

Attachment 7

*Applicant-led Consultation*

*Feedback and Correspondence*

*Received*



**102 Seventh Avenue  
Applicant-led Public Consultation Overview**

9 November 2021

Timeline:

- 14<sup>th</sup> September: Launched website 'MaddockHouse.ca', including survey and contact forms
- 24<sup>th</sup> September: project published on Be Heard New West
- 8<sup>th</sup> October: mailed 64 postcards to neighbours within 100m radius
- 29<sup>th</sup> October: Virtual Open House by Zoom
- 2<sup>nd</sup> November: Email sent to Glenbrooke North Resident's Association (GNRA) including offer of short presentation at any upcoming meetings. No response as of today.
- 6<sup>th</sup> November: survey closed early morning.

Maddock House Contact Form Responses

The MaddockHouse.ca website included contact information for the project team (Lodge Craft) and New Westminster Planning Department. Lodge Craft received zero responses by email or phone.

Survey Responses

The online survey included seven questions: five requested feedback and ratings related to project design and restoration work; two pertained to the respondent's relationship to the city and neighbourhood. There were 46 respondents in total.

Feedback is summarized below:

**Q1 'Tell us what you like about the project (check all that apply).'**

*20 responses*

Heritage Preservation	90%
Additional Housing	40%
Design	35%
Location	20%

**Q2 'Tell us what you would change about the project'**

*44 responses*

Themes were:

- laneway home preferred to duplex;
- Less density;
- No lot subdivision;
- not enough parking in neighbourhood;
- Traffic concerns in neighbourhood.

**Q3 'How do you rate the proposed restoration work?'**

*28 responses*

5☆ 21.43%

4☆ 28.57%

3☆ 7.14%

2☆ 10.71%

1☆ 32.14%

**Q4 'In general, do you like the proposed duplex design?'**

*26 responses*

5☆ 23.08%

4☆ 11.54%

3☆ 0.00%

2☆ 0.00%

1☆ 65.38%

**Q5 'Do you support this project?'**

*46 responses*

Yes 23.91%

No 76.09%

**Q6 'Are you a New Westminster resident?'**

*45 responses*

Yes 95.56%

No 4.44%

**Q7 'Do you live in the Glenbrooke North neighbourhood?'**

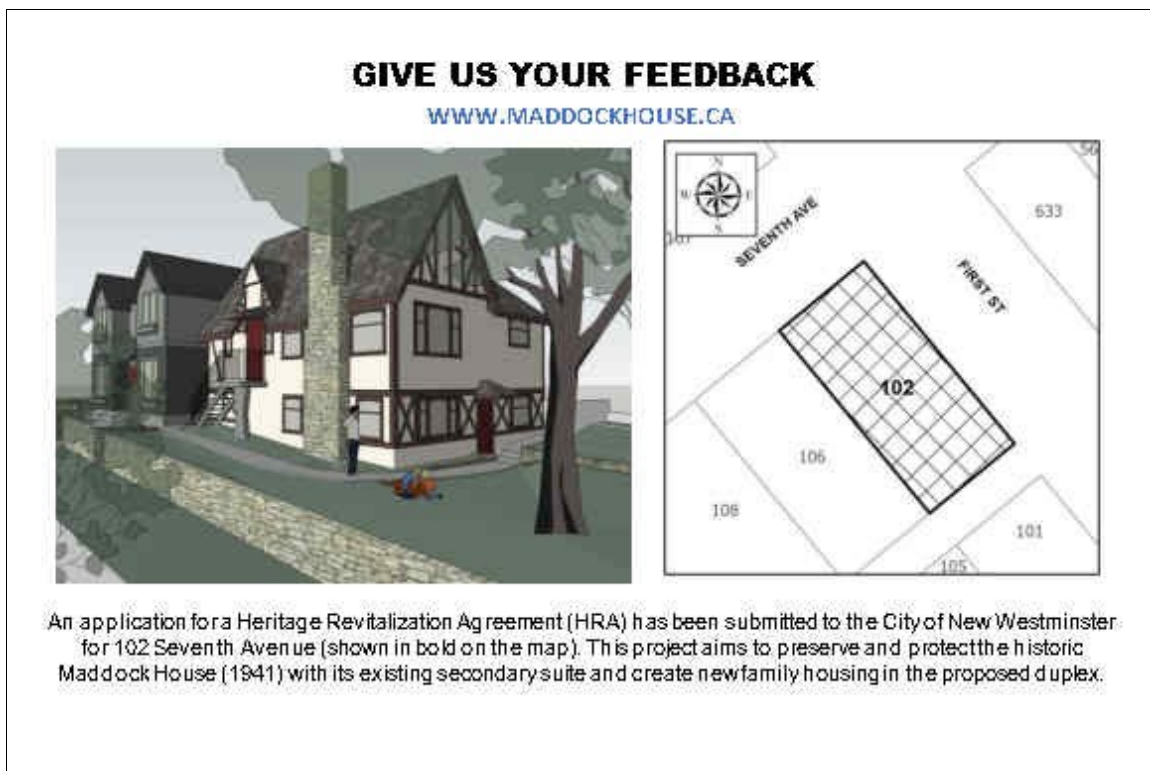
*46 responses*

Yes 89.13%

No 10.87%

**Notification Postcards**

Front:





Back:

VISIT THE CITY'S CONSULTATION WEBSITE  
<https://www.beheardnewwest.ca/102-seventh-ave>

VISIT OUR WEBSITE  
[www.maddockhouse.ca](http://www.maddockhouse.ca)  
Website includes project details, map, variances requested,  
historic significance, contact details, and [feedback survey](#).

COMPLETE OUR FEEDBACK SURVEY  
<https://www.surveymonkey.com/r/6FKRZKS>  
open October 1<sup>st</sup> to October 31<sup>st</sup>

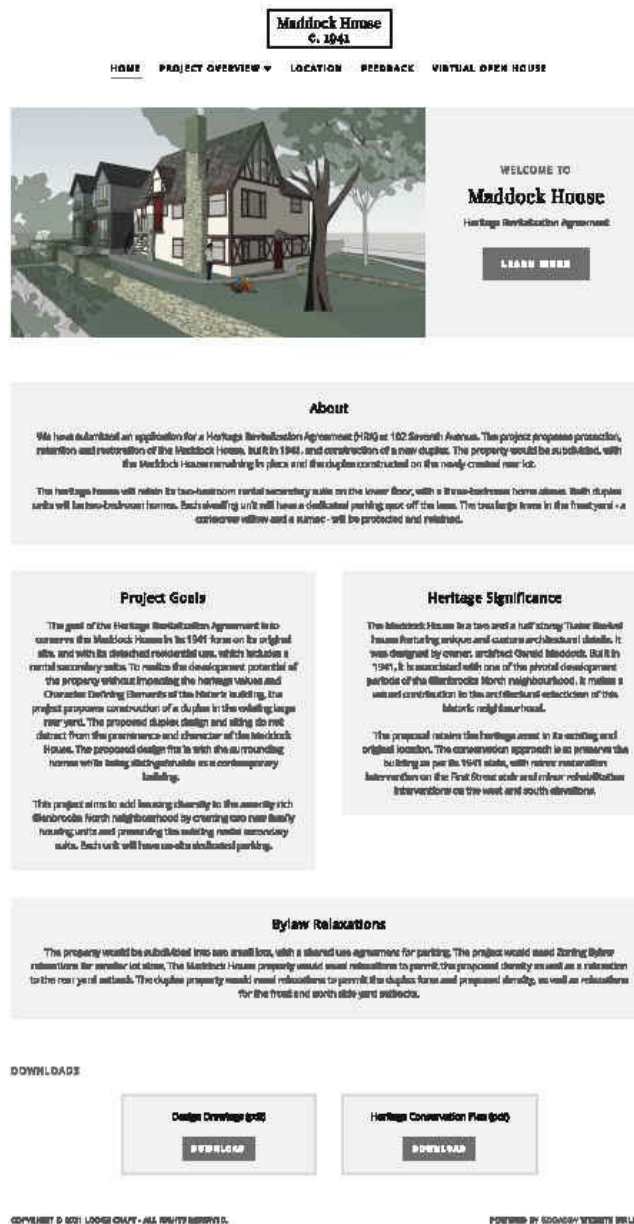
ATTEND OUR VIRTUAL OPEN HOUSE  
Ask the applicant team questions about the project:  
Friday, October 29<sup>th</sup> 4:30-6:30 via Zoom  
Link and dial-in information posted on  
[www.maddockhouse.ca/virtual-open-house](http://www.maddockhouse.ca/virtual-open-house)

QUESTIONS OR COMMENTS?  
Contact the project team at  
[maddockhouse@lodgecraft.ca](mailto:maddockhouse@lodgecraft.ca)  
*\*All feedback will be forwarded to the City of New  
Westminster.*

front page:

11/9/21, 8:56 AM

Maddock House



<https://maddockhouse.ca>

124

October 29, 2021 | 4:30pm – 6:30pm

Total Participants: 11 (including Planning Analyst, Architect and Owner's Representative)

**Participant #1:**

Requested an overview of the project.

Q: What work is being done on the house? Is the duplex being built to pay for the work on the house?

- Commented the house has been "let go".
- Commented that a duplex is not necessary to pay for cosmetic changes to the heritage home.
- Commented that the home should just be revitalized.
- Commented that if the owner is concerned with heritage preservation, the home should be preserved without "trying to make \$1M for each half of the duplex".
- Commented that the house is "not very nice and now we're treating it like a piece of gold".
- Commented that the heritage home was purposefully destroyed for the purpose of submitting a redevelopment application.

Q: How far apart are the buildings?

- Commented that the back/lane are not wide enough for this type of project.
- Commented that cars will not be able to fit in the parking stalls.
- Commented that they would rather see a brand-new house with a laneway built.
- Commented that the buildings "are so close and a duplex is being jammed in".
- Commented that there is too much squeezed onto the lot.
- Commented that they would support a laneway home instead of a duplex.

Q: Are there other duplexes in this area? Has this been approved before?

- Commented that this development does not fit with the neighbourhood as there are no similar developments in the area.
- Commented that this is not going to "leave the neighbourhood in a good state" and is disappointed that this option is being considered.
- Commented that the duplex takes away from the house.

Commented that this is a busy street with a lot of school traffic and children. To densify and add more vehicles is not going to fit in well in the neighbourhood.

Requested information on what the next steps for this proposal are.

**Participant #2:**

Commented that the notification process was not handled properly. Commented that they did not believe the notification cards were mailed and that many residents did not receive a notice.

Commented that they support retaining the heritage home and adding a smaller single-family house with greenery instead of the duplex. Commented that this would be more appealing to neighbours.

Commented that the current home has not been kept up well and the lack of upkeep shows a lack of respect for residents. Expressed concerns because the “home is derelict”.

**Participant #3 (Queen’s Park Resident):**

Commented that there are two other duplexes that have been constructed under HRAs but the residents of Glenbrooke North must discuss their vision for the neighbourhood.

Commented that if this application is approved developers will start “picking off corner units” and that this is only the beginning.

Commented that they support saving the Maddock house but questioned the level of density.

Commented that this is not the space for a duplex and would rather more greenspace and an additional single-family home.

Commented that 4:30 on Friday is not a good time for an open house.

**Participant #4:**

Q: Is there another example of this we can look at? “This is going from one extreme to another”.

- Commented that a duplex is usually located on a single city lot, not on a property with an existing home.
- Commented that the proposal is out of character for the neighbourhood.

**Participant #5:**

Q: Is the suite original to the house?

- Commented that he did not believe it could be original.

Q: How can you build a duplex so close to an existing house? Are there any code violations?

- Commented that a duplex should have windows on all sides and considers this proposal to include townhouses.

Q: Where will bins go on collection day?

- Commented that there will be at least 12 bins.
- Commented that the parking area and garbage enclosure will be an eyesore from his home.
- Commented that trucks and second vehicles will all be parked on the street.

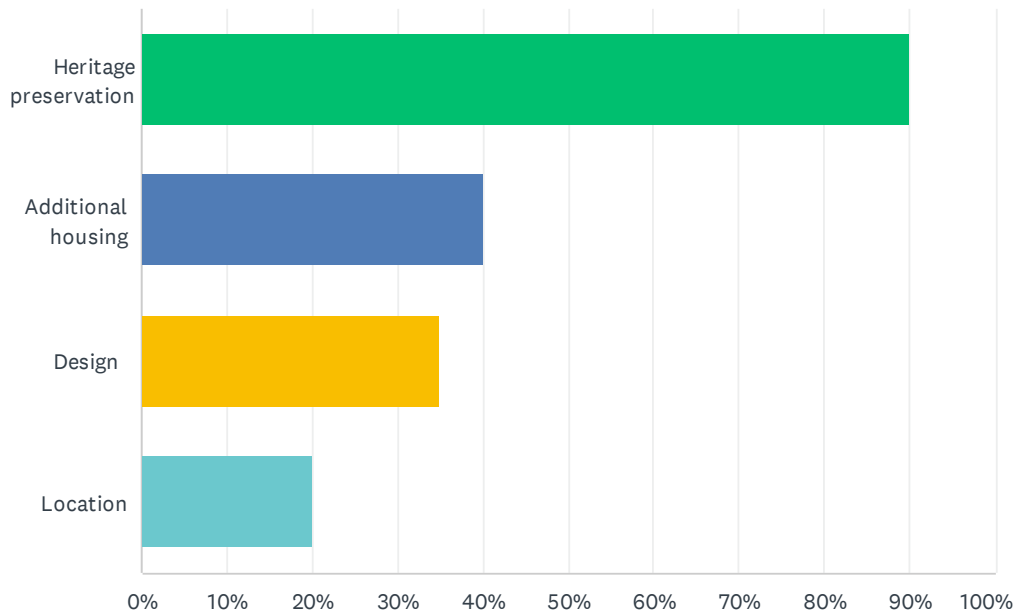
Q: Who owns the parking stalls?

Commented that they do not see residents of the duplexes staying in one place for too long because they are too small and not livable. Commented that duplex units would turn into rentals.

Commented that they are unhappy with the notification process. They received their card on October 12<sup>th</sup> but questioned why they were not notified earlier. Commented that the process is “happening faster than I want it too”.

## Q1 Tell us what you like about the project (check all that apply).

Answered: 20 Skipped: 26



ANSWER CHOICES	RESPONSES	
Heritage preservation	90.00%	18
Additional housing	40.00%	8
Design	35.00%	7
Location	20.00%	4
Total Respondents: 20		

#	OTHER (PLEASE SPECIFY)	DATE
1	<p>I do not like anything about this project. Please note that the following text is my response to question 5. Do you support this project? Tell us why. (In question 5 below the text box to respond is broken and will not rescale to provide more than 1 line of text, so I'm placing my comments here) question 5. Do you support this project? I say: NO / Tell us why The project is poorly conceived, not thought out by the developer on so many point. In the document Report to Council of September 13, 2021 for the 102 Seventh Avenue, found at the web site <a href="https://www.beheardnewwest.ca/102-seventh-ave">https://www.beheardnewwest.ca/102-seventh-ave</a>, under Development Review Timeline &amp; Links, I read no concerning response by city staff on the proposal, only positive wording. I see so many questionable and arguable, frequently used words and statements in the document. Some written by the developer and others by the city staff author. Statements like this: ..... "significant unused density entitlements" ....and "notable heritage value" ..... "high heritage value" .... "high development potential" ..... smaller lot sizes, higher densities, zoning "relaxations are considered reasonable"..... several setback relaxations required-----"these inconsistencies are considered minor"..... negative impacts on the streetscape or surrounding properties are "not anticipated"..... Many of these statements are arguable or at least need further oversight. I'm very disappointed that the application would not be forwarded to the New Westminster Design Panel nor the Advisory Planning Committee for review and comment as it was once done for this level of development. Where is the oversight coming from for this project, clearly not from city staff as they recommended without question Option 1, That</p>	11/5/2021 11:29 PM

## Maddock House Feedback Survey

Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 102 Seventh Avenue, as outlined in the "Consultation and Review Process" section of this report? Seems like a done deal?!?

2	The proposed project isn't consistent with the surrounding neighborhood, a poses a number of safety concerns due to the increase in cars (assuming 4 units will bring 7 to 8 vehicles) and the location's proximity to multiple schools.	11/5/2021 11:16 PM
3	None of the above. It really doesn't qualify as a heritage house	11/5/2021 9:32 PM
4	Don't like it !! One building like a coach house is enough!!	11/5/2021 6:14 PM
5	I don't like anything about the project	11/5/2021 5:17 PM
6	I wouldn't mind if the existing home was preserved, but a new house would probably look better, be safer and more functional, and would eventually "tell its own story over the years to come."	11/5/2021 4:29 PM
7	I do not like the project plan as it stands.	11/5/2021 2:25 PM
8	Don't like it - too large Parking a problem	11/5/2021 12:49 PM
9	Nothing. As a neighbor, I don't feel like this is a good fit for our community.	11/5/2021 12:27 PM
10	Preservation of history is important (once it's gone it's gone), but so is densification. The duplex allows for gentle infill densification in a single-family dwelling neighbourhood.	11/4/2021 7:11 PM
11	The house looks derelict...it has not been maintained for years. The house was rented to people who did not take care of it. <b>Personal Information Removed</b> interested in collecting a rental cheque than taking care of this heritage house. There was no regard for the neighbors or neighborhood <b>Personal Information Removed</b> like another attempt <b>Personal Information Removed</b> to maximize personal financial gain at the expense of the neighborhood.	11/3/2021 5:16 PM
12	I think this proposal is way too big for the lot. When I walk my children to school it is a very congested corner with bikes, kids, parents and way too many cars speeding around the traffic circle. Adding a project this big in such a small space will increase congestion to potentially dangerous levels. Please protect our neighbourhood from over-congestion and keep our kids safe	11/3/2021 4:23 PM
13	nothing, it is too close to existing house, too many cars for that very busy area (unsafe for school children and families), too dense for a single family lot	10/31/2021 11:49 AM
14	nothing	10/31/2021 11:23 AM
15	Nothing-I feel the developer is using Heritage preservation as a means an ends. Those ends being profit by building an additional duplex on a single dwelling lot.	10/29/2021 5:09 PM
16	Nothing, this is only a means to put a duplex on the property	10/29/2021 3:24 PM
17	Nothing.	10/26/2021 10:20 PM
18	Not liking the fact that the zoning is being changed from single family dwelling lots to multiple family under the guise of Heritage revitalization. They can revitalize the property without having to build the duplex or has the City of New Westminster planning to change the zoning to multiple family.	10/26/2021 2:25 PM
19	I do not like the proposed project but it would be nice to see this property cleaned up. The present owner has let it get very run down and done no repairs. When the side gutter fell off years ago it was not replaced or fixed. Same goes for roof tiles. The large trees have not been pruned or looked after for years. This is the first summer the lawns have been mowed. <b>Personal Information Removed</b> This property has not acted as a good neighbour. <b>Personal Information Removed</b> There has been a piece of plastic garbage in the front yard that we have had to look at for 2 years. My tax dollars should not go to helping the owner do basic maintenance of the property. I don't like that they are trying to use heritage revitalization in order to get around the lack of green space this project is proposing.	10/26/2021 2:02 PM
20	None	10/25/2021 9:34 PM
21	Worried about this due to the proximity to other houses	10/25/2021 5:40 PM

## Maddock House Feedback Survey

22	Nothing	10/25/2021 5:39 PM
23	There is nothing to like. The proposed duplex and parking is too big for the lot	10/25/2021 4:24 PM
24	dealing with a house sitting empty	10/25/2021 10:28 AM
25	There is nothing in this project that fits with that fits with the current single family neighbourhood. This is like an apartment block jammed from wall to wall with a parkade at the back. Children play directly behind this parking lots and it will crowed and dangerous.	10/24/2021 8:02 PM
26	Nothing	10/24/2021 2:02 PM
27	Nothing	10/24/2021 11:57 AM
28	The only thing to like about this proposal is that the original house would be saved. The design of the proposed additional house does not match the neighbourhood and is a duplex which is not what the residents of this neighbourhood wanted or were promised in the OCP	10/23/2021 4:22 PM
29	None of the above. I don't support the proposed density as it doesn't fit into the neighbourhood context. The duplex is too big for the size of the property. I would support a laneway home in this location. Additionally, <b>Personal Information Removed</b> property in disrepair since purchasing it several years ago. I think the HRA process is being abused. <b>Personal Information Removed</b>	10/22/2021 7:58 AM
30	good design, blends in well.	10/19/2021 4:54 PM
31	This project responds well to existing context and successfully provides infill housing.	10/19/2021 4:35 PM
32	There is nothing in this project that fits with the current single family neighbourhood. This is like an apartment block jammed from wall to wall with a parkade at the back. Children play directly behind this parking lot and it will be busy and unsafe	10/18/2021 6:01 PM



## Q2 Tell us what you would change about the project.

Answered: 44   Skipped: 2

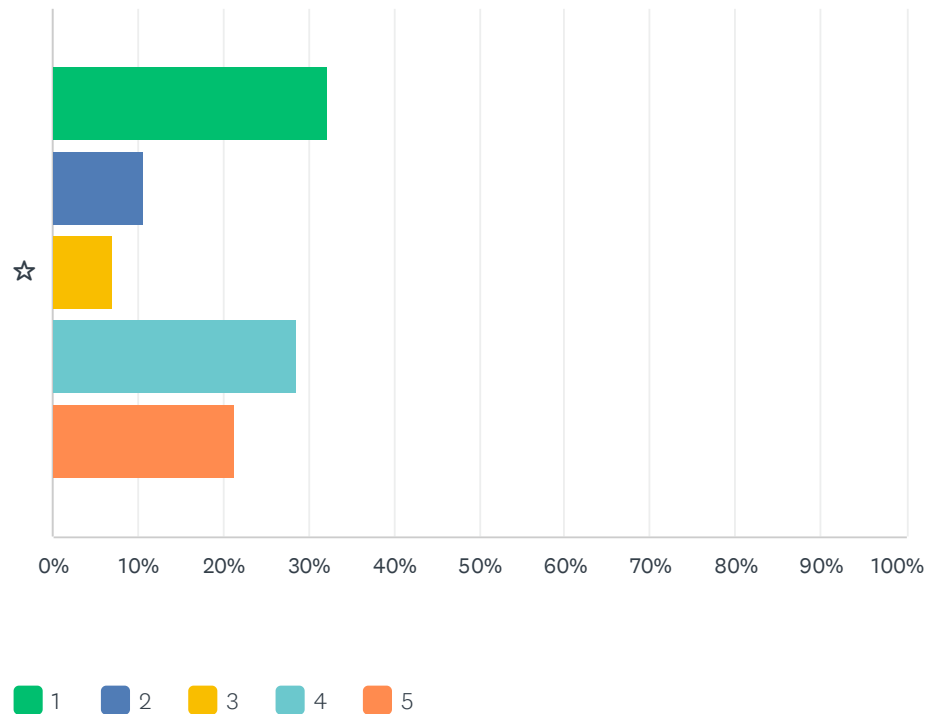
#	RESPONSES	DATE
1	Stop this project and look at a plan that will reduce the density from 4 units with a 4 vehicle parking lot on this RS-1 zoned lot. If you must, build a lane way house or plan something like this project: Heritage Revitalization Agreement: 328 Second Street, File: HER00803 Item #: 2021-439	11/5/2021 11:29 PM
2	Remove the heritage conservation designation and follow the regular building guidelines	11/5/2021 11:16 PM
3	Reno the current house - in need of lots of work	11/5/2021 9:32 PM
4	It's in a bad location and won't be good for the neighborhood	11/5/2021 9:30 PM
5	One building not two units	11/5/2021 6:14 PM
6	I would build a small well designed lane house that fits with the current home. A duplex is far to large for this property and it would be too many people living in a very limited space	11/5/2021 5:17 PM
7	No subdivision of the lot, and no duplex. If the current investors require additional density as an incentive to preserve the existing house, a smaller laneway home would be much less intrusive than the proposed duplex.	11/5/2021 4:29 PM
8	The project creates issues with regard to parking on First Street, which is already crowded. The road is incredibly narrow and a number of cars on the street have been hit by vehicles while parked over the years. The addition of this housing and parking stalls of this sort so close to an elementary school also poses risks to the safety of children and individuals who are often walking to and from the school and Queens Park. The area is already very densely populated as is.	11/5/2021 2:25 PM
9	No duplex	11/5/2021 1:57 PM
10	A duplex on the lot is obnoxious. The lot is too small for a duplex and relaxing all rules to do this is a mistake. A small secondary home with a basement suite is a much nicer visual for the neighbourhood. Parking is always an issue as no one parks on their actual lot but on the streets around.	11/5/2021 1:22 PM
11	Not duplex status Normal size home	11/5/2021 12:49 PM
12	Stay within current zoning. We don't want to live beside a hotel!	11/5/2021 12:27 PM
13	put a lane way house instead of a duplex	11/5/2021 7:08 AM
14	Personally I prefer restoration over preservation, in that it "undoes" changes to better bring the home back to its original condition. But if heritage specialists have recommended preservation over restoration then is better than nothing.	11/4/2021 7:11 PM
15	I don't like the idea of high density at this location. First Street is too narrow and is already too congested. Also, it is the main route for many school-aged children. Plus, the lot is way too small to accommodate 4 living units. This is very short sighted...allowing a laneway is probably the best way to deal with this issue. A duplex is beyond high density.	11/3/2021 5:16 PM
16	The duplex is too big an addition to this lot. Please stick to the current zoning and put in a small lane house. Where will all the cars from this lot park? Where will the garbage bins go? Please go back to the drawing board on this project and create something manageable for the neighbourhood. This proposal is all wrong for this neighbourhood.	11/3/2021 4:23 PM
17	Nothing	11/3/2021 12:36 PM
18	I would build more units, if possible.	11/3/2021 10:49 AM
19	N/a	11/2/2021 5:49 PM

## Maddock House Feedback Survey

20	Is there ample on-property parking for all these homes? At least four spots for the duplex, existing home and secondary suite? This project will result in congested streets with so many residents on this lot.	10/31/2021 5:19 PM
21	less density and no cars parked out back in the lane	10/31/2021 11:49 AM
22	not do it	10/31/2021 11:23 AM
23	Remove the oversized duplex, and substitute an more modest sized laneway house better in scale to the property and the neighbourhood.	10/31/2021 9:06 AM
24	IF the developer were to restore the heritage home, I would not mind to see an AFFORDABLE lane way house.	10/29/2021 5:09 PM
25	I am against this project , I would not be opposed to a laneway home under current city bylaws	10/29/2021 3:24 PM
26	The project looks to be thoughtfully designed with respect to the heritage of the property while addressing needs for more housing.	10/27/2021 6:56 AM
27	Too dense. Too little parking for proposed density. Impacts the privacy of my home in the community.	10/26/2021 10:20 PM
28	Leave the zoning as single family or the whole neighbourhood may as well turn into condos to have more housing for familys	10/26/2021 2:25 PM
29	This project should have to abide by the same green space by laws as the rest of us. When we asked for building permits to build a garage we couldn't make it any larger because of green space. We were only allowed a typical 2 car garage.	10/26/2021 2:02 PM
30	Too dense, creating too much traffic in already busy school area	10/25/2021 9:34 PM
31	It is way too close to other existing houses	10/25/2021 5:40 PM
32	The location of the project	10/25/2021 5:39 PM
33	Everything. I question whether this house is even worth saving. The addition is just too big	10/25/2021 4:24 PM
34	Lot density. Space too small for a duplex. Laneway housing seems more appropriate. Also a parking space for each residence? that's 4 spaces! really?	10/25/2021 10:28 AM
35	Keep this house a single family dwelling fit with the neighbourhood. If you really want heritage preservation, highlight the beauty of this house, not overwhelm it with a duplex that doesn't fit with the heritage at all. It started as a lovely single family lot and should stay that way. This project no way fits with this area.	10/24/2021 8:02 PM
36	No duplex. That's way too many units, families and cars for that lot. This neighbourhood is zoned for single family residences, not high density housing.	10/24/2021 2:02 PM
37	No duplex. Single lane house acceptable, cramming four families into one lot in this area, not acceptable.	10/24/2021 11:57 AM
38	The additional house would NOT be a duplex; the design would have a single peaked roof which would more likely resemble a heritage design	10/23/2021 4:22 PM
39	I think a laneway home would be a suitable increase in density and is a much better fit into the neighbourhood context. The duplex is too big for the lot size.	10/22/2021 7:58 AM
40	I would suggest deleting the pathway in front of the new townhouses from the parking, as it adds a lot of unnecessary hard surface. Instead it could be landscaped.	10/19/2021 4:35 PM
41	I don't want to change anything. I like the design of the project.	10/19/2021 4:27 PM
42	some larger family friendly units would be great to see.	10/19/2021 4:24 PM
43	Nothing much. It looks well thought out.	10/19/2021 4:18 PM
44	Keep it as a single family dwelling to fit with the neighbourhood. If you really want heritage preservation, highlight the beauty of this house, not overwhelm it will a duplex that doesn't fit with the heritage at all. It started as a lovely single family lot and should stay that way. This project in no way fits with this area	10/18/2021 6:01 PM

### Q3 How do you rate the proposed restoration work?

Answered: 28   Skipped: 18



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	32.14% 9	10.71% 3	7.14% 2	28.57% 8	21.43% 6	28	2.96

#	COMMENTS	DATE
1	Most of what is proposed for restoration is nothing more than what a responsible home owner should have done as normal house maintenance. How is that evaluated by city staff as meaningful and notable heritage restoration? The proposal wants to permanently remove 3 south facing windows from the Tudor building, board over the hole and install more stucco siding! How can you call that restoration, sound like demolition of the character of this suggested noble Tudor house! In the Development Services Report to council (File: HER00821 / Item #: 2021-332 / Date: September 13, 2021) city staff made no comment to this fact, why not?	11/5/2021 11:29 PM
2	It appears minimal work is being done on the existing house in order to justify adding a duplex to an undersized lot	11/5/2021 11:16 PM
3	Overall terrible. Focus on the main house Reno and possibly adding a lane way hone	11/5/2021 9:32 PM
4	This street does not need a duplex it is busy enough already.	11/5/2021 9:30 PM
5	It won't be enough to make this house attractive to the neighbourhood. It is very run down	11/5/2021 5:17 PM
6	I have no confidence that the current investors will abide by the Heritage Conservation Plan. In the years that they've owned the property, they have shown minimal interest in routine maintenance and keeping the pool safe from neighbourhood toddlers. <small>Personal Information Removed</small>	11/5/2021 4:29 PM
7	You are doing very little to get a lot of relaxations from the City in the name of affordable housing which given the example at Seventh Ave and Second street will not be affordable -	11/5/2021 7:08 AM

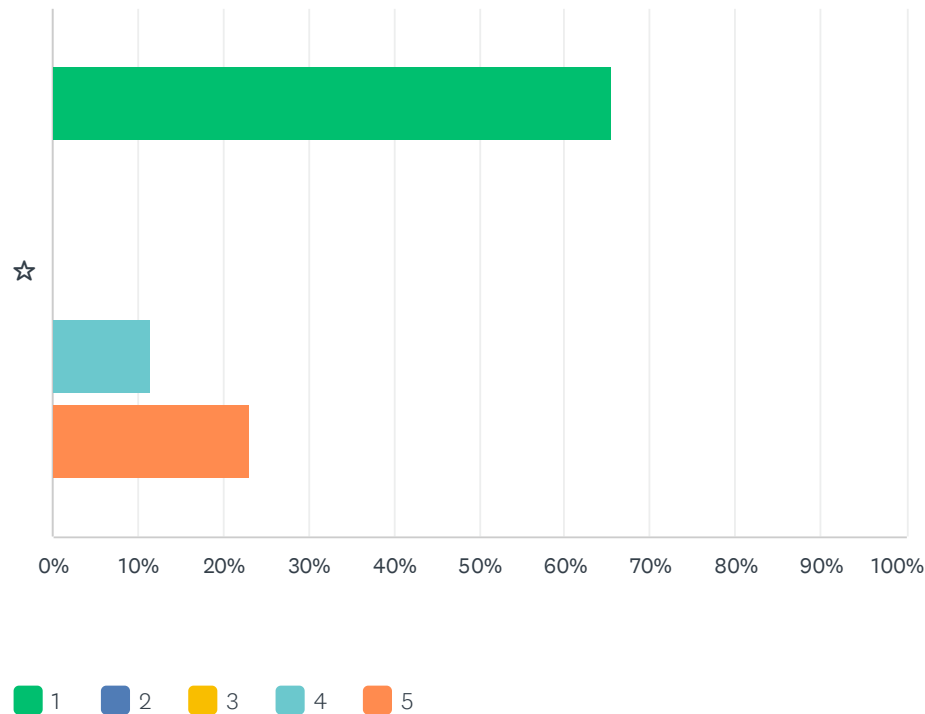
## Maddock House Feedback Survey

that lot sold for 1.5M, once subdivided the front house went for 1.5M and that one at the back from about 1.7 - you are going to make a lot of money and this is not about heritage let's face it.

8	As noted above, from my understanding of the definitions, preservation is maintaining what's still there whereas restoration would actually undo changes to better bring the home to its original condition. Restoration is preferred so at least save the home now...nothing to say restoration can't happen in the future.	11/4/2021 7:11 PM
9	Like I stated earlier, the house in its current condition is an eyesore. Any work on it would be an improvement!	11/3/2021 5:16 PM
10	It is an old house. It would take a large investment to make it the type of home that is an asset to this community. I think what is proposed will fall short of the final goal of restoration.	11/3/2021 4:23 PM
11	I am all for heritage restoration on significant properties but this does not overshadow a duplex sharing the lot.	10/31/2021 5:19 PM
12	the house is a dump, <b>Personal Information Removed</b> other residents have had to put up with, noise garbage, overgrown landscape and rats relating to the property. Complaints to the city, <b>Personal Information Removed</b> has no respect for heritage in the area	10/31/2021 11:49 AM
13	does not fit in with the neighborhood	10/31/2021 11:23 AM
14	Cosmetic at best, a paint job, removing a stairway, replacing some windows. The chimney needs attention <b>Personal Information Removed</b> letting ivy grow all around it. <b>Personal Information Removed</b>	10/31/2021 9:06 AM
15	no comment	10/29/2021 5:09 PM
16	The home doesn't need any restoration.	10/26/2021 10:20 PM
17	The present owners have done nothing to revitalize this property with their own money. The owner <b>Personal Information Removed</b> The rest of us should not have to subsidize this property in anyway due to the <b>Personal Information Removed</b>	10/26/2021 2:02 PM
18	This is not restoration, <b>Personal Information Removed</b> let this house fall into disrepair.	10/25/2021 9:34 PM
19	Please cancel this project for my neighborhood	10/25/2021 5:40 PM
20	It would be hard to restore. It is in tear down shape	10/25/2021 4:24 PM
21	doesn't seem to be upgrading windows. Single pane not so environmentally friendly.	10/25/2021 10:28 AM
22	This house is rat infested with water damaged ivy growing everywhere. It will basically be a re-build, not a few changes as stated. If you want to restore it, put your efforts into making it lovely, not dwarf it so the architectural details can't be seen.	10/24/2021 8:02 PM
23	This is not a heritage property- it is the same vintage as the majority of the other houses in this area. <b>Personal Information Removed</b>	10/24/2021 11:57 AM
24	<b>Personal Information Removed</b> disrepair <b>Personal Information Removed</b> in an attempt to make a lot of money.	left the house and yard in abusing the HRA process
25	It keeps the original character of the house as much as possible.	10/19/2021 4:35 PM
26	The house is rat infested with water damage and ivy growing everywhere. It will basically be a re-build, not a few changes as stated. If you want to restore it, put your efforts into making it lovely, not dwarf it so the architectural details can't be seen.	10/18/2021 6:01 PM

## Q4 In general, do you like the proposed duplex design?

Answered: 26 Skipped: 20



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	65.38%	0.00%	0.00%	11.54%	23.08%	26	2.27
	17	0	0	3	6		

#	COMMENTS	DATE
1	This duplex which looks like a townhome (*see below), has modest aesthetic value and will not fit into it's next door neighbour's house, the Tudor building, which will be just 4 feet away! The street scape view of the Tudor house will be degraded as you can now only see 3 sides of the building due to the fact that the Duplex will block the exterior south face of the Tudor building. The aesthetic value of the duplex design is unremarkable and out of place, sitting so close to a completely different styled house. The duplex design does not 'at all' fit with the neighbourhood look and feel, with its many homes built in the first half of the last century with designs fitting of the era. The liveability of the duplex design is questionable with minimal windows proposed, make the indoor main floor space akin to living inside a tunnel with windows on either end. From the front living room window of my home on 1st Street, the view looking towards the duplex across the street and through the boulevard trees, would be of a 4 vehicles parking lot spanning most of the width of the lot followed by the view of the duplex south facing featureless exterior wall which will mostly likely resemble an extremely high fence. I fear that the south facing duplex building wall will be peppered with flood lights which will remain on all nightlong to help dissuade automobile break-ins in the parking lot and bicycle theft from the proposed open and uncovered bicycle rack nearby. Not so nice night street scape for me and my family as we sit in our living room. Makes me wonder if city staff spend any time out in the field, discovering what real case impacts these proposals may have on the liveability for the neighbourhood residents! * BTW: the duplex is even labeled as a TOWNHOUSE , in the Development Services Report to council (File: HER00821 / Item #: 2021-332) pdf page 13 (report page 73 of 243) Attachment 1 / Drawing Package Lodge Craft drawing A-1.4 of PROJECT NO.: 19-011).	11/5/2021 11:29 PM
2	I think removing the current home and replacing it with a multi-family home is more appropriate	11/5/2021 11:16 PM

## Maddock House Feedback Survey

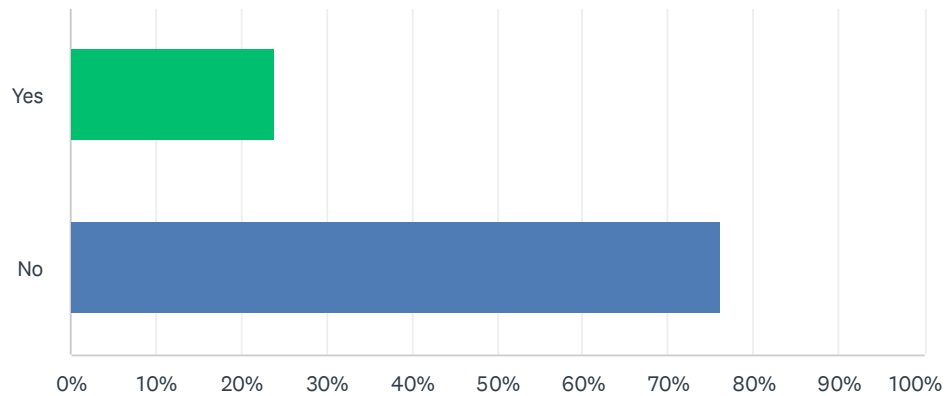
	for the neighborhood.	
3	Definitely not - not consistent with the neighbourhood	11/5/2021 9:32 PM
4	No the neighbours do not want this	11/5/2021 9:30 PM
5	No!!	11/5/2021 6:14 PM
6	No, it's far to big for the lot size. This is not the kind of development we wish to see in our neighbourhood. Make it fit with the current home and the surrounding homes	11/5/2021 5:17 PM
7	The duplex is too large for the lot. According to page 13 of the Heritage Conservation Plan, the proposed duplex is supposed to be "subordinate" to the existing house. It obviously isn't. Its footprint is larger than that of the existing house, and it's situated significantly closer to 1st St. A smaller laneway house would be much more appropriate for that location.	11/5/2021 4:29 PM
8	No	11/5/2021 1:57 PM
9	Too small of space to put a duplex	11/5/2021 1:22 PM
10	I find it very unattractive and way too big for the lot size.	11/5/2021 12:27 PM
11	NO	11/5/2021 7:08 AM
12	Yes, I support densification of single family dwelling neighbourhoods.	11/4/2021 7:11 PM
13	No...It does not fit the neighborhood. I believe there is a need for high density in New Westminster at the right location and this is not it!	11/3/2021 5:16 PM
14	No. A duplex does not fit in this lot. It does not complement the current home you are trying to save. Making the project pointless. Build a small lane house that complements the current house.	11/3/2021 4:23 PM
15	A duplex on a lot with a another SF dwelling with a secondary suite. No.	10/31/2021 5:19 PM
16	No, the regulations are being relaxed too far and it is too close to existing house. Too much density and too much activity for this laneway entrance.	10/31/2021 11:49 AM
17	no, it's an unattainable duplex design. Would not fit on the property	10/31/2021 11:23 AM
18	No, no, no. Way way too big and too high. Will look like a monster home with a few Tudor touches to mollify city Hall I assume. In the proposal it says "the duplex design does not distract from prominence and character of the Maddock House". This is not true. On the 1st Street side the duplex roofline is level with the Maddock House roofline and the massing is the same, so visually it absolutely distracts from the prominence and character.	10/31/2021 9:06 AM
19	Absolutely not.	10/29/2021 5:09 PM
20	No , it is not appropriate for the property or neighborhood	10/29/2021 3:24 PM
21	I don't feel a duplex is appropriate for the situation. Design is generic "heritage"	10/26/2021 10:20 PM
22	No	10/26/2021 2:25 PM
23	Absolutely not it fills the whole lot. I guess it would be nice to see the big dirty empty swimming pool, which has only about a foot of algae growing in it, filled in to protect children from falling in to it. <b>Personal Information Removed</b> it a nuisance property for the rest of us living next to it.	10/26/2021 2:02 PM
24	No, I am against this duplex design and the way the process has been designed. Not all the neighbours received proper notice and it would seem that notices were delivered and not mailed.	10/25/2021 9:34 PM
25	Do not want this in my neighborhood	10/25/2021 5:40 PM
26	No, there is no room for such a monstrosity and the design foes not fit with the current house or neighborhood	10/25/2021 4:24 PM
27	Design is okay, just too much for small yard. Part of the Maddock heritage is also its yard space. And again parking design problematic.	10/25/2021 10:28 AM

## Maddock House Feedback Survey

28	No, it makes the lot look like an apartment jammed wall to wall with buildings and a parking lot. It will tower over everything around it and does not fit with the house it is being built beside. There is no green space/yard for the duplexes. 4 families on one tiny lot with a like minimum of 8 vehicles will be a problem. There already is a parking problem and constant car accidents in front of this lot.	10/24/2021 8:02 PM
29	No	10/24/2021 2:02 PM
30	No! The lot is too small, parking will be an issue. It already has been with just the house and the rental suite.	10/24/2021 11:57 AM
31	No; the design is not amenable to the neighbourhood and the design is poor.	10/23/2021 4:22 PM
32	No. As mentioned above, I think a laneway home would be a much better option for increasing density in this location. The duplex is simply too big for the lot size.	10/22/2021 7:58 AM
33	yes, good mix of home sizes	10/19/2021 4:54 PM
34	Very nice simple, elegant design that does not compete with the heritage house.	10/19/2021 4:35 PM
35	No, it makes the lot look like an apartment block jammed wall to wall with buildings and parking lot. It will tower over everything around it and does not fit with the house it is being built beside. There is no green space/yard for the duplexes. 4 families on one tiny lot with likely a minimum of 8 vehicles will be a problem. There is already a parking problem and constant car accidents in front of this lot.	10/18/2021 6:01 PM
36	Doesn't fit the area	10/18/2021 4:21 PM

## Q5 Do you support this project?

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	23.91%	11
No	76.09%	35
TOTAL		46

#	TELL US WHY	DATE
1	Hello developer staff or contract staff, this text box is broken - it will not expand beyond one line. To read my response to question 5, please go to the question 1 response text box!	11/5/2021 11:29 PM
2	<p><b>Personal Information Removed</b> doesn't warrant approval for this heritage classification. Clearly this is an opportunity to maximize their return on a property that has been poorly managed over the last 3 to 4 years. Perhaps I may have a different opinion <b>Personal Information Removed</b> and the neighbors who now have to have permanent rat traps due to the state they have left their property.</p>	11/5/2021 11:16 PM
3	Doesn't improve the neighbourhood and adds potential safety concerns	11/5/2021 9:32 PM
4	This lot isn't big enough for a duplex	11/5/2021 9:30 PM
5	The space available for two houses is too small. The whole area for building would be too crowded! Also not pleased with lack of communication for the project!! And where was the signage for this proposal. This has been a very poor process!	11/5/2021 6:14 PM
6	The proposed is asking for too many relaxations of the current zoning regulations. It is just too much For this property. This is not a suitable development for this lot. Please make it smaller and keep our city beautiful.	11/5/2021 5:17 PM
7	For pedestrian safety, this is the wrong location for a duplex. Four parking spots off the lane may comply with current bylaws, but that's totally inadequate for four households. Residents and visitors will regularly park in front of the proposed duplex, and this will make an already congested area even more unsafe for kids walking to and from the nearby schools. If anything, parking should be banned on that side of 1st, not encouraged by having two new homes fronting on it. By the way, <b>Personal Information Removed</b> houses down the lane from this property and did NOT receive a card in the mail. I only heard about it from my neighbours.	11/5/2021 4:29 PM
8	The project does not take into consideration the impacts on neighbours and children in the area.	11/5/2021 2:25 PM



## Maddock House Feedback Survey

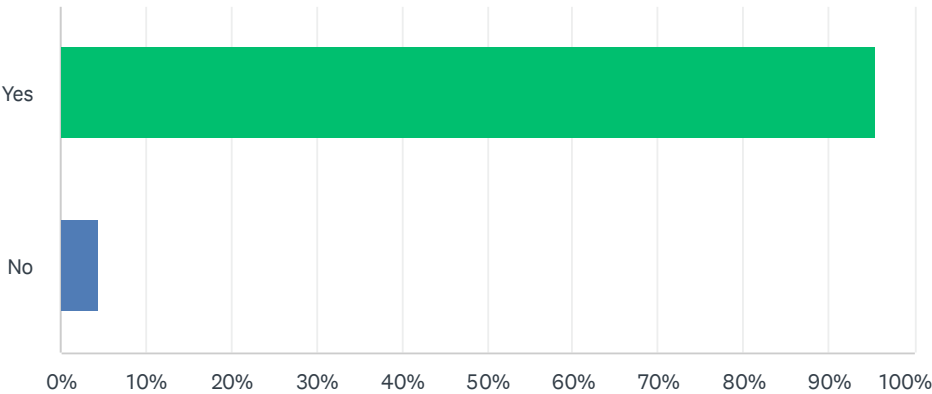
9	It's too crowded for this lot and will make the property unappealing	11/5/2021 1:57 PM
10	As in all the above questions. This lot is too small for an added duplex	11/5/2021 1:22 PM
11	There is potential for 4 families to be living on one lot which would create way to much traffic around a elementary school and a neighbourhood with younger kids in general	11/5/2021 12:27 PM
12	See above - it is a dubious use of a Heritage tool to maximize the profit you will make from the property, supposedly in the name of affordable housing which it is not and is not the kind of affordable housing is needed which is for middle to low income people	11/5/2021 7:08 AM
13	I support saving heritage homes as well as densifying single family neighbourhoods.	11/4/2021 7:11 PM
14	I think I have stated that in my previous answers. There are many other ways to have high density in New Westminster...allow laneway houses on top of detached garages for example like Vancouver does. This will be an eyesore and a huge mistake. To save a house which the <b>Personal Information Removed</b> just because it has heritage value is not worth destruction of the local community	11/3/2021 5:16 PM
15	It is too big for this lot. The area is already to congested. Please don't make this corner more unsafe for our children walking to and from the local schools	11/3/2021 4:23 PM
16	Housing	11/3/2021 12:36 PM
17	Happy to have more affordable housing being built for more families	11/2/2021 5:49 PM
18	Too dense without considering the neighbours, parking and the character of the neighbourhood.	10/31/2021 5:19 PM
19	as before, it is too dense, unsafe and I question the owners representative in their public engagement process. Small 4X6 cards were distributed to some homes, they had postage but no postmark. Residences behind this project on Princess Street did not receive theirs despite being notified the day we received ours. As they were not postmarked, we have no way of knowing who received them . I also take issue with open house being on a Friday afternoon at 4:30 pm. If residents had not received their notice, they had no idea of this open house	10/31/2021 11:49 AM
20	<b>Personal Information Removed</b>	10/31/2021 11:23 AM
21	The size and massing of the proposed duplex is grossly out of scale to the main house.	10/31/2021 9:06 AM
22	The property is not large enough the size of the proposal-there would not be enough parking in an already busy crossroads that is jammed with cars from the neighbours and nearby school pick up and drop off.	10/29/2021 5:09 PM
23	a duplex is not appropriate for the property? at best a laneway home this is done only to cash out on property	10/29/2021 3:24 PM
24	Too much density, negative impact on traffic and parking, negative impact on stormwater and negative impact on my privacy.	10/26/2021 10:20 PM
25	This is not a high density neighborhood. This project has the possibility of 6 families living on the property. Each place could have a rental suite in the basement. If each family had 2 cars that could be 12 cars parking on a single lot. More cars in the block before The elementary school will only make more hazardous for students. This property has not acted as a good neighbour <b>Personal Information Removed</b> . It has become more run down each year. Gutters fall off and are not replaced. Roof tiles have also not been repaired. Absolutely no yard maintenance has been done, garbage in the front yard for two years. There has been no work on gardens, lawns or the large trees on the property. This seems like a money making venture <b>Personal Information Removed</b>	10/26/2021 2:02 PM
26	Too much density jammed into a residential lot	10/25/2021 9:34 PM
27	Too close to other houses	10/25/2021 5:40 PM
28	A duplex this size does not belong on this small lot. Parking will definitely be an issue since it already is a problem. It is the wrong type of development for this neighborhood.	10/25/2021 4:24 PM
29	Overbuilding for the lot. Support laneway housing with one less residence	10/25/2021 10:28 AM
30	It doesn't fit with the heritage home or the neighbourhood.	10/24/2021 8:02 PM

## Maddock House Feedback Survey

31	As above: too many homes for a single lot.	10/24/2021 2:02 PM
32	Parking, too many families on one lot, high traffic area near school makes safety issue with kids going to/from school.	10/24/2021 11:57 AM
33	-increased density (DUPLEX!), vehicles, location, design	10/23/2021 4:22 PM
34	As mentioned above, I think a laneway home would be a much better option for increasing density in this location. The duplex is simply too big for the lot size.	10/22/2021 7:58 AM
35	helping to preserve old New West style and history.	10/19/2021 4:54 PM
36	This proposal contributes to the much needed "Missing middle". It is a great demonstration that additional housing can be accommodated in a single family neighbourhoods with minimal disturbance to the existing urban fabric.	10/19/2021 4:35 PM
37	its unique and brings some new ideas and a great look to the community.	10/19/2021 4:24 PM
38	It doesn't fit with this heritage home or the neighborhood	10/18/2021 6:01 PM
39	A duplex and subdividing the lot does not fit the area	10/18/2021 4:21 PM

Q6 Are you a New Westminster resident?

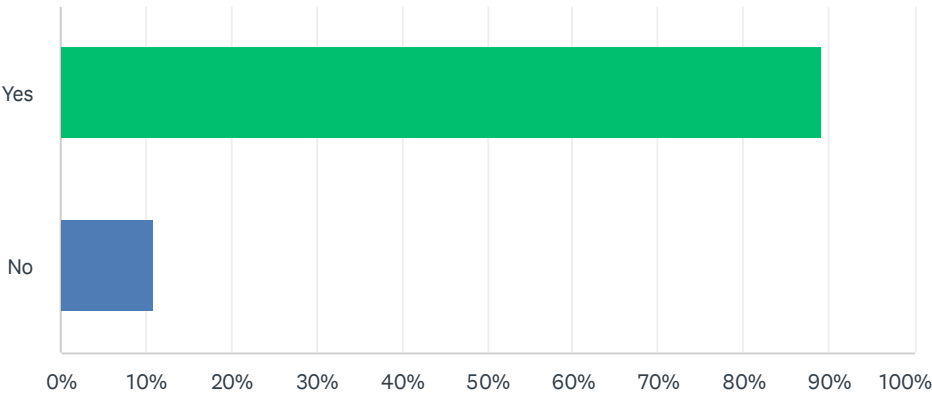
Answered: 45    Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	95.56%	43
No	4.44%	2
TOTAL		45

Q7 Do you live in the Glenbrooke North neighbourhood?

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	89.13%	41
No	10.87%	5
TOTAL		46



Christa MacArthur &lt;christa@lodgecraft.ca&gt;

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**maddock house proposal feedback**

1 message

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**Charlie Hunter** Personal Information Removed

Wed, Nov 24, 2021 at 5:46 PM

To: "maddockhouse@lodgecraft.ca" &lt;maddockhouse@lodgecraft.ca&gt;

I support the Maddock house proposal.

All neighborhoods need to accept change to accommodate New Westminster's increasing population, to improve affordability, and to reduce environmental degradation. New Westminster needs a greater variety of housing, including more townhouses and rowhouses.

This proposal is a small increase in unit density compared to the three units that are allowed on most standard city lots, and provides housing options that are in short supply in the surrounding area. Many people would be happy to live in the original house, and in the townhouses.

Personal Information Removed

October 30, 2021

Personal Information Removed

Princess Street  
New Westminster, BC  
V3L1V4

Planning Department, City of New Westminster

To Whom It May Concern

We have been made aware that the lot 101 7<sup>th</sup> Avenue, New Westminster has applied to have the lot rezoned and is proposing to build a duplex and parking lot in the backyard of this single-family home.

We are opposed to this development as it is simply way too big and dense for this neighborhood. The area is already very busy due to its proximity to Herbert Spencer School and Queens Park and adding potentially 4 families into this single lot would add to an already very busy area. It is one thing to save a heritage house worth saving and a completely different thing to use this as an excuse to over-develop a lot. The proposed duplex would in no way enhance the interesting architectural features of this older home. We are also very concerned with the height of the new structures and their impact on views.

We see safety as an issue as this area is teaming with kids, pets and families. This area already has traffic accidents regularly and the intersection of the back lane and 1<sup>st</sup> street is blind. We have seen many close calls. Given that the parking will be via the back lane, we see this as a major risk given its lack of visibility and number of pedestrians in the area.

In conclusion, we are strongly opposed to this redevelopment application.

Regards,

Personal Information Removed

Personal Information Removed

6<sup>th</sup> Street,  
New Westminster, BC  
V3L 5V2

I am very concerned about the development application for 102 7<sup>th</sup> street in New Westminster.

My grandchildren play in this laneway and walk to and from school along these streets with hundreds of children daily. Relaxing the rules to create a duplex on a lot that can't feasibly support it, seems like an accident waiting to happen.

It is already an incredibly busy corner at all times of the day. Over-densifying this lot will increase the probability of a child/pedestrian/cyclist getting hurt. While navigating the traffic circle, they will need to walk around/between parked cars and potentially 9-12 garbage/recycling bins. Where are all these bins going? To store the bins alone would take up the four proposed parking spots. Where will the cars go?

Please re-consider and create a more manageable and safer plan for this lot. Please keep our community and children safe.

Yours truly,

Personal Information Removed

October 21, 2021

Personal Information Removed

Princess Street  
New Westminster, BC  
V3L1V4

Planning Department, City of New Westminster  
To Whom It May Concern:

It has come to our attention recently that the lot at 102 7th Avenue, New Westminster, is proposing to build a duplex and parking lot in the back yard of this single-family home.



<https://maddockhouse.ca/>

We are opposed to a development of this magnitude on this lot for several reasons. To begin with, the developer is applying under the heritage revitalization agreement. It is one thing to save a heritage house worth saving and a completely different thing to use that as an excuse to over-develop a lot. The proposed duplex would in no way enhance the interesting architectural features of this older home. It will overwhelm, overshadow and crowd this little house, making it



an eyesore instead of a welcome addition in the neighborhood. Please note that it is regrettable that Personal Information Removed neglected the home and allowed it to fall into disrepair to a point most likely not worth saving.

Safety is an issue. Children, pets, and families play in this lane behind the proposed parking lot. It is too many cars in this small area. The current zoning is not for an apartment block with parking, nor should it be.

As well, there is a traffic problem on 1st street. I am aware of seven car accidents directly in front of this home, so I'm sure there have been more. Four families and potentially six families (with the likely addition of illegal suites to the duplex) living in this small space could create up to twelve additional vehicles. Already parking on both 7th street and 1st is very congested. The traffic circle, the bike route, parents parking to drop off and pick up kids from school, plus all the children walking to 2 local schools, makes this a bustling and potentially dangerous spot. The safety of our neighborhood children needs to be paramount.

This area is a beautiful family-oriented and community-minded neighborhood. I am personally not opposed to development; however, it needs to be appropriate for the site. For example, a laneway home built with similar details could be a beautiful addition to the house and the neighborhood while increasing density in a complementary way. This overwhelming type of development does not fit with the surrounding area. This proposal appears to have a single goal of maximizing profit with no regard to the original home's features or the community.

Please note that the developer did not provide the one-month notice as stated. The cards arrived in our mailboxes mid-month rather than at the beginning of October, not allowing us much time to research and learn.

Personal Information Removed

The enormous number of bylaw complaints and infractions with the city will speak for themselves.

As indicated above, we are opposed to the proposed development of 102 7th street.

I appreciate your attention to this matter.

Personal Information Removed

1<sup>st</sup> Street  
New Westminster, BC  
V3L 2H3

Mayor and Council  
City of New Westminster  
511 Royal Avenue  
New Westminster, BC V3L 1H9

Dear Mayor and Council:

**Re: Heritage Revitalization Agreement (HRA) Application for 102 Seventh Avenue (the Maddox House) Feedback.**

I am writing to you to share my thoughts on the Heritage Revitalization Agreement (HRA) application for the Maddox House at 102 7<sup>th</sup> Avenue. Personal Information Removed the street from the Maddox House since December of 2006<sup>th</sup>. I am **not** supportive of the proposal as submitted.

I note that the City of New Westminster's HRA policy states that the assessment of a property's eligibility for an HRA will consider the following:

- ☐ Heritage value of the resource
- ☐ Neighbourhood context
- ☐ Streetscape character
- ☐ Existing zoning, especially lot sizes and density
- ☐ Balance of public and private benefits
- ☐ Level of neighbourhood support

I'll provide you my perspective on the first three considerations as I feel the others are either technical or outside of my knowledge.

1. **Heritage Value of the Resource:** I have to admit that I find it funny the Maddox House is subject to a HRA application considering the wealth of homes constructed before the 20<sup>th</sup> century in Queens Park, but understand that "heritage" is a moving target and 50 years is a very short time frame. I've have read through the City's Heritage Resource Inventory and note that the Maddox House is not included in it which suggests that its heritage value is quite low compared to the small number of homes in Glenbrook which were identified.
2. **Neighbourhood context:** The Maddox House is located at the corner of 1<sup>st</sup> Street and 7<sup>th</sup> Avenue. Seventh Avenue is a narrow street that is designated as one of the City's primary east west greenway routes. As part of this designation a landscaped traffic circle is located at its intersection with 1<sup>st</sup> Street. Both sides of the street are used for on-street parking by residents and the route is well used by recreational and commuting cyclists as well as pedestrians. First Street is another narrow street that is used by residents for on-street parking. It also has the misfortune of being used as a rat racing route for commuters looking to shortcut McBride Avenue traffic and can become quite congested those days that accidents on the river crossings cause mayhem with commuters.

Kitty corner from the Maddox House is a daycare which generates vehicle and pedestrian traffic throughout the day. Approximately two blocks downhill from the house is Glenbrook Middle-school which generates significant vehicle, pedestrian and cyclist traffic on school days in the mornings and afternoon. Uphill from the house on 1<sup>st</sup> Street is Herbert Spencer Elementary School which also generates significant vehicle and pedestrian traffic on school days. On particularly busy days visitors to the elementary school commonly park along 1<sup>st</sup> Street in front of the Maddox House and my home making safe vehicle passage challenging. Further up 1<sup>st</sup> Street is the popular Queens Park which generates vehicle, bicycle and pedestrian traffic from dawn to dusk 7 days a week.

The Maddox House is located on an alley which is an important and well used neighbourhood thoroughfare with many local cars, bicycles and pedestrians using it as a shortcut between 1<sup>st</sup> and 2<sup>nd</sup> Streets. It is also an important utility access for the residents on Princess Street and the Maddox House side of 7<sup>th</sup> Avenue. I cycle for transportation and recreation and this alley is one of my main routes out of the neighbourhood.

The topography of this part of Glenbrook North means that Maddox House and its adjacent neighbours on that side of 7<sup>th</sup> Avenue, are higher than the homes on our side of 1<sup>st</sup> Street so that people in the yard or in the home can readily look over our fence into our back yard or, as we discovered due to a group of very noisy former tenants, share their music and conversation frequently to the detriment of our quiet enjoyment of our home and yard.

3. **Streetscape character:** As noted above the streets in this part of Glenbrook North are narrow with the intersection of 1<sup>st</sup> Street and 7<sup>th</sup> Avenue marked by a landscaped traffic circle. The streets are flanked by grass boulevards, street trees of varying ages and sidewalks. Both streets are heavily used for on street parking by residents, guests, trades and delivery vehicles and overflow from parks and schools. Traffic speeds on the streets is often faster than what is safe for the roads and local users.

Glenbrook North is a great neighbourhood to live in, but it has some significant challenges around traffic and parking because the roads were designed for a time when people owned only one car and traffic was significantly lower. And these are my main concerns with the proposal to construct two more dwelling units on the Maddox House lot for a total of 4 residential units (we worry that the two new units will eventually have suites added to them).

Currently the Maddox House has two off street parking spaces which have not been sufficient for the families that have tenanted the two units on the property since it was sold by the last owner-resident. When we first moved into this neighbourhood the second dwelling was a grandparent suite connected to the main part of the house and there was little impact on street parking and traffic. Since those owner residents sold the property the two units have typically housed two separate families which resulted in more cars and traffic.

I feel strongly that 4 off-street parking units for 4 residences will be insufficient and there will be significant additional demand for on-street parking on 1<sup>st</sup> Street and 7<sup>th</sup> Avenue. I am particularly sensitive to this issue as I have a small garage and driveway which don't have sufficient capacity for my vehicles which means that I park in front of my home along with my neighbour's tenant. Because of the narrowness of the street, the traffic circle and the excessive speed of drivers my cars have been struck multiple times in hit-and-runs (one of which I am currently in the process of having repaired). In addition to the repeated crashes into my cars, we have observed numerous instances over the years of

the signs and the tree in the 7<sup>th</sup> Avenue traffic circle being damaged by vehicle strikes and even reported one instance to the police when an out of control speeding car crashed into the street tree located in front of the Maddox House after striking the traffic circle.

The possible negative impact of an additional two off-street parking spaces on the alley on my ability to safely cycle along this road for my work commute and recreational trips during the dark, rainy winter months is another concern. If this continues to be the location of the waste and recycling pick up for the property that will only make the situation worse on garbage and recycling days particularly as the number of receptacles doubles from 4-8.

Storm water drainage is often a challenge in our neighbourhood as the pipes are old and designed for a low density residential community. Living at the intersection of two steep streets often gives us a front row seat to flooding and sewer back-ups which resulted in a significant investment in drainage improvements to protect our home. Since I live downhill from the Maddox House I'm concerned that doubling the impervious area on the lot will increase the speed at which stormwater enters our old sewers and exacerbate the flooding issues with potential negative repercussions for my home.

I'm also concerned about our privacy. Personal Information Removed the location of the proposed duplex which will be situated on a podium above my home giving two new families a clear view into my yard which we use often during the spring and summer to relax and entertain.

I'd also like to comment on the HRA proposal process. It's our understanding that we were supposed to be given 30 days notification of the proposal to consider what input we wished to provide. We received our notification card around October 14<sup>th</sup> so we only had two weeks. Also, the survey on the Maddox House site does not require respondents to provide their address which opens the process for abuse.

To summarize I do not support the approval of the HRA application for the Maddox House, because it will:

1. Increase congestion and conflict by bringing additional traffic and parked vehicles into a neighbourhood with narrow streets, high on-street parking, a problem with speeding cars and heavy vehicle, pedestrian and cyclist traffic for a residential neighbourhood.
2. Negatively impact the privacy of my outdoor living space
3. Negatively impact the safety of my alley cycling route.
4. Negatively impact storm-water and drainage in the neighbourhood.

Sincerely,

1<sup>st</sup> Street  
New Westminster, BC  
V3L 2H3

Mayor and Council  
City of New Westminster  
511 Royal Avenue  
New Westminster, BC V3L 1H9

Dear Mayor and Council:

**Re: Maddox House Heritage Revitalization Agreement (HRA) Application (102 Seventh Avenue).**

Personal Information Removed the street from the Maddox House at 102 7<sup>th</sup> Avenue since December of 2006<sup>th</sup> and I don't support the approval of the Heritage Revitalization Agreement (HRA) application.

I don't support this application for a variety of reasons, many related to the safety of the children and residents in the vicinity:

1. The streets in Glenbrook North are narrow and heavily used for parking by residents, visitors, and workers, etc. Demand for on-street parking is already a concern in the area and during high use periods (e.g school drop-off and pick-up) the street is often impassable. The Maddox House property already has two units and two off-street parking spots; residents need to park their cars on the street. Adding two more units to the property will add to this burden and the apparent plan for 4 off street spaces behind the duplex appears to be impossible given the proximity to the sidewalk and the grade of the lane-way. People drive much too fast along 1<sup>st</sup> street as they try to skip over the rush hour traffic on McBride which is very dangerous particularly when street parking is high. Examples of this are reflected in the 6 times our cars have been side swiped in hit-and-runs over the 14 years we've lived here and the vehicle strike of a Glenbrook student on their way to school a couple years ago.
2. With two schools, a major park and a daycare in the neighbourhood, there are many families walking children along 1<sup>st</sup> street and 7<sup>th</sup> avenue. The pandemic has also increased foot traffic in the area as many people are walking more. The proposed "parking lot" at the back of the duplex adds to the safety risk for these pedestrians. The grade of the laneway is such that it would mean cars would be driving onto the sidewalk to make the angle necessary for use the spot closest to the street. Approving another two units on this lot will result in 8 waste receptacles in the alley on garbage day which will make navigating the alley safely worse. The alley behind the Maddox House is narrow and a very popular route for cyclists, pedestrians, dog walkers and local traffic. Approving another two units on this lot will result in 8 waste receptacles in the alley on garbage day which will make navigating the alley safely worse.
3. Based on its age and architectural character I don't think the Maddox House has any significant historic value as reflected by the City's heritage inventory. If that's the yardstick for heritage status 80% of the homes in the vicinity would qualify. There are a number of homes on 1<sup>st</sup> Street from the Arts and Crafts / Mission tradition more deserving of heritage protection and the City should focus on

them. The family who built the house had no significant historical influence in the City of New Westminster and the only reason the house requires “restoration” is due to the neglect resulting from the current owner’s lack of care.

4. I appreciate the need for more affordable housing in our neighbourhood, however, this will not meet that need. The proposed sale price of these two units is over the million-dollar mark; not an affordable target for young families. The proposed duplex is not in keeping with desired future of this neighbourhood, and what is to prevent the developer from ensuring hook-up and plumbing are added for “future” suites. A single lot with 4 to 6 families is high density and inappropriate for that location. New Westminster already has a process for allowing laneway homes to meet the need for additional housing and an appropriately sized and designed house with greenspace on this lot would be a positive addition. The entire duplex has no greenspace – it is paved for patio or parking lot. This is not in keeping with the City’s Environment and Sustainability stance.

5. From a purely selfish perspective, I’m concerned about our privacy. <sup>Personal Information Removed</sup> with the location of the proposed duplex which will be elevated above my home giving the new residents a commanding view into my yard which we use year-round to relax and entertain. One of the reasons we worked hard to buy a house was to be able to enjoy the extra green space and privacy a single lot provides.

I’d also like to express my disappointment with the HRA proposal process. We were supposed to be given 30 days notification of the proposal so that we had a reasonable amount of time to consider it and provide feedback. We received a tiny notification card around October 14<sup>th</sup> so we only had two weeks and the card was so small we would have missed it if another neighbour hadn’t alerted us to the proposal. There really should be a requirement that a sign be posted on the property as this is effectively a rezoning. Also, the survey on the Maddox House site does not require respondents to provide their address which opens the process for abuse by the proponent and others. How will the City really know if the feedback actually reflects the perspective of residents from the neighbourhood? This developer has no interest in anything other than making money, we who live in the neighbourhood will be left to deal with the consequences and aftermath.

Thank you for your time. I hope that you do not support the HRA proposal on the Maddox House.

Sincerely,

October 29, 2021

Attention: City of New Westminster Planning Dept

RE: 102 7<sup>th</sup> Avenue

I am homeowner <sup>Personal Information Removed</sup> 7<sup>th</sup> Avenue, I am completely against the project. I am surprised the city would even entertain such a development.

This house for many years now has been an area of contention for the surrounding residents, it <sup>Personal Information Removed</sup>. There has been complete disregard for the neighborhood, tenants creating issues within the neighborhood which have been sent to the City in the past with little or no action <sup>Personal Information Removed</sup>. The lack of care for the existing house and property have been repulsive to be kind. A black water swimming pool and fence boards missing, rats, debris all over the lane etc.

<sup>Personal Information Removed</sup> and in doing so leave us with a permanent eye sore and structure that does not fit into the neighborhood. The proposal to jam in as many units as possible in the space under "heritage revitalization" I would hope the city would see through this cash attempt

The location of the house is in one of the busiest corridors, as essentially all students going to Glenbrooke from the Queens Park area or west of 1<sup>st</sup> street come right by that intersection of 1<sup>st</sup> Street and 7<sup>th</sup> Ave, on school days it is extremely busy.

I am not against development in a way that fits into the neighborhood, if the proposal was for a laneway home within the city guidelines, I would not be opposed however a duplex jammed on the back of the lot, under the heritage revitalization is nonsense and should have been stopped before it started down this process.

As well, I only received this notification in the mail a couple weeks ago and in speaking with some neighbours they have received no correspondence, I am not convinced the developer is following the correct process and should there not be sign out front for others not notified as well to provide feedback?

Thank you

<sup>Personal Information Removed</sup>

7<sup>th</sup> Avenue

## Wendee Lang

---

**From:** External-Dev Feedback  
**Sent:** Friday, November 5, 2021 4:01 PM  
**To:** Personal Information Removed  
**Subject:** RE: [EXTERNAL] 102 Seventh Ave

Hello Personal Information Removed

Thank you for your email and for taking the time to send us your comments and concerns about the proposed heritage revitalization agreement application at 102 Seventh Avenue.

We're still in the consultation period for this project. So it is by no means "too late" for you to write-in. Feedback can be submitted directly to the City via the project's [Be Heard New West webpage](#). This webpage is updated regularly with information such as where the project is in the application process and any changes to the proposed design. All feedback received will be summarized and included in a report to Council in the next few months. In advance of Council considering the project's approval, community members also have an opportunity to provide further comments as part of a Public Hearing. A sign will be mounted on the property about three weeks in advance of a Public Hearing, which will provide notice for a broader range of residents. As the project is still quite early in its application review process, the date for the Public Hearing has not yet been scheduled, though it is expected to be early in the new year (between January and March).

A bit of information related to each of your areas of concern is below:

**Vehicle parking spaces** proposed are to the City's standard, and access to them from the lane has been reviewed by our Engineering Department. This property also has great access to alternative transportation options; it is walking distance to many nearby amenities like parks and schools, it is on a greenway (and space for bicycle storage would be provided for each unit of the development), and is close to Sixth Avenue which is a frequent-transit-network road. All of these transit options will hopefully reduce the occupants' need for vehicle use. However, we would be interested to hear if you have specific suggestions about how the design of the parking area could be improved, given your regular use of the lane.

**Garbage and recycling container number and locations** have not yet been confirmed, due to the preliminary nature of the proposal. However, it is something that has also been flagged by staff for further review. We acknowledge rubbish has been a specific concern at this property and will be exploring revisions to the design of that area before the proposal moves forward to Council.

**Concerns with the notification flyers** are being followed up on. At this time, the applicant confirmed with the City that 64 flyers were mailed to local residents, advertising the proposal and comment period. That is consistent with the provincial standard to notify neighbouring properties within 100 meters of the site. Knowing that the range for flyers may not have included all interested neighbours, the applicant has also reached out to the Glenbrooke North Residents Association. Additionally, as mentioned above, a sign will be posted on the site in the new year, in advance of the Public Hearing for the project, which should bring greater awareness of the proposed application and how to provide feedback.

**Restoration and maintenance** are an important component of heritage revitalization agreement proposals like this one. Should the application be approved, the house would be legally bound to a maintenance plan in future (which is included in the bylaw and listed on the property's title). [Click here](#) to view the current draft of the Heritage Conservation and Maintenance Plan. The plan was reviewed by our [Community Heritage Commission](#) on October 6<sup>th</sup> ([item 5.2 of the agenda](#)). Notably, it's part of the plan for the vines and other vegetation to be removed from the heritage features of the house, and they would be repaired.



**Comments on height, massing, and design** of the duplex is exactly the kind of feedback we are seeking through the community consultation program for this application. Thank you for providing your comments, and please feel free to provide more/other specific examples or suggestions for potential improvements.

Don't hesitate to reach out should you have more questions, or to be connected with the project's Planning file manager.

Kind regards,

🏛️ City of New Westminster

511 Royal Avenue, New Westminster, BC V3L 1H9

[www.newwestcity.ca](http://www.newwestcity.ca)

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**From:** Personal Information Removed

**Sent:** Sunday, October 31, 2021 10:47 AM

**To:** External-Dev Feedback <devfeedback@newwestcity.ca>

**Cc:** Jonathan Cote <jcote@newwestcity.ca>; Chinu Das <cdas@newwestcity.ca>; Patrick Johnstone <pjohnstone@newwestcity.ca>; Jaimie McEvoy <jmcevoy@newwestcity.ca>; Nadine Nakagawa <nnakagawa@newwestcity.ca>; Chuck Puchmayr <cpuchmayr@newwestcity.ca>; Mary Trentadue <mtrentadue@newwestcity.ca>

**Subject:** [EXTERNAL] 102 Seventh Ave

**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.

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Hello,

I can only hope this is not a done deal and asking for citizen input is not mere window dressing.

Unfortunately I was unable to attend the October 29<sup>th</sup> Zoom meeting; however, I learned from neighbours who did, several disturbing things:

**Parking** is an issue in the narrow back lane at the best of times. When a household has more cars than parking spaces off the lane, they park in the lane, especially the 7<sup>th</sup> Avenue side because of the steep grade to the street. When this happens it is almost impossible for me to park my car in my garage and my garage is set back even further than the City required. The proposed plan has 4 parking spaces for the duplex AND the heritage home. If each of the households has two cars then the parking needs to be upped to 8 spaces. Otherwise, it inevitably they will start parking in the lane. And I know from experience it is useless to complain to the City about people parking in the lane – I've done it and nothing was done, no one was ever ticketed. For this alone I say NO to the proposal.

**Garbage and other bins will be 12** in the lane for this proposal. Where are they going to put them? The only place I can see on the plan is right in front of the parking spaces. This is not going to work. Again from experience, for me to put my bins the required distance from a fence and not to block the lane I have to put them in front of my garage entrance which render it useless for that day. I ask again, where are the bins going to go? No one in the heritage home or the duplex is going to agree to lose the use of their one parking space for the day. Or they will be parking in the lane.

**Not everyone received the notification.** Apparently not everyone in the affected area received the card notifying of the project and the various links, so haven't had the opportunity to voice their opinion.

Looking at the Maddock House website there is a disconnect from the reality I've witnessed. <sup>Personal Information Removed</sup>  
. For months the carport was a disgusting biohazard of toxic materials and garbage. Despite several calls to the City to complain nothing was done for months and months. The house roof had so much ivy growing on it that the "heritage" exterior chimney deteriorated. There never seemed to be any work to maintain the exterior.

The whole proposal looks very one sided. **Personal Information Removed**  
in the cloak of heritage revitalization to get a huge variance to put in a very large duplex, which will impact the current neighbours negatively. The revitalization on the proposal – painting, replacing a few windows, repairing the chimney, removing a 1960's external stairway – **Personal Information Removed**

. If the City approves this proposal we in the neighbourhood lose and the owner wins. And wins big financially and we all pay the cost in a diminished quality of life in our neighbourhood.

Additionally, the proposal just out and out lies. It says "duplex design does not distract from prominence and character of the Maddock House". Just looking at the elevation it is obvious the duplex does distract from the prominence and character of the house. The roofline of the duplex is level with the Maddock House roofline and the mass is the same so the duplex competes visually and diminishes the Maddock House. A sympathetic laneway house with smaller massing and height would not distract, this monster house with a few Tudor details does. So I find the proposal claim disingenuous.

Thank you for your time in reading my comments on proposal for 102 Seventh.

**Personal Information Removed**

## Wendee Lang

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**From:** External-Dev Feedback  
**Sent:** Friday, November 5, 2021 4:40 PM  
**To:** Personal Information Removed  
**Subject:** RE: [EXTERNAL] 102 Seventh Ave Project - feedback

Good afternoon,

Thank you <sup>Personal Information Removed</sup> for sending in your comments in support for the proposed project at 102 Seventh Avenue and sharing your personal thoughts on the neighbourhood. All feedback received about the proposed project will be summarized and included in a report to Council as part of their consideration.

For more information and to keep up to date about the project please visit <https://www.beheardnewwest.ca/102-seventh-ave>

Yours truly,

 City of New Westminster

511 Royal Avenue, New Westminster, BC V3L 1H9

[www.newwestcity.ca](http://www.newwestcity.ca)

**From:** Personal Information Removed  
**Sent:** Wednesday, November 3, 2021 11:10 AM  
**To:** External-Dev Feedback <devfeedback@newwestcity.ca>  
**Subject:** [EXTERNAL] 102 Seventh Ave Project - feedback

**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.

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Hello and good morning,

I am writing to provide feedback on the proposed project at 102 Seventh Avenue (<https://www.beheardnewwest.ca/102-seventh-ave>).

I have lived in the neighbourhood for many years and the house has always stuck out as a unique piece of architecture. In 2021 we need to look at new opportunities to densify and provide more housing for current and future community members. Keeping the unique structure and adding a duplex is an excellent way to do this. The plans presented for this project are well-developed and provide a thorough explanation of any current zoning amendments.

**Please accept this email as my support for this project** and I am looking forward to the continued growth and diversity of housing options in my neighbourhood of Glenbrooke North.

Thank you,  
Personal Information Removed

18 Smokey Smith Place  
New Westminster, BC  
Personal Information Removed

## Wendee Lang

---

**From:** External-Dev Feedback  
**Sent:** Friday, November 5, 2021 4:46 PM  
**To:** Personal Information Removed  
**Subject:** RE: [EXTERNAL] Maddock House 102 7th Avenue New Westminster

Thank you <sup>Personal Information Removed</sup> for your email and for taking the time to send us your comments and concerns about the proposed heritage revitalization agreement application at 102 Seventh Avenue. All feedback received about this project will be summarized and included in a report to Council in the next few months. You will also be able to provide feedback to Council at the project's Public Hearing, before Council considers approving the project. However, we do not publically include commentary about a particular individual, including the property owner. Are you able to resend your feedback without the sentence concerning the actions of the property owner? If not, please be aware we will include the original email but redact this line.

I am happy to address a few of the concerns you've raised in your email. This project is an example of "infill" housing, which is housing that is designed to fit into an established neighbourhood while gently increasing its overall density. The City encourages different types of infill housing across New Westminster, on average-sized lots, in order to make our neighbourhoods more accessible to those for whom single-family houses are not appropriate or affordable. We are asking for your feedback on this project to understand how you feel about the design, privacy, and other elements that have been proposed to help the project integrate into the neighbourhood.

One of the concerns that I am hearing from you is around the safety of parents and students who travel along Seventh Avenue and First Street on their way to school. While the proposed design has been reviewed by our Engineering Department, hearing this concern from the community, the project will receive additional review of its transportation impacts, as pedestrian safety is paramount to us. To clarify, no additional vehicle crossings have been proposed on Seventh Avenue, which we know is a busy bikeway used by families, or First Street. The sidewalks on both of these streets would remain intact. Should you have specific suggestions about potential improvements that could be made to the design of the parking area, we would be interested in them.

Lastly, the duplex units are proposed to be stratified, allowing for separate sale. However, the secondary suite in the heritage house would be retained, ensuring it remains as a rental unit. The inclusion of stratified units both supports more diversity in the housing spectrum in the neighbourhood, while also providing some funds for the restoration work needed on the heritage house. Also, regarding the proposed separation distance between the heritage house and duplex, you are absolutely correct in that this separation is important for safety and livability, and a minimum distance of 4ft should be achieved by all projects in the City. The proposed project complies with this regulation.

Yours truly,  
City of New Westminster  
511 Royal Avenue, New Westminster, BC V3L 1H9 [www.newwestcity.ca](http://www.newwestcity.ca)

-----Original Message-----

**From:** Personal Information Removed  
**Sent:** Thursday, October 28, 2021 7:57 PM  
**To:** External-Dev Feedback <[devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)>  
**Subject:** [EXTERNAL] Maddock House 102 7th Avenue New Westminster

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.

As a longtime resident on this block, I would like to declare that I am against this duplex development. I am not against added density but this seems to be shoehorning a large structure into an average city lot.

Personal Information Removed

The complaints have been documented with the city. The house is often overgrown and the gates or fence open with an unsecured pool in the back yard.

As we are located near a school, the traffic and parking is heavy at times. Both ends of our lane have many students and families crossing. Added parking spaces at the end of the block are not safe.

It does not say in the plans that I can see whether these are market houses or rentals. I suspect that these are market houses that the owner wants to flip

Personal Information Removed

We recently added a new garage and had to follow the rules and have 4 feet between our structure and a fence let alone another dwelling. I think that there should be reasonable adjustments to the building separation but less than 3 feet seems unreasonable.

Personal Information Removed

## Wendee Lang

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**From:** External-Dev Feedback  
**Sent:** Friday, November 5, 2021 3:52 PM  
**To:** Personal Information Removed  
**Subject:** RE: Proposed Heritage Revitalization Agreement for 102 Seventh Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

I am writing to confirm receipt of your correspondence. In addition to Mayor and Council, it has been forwarded to the Director of Climate Action, Planning and Development.

All such feedback will be summarized and included in a report to Council in the next few months. In advance of Council considering the project's approval, you will also have an opportunity to provide further comments, if you wish, as part of a Public Hearing.

For more information and to keep up to date about the project please visit <https://www.beheardnewwest.ca/102-seventh-ave>.

Yours truly,

 City of New Westminster

511 Royal Avenue, New Westminster, BC V3L 1H9

[www.newwestcity.ca](http://www.newwestcity.ca)

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**From:** Personal Information Removed  
**Sent:** Thursday, November 4, 2021 1:32 PM  
**To:** External-Dev Feedback <devfeedback@newwestcity.ca>  
**Subject:** [EXTERNAL] RE: Proposed Heritage Revitalization Agreement for 102 Seventh Avenue

**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.

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Dear Mayor and Council,

My family lives in downtown New Westminster. I write to express my support for the proposed heritage revitalization of the Maddock House, subdivision of the property and addition of a duplex.

Having resided in this area, I am pleased to see increasing growth and development in this area. I am excited at the prospect that more people can experience and enjoy being a part of this community.

In my view, increasing the supply of housing helps to create more affordable homes. This is so important for young families, and a fantastic way to increase vibrancy and diversity in New Westminster.

Thank you for the opportunity to offer my support.

Sincerely,

Personal Information Removed



## Wendee Lang

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**From:** External-Dev Feedback  
**Sent:** Friday, November 12, 2021 10:04 AM  
**To:** Personal Information Removed  
**Subject:** RE: Proposed Heritage Revitalization Agreement for 102 Seventh Avenue

Good morning Personal Information Removed

I am writing to confirm receipt of your correspondence. In addition to Mayor and Council, it has been forwarded to the Director of Climate Action, Planning and Development.

All such feedback will be summarized and included in a report to Council in the next few months. In advance of Council considering the project's approval, you will also have an opportunity to provide further comments, if you wish, as part of a Public Hearing.

For more information and to keep up to date about the project please visit <https://www.beheardnewwest.ca/102-seventh-ave>.

Yours truly,

 City of New Westminster

511 Royal Avenue, New Westminster, BC V3L 1H9

[www.newwestcity.ca](http://www.newwestcity.ca)

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**From:** karey Dow <karey\_10@hotmail.com>  
**Sent:** Tuesday, November 9, 2021 7:08 PM  
**To:** External-Dev Feedback <devfeedback@newwestcity.ca>  
**Subject:** [EXTERNAL] Proposed Heritage Revitalization Agreement for 102 Seventh Avenue

**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, Council and City Staff,

I am a resident of the Quayside neighbourhood in New Westminster. I am writing in support of the proposed heritage revitalization of the Maddock House, subdivision of the property and addition of a duplex.

The duplex will provide a housing type that is needed in this community and fits well within the neighbourhood. I also support the retention of the existing rental suite in the heritage home. This type of gentle density is how we can preserve the character of mature neighbourhoods but adapt them to the needs of the community.

I am supportive of the work being done to restore and preserve the Maddock House and think this unique home should be saved.

I hope you will support this application.

Regards,

Personal Information Removed

## Wendee Lang

---

**From:** External-Post Master - Pln  
**Sent:** Wednesday, November 3, 2021 10:24 AM  
**To:** Wendee Lang  
**Cc:** Emilie Adin  
**Subject:** FW: Opposition to proposed development 102 Seventh Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

More Mayor Mail RE: 102 Seventh Av

Thanks,  
Adrian

-----Original Message-----

**From:** Personal Information Removed  
**Sent:** October 29, 2021 5:44 PM  
**To:** Jonathan Cote <jcote@newwestcity.ca>  
**Cc:** External-Post Master - Pln <plnpost@newwestcity.ca>  
**Subject:** [EXTERNAL] Opposition to proposed development 102 Seventh Avenue

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.

Hello

My name is Personal Information Removed and I live at Personal Information Removed Seventh Avenue.

I would like to submit my feedback on the proposed redevelopment and Heritage Revitalization of 102 Seventh Avenue. I did not receive any notification of the proposal from the developer and have only been made aware of the proposal through a conversation with neighbours yesterday.

I have since been forwarded the information through an email chain that included the plans submitted by the developer. I hope I am not too late to have my concerns heard.

I have lived at Personal Information Removed Seventh Avenue for 27 years and have watched my neighbourhood change and increase in density. Some for the betterment of the community. But most seems to be for the profit of the developers. I am well aware of the OCP and that Glenbrook North is a target for increased density and affordable family housing, and I agree there is a need for this. But I don't agree that creating two very small lots that will house two duplexes and a house with an ensuite (basically housing for four families where there once was one) is right. I also do not believe these duplexes will be sold as "affordable".

I am concerned about the additional parking problems and traffic this will generate and I do not think it is for the betterment of my neighbourhood or those young families look for an affordable home. I can not help but think that many developers using the Heritage Revitalization Agreement as means to get around zoning by laws or ask for relaxations of the rules set out by the city.

As I have said, I hope I am not too late to be heard. I must confess I do not have a lot of faith in City Hall listening to the residents and taxpayers in opposition of a development-it would seem these things go through regardless of public outcry.

I look forward to hearing from your office in response to my concerns.

Sincerely

Personal Information Removed

## Wendee Lang

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**From:** External-Dev Feedback  
**Sent:** Thursday, January 13, 2022 10:13 AM  
**To:** Personal Information Removed  
**Subject:** RE: Maddock House

Good Morning Personal Information Removed

I am writing to confirm receipt of your correspondence. In addition to Mayor and Council, it has been forwarded to the Director of Climate Action, Planning and Development.

All such feedback will be summarized and included in a report to Council in the next couple of months. In advance of Council considering the project's approval, you will also have an opportunity to provide further comments, if you wish, as part of a Public Hearing.

For more information and to keep up to date about the project please visit <https://www.beheardnewwest.ca/102-seventh-ave>.

Yours truly,

 City of New Westminster  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

**Wendee Lang** | Planning Analyst, Climate Action, Planning and Development  
**C** 604.240.6386 | **E** [wlang@newwestcity.ca](mailto:wlang@newwestcity.ca)

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*We recognise and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.*

**From:** Personal Information Removed  
**Sent:** January 7, 2022 9:09 PM  
**To:** External-Dev Feedback <devfeedback@newwestcity.ca>  
**Subject:** [EXTERNAL] Maddock House

Dear Mayor and Council,

I am a homeowner in the Glenbrooke North neighborhood of New Westminster. (Personal Information Removed Eighth Ave). I am writing in support of the proposed heritage revitalization of the Maddock House (102 Seventh Avenue), subdivision of the property and addition of a duplex. This neighborhood is in need of more

diversity in housing options to meet the needs of the community. The area is well served by amenities and transit options making it ideal for young families and seniors – both of which are underserved by the current single family homes in the area. It is simply not realistic to assume that everyone can afford a single family home and this duplex and rental suite are providing necessary housing options.

I am happy to see that this proposal retains the neighborhood feel and historic charm of the neighborhood while still adding gentle density.

I hope you will support this proposal since it serves the needs of not only the current residents of Glenbrooke North, but those hoping to move to this neighborhood.

Sincerely,

Personal Information Removed

Eighth Ave New Westminster

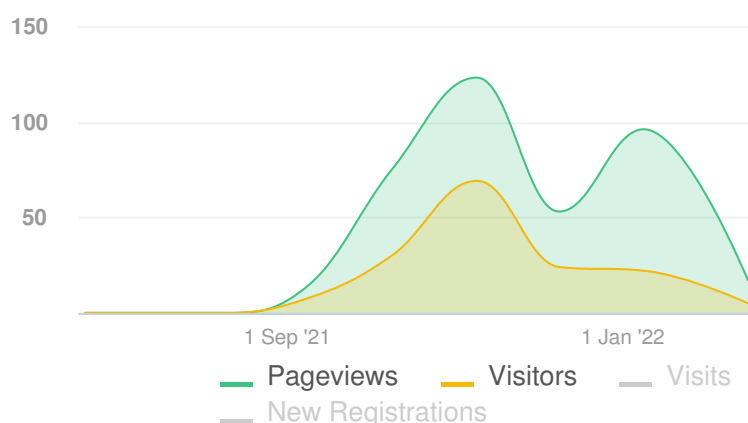
# Project Report

29 October 2020 - 08 February 2022

## Be Heard New West City 102 Seventh Avenue



### Visitors Summary

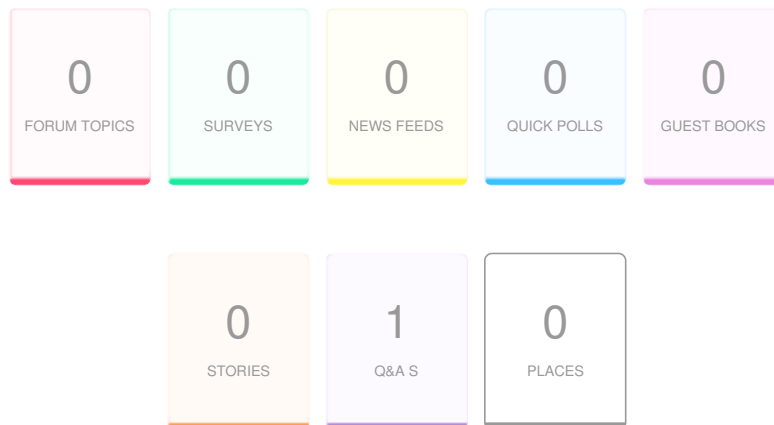


### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
196	10	
NEW REGISTRATIONS		
5		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
7	34	106

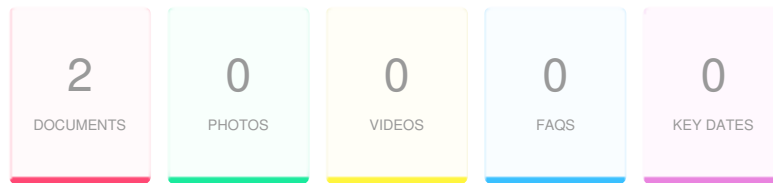
Aware Participants	106	Engaged Participants	7		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	106				
Informed Participants	34	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
		Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	27	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	2	5	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	26				
Contributed to a tool (engaged)	7				

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 102 Seventh Avenue	Published	8	2	5	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	102 Seventh Avenue - Drawing Package - September 21, 2021	24	40
Document	102 Seventh Avenue - Report to Council - September 13 2021.pdf	6	13



## QANDA

### Ask a Question about 102 Seventh Avenue

Visitors <b>8</b>	Contributors <b>7</b>	CONTRIBUTIONS <b>7</b>
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<div><div>Q</div><div><div>newest</div><div>04 October 21</div></div></div> <div>Good project</div>
<div><div>A</div><div><div>Privately Answered</div></div></div> <div>Thank you for your comment. A copy has been provided to the project planner for their information.</div>

## QANDA

### Ask a Question about 102 Seventh Avenue

Q

Personal Information Removed

25 October 21

Why a duplex and not a laneway house? Is it correct that the proposal calls for 4 parking spaces on site if each residence has parking? How is the Maddock house heritage maintained if it has no yard space and a duplex crammed beside it?

A

Publicly Answered

Why a duplex and not a laneway house? This project proposes a variety of community benefits in exchange for a small amount of additional density and the ability to build a duplex. Some of these benefits include legal protection of the heritage house and its restoration and maintenance, which would allow it to continue to tell its story over the years to come. This project also proposes to keep the existing secondary suite in the heritage house and build family-friendly duplex units, both of which would help create more housing choices in the community for those who are not able to access a single family home. One additional benefit is that the proposal would retain all of the property's trees. If the property owner chose to simply build a laneway house, the community would not have access to these additional benefits. Is it correct that the proposal calls for 4 parking spaces on site if each residence has parking? Yes, that is correct. The project proposes four parking spaces, located at the rear of the site and accessed via the lane. The proposed parking complies with the Zoning Bylaw requirements. How is the Maddock house heritage maintained if it has no yard space and a duplex crammed beside it? The project proposes to restore the Maddock house through minor repairs to the building, which will be overseen by a heritage professional. The project also proposes to keep the house in its original location and to retain the English-style front garden with its mature trees. The project's heritage consultant found that this front garden helps give the property its English country home character, which adds to the property's heritage. More information on the property's heritage value and planned restoration can be found on the project website ([maddockhouse.ca](http://maddockhouse.ca)). In terms of outdoor space, the project proposes that residents of the heritage house have access to the large front yard as well as patio areas to the west of the heritage building. This will allow residents a few different options for how they want to use their outdoor space and exceeds the City's requirements.

## QANDA

### Ask a Question about 102 Seventh Avenue

Q

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26 October 21

I live at 102 Seventh ave. I would like to know why they would be able to change the zoning from single to multiple family in the guise of a heritage revitalization plan . Is the city of New Westminster planning to change the zoning in the neighbourhood or just for certain people

A

Publicly Answered

For this project, the property owner has approached the City with a proposal that asks for the ability to build a duplex, in exchange for a few different community benefits. This type of proposal is called a Heritage Revitalization Agreement. One of the most important things that the City is considering with regard to this proposal are the meanings and values of the existing building and whether or not it is appropriate to be protected as a heritage building. Heritage protection provides benefit to the community by ensuring that the story told by the building can be heard for many years to come. The house at 102 Seventh Avenue is a snapshot in time and tells a story about a particular type of historic design, the significant Tudor Revival style. The house also helps tell the story of the working class people who helped build community in Glenbrooke North. Another important consideration as part of this proposal, is how the proposed duplex would fit into the neighbourhood and align with the Official Community Plan (OCP). The OCP was developed in close collaboration with members of the community. For this particular property, the Plan allows single family homes with suites and laneway houses, as well as duplexes. A single family home typically contains space for two families: one in the main part of the house, and one in the secondary suite. The duplex similarly would provide space for two families, but instead of living above and below, they would live side-by-side. As this duplex proposes to locate its bedrooms on the second floor, it is more family-friendly than a secondary suite, and could provide an important housing option in the neighbourhood to those who cannot afford a single family home. The City is also considering the other benefits of the proposal, such as the retention of the secondary suite in the heritage house and the protection of the property's trees. These benefits are being weighed against the owner's request for permission to build a duplex. The project is very specific to this particular property. If approved, it would not set a precedence for other properties in the neighbourhood.

## QANDA

### Ask a Question about 102 Seventh Avenue

Q

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26 October 21

How is a property, that has been let fall into such disrepair since purchase, allowed to apply for rezoning for a duplex, that will fill the lot, and has nothing to do with heritage revitalization? Is the city planning on rezoning our neighbourhood to no longer being single family dwellings? **Personal Information Removed**

Please check out the number of bylaw infractions for this address. Interesting no infractions with previous owners who kept the place immaculate. **Personal Information Removed**

A

Publicly Answered

For this project, the property owner has approached the City with a proposal that asks for the ability to build a duplex, which would be a non-financial benefit, in exchange for a few different community benefits. This type of proposal is called a Heritage Revitalization Agreement, which is different from a rezoning. There are a few different things the City thinks about when considering these types of applications. One of the most important things that the City is considering with regard to this proposal are the meanings and values of the existing building and whether or not it is appropriate to be protected as a heritage building. Heritage protection provides benefit to the community by ensuring that the story told by the building can be heard for many years to come. The house at 102 Seventh Avenue is a snapshot in time and tells a story about a particular type of historic design, the significant Tudor Revival style. The house also helps tell the story of the working class people who helped build community in Glenbrooke North. The City is also considering the current condition of the building and the project's proposed plan for its restoration. If this project were approved, the property owner would be required to restore the heritage house before being allowed to construct the duplex. As keeping the building in good condition is key to allowing it to tell its story over time, the property owner would also be required by law to maintain and upkeep the building, which would help avoid future infractions. Another important consideration as part of this proposal, is how the proposed duplex would fit into the neighbourhood and align with the Official Community Plan. The Official Community Plan was developed in close collaboration with members of the community. For this particular property, the Plan allows single family homes with suites and laneway houses, as well as duplexes. A single family home typically contains space for two families: one in the main part of the house, and one in the secondary suite. The duplex similarly would provide space for two families, but instead of living above and below, they would live side-by-side. As this duplex proposes to locate its bedrooms on the second floor, it is more family-friendly than a secondary suite, and could provide an important housing option in the neighbourhood to those who cannot afford a single family home. The City is also considering the other benefits of the proposal, such as the retention of the secondary suite in the heritage house and the protection of the property's trees. These benefits are being weighed against the owner's request for permission to build a duplex. The project is very specific to this particular property. If approved, it would not set a precedence for other properties in the neighbourhood.

## QANDA

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Q

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31 October 21

I can only hope this is not a done deal and asking for citizen input is not mere window dressing. Unfortunately I was unable to attend the October 29th Zoom meeting; however, I learned from neighbours who did, several disturbing things: Parking is an issue in the narrow back lane at the best of times. When a household has more cars than parking spaces off the lane, they park in the lane, especially the 7th Avenue side because of the steep grade to the street. When this happens it is almost impossible for me to park my car in my garage and my garage is set back even further than the City required. The proposed plan has 4 parking spaces for the duplex AND the heritage home. If each of the households has two cars then the parking needs to be upped to 8 spaces. Otherwise, it inevitably they will start parking in the lane. And I know from experience it is useless to complain to the City about people parking in the lane – I’ve done it and nothing was done, no one was ever ticketed. For this alone I say NO to the proposal. Garbage and other bins will be 12 in the lane for this proposal. Where are they going to put them? The only place I can see on the plan is right in front of the parking spaces. This is not going to work. Again from experience, for me to put my bins the required distance from a fence and not to block the lane I have to put them in front of my garage entrance which renders it useless for that day. I ask again, where are the bins going to go? No one in the heritage home or the duplex is going to agree to lose the use of their one parking space for the day. Or they will be parking in the lane. Not everyone received the notification. Apparently not everyone in the affected area received the card notifying of the project and the various links, so haven’t had the opportunity to voice their opinion. Looking at the Maddock House website there is a disconnect from the reality I’ve witnessed. **Personal Information Removed**

For months the carport was a disgusting biohazard of toxic materials and garbage. Despite several calls to the City to complain nothing was done for months and months. The house roof had so much ivy growing on it that the “heritage” exterior chimney deteriorated. There never seemed to be any work to maintain the exterior. The whole proposal looks very one sided. **Personal Information Removed**

heritage revitalization to get a huge variance to put in a very large duplex, which will impact the current neighbours negatively. The revitalization on the proposal – painting, replacing a few windows, repairing the chimney, removing a 1960’s external stairway – **Personal Information Removed**

. If the City approves this proposal we in the neighbourhood lose and the owner wins. And wins big financially and we all pay the cost in a diminished quality of life in our neighbourhood. Additionally, the proposal is not credible. It says “duplex design does not distract from prominence and character of the Maddock House”. Just looking at the elevation it is obvious the duplex does distract from the prominence and character of the house. The roofline of the duplex is level with the Maddock House roofline and the mass is the same so the duplex competes visually and diminishes the Maddock House. A sympathetic laneway house with smaller massing and height would not distract, this monster house with a few Tudor details does. As well calling the front yard an English-style garden is a fantasy. So I find the proposal claims disingenuous at best.

A

Privately Answered

Thank you for sending in your comments about the proposed HRA project at 102 Seventh Avenue. All such feedback will be summarized and included in a report to Council in the next few months. In advance of Council considering the project’s approval, you will also have an opportunity to provide further comments, if you wish, as part of a Public Hearing. For more information and to keep up to date about the project please visit this website: <https://www.beheardnewwest.ca/102-seventh-ave>.

October 29, 2021

Attention: City of New Westminster Planning Dept

RE: 102 7<sup>th</sup> Avenue

I am homeowner at 7<sup>th</sup> Avenue, I am completely against the project. I am surprised the city would even entertain such a development.

This house for many years now has been an area of contention for the surrounding residents, with little regard to the neighborhood. Personal Information Removed issues within the neighborhood which have been sent to the City in the past with little or no action. There has been a complete lack of care for the existing house, property, we have had black water swimming pool and fence boards missing, rats, debris all over the lane etc.

Now, the proposal and sudden historical revitalization of the property is a complete turn and seems to be more focused on developing a multi-unit building, and in doing so leave us with a permanent eye sore and structure that does not fit into the neighborhood and has a significant safety concern.

The location of the house is in one of the busiest corridors, as essentially all students going to Glenbrooke from the Queens Park area or west of 1<sup>st</sup> street come right by that intersection of 1<sup>st</sup> Street and 7<sup>th</sup> Ave, on school days it is extremely busy.

I am not against development in a way that fits into the neighborhood, if the proposal was for a laneway home within the city guidelines, I would not be opposed however a duplex jammed on the back of the lot, under the heritage revitalization is nonsense and should have been stopped before it started down this process.

As well, I only received this notification in the mail a couple weeks ago and in speaking with some neighbours they have received no correspondence, I am not convinced the developer is following the correct process and should there not be sign out front for others not notified as well to provide feedback?

Thank you

Personal Information Removed

7<sup>th</sup> Avenue