

Attachment 3

Background Information

Policy and Regulations Summary

Zoning Bylaw

The property at 318 Sixth Ave is zoned RS-4 (Single Detached Residential Districts (Queen's Park)). The RS-4 zone has the same regulations as the RS-1 zone (Single Detached Residential Districts), except that protected category houses in the Queen's Park Heritage Conservation Area (QPHCA) are permitted to build up to 0.7 Floor Space Ratio (FSR). Protected (advanced) category houses are those that were built in 1940 or earlier. Non-protected category houses can build up to 0.5 FSR.

Official Community Plan

The subject property is designated RD – Residential Detached and Semi-Detached in the Official Community Plan (OCP). This designation is described, in part, as follows:

Purpose: To allow low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.

Principal Forms and Uses: Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit (e.g. laneway house, carriage house).

The OCP encourages the use of HRAs when retention of a heritage asset is proposed. Through the use of an HRA, the OCP designation may permit incentives such as a smaller minimum lot size, increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit.

Development Permit Area

The subject property is located in Development Permit Area (DPA) 1.1 Laneway and Carriage Houses. However, a Development Permit is not required, as this DPA is only applicable to laneway and carriage house building forms.

Queens Park Heritage Conservation Area

The purpose of the Queen's Park Heritage Conservation Area (QPHCA) is to retain the existing heritage values of the neighbourhood while, at the same time, managing change. The QPHCA sets out design guidelines and policies to manage change that occurs in the neighbourhood, but not prevent change. It regulates changes to the exterior of protected buildings through Heritage Alteration Permits (HAPs), but does not eliminate development rights. The proposal is subject to the QPHCA Design Guidelines for Protected Buildings and New Construction, for the heritage house and new house, respectively.

Heritage Revitalization Agreement and Heritage Designation Bylaw

An HRA would provide the ability to enforce heritage provisions secured through the development review process. A heritage property which is the subject of an HRA is also

protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property.

Any changes to a protected heritage property must first receive approval from Council (or its delegate, the Director of Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted through a HAP. HAP applications are also evaluated by staff against the Standards and Guidelines for the Conservation of Historic Places in Canada.

Heritage Protection: Conservation Area compared to Designation Bylaw

The Conservation Area does not restrict the underlying zoning in the Queen's Park neighbourhood and as such, a building or property can be changed through additions and alterations. The proposed Heritage Designation Bylaw and Heritage Revitalization Agreement (HRA) would provide a higher level of protection, design control, and development regulations which exceed those of the Conservation Area. A Heritage Designation Bylaw restricts underlying zoning, and allows the City to prohibit any further changes to the building or property, and to deny demolition outright, regardless of whether it impacts the owner's ability to achieve their full zoning potential. Therefore, Heritage Designation is considered to be the strongest form of heritage protection.

Heritage Register

A heritage asset that is protected by a Heritage Designation Bylaw is also listed on the City's Heritage Register. The Heritage Register is an official list of properties identified by the City as having heritage value or heritage character. The City created a Heritage Register in 1994 and currently has over 200 properties listed, which include single family dwellings (the majority of listings), commercial buildings, parks, roads and a tree. A property, building or feature may only be added or removed from the Register by order of Council. It is standard practice to add HRA properties to the Heritage Register as part of the HRA process.

The Heritage Register is used to identify heritage assets in the city, both those that have been legally protected through Designation, and those that are not legally protected but have heritage merit. It is also a planning tool through which the City can work with property owners to identify opportunities for retaining buildings (or landscape features) with heritage merit. Beyond the advantage to the community of protecting the city's heritage, property owners may also benefit directly from retaining a heritage building. For example, properties listed on a Heritage Register are eligible for special provisions in the BC Building Code and the Homeowner Protection Act.

City Policy for the Use of Heritage Revitalization Agreements

In 2011, Council endorsed the City *Policy for the Use of Heritage Revitalization Agreements*, which outlines the requirements for consideration and evaluation of HRAs. According to this policy, density, minimum lot size, siting, and parking may be considered for relaxation. The proposed project is considered consistent with this policy.

The Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008, Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the *Standards and Guidelines* is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. All HRA applications are evaluated against these guidelines.

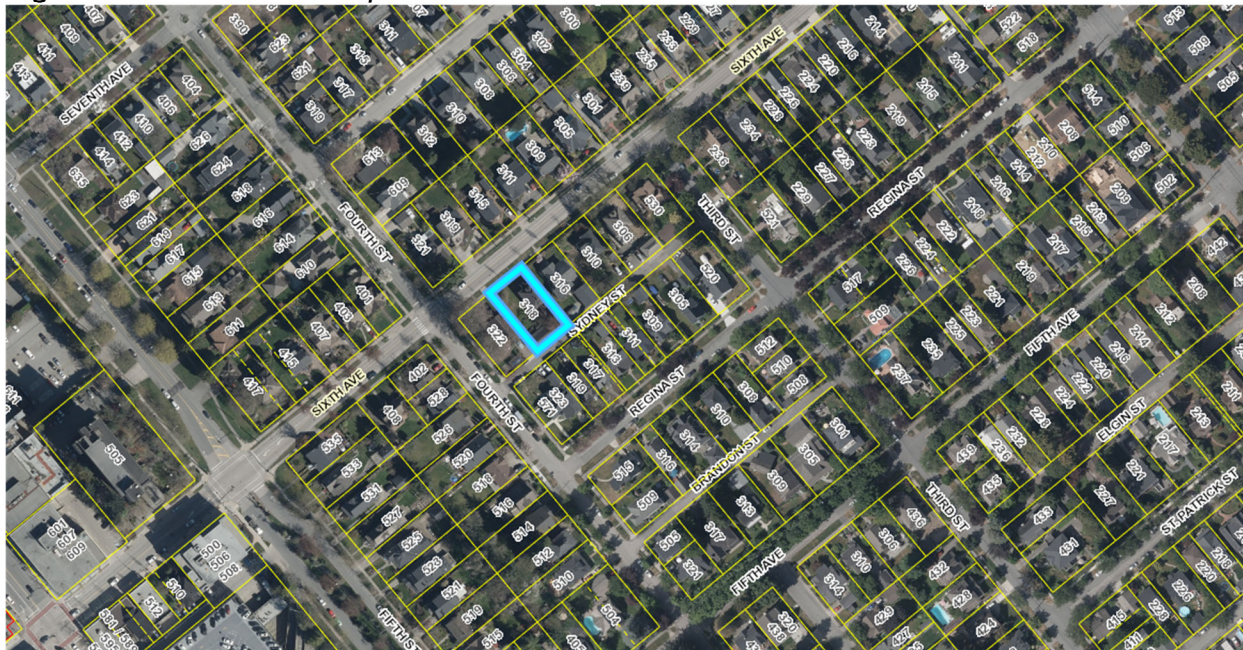
Site Characteristics and Context

Site Context

The property at 318 Sixth Avenue is located in the Queen's Park Neighbourhood, near the intersection of Sixth Avenue and Fourth Street. The neighbourhood consists primarily of single-detached dwellings, with most of the surrounding buildings built between the 1890s and the 1930s.

The area has many community amenities. It is two block east of the Sixth Street, three blocks west of Queen's Park, and is surrounded by schools. The Sixth Avenue segment identified as a Great Street in the Master Transportation Plan and is a key east-west connector that links Queens Park in the east to New Westminster's West End neighbourhood. Several major community and civic destinations are located along Sixth Avenue, including Moody Park, the Public Library, Royal City Centre shopping mall, as well as other commercial and retail uses.

Figure 1: Site Context Map with 318 Sixth Avenue in blue



Proximity to Transit and Sustainable Transportation Options

The site is well-served by public transit, less than 300 m. (984 ft.) from the Frequent Transit Network on Sixth Street. A summary of proximity to transit lines is provided on the next page:

Transit Service	Approx. Frequency	Approx. Distance
#106 bus (New Westminster Station/Edmonds Station)	15 minutes	350 m. (1,148.3 ft.) to Sixth St. at Sixth Ave.
#155 (Braid Station/22 nd St. Station)	30 minutes	15 m. (49.2 ft.) to Sixth Ave. at Fourth St.
#128 bus (Braid Station/22 nd St Station)	20 minutes	500 m. (1,640.4 ft.) to Eighth Ave. at Fourth St.
#105 Bus (Uptown/New Westminster Station)	20 minutes	500 m. (1,640.4 ft.) to Eighth Ave. at Fourth St.

In addition to transit, the site is located approximately 250 m. (820.2 ft.) from the Crosstown Greenway, a bike route that stretches west to Connaught Heights where it connects with the BC Parkway, and east to Sapperton where it connects with the Central Valley Greenway and Brunette Fraser Regional Greenway.

Project Statistics and Relaxations

A summary of the project statistics are outlined in Tables 1 and 2. Relaxations being sought through the HRA are highlighted in grey.

Table 1: Project Statistics for the Heritage House at 318 Sixth Ave

Characteristic	RS-4 Zoning	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557.4 sq. m.)	4,504.01 sq. ft. (418.44 sq. m.)	1,495.99 sq. ft. (138.96 sq. m.)
Lot Frontage	10% of site's perimeter	11.6% of site's perimeter	No variance
Total Floor Area	3152.81 sq. ft. (292.90 sq. m.)	2301.94 sq. ft. (213.86 sq. m.)	No variance
Floor Space Ratio	0.7	0.51	No variance
Units	One principal dwelling unit and a secondary suite, one DADU	1	No variance
Site Coverage	35%	20.7%	No variance
Min Front Yard Setback	19 ft. (5.79 m.)	25.86 ft. (7.88 m.)	No variance
Min Rear Yard Setback	25 ft. (7.62 m.)	45.14. ft. (13.76 m.)	No variance
Side Yard Setback	4 ft. (1.22 m.)	5.52 ft. (1.68 m.)	No variance
Side Yard Setback	4 ft. (1.22 m.)	4.95 ft. (1.51 m.)	No variance
Height (Roof Peak)	35 ft. (10.7 m.)	27.34 ft. (8.33 m.)	No variance
Height (Midpoint)	25 ft. (7.62 m.)	21.24 ft. (6.47 m.)	No variance
Attached Accessory Area	10% of the site area	5.8% of the site area	No variance
Off-Street Parking	1	3	No variance
Parking Setback	5 ft. (1.52 m.)	2 ft. (0.61 m.)	3 ft. (0.91 m.)

Table 2: Project Statistics for the New Infill House at 320 Sixth Avenue

Characteristic	RS-4 Zoning	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557.4 sq. m.)	3,552.24 sq. ft. (330.01 sq. m.)	2,447.76 sq. ft. (227.39 sq. m.)
Lot Frontage	10% of site's perimeter	10.4% of site's perimeter	No variance
Total Floor Area	1,776.12 sq. ft. (165.01 sq. m.)	2,290.02 sq. ft. (212.75 sq. m.)	513.9 sq. ft. (47.74 sq. m.)
Floor Space Ratio	0.5	0.65	0.15
Units	One principal dwelling unit and a secondary suite, one DADU	2	No variance
Site Coverage	35%	21.5%	No variance
Min Front Yard Setback	19 ft. (5.79 m.)	28 ft. (8.53 m.)	No variance
Min Rear Yard Setback	25 ft. (7.62 m.)	57.8. ft. (17.62 m.)	No variance
Side Yard Setback	4 ft. (1.22 m.)	4 ft. (1.22 m.)	No variance
Side Yard Setback	4 ft. (1.22 m.)	4 ft. (1.22 m.)	No variance
Height (Roof Peak)	35 ft. (10.7 m.)	29.52 ft. (9 m.)	No variance
Height (Midpoint)	25 ft. (7.62 m.)	24.54 ft. (7.48 m.)	No variance
Detached Accessory Buildings	10% of the site area	13.9% of the site area	
Off-Street Parking	2	2	No variance
Maximum Garage Height	15 ft. (4.57 m.)	18 ft. (5.49 m.)	3 ft. (0.92 m.)