

**Minutes Extract Heritage Revitalization Agreement Bylaw No. 8379, 2023 and Heritage Designation Bylaw No. 8380, 2023 for 802 & 806 Eighth Street and 809 Eighth Avenue**

**R-2 Preliminary Application Review – Land Use and Planning Committee – December 9, 2019**

**6. 802-806 Eighth Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Application Review**

Mike Watson, Planner, provided a brief overview of the above-noted report dated December 9, 2019.

In response to questions from the Committee, staff provided the following comments:

- The house at 806 Eighth Street, built in 1929, is a rare find in the City and is a good representation of the era with a high level of architectural integrity, all of which indicate that it would be a good candidate to pursue for heritage retention;
- The applicant has not yet determined a new location for the house and would have to respond with a new site plan as the house is not incorporated into the current plan; and,
- The current location of the stacked townhouses is at the western end of the development. With the integration of the heritage building on site there would have to be some significant changes to the site plan so it may be beneficial to have an alternative location for the stacked townhouses.

Discussion ensued, and the Committee provided the following comments:

- It will be interesting to see how being a car light development will affect the selling price of the residences;
- The car light pilot project is interesting and definitely something that the City should move forward with;
- Accessible townhouses are difficult for people to find and should not be sacrificed for the retention of heritage houses;
- One member was supportive of a possible amendment to the Official Community Plan (OCP), while another member was opposed since the new OCP had recently been adopted, but acknowledged that the changes requested seem minor in relation to the scale of the project;
- It would be nice to provide the ability to charge a level 1 (120 volt) electric car and have the infrastructure for a level 2 (240 volt) electric car;
- The proponent may see value in keeping the heritage house where it is as there are environmental economics to keeping an older home and not rebuilding. Staff should continue this discussion with the applicant;
- A member commented that is exactly the type of project he had hoped to see be brought forward with the new OCP;

- There may not be enough density on the site to make the project viable;
- A member expressed their lack of interest in pursuing the heritage home aspect of the application; and,
- The climate emergency and the City's Seven Bold Steps should always be considered with respect to parking in new development applications.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of the report dated December 9, 2019, entitled, "802-806 Eighth Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Application Review", and instruct staff to provide the Land Use and Planning Committee's feedback in the pre-application letter to the applicant.*

**CARRIED.**

Mayor Cote voted in opposition to the motion.

**R-3 Preliminary Report to Council – December 13, 2021**

**4.9 Heritage Revitalization Agreement: 802-806 Eighth Street and 809 Eighth Avenue – Preliminary Report**

To seek Council's approval to proceed with processing a townhouse and heritage house development application in the Moody Park neighbourhood.

**THAT** Council direct staff to process the proposed Heritage Revitalization Agreement and Development Permit applications at 802-806 Eighth Street and 809 Eighth Avenue as outlined in the Consultation and Application Review Process section of the December 13, 2021, report entitled "Heritage Revitalization Agreement: 802-806 Eighth Street and 809 Eighth Avenue – Preliminary Report".

**Adopted on Consent.**

**R-4 Report to the Community Heritage Commission – March 2, 2022**

**5.6 Heritage Revitalization Agreement Application: 802 & 806 Eighth Street and 809 Eighth Avenue**

Dilys Huang, Development Planner, reviewed the staff report dated March 2, 2022 regarding the Heritage Revitalization Agreement Application for 802 & 806 Eighth Street and 809 Eighth Avenue which includes the retention and

relocation of the heritage house and the construction of three new townhouse buildings.

The applicant team of Thomas Grimwood of Grimwood Architecture, Myron Calof and Ryan Pretto of I4 Property Group, and Elana Zysblat, Heritage Consultant, provided a PowerPoint presentation of the proposal.

In response to questions from the Commission, Mssrs. Grimwood and Calof and Ms. Huang provided the following comments:

- It is too early to tell how much the condominiums will cost once finished;
- Greenspace proposed, which is consistent with the guidelines for this type of housing, includes the central greenspace in the courtyard of the complex, the front yard of each townhouse, the front and rear yard for the heritage house, and private decks for each condominium. This component will be reviewed separately by staff and other committees in the application review process; and,
- Housing affordability must be considered at all times as it is connected to a number of factors including the direct cost of development.

Discussion ensued and the Commission noted that the redevelopment proposal is fantastic and the visuals are clear and concise in showing what is going to happen to the heritage house which will become a landmark.

MOVED and SECONDED

**THAT** the Community Heritage Commission recommend the Director of Climate Action, Planning and Development issue a Demolition Permit for the houses at 802 Eighth Street and 809 Eighth Avenue and that the applicant consider deconstruction as an alternative to demolition waste.

**Carried.**

All Commission members present voted in favour of the motion.

MOVED and SECONDED

**THAT** the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 806 Eighth Street.

**Carried.**

All Commission members present voted in favour of the motion.

**4.2 802 & 806 Eighth Street and 809 Eighth Avenue: Heritage Revitalization Agreement for Townhouse and Heritage House Development**

Dilys Huang, Planner, provided an overview of the proposal.

Thomas Grimwood, Grimwood Architecture, provided a presentation on the project, and Bryce Gauthier, BC Society of Landscape Architects (BCSLA), provided an overview of the landscape aspects of the proposal.

**Procedural Note:** Bryce Gauthier declared a conflict of interest as the landscape architect on this project. He was present to answer questions about the project as the landscape architect, but did not participate in the discussion and vote on this item.

In response to questions from the panel, Mr. Grimwood and Mr. Gauthier advised:

- The heritage house is, in a way, a separate lot from the rest of the development;
- Regarding potential overlook from the rear of the heritage house, there is not a lot of glazing on the north (rear) elevation of the house;
- An enclosure with sliders is proposed for the waste area;
- Sunken patios were introduced on the south side for the accessible studio units;
- There is potential opportunity to make the slabs of the accessible studio units go deeper to help the units feel more open and bring in more light;
- The portions outside the building envelope are mostly related to a corner of the heritage house and the south-east corner of the development;
- The planting on the west side of the development is intended to be more of a shade garden than meadow space;
- Building 4 was not aligned with the heritage house for consideration of overlook and privacy, and to provide more permeability; and
- To screen the neighbouring house to the west of the courtyard, may consider adding a tree at the terminus, similar to the central amenity area.

The panel had the following comments on the project:

- In terms of scale and massing, the proposal fits well with the existing fabric of the neighbourhood, especially considering the uptown central area is just to the south;
- Appreciate how the proposal acknowledges both Eighth Avenue and Eighth Street;
- The colours harken back to the style of the rest of the neighbourhood, and it was a good decision to colour the heritage house differently;
- The boxy dormer window introduces a playful element;
- There were reservations about the basement accessible units, but satisfied that the design team has looked at all the options; and
- No problems with the variance on the building height given the site's corner location.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project at 802 & 806 Eighth Street and 809 Eighth Avenue.

**Carried.**

All members present voted in favour of the motion.

## **R-7 First and Second Readings by Council – February 27, 2023**

### **4.5 Heritage Revitalization Agreement and Heritage Designation: 802 and 806 Eighth Street and 809 Eighth Avenue – Bylaws for First and Second Readings**

**THAT** Council consider Heritage Revitalization Agreement (802 and 806 Eighth Street and 809 Eighth Avenue) Bylaw No. 8379, 2023 and Heritage Designation Bylaw (802 and 806 Eighth Street and 809 Eighth Avenue) No. 8380, 2023 for First and Second Readings, and forward the Bylaws to a Public Hearing; and,

**THAT** Council add the building currently located at 806 Eighth Street to the City's Heritage Register following the adoption of Heritage Designation Bylaw No. 8380, 2023.

**Adopted on Consent.**