

C-1
RE: 441 Fader St



441 Fader Street, New Westminster

Heritage Revitalization Agreement (HRA) Application

Public Hearing: Nov 27, 2023
Presented by: Tomas Malapitan

Site Plans & Revisions

Submitted 1st set of plans on November 2018 and have worked through 20+ revisions and 5 submissions with the City of New Westminster to improve on each rendering.

- Infill House:

- Reduced total covered space of infill house and changed it from initial proposed 2 levels to 3 levels to allow for more open yard space
- Included all materials such as siding, trim, windows, doors, roofing, soffits and waterworks in the site plans
- Ensured the Infill House complements the Heritage house
- Made the secondary suite more clearly defined and easier to access by a direct walkway from the Major Street



Site Plans & Revisions

- Electrical, Telecom & Engineering Services
 - Included site servicing plan and undergrounding of all telecommunication services as part of this project
 - Included utility plan to show proposed locations for water, sanitary, storm, electrical, gas and telecom services and connections
- Parking Space:
 - Included 3 parking spaces and ensured setback from lane is at least 5 ft
 - Shift parking spaces north to improve size and usability of the open space at the corner
 - Included Energized Level 2 Outlet for EV charging station
 - Included 3 bike storage



Landscape Plan & Arborist Report

- Tree & Arborist Report:

- Klimo & Associates assessed all the trees on property and submitted a Certified Arborist Report that ensured City of New Westminster Tree bylaws are met
- 2 off-site trees will be retained with tree protection barriers during construction
- All trees onsite and offsite have been identified and will meet City of New Westminster bylaws

- Landscape Plan:

- Incorporated more green space
- Use pavers to provide walkways where access is required
- Minimized area of impermeable surface as much as possible, in particular for parking pads and open spaces



Public Feedback & Revisions

- Consultation & Public Feedback:

- CHC Presentation: Dec 7, 2022
- Online Survey: Feb 22 – Mar 31, 2023
- Open House: Mar 8, 2023

- Concerns & Considerations:

- Site plans have been changed to include frosted windows on the upper floor windows to provide more privacy for our neighbour.
- Project plans have been updated to clearly identify the windows on the Heritage House will be wood.
- Conducted Shadow Study based on online survey and open house feedback.



Final Submission

- According to current building guidelines, the main house can be as large as .50 FSR which would be equivalent to approximately 2,553 square feet plus a laneway home of .10 FSR which would be equivalent to approximately 510 square feet. The total buildable square feet would be 3,063 square feet.
- Our HRA Application includes a total of 3,382 square feet for the Heritage and Infill House.
- This is a difference of only 319 square feet, which is 10% more FSR for saving the Heritage home in the Sapperton neighbourhood.