	2023/02/15	Issued for Review
2	2021/11/02	Issued for Review
1	2021/06/17	Issued for Review

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Seal

MERIVALE ROAD AND  
AGNES STREET  
FEASIBILITY STUDY

63 MERIVALE ROAD AND 250 AGNES  
STREET

Drawing Title

SITE PLAN

Scale @ 22"x34"

As indicated

Drawn

LM

Check

PJH

Partner

PJH

Project No.

21058

Phase No.

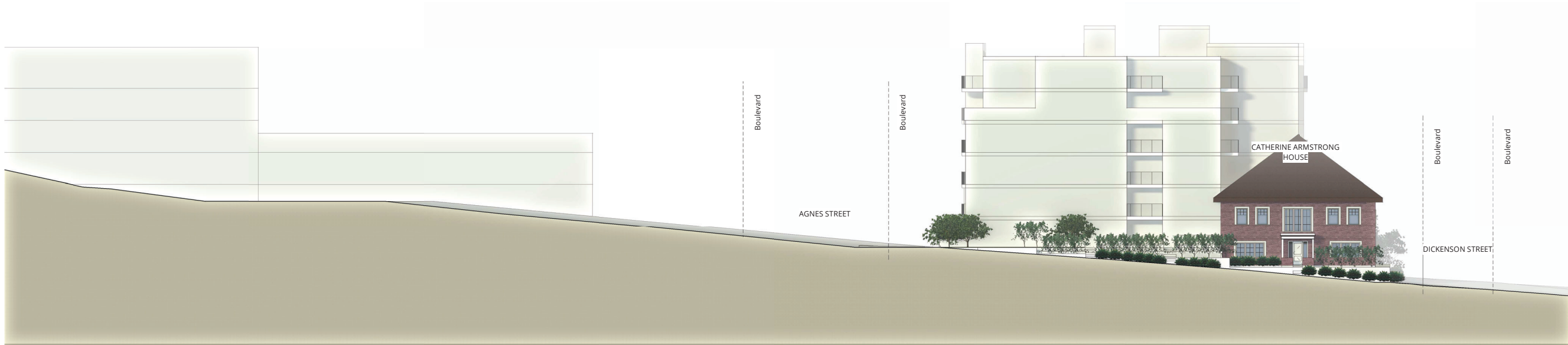
3

Sheet No.

A101



① South  
1/16" = 1'-0"



② West  
1/16" = 1'-0"

2	2021/11/02	Issued for Review
1	2021/06/17	Issued for Review
No.	Date	Revision
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Seal

MERIVALE ROAD AND  
AGNES STREET  
FEASIBILITY STUDY

63 MERIVALE ROAD AND 250 AGNES  
STREET

Drawing Title  
ELEVATIONS

Scale @ 22"x34":  
1/16" = 1'-0"

Drawn	LM	Check	PJH	Partner	PJH
Project No.		21058			
Phase No.		3		Sheet No.	
				A301	



① East  
1/16" = 1'-0"



② North  
1/16" = 1'-0"

1	2021/06/17	Issued for Review
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MERIVALE ROAD AND  
AGNES STREET  
FEASIBILITY STUDY

63 MERIVALE ROAD AND 250 AGNES  
STREET

Drawing Title			
ELEVATIONS			
Scale @ 22"x34"			
1/16" = 1'-0"			
Drawn	LM	Check	PJH
Project No.		PJH	
21058			
Phase No.		Sheet No.	
3		A302	





① 3D View 1



③ 3D View 3



② 3D View 2



④ 3D View 4

3	2023/02/15	Issued for Review
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Seal

**MERIVALE ROAD AND  
AGNES STREET  
FEASIBILITY STUDY**

63 MERIVALE ROAD AND 250 AGNES  
STREET

Drawing Title

**3D VIEWS**

Scale @ 22"x34"

Drawn	LM	Check	PJH	Partner	PJH
Project No.		21058			
Phase No.		3	Sheet No. A400		