



## Attachment 6

### *Applicant-Led Consultation Summary and Responses*

# 441 Fader Street, New Westminster Applicant-led Consultation Summary

## Overview

An overview of the Applicant-led consultation process will be outlined here, including survey results, website inquiries and a summary of the Virtual Open House.

## Timeline

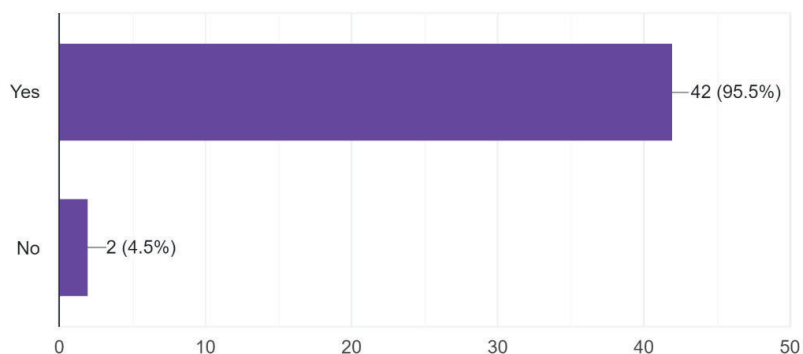
- February 18, 2023 – Mailed 77 postcards to neighbours within 100 radius
- February 18, 2023 – Emailed Virtual Open House invitation to Jacob Huang, President of the McBride-Sapperton Residents Association
- February 22, 2023 - Launched website with project information, survey and contact form on <https://michellyueh.wixsite.com/441-fader-street-hra>
- February 22, 2023 – Project published on Be Heard, New West at <https://www.beheardnewwest.ca/441-fader-st>
- March 8, 2023 – Virtual Open House
- March 31, 2023 – Online Survey closed at midnight

## Survey Results

Online survey was advertised on the flyer sent to surrounding neighbours and linked to Be Heard New West as well as the project website. The online survey was available for public feedback from February 22 to March 31, 2023. It included 7 questions requesting feedback and ratings related to the project plan. There were 44 responses in total with results summarized below.

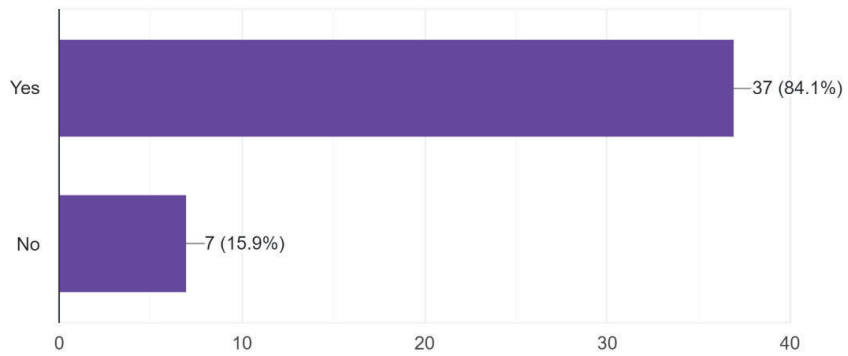
Do you live in New Westminster?

44 responses



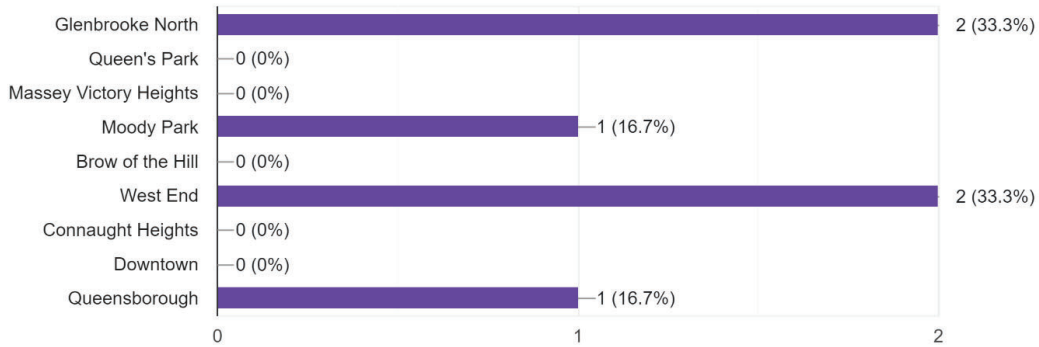
### Do you live in the McBride Sapperton neighbourhood?

44 responses



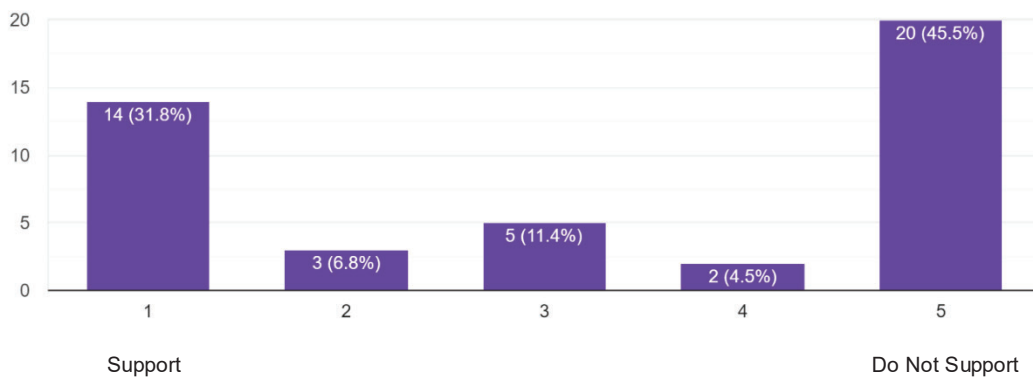
### If no, what neighbourhood do you live in?

6 responses



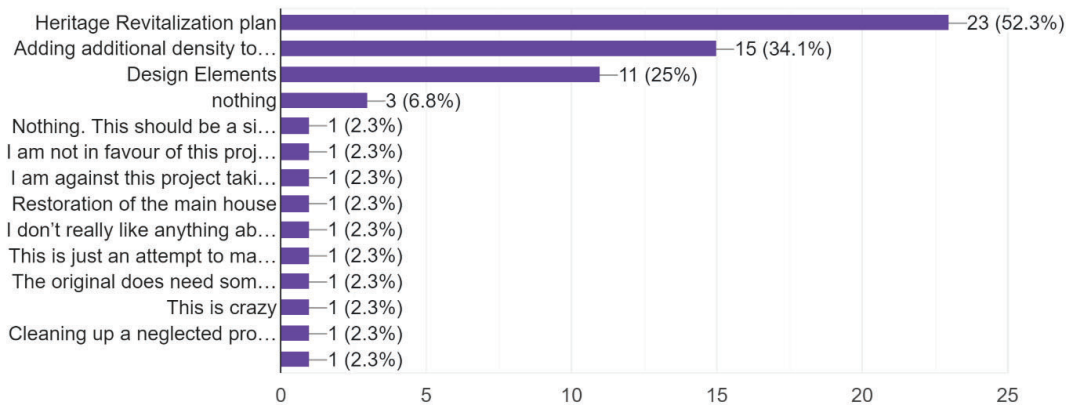
### What is your level of support for this proposed Heritage Revitalization project?

44 responses



Tell us what you like about the project (check all that apply)

44 responses



Are there any elements of this proposed Heritage Revitalization project that could change to improve your level of support for this project?

37 responses

- Yes single dwelling with laneway house only.
- 3 full sized parking spots and a lane house instead of a full sized house in front of an existing house
- build a lane home within the current guidelines
- It not being a duplex/four plex
- Not refining the property and building only to the standard of what others in the neighbourhood have been allowed to build to. There should not be a 3 strata lot in the middle of a residential neighborhood.
- I am against this project taking place since we should not allow for houses in this neighborhood to double for each plot of land.
- Higher density. I believe New West needs more higher density
- its far too large and will overshadow the existing neighbour.
- Do not remove the cherry tree. The cherry tree are very important to the neighbourhood. Why would it be necessary to take a tree down on the blvd? It adds the the beauty of our neighbourhood
- The excessive site coverage - .67 seems over the top.
- Looks good
- Reduce infill house height. Would like to see a Sun Shade study/modeling at various times of the day throughout the year on the adjacent property.
- Perhaps improving the heritage house alone, but I don't agree with increasing the density of the property. The parking and traffic are already an issue for residents in this area.

removal of suite in second building

Not that I can think of!

Have an aesthetically cool new house building design AND Plant some street trees in the boulevard of Major street AND drop the Heritage element.

I worry the house is a hazard in its current condition; emergency services have been summoned to tend to issues around it at least twice in last four months. The stairs look rotten and unsafe. A heritage designation does not seem appropriate

No tree removal consideration

Allow for increased density to have more living space for the rental suite.

Nope, its great all around!

Lane way home only, not what is proposed. This can be accomplished without the zoning change.

The laneway house being larger than existing house and a suite, the strata doesn't really seem heritage to me.

Height of new build

I support heritage retention in sapperton neighborhood.

No. I already support this.

More private parking

I would support the existing house with a lane house that meets the square footage requirements of the current zoning.

many

No

Increase density because we need additional homes in the neighborhood

It's such a joke to call it "revitalization" if you slow somebody to build a larger ugly house within feet of the heritage house.

Subdivide the lot or build a proper laneway home; strata is inappropriate

Making the infill house smaller, retaining mature trees, making the infill house less prominent from the street view, ensuring parking areas use permeable surfaces

Instead of market strata have protected rental

4

Do you have any other comments about this Heritage Revitalization project?

35 responses

No

Who will be responsible for the clearing of the sidewalk of snow, trees on the property and grass on the boulevard?

build a lanehome within the current guidelines

It's great that they are willing to revitalize the house, but not with a monstrosity with 3 suites. Will not support this project moving forward.

If this project ever gets accepted, and it shouldn't, would allow for other neighbours to follow in similar suit for their plots of land. We do not have enough space in new west for more cars on our streets for these new families and tenants that will be living in the houses. Our roads are already filled to the brim and it's hard to even pass people while driving down our small roads. What about guests that come by? Where will they park? On the road as well so are you taking out more of the 2hr parking that is barely available? If this project gets approved then it will ensure chaos in this entire neighborhood. We need to preserve what we have and this will not benefit the community.

if there are 3 off lane parking spots, will they be paved or gravel? how much green space will be left

Whatever the decision I would consider how you'll ensure the owner is held accountable. It was a shady sale. The owner has taken no care in the home and property nor the renters. The living conditions are poor and the police have been there a couple times. I don't have a lot of trust that they'll do what they say they will do.

Its great that there are three parking spaces for residents of the house since there is such limited street parking in the neighborhood.

The house doesn't seem particularly in good shape. Why protect it in perpetuity, seems to me that protecting it may be a drawback to the community (sorry if you are attached to the house, I'm sure it's great, but maybe doesn't need to be kept forever).

This seems like an attempt to circumvent zoning laws for density without taking down a house that does not appear safe enough for continuous occupancy. I find this approach worrying.

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Completely support increased density, rentals and housing supports for all

I like the idea retaining the heritage look of the existing home.

It incredible that so much work is being put in to preserve the neighborhood heritage, love it!

Great to see more affordable new homes for the average consumer and not expensive ones in Queens Park

I believe its foolhardy to call it a revitalization project when its clear the only benifet is to the current owner for resale value

The house in the back seems quite high and towers over the next door neighbours house. I can't tell but is there space between the yards to lessen the impact?

I like that the existing house will be renovated to reflect a more original state, and won't be suitable to tear down in future.

Looking forward to seeing this project come to life. The curb appeal and neighbourhood will get a boost

increase density will help with making housing choices, I know people that working at the hospital and like to see more available housing in choices the nearby area.

Owner going for max.allowable density, too much density for such a small lot. Have the owner complete all heritage conservation work on main house prior to the HRA process.

This project will contribute to rental opportunities in Sapperton, which is great for hospital staff as well as all the new development happening in the area.

You can accomplish the same with a laneway home. The rezoning is not required. This will just allow more speculators to come to the neighbourhood. There is already a home with an illegal suite on this property.

I don't believe this proposal is respectful to the neighbouring house. It has a feel of a the owner of this property is about making money. Laneway homes I believe were allowed for for family to live in or to be rented. Of course the original house is occupied by owner. This doesn't seem to be the case. As well laneway homes were to be small, no higher than a garage. This design is very intrusive to the surrounding neighbours.

Like that both heritage home and infill house compliment each other. each other in their design.

I think this Heritage Revitalization project will be a great addition to the neighbourhood because the design is a good mixture of classic and new. The colours of both houses look good too!

These plans don't do anything properly. If the heritage house is important do better and don't let them ruins the site. If a 1930 house isn't that important but density is, let them just rebuild properly. This is the worst of both worlds. I would say save the house properly over let them build. It's just greed anyway. But don't pretend this is "saving" the historic nature of the property.

I like the face that the heritage house will be restored to closer to its original aesthetic.

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The house has no significant heritage value. 442 Garrett St is a better model for densification if overpopulation is the ultimate goal.

The current condition of the house does not align with the image or quality of heritage homes in the area. I think the Heritage Revitalization plan will bring better living conditions and enhance the overall vibe of the neighbourhood..

My understanding is the application of slightly higher sq footagr is similar to the current density requirements for new buildings in the city. It looks like the design does conform to the neighborhood. Most important of all, it helps to bring more housing availability which is most needed for all of us.

I feel this will be an improvement to the current house and neighborhood. It also, adds more needed housing which is in high demand which helps develop New Westminster. It will provide more affordable housing than a house with laneway.

proposed plan enhances streetscape and character of the Sapperton area. This will suit the neighbourhood better than a contemporary house similar to 441 Garrett Street.

A cosmetic update and more appealing safe new Hwritage house will enhance the neighborhood. I like that it jas 3 parking spaces for the residents.

I personally fully support this project. It helps to support the past while adapting for the future. It allows change and improvement to revitalize the current run-down house that needs TLC.

This is an excellent use of the lot with opportunities for increased density, in our community. The character of the homes take into account the landscape and streetscape of the neighborhood. This will be a major upgrade to the current property while keeping the feel of the surrounding area.

## Email Correspondence

We did not receive any email correspondence from the project website.

Email invitation to the virtual open house with project information was sent to Jacob Huang, President of the McBride-Sapperton Residents Association on February 18, 2023



## Invitation Flyer

Invitation Flyers were mailed to 77 addresses on February 18, 2023, according to list of neighbours within 100 radius, provided by City of New Westminster.

### **VIRTUAL OPEN HOUSE INVITATION** **441 Fader Street, New Westminster**

The homeowners have submitted an application to the City of New Westminster for a Heritage Revitalization Agreement (HRA) and would like to invite you to a virtual open house (*via zoom*) to answer any questions and receive any feedback you may have. This project would retain a 1930 heritage house and construct a new infill house with a rental secondary suite, fronting Major Street. Please visit the project website and fill out the online survey (*closes Friday March 31, 2023*) at: <https://michellyueh.wixsite.com/441-fader-street-hra/>

For information on the project's timeline, visit: [www.beheardnewwest.ca/441-fader-st](http://www.beheardnewwest.ca/441-fader-st)

#### **Open House Details**

**Date:** March 8, 2023, 6pm – 8pm

**Zoom Meeting ID:** 856 2608 0677

**Password:** 441Fader



## Virtual Open House

A virtual open house was held on March 8, 2023 from 6pm – 8pm. The presentation shared at the Community Heritage Commission (CHC) Meeting on December 7, 2022 was also shared at the virtual open house to explain the Heritage value and proposed plans with the attendees. This presentation is attached as Appendix A. The Heritage Conservation Plan was also shared as an opportunity for the public to ask questions about the project.

During the live discussions, the design plans and landscape plans which are posted on the website were also shared with the participants. The purpose was to share the project plans and as a result, the opportunity for neighbours to comment on the HRA application and proposal was achieved.

- Participants  
Owners: Tomas & Michelle
- Kathleen Stevens from the City of New Westminster
- 16 attendees that lived in the neighbourhood logged in (few attended with their spouse)

Below is a summary of the questions, concerns and comments shared from all the attendees in regards to the proposed plans.

- The attendees began by sharing comments on the current renters and wanted to understand who will live in the new development. They were also concerned about the current condition of the house and any new potential development that may be happening. The owners explained their goal is to live in the new development with their family once it is built.
- Owners explained the cherry tree in front of the house will remain as per landscape plan during presentation and 1 attendee expressed relief and was happy to hear that.
- Question was asked what material was used for the carport? Plans stated grass creek. Grass creek is a type of permeable pavement. It is a type of hard surfacing that allows rainfall to percolate to the underlying reservoir base. This question was also raised in the online survey.
- Concern about the height of the Infill House was raised. Neighbours were concerned the windows in the Infill House will look in the backyard of the next door house.
- One attendee asked why 2 houses are proposed and asked if the Heritage house will be build and sold to fund the 2<sup>nd</sup> house. Owners explained the plan is to build both the Heritage House and Infill House at the same time to be lived by their family members.
- Question about stratification was raised as attendee wanted to understand if any stipulation could be implemented to ensure the properties can't be sold separately. Kathleen from City of New Westminister clarified there could potentially be different home owners for the Heritage House and Infill House in the future.
- Question about whether there will be any upgrades to the electrical plan was asked and Kathleen from the City of New Westminister confirmed the development will require upgrade and the set of requirements to meet City standards will have to be met.
- Concerns about the size of the Infill House was shared. Attendees shared preference for owners to build a laneway house and follow current bylaws instead. Some attendees reject the Heritage Value and are concerned if this plan is approved it could set a precedence for the neighbourhood. One attendee felt building 2 separate houses is a profitability build.
- One attendee asked City of New Westminister what neighbourhood would like in 100 years. Concerns about increase density on single dwelling and impacts to vehicles, traffic and parking in dense Sapperton neighbour with small streets was shared. Few mentioned there are already limited parking spaces for residents on Fader Street making it difficult for residents to park in front of their own house. Some attendees liked that the proposed plans has 3 parking spaces and some shared concerned there is not enough green space.
- Concern about traffic and disruption to the small streets in the neighbourhood during construction was shared as well.
- Attendees shared consensus that house at the corner of Garrett and Major Street did not fit the neighbourhood. It's large and contemporary style stood out. Kathleen from City of New Westminister confirmed that house was build under current bylaw and no HRA and rezoning application was submitted for that property. Some attendees proceeded to show appreciation that the proposed plans preserve the Heritage enhances and keeps the look of the neighbourhood.

## Considerations

The owners have taken all the comments and feedback shared in the online survey and open house into consideration and would like to share the following changes and options.

- In response to the concern about the Infill House looking into the neighbour's back yard, the second floor proposed site plans has been updated to show the upper floor windows on the rear (north) elevation that face into the neighbouring property will be frosted. The master bedroom ensuite (bathroom) window and bedroom's window facing north will be frosted for privacy. There are no windows facing the neighbours yard on the 2<sup>nd</sup> floor and window views on basement level will be the fence.
- The project plans have been updated to identify that the windows on the Heritage House will be wood on the window schedule.
- In response to the request for a shadow study raised in the online survey, a comprehensive professional shadow study was conducted to show the impacts at 9am, 12pm, 3pm and 6pm during the months of March (Spring), June (Summer), September (Fall) and December (Winter). Below is a summary of the shadow summary. The shadow study images are attached in Appendix B for your information and has been shared with the concerned neighbour.
  - Spring Time:
    - Spring morning until noon sunlight for the adjacent neighbor is not affected at all.
    - Spring late afternoon there will be a shadow towards the backyard of the adjacent neighbour.
    - Not until early evening will there be full shadow onto the neighbour's property.
  - Summer Time:
    - Summer morning until noon sunlight for the adjacent neighbor is not affected at all.
    - Summer late afternoon there will be a shadow towards the backyard of the adjacent neighbour. Because the sun's position is more directly above, there's less of a shadow.
    - Not until early evening will there be full shadow onto the neighbour's property with a gap of light between the Heritage home and infill house.
  - Fall Time:
    - Fall morning until noon sunlight for the adjacent neighbor is not affected at all.
    - Fall late afternoon there will be a shadow towards the backyard of the adjacent neighbor.
    - Not until early evening will there be full shadow onto the neighbour's property.
  - Winter Time:
    - Winter morning until noon sunlight for the adjacent
    - neighbor is not affected at all. Winter late afternoon there will be a shadow towards the backyard of the adjacent neighbor.
  - \*NOTE: Since the Heritage house will remain, it's actual footprint will be reduced because the addition at the back of the heritage home will be removed so the actual amount of light that would be blocking the neighbour's house will be less. The infill home will only be affecting the backyard light of the neighbouring property during the limited shadow times of late afternoon to early evening so most of the daylight on to the neighbour's property is not affect. Should a contemporary house be build under current bylaws, the new house will be higher and larger in size compare to the existing Heritage House.

- According to current building guidelines, the main house can be as large as .50 FSR which would be equivalent to approximately 2,553 sq ft plus a laneway home of .10 FSR which would be equivalent to approximately 510 sq ft. The total buildable sq ft would be 3,063 vs 3,382 sq ft for our HRA building application. This is a difference of only 319 sq ft, just 10% more FSR for saving the home in the neighbourhood.
- We have explored potential redevelopment options based on feedback to build to current bylaw and would consider building a contemporary house if our HRA application is rejected. Our preference is to redevelop with retention of the existing heritage house through the HRA process we have worked on with the City of New Westminster, our Heritage Consultant, Architect, Land Surveyor, Landscaper and other professionals for 3 years, since 2020 before our January 2021 HRA submission.

