



63 Merivale Street & 250 Agnes Street

Preliminary Application Review

Land Use and Planning Committee – March 9, 2023

Wendee Lang, Development Planner



NEW WESTMINSTER

Site Context



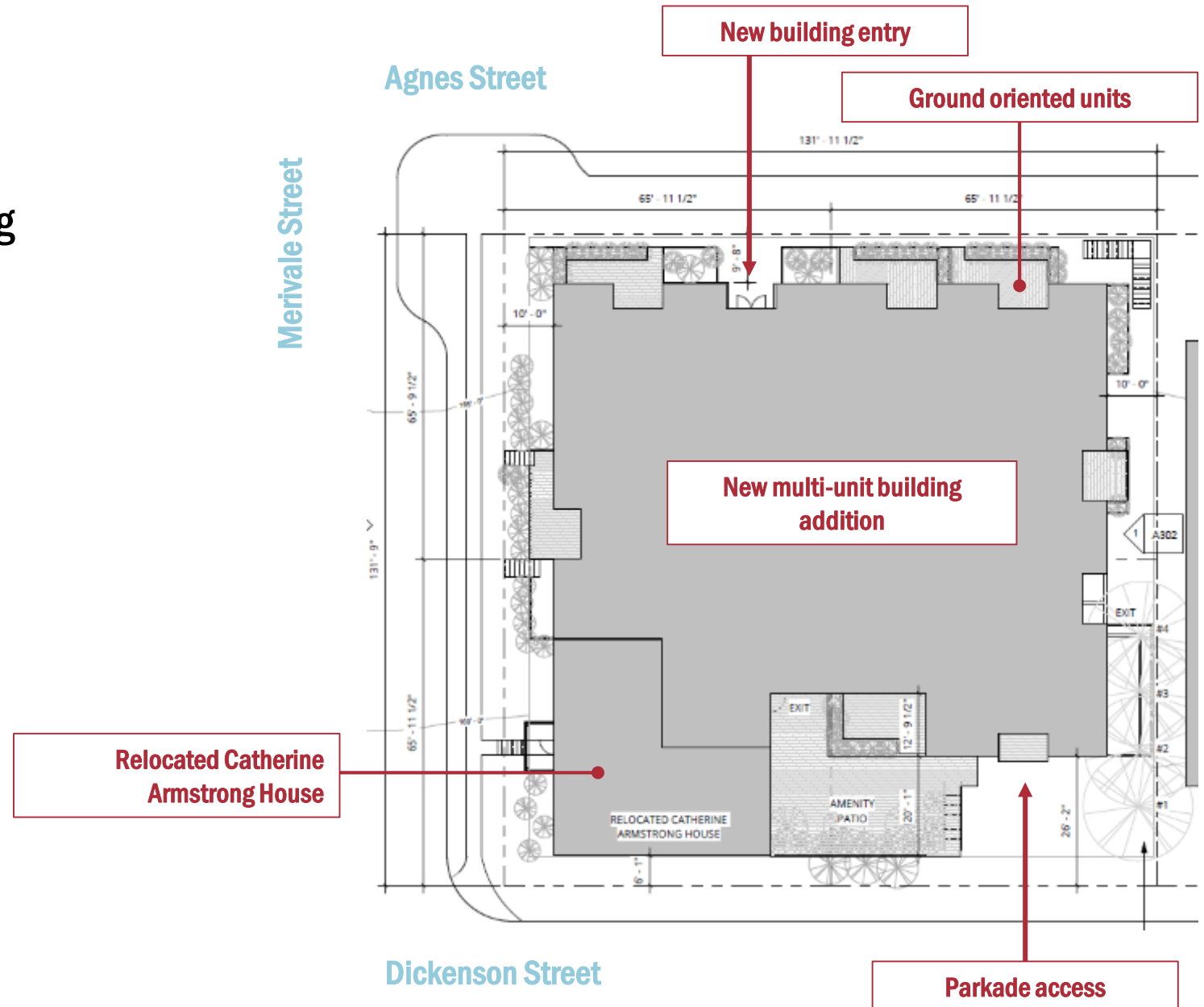
- Located in Downtown Albert Crescent Precinct
- Site Area (Gross):
 - 1,615.1 sq. m. (17,384.8 sq. ft.)
- Site Dimensions:
 - 40.2 x 40.2 m. (131.8 x 132 ft.)
- Catherine Armstrong House (built 1916) (Heritage Register)
- 9-unit purpose-built rental building

Policy Context

- **Official Community Plan designation:** RLA – Residential Low Rise Apartment
- **Zoning:**
 - 63 Merivale St: Single Detached Residential Districts (RS-2)
 - 250 Agnes St: Multiple Dwelling Districts (Low Rise) (RM-2)
- **Standards and Guidelines for the Conservation of Historic Places in Canada**
- **Rental Replacement Policy:**
 - Applies to purpose-built market rental housing sites where 6 units or more would be removed
 - Requires provision of 100% secured market rental units including 10% of total units secured as below-market rental units
- **Tenant Assistance and Relocation**

Proposal

- Retention of the Catherine Armstrong House
- 6 storey multi-unit building addition
- 3.4 FSR
- 66 units total proposed
 - 33 strata units
 - 33 secured market rental, min. 10% of units below-market



Considerations

- **Tenant assistance and relocation proposal**
 - Accommodation for tenants at a similar rental rate during construction
 - Rehousing tenants in new construction at existing rents (with permitted RTA increases for inflation)
 - Tenant assistance and relocation supports
- **Proposed community benefits**
 - Retention, restoration, and long-term protection of the Catherine Armstrong House
 - Tenant assistance and relocation proposal
 - 33 new secured market rental housing units (50% of proposed units), including:
 - Min. 10% below-market units; and,
 - 9 units reserved for returning tenants
- **Community Heritage Commission feedback**

Feedback from the LUPC

That the LUPC direct staff to advise the applicant that:

- 1. A development application could be further explored, provided the tenant assistance and relocation supports detailed in Section 5.1 are a component of a formal submission; and,*
- 2. A formal Heritage Revitalization Agreement for a six-storey multiple-unit residential addition to the Catherine Armstrong house could be considered, should the project:*
 - Include 50% of total proposed units as rental housing including no less than 10% of those as below-market units, and tenant assistance and relocation as currently described by the proposal; and,*
 - Maximize alignment with heritage best practices, wherever possible.*