

From: [Lesia Gojda](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Heritage Revitalization Agreement & Heritage Designation Bylaw for 441 Fader Street
Date: Monday, November 27, 2023 3:14:01 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I am writing to express my opposition to the Zoning Bylaw Relaxations permitted by HRA allowing increased density to the proposed new infill house, to siting and to the potential stratification of 441 Fader Street.

Yes, I understand the need for affordable housing, especially below-market rental housing in my neighbourhood of Historic Sapperton. I would welcome sensible zoning bylaw relaxations for the property, infill building size and visible massing closer to the prescriptive nature of Laneway House design guidelines. A thoughtful building design with "gentle density" would be more reasonable for this property.

The Laneway and Carriage House Program guide says laneway houses are compact and located in backyards. The siting of the proposed 247 Major Street infill house with secondary suite is facing Major Street and clearly overwhelms the principal house @ 1,956 sq ft. Green space will be lost as three parking spaces accessed from the rear lane are required.

Personal Information I have concerns with shade, privacy and overlook ^{Personal Information}. The applicant has revised the north elevation second level two dormer windows to be frosted, however the east elevation second level window views will have direct overlook ^{Personal Information}.

I could support a revised design of a smaller ground oriented infill house facing the lane and to change the proposed tenure from stratified two parcels to rental. The Sapperton neighbourhood has special character and infilling with stratification on traditional single family lots is not a way of protecting this neighbourhood.

While I recognize that the city is looking for alternative types of housing stock in order to address the need for increased density, these solutions also need to be affordable. On a small lot property like the one we are looking at today, there still needs to be a balance between increased density that allows the applicant/developer to make a profit and the

impact it makes to the surrounding neighbourhood. I understand the argument that a smaller infill would make this project not viable from the applicant's perspective, so I would hope that Heritage Planning does it's best to mitigate the impact of an overscale house^{Personal Information} by addressing these very real issues of privacy, access to daylight and onsite stormwater management in order to provide overall general enjoyment that everyone in the neighbourhood is reasonably entitled to.

I trust these concerns will be taken into account during tonight's decision making process.

Regards,

Lesia Gojda