



802-806 Eighth Street & 809 Eighth Avenue

Heritage Revitalization Agreement Bylaw No. 8379, 2023

Heritage Designation Bylaw No. 8380, 2023

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March 27, 2023



NEW WESTMINSTER

ON TABLE
Public Hearing
March 27, 2023
re: Item 3

Site Context and Considerations



- Located in Moody Park neighbourhood
- Walking distance to variety of community amenities and alternative transportation options

OCP Designation/Zoning:

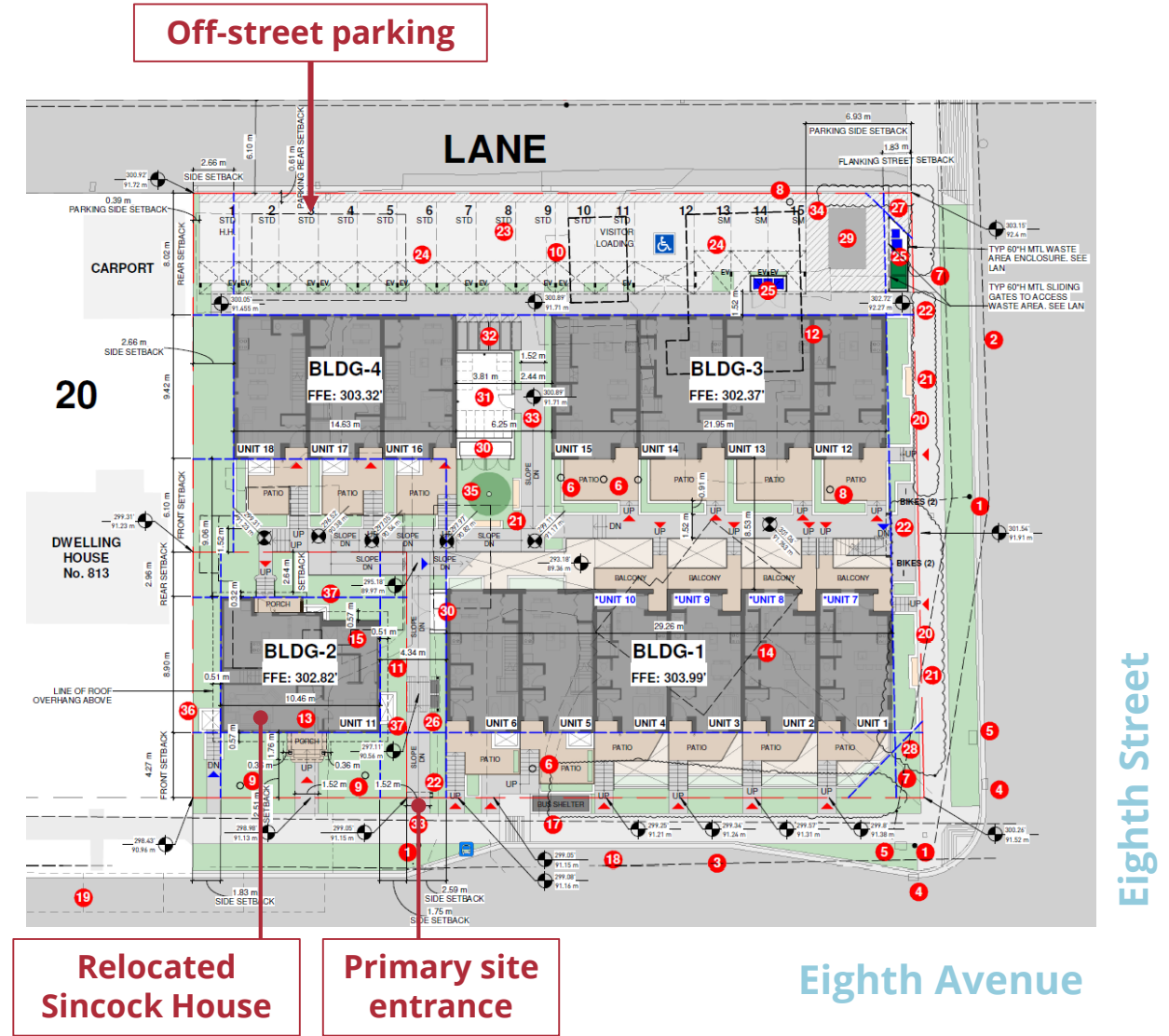
- OCP: (RT) Infill Townhouse
- Zoning: Neighbourhood Single Detached Residential (NR-2)

Site Area (Gross):

- 1,887 sq. m. (20,317 sq. ft.)
- Sincock House (1929)

Proposal

- Retention and on-site relocation of the Sincock House
- 2 lot subdivision
- 1.08 FSR (site-wide)
- 18 residential units proposed across 4 buildings
 - 1 SDD (Sincock House)
 - 13 family-friendly TH units
 - 4 accessible studio units
- Off-street parking from rear lane



Heritage Value of the Sincock House (1929)



- Historic, cultural, and aesthetic values
- 1920s interwar development boom in New Westminster
- Working class Craftsman bungalow in good condition

Zoning Bylaw Relaxations

Heritage House:

- Smaller lot size
- Increased density: 0.71 FSR
- Reduced rear setback: 2.96 m. (9.71 ft.)
- Increased site coverage: 37%
- Off-street parking location

Townhouses:

- Mostly side-by-side units; small number of stacked units to enable accessible studios
- Increased density: 1.13 FSR
- Minor building height and siting relaxations
- Parking reduction with TDM measures



Applicant Response to Feedback

- Applicant-led consultation completed, and the project has been presented the Community Heritage Commission and New Westminster Design Panel
- In response to feedback, the applicant made the following revisions to the project:
 - Enhancing the proposed TDM measures;
 - Revising the pathway through the courtyard to provide an on-site accessible path of travel for the accessible studio units;
 - Lowering the accessible studio units by 0.3 m. (1 ft.) to increase ceiling heights and improve livability; and,
 - Modifying the proposed tree plantings, including incorporating additional trees along Eighth Street and the heritage house parcel.

Proposed Community Benefits

- Supports **housing objectives** through provision of:
 - Family-friendly housing and
 - Accessible units, accessed via accessible path of travel;
- Supports **heritage objectives** through:
 - Retention, restoration, and long-term protection of the Sincock House; and,
- Supports **transportation and climate emergency objectives** by encouraging a car light community:
 - Walkable, and transit-oriented location;
 - TDM package; and,
 - Eighth Avenue bus infrastructure upgrades.

Recommendation

That Council consider for Third Reading:

- Heritage Revitalization Agreement (802 & 806 Eighth Street and 809 Eighth Avenue) Bylaw No. 8379, 2023
- Heritage Designation Bylaw (802 & 806 Eighth Street and 809 Eighth Avenue) No. 8380, 2023