



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 3/29/2021

From: Emilie K Adin, MCIP **File:** HER00791
 Director of Development Services

Item #: 76/2021

Subject: **1324 Nanaimo Street: Heritage Revitalization Agreement - Preliminary Report**

RECOMMENDATION

***THAT** Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 1324 Nanaimo Street, as outlined in the “Consultation and Review Process” Section of this report.*

EXECUTIVE SUMMARY

An application has been received for a Heritage Revitalization Agreement (HRA) at 1324 Nanaimo Street, a corner lot in the West End neighbourhood. The HRA proposes subdivision of the property creating one “small lot” roughly 4,315 sq. ft. (401 sq. m.) in size and one “compact” sized lot of roughly 3,326 sq. ft. (309 sq. m.). The existing 1944 house facing Nanaimo Street would remain in place on the small lot, although the garage/sundeck addition would be removed. A new house would be built at the rear, on the compact sized lot, facing Fourteenth Street. The heritage house would be larger than otherwise permitted with a density of 0.71 floor space ratio (FSR) and the new house would meet the zoning bylaw maximum of 0.51 FSR for Step Code Level 3 houses. Both houses would include legal secondary suites.

Zoning Bylaw relaxations are proposed to allow smaller lot size for both parcels. Density and off-street parking space size relaxations would also be required for the heritage house, and some massing, setback and accessory area relaxations would be required for the new house. These relaxations are considered reasonable in the context of the heritage value of the

1940s house and based on relaxations provided through similar recent HRAs. In exchange for the development, restoration work would be conducted on the 1940s house, which would be legally protected with a Heritage Designation Bylaw, and listed on the City's Heritage Register.

BACKGROUND

Policy and Regulations

The application is consistent with the property's Official Community Plan (OCP) land use designation of "Residential Detached and Semi-Detached Housing". The proposal is not consistent with the property's zoning (NR-1), so a rezoning or Heritage Revitalization Agreement (HRA) is required. Because the proposal includes restoration and protection of a heritage asset, an HRA is the appropriate tool to use for this application. In exchange for Heritage Designation of the site, relaxation of the minimum lot size can be considered, per the City's *Policy for the Use of HRAs*. Further information on the policy and regulatory context of this application is available in **Attachment 1**.

Site Characteristics and Context

The subject property is 7,641 sq.ft. (709.8 sq.m.). It is located on the corner of Nanaimo Street and Fourteenth Street in the West End neighbourhood, an area of single-detached dwellings. The property is located three blocks east of Lord Tweedsmuir Elementary School, two blocks west of the Twelfth Street commercial area, and four blocks west of Moody Park (playground, sports field, seniors and youth centres, etc.). A site context map and aerial image is provided below:



Figure 1: Site Context Map, with 1324 Nanaimo Street highlighted in blue

Proximity to Transit Service and Other Sustainable Transportation Options

Both Nanaimo and Fourteenth Street are designated as local roads. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection. The Seventh Avenue Greenway is one block away. Transit service is proximate, as shown in the table below:

Table 1: Site Proximity to Transit Service

Transit Facility	Frequency	Distance
Bus Service #105 / 155	Approximately 20 minutes	76 m. (250 ft.) to the bus stop located at Sixth Ave frequent transit network (FTN)
Bus Service #112	Approximately 15 minutes	275 m. (902 ft.) to the bus stop located at Sixth Ave frequent transit network (FTN)

Heritage Value

The Statement of Significance indicates that the house has social, cultural, and aesthetic value. The Claude and Ruth Larsen house is a side-gabled bungalow with an intersecting gable above an arched entrance. This house is an example of war-time construction in a working-class neighbourhood. It is important as one of three surviving WWII bungalows on this street. The building is considered a good example of the English revival style, and has been well maintained. The majority of the original windows are intact, and only minor restoration is needed. Below are photographs of the building:



Figure 2: Current photographs of the house, provided by the project's heritage consultant

PROJECT DESCRIPTION

Project Overview

The proposal is to allow subdivision of a 7,641 sq. ft. (709 sq. m.) corner property into two new lots of approximately 4,315 sq. ft. and 3,326 sq. ft. (401 sq. m. and 309 sq. m.) in size. The existing 1944 house facing Nanaimo Street would remain in place, and the rear garage/sundeck, added in 1956, would be removed. A new house would be built on the newly created lot at the rear, facing Fourteenth Street. Both houses would contain secondary suites, and each unit would have private outdoor space. A draft site plan and drawings are included in **Attachment 2**.

The existing house is approximately 3,069 sq. ft. (285 sq. m.) and includes four bedrooms plus a den, and a one bedroom basement suite of roughly 873 sq. ft. (81 sq. m.). The existing basement suite would be authorized as part of the application. The FSR after subdivision would be 0.71. The proposal indicates two compact vehicle parking spaces in the side yard of the heritage house, with bicycle parking accommodated under the new sundeck.

The new house would be approximately 1,687 sq. ft. (157 sq. m.), with three bedrooms in the upper unit, and a two bedroom basement suite, with a total FSR of 0.51. Vehicle parking would include one parking pad and one detached garage, accessed from either Fourteenth Street or the rear lane, as determined through the development review process. Bicycle parking would be accommodated in the new garage.

Tenant Plan

Both units in the heritage house currently have long term tenants. It is expected that the renovations and restoration work on the heritage house would be completed without requiring the tenants to vacate the units. It is the intent of the owners to live in the new house, and to rent the secondary suite, and both units in the heritage house. See the applicants' design rationale letter in **Attachment 3**.

Tree Retention

The three mature trees at the front of the property would be protected. Three laurels along the rear of the property would be removed, to permit the lane to be widened and replacements planted on site, to City standards. The project's architect worked on preliminary plans with staff that led to a compact building footprint and allowed the retention of the Katsura tree, visible on the corner of Fourteenth Street and the lane.

DISCUSSION

Overall Evaluation

Six Zoning Bylaw relaxations are proposed: lot size for both the heritage house and new house; density and off-street parking for the heritage house; and additional minor zoning relaxations for the new house (80% upper floor limit, front yard setback, detached accessory area).

Each relaxation is discussed in the following sections. These relaxations are considered reasonable in the context of:

- a. Consistency with the City's Policy on the Use of HRAs and recent similar HRAs,
- b. The proposed private benefits are balanced with the community benefit related to the restoration work and long term legal protection of the heritage house, and
- c. The provision of ground-oriented, three bedroom units with outdoor space, which supports the City's Official Community Plan policies to encourage development of more family-friendly housing.

Increased Density

The heritage house is proposed to have 0.71 floor space ratio (FSR), which is comparable to previous similar HRAs. The new house is proposed to have 0.51 FSR. A comparison of other small lot subdivision HRA densities is provided in **Attachment 5**.

Staff considers the density reasonable, as all additional density would be for the heritage house site, with no setback, site coverage, or height related relaxations proposed. The new house would meet the standard site density of 0.51 FSR for Step Code level 3 houses. At less than 1,800 sq. ft. (167 sq. m.), the new house would be small compared to the average size of new houses in the area (i.e. 3000 sq. ft. or 278 sq. m.).

Small and Compact Lot Subdivision

The proposed subdivision would result in one lot consistent with the City's Small Lot zones (such as NR-5), and one lot that would be consistent with the City's Compact Lot zones (such as RT-2D in Queensborough), in regard to site coverage and height requirements. A summary of proposal statistics is available in **Attachment 4**.

Consideration of compact-lot subdivisions is consistent with the City's Policy for the Use of HRAs, and under the heritage program are generally considered reasonable in exchange for protection and restoration of a heritage asset. The small lot size is also consistent with an HRA approved in 2015, less than a block away, resulting in lots under 4,000 sq. ft. (371 sq. m.).

Given the above, the restoration proposed, and that the new house will be relatively compact, these lot sizes are considered reasonable.

Off Street Parking and Lane Access

Under the Zoning Bylaw, two parking spaces are required for each property. The site plan shows two compact parking spaces in the side yard of the heritage house. Preliminary conversation with the City's Transportation Division has indicated a preference to relax the number of parking spaces to achieve one full-sized space, over the two compact spaces. Staff will continue to work with the applicant on parking design as part of reviewing this application.

For the new lot, vehicle parking would include one parking pad and one detached garage. These would be accessed from the rear lane, provided that a lane access of a sufficient width can be achieved. Currently the rear lane is only 8 ft. wide (2.44 m.), and a standard full width lane is 19.69 ft. (6 m.). Staff will continue to explore lane design solutions and alternate access points, such as from Fourteenth Street, through the development review process.

New House Design

The NR-1 zoning district requires that the upper floor of houses be reduced to only 80% of the floor plate of the lower floors. This is intended to reduce the bulk and shadowing of the building. The regulation is most successful where steeply sloping lots would create elevations of three full visible stories. The proposal is for a 100% upper floor plate (the same size as the floor below) in order to accommodate three bedrooms upstairs. Given the compact size of the building, the distance between this house and other adjacent houses, and the sloped roof form, and that the new house is considered to be complementary and subordinate to the heritage house without mimicking its design, this proposal is considered reasonable for the site.

In order to ensure both parking and private outdoor space are provided on the new lot, the applicant has proposed to use the roof of the garage as a roof top sun deck. In the NR-1 zone, combined area for attached and detached accessory structures is limited to 10% of the lot size, and is counted on all levels. The rooftop deck would increase the area from the maximum 332 sq. ft. (30.8 sq. m.) currently permitted, to 563 sq. ft. (52 sq. m.), which is an increase to 17% of the lot size. Screening has been proposed in the design to increase privacy and minimize overlook onto the neighbouring property to the east, which staff considers to sufficiently mitigate this issue.

CONSULTATION AND REVIEW PROCESS

The City has established an interim development review process to enable applications to move forward for review and public engagement, while maintaining safe physical distancing measures. Per that interim process, the anticipated review steps for this application are as follows:

1. Preliminary report Council (**we are here**),
2. Applicant-led public consultation, including dissemination of information through the local Residents Association,
3. Review of the proposal's heritage elements by the Community Heritage Commission,
4. Council consideration of First and Second Reading for the project's respective Bylaws,
5. A Public Hearing followed by Council's consideration of Third Reading of the project's Bylaws,
6. Council consideration of Adoption of the Bylaws.

As there are fewer than five units proposed, and the form of development is consistent with the Official Community Plan, the application would not be forwarded to the New Westminster Design Panel or the Advisory Planning Committee for review and comment.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications, which facilitates interdepartmental review, providing comments to the applicant throughout the development review process

OPTIONS

The following options are available for Council's consideration:

1. That Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 1324 Nanaimo Street, as outlined in the "Consultation and Review Process" Section of this report;
2. That Council provide staff with alternative direction.

Staff recommend option 1.

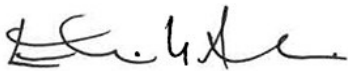
ATTACHMENTS

Attachment 1 Policy and Regulations Summary
Attachment 2 Site Plan and Project Drawings
Attachment 3 Rationale Letter
Attachment 4 Project Statistics and Relaxations Summary
Attachment 5 Comparable HRA Density Relaxations

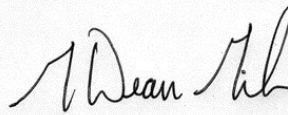
This report has been prepared by:
Janet Zazubek, Development Planner

This report was reviewed by:
Britney Dack, Senior Heritage Planner
Jackie Teed, Senior Manager of Development Services

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Dean Gibson
For Lisa Spitale
Chief Administrative Officer

Attachment 1
Policy and Regulations Summary

POLICIES AND REGULATIONS SUMMARY

Heritage Revitalization Agreements

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are considered. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP.

An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

When Council considers entering into an HRA with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. In this proposal, the heritage benefit to the community is restoration, continued historic use and the full legal protection of the heritage building through a Heritage Designation Bylaw. In the City's *Policy for the Use of Heritage Revitalization Agreements*, lot size, density, and siting or massing elements may be considered for relaxation.

Heritage Related Design Guidelines

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

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP.

OCP Land Use Designation: Residential Detached and Semi-Detached

The Official Community Plan (OCP) designation for this site is “Residential: Detached and Semi-Detached” which allows low density residential, primarily in the form of single detached dwellings with secondary suites, duplexes, and accessory dwelling units (e.g. laneway house, carriage house). The OCP also indicates that, through a Heritage Revitalization Agreement (HRA), a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to permit the housing forms listed in Residential – Ground Oriented Infill Housing designation, which include small lot and compact lots housing forms. The consideration of these benefits is generally contingent on there being heritage value in the existing building. The proposed application is consistent with the OCP designation for this site.

Zoning Bylaw: Neighbourhood Residential Districts (NR-1)

The property is zoned NR-1 (Neighbourhood Residential Dwelling District). The intent of this zoning district is to allow single detached dwellings with secondary suites and a laneway or carriage house. The proposed application would require relaxations to the Zoning Bylaw for density, lot size, site coverage and setbacks. As such, a Heritage Revitalization Agreement would be required to permit the proposal.

Attachment 2
Site Plan and Project Drawings

INFILL HOUSE

CIVIC ADDRESS

LEGAL DESCRIPTION

ZONING
NR-1/HRA

PARKING
REQUIRED = 2 SPACES
PROPOSED = 2.5 SPACES

SITE SIZE
50.39' x 66.03'

SITE AREA
3326.75 sq ft

ACCESSORY STRUCTURES (ATT+DET)
ALLOWED = 10% = 332.67 sq ft
PROPOSED = 363.5 sq ft - VARIANCE

SITE COVERAGE
ALLOWED = 35% = 1164.36 sq ft
PROPOSED = 23.57% = 784.00 sq ft

FLOOR AREAS
ALLOWED = 50% = 1663.38 sq ft
PROPOSED = 90.73% = 1667.56 sq ft - VARIANCE

FLOOR AREAS
BASEMENT = 119.56 sq ft
MAIN = 784.0 sq ft
UPPER = 784.0 sq ft
TOTAL = 1667.56 sq ft

UPPER LEVEL SITE COVERAGE
ALLOWED = 80% MAIN PLATE
= MAIN 784.0 sq ft + F. PORCH 26.0 sq ft + REAR VERANDA 112.0 sq ft = 922.0 sq ft
PROPOSED = 784.0 sq ft - VARIANCE

HEIGHT
ALLOWED = 25.0' TO MID
PROPOSED = 24.02' "

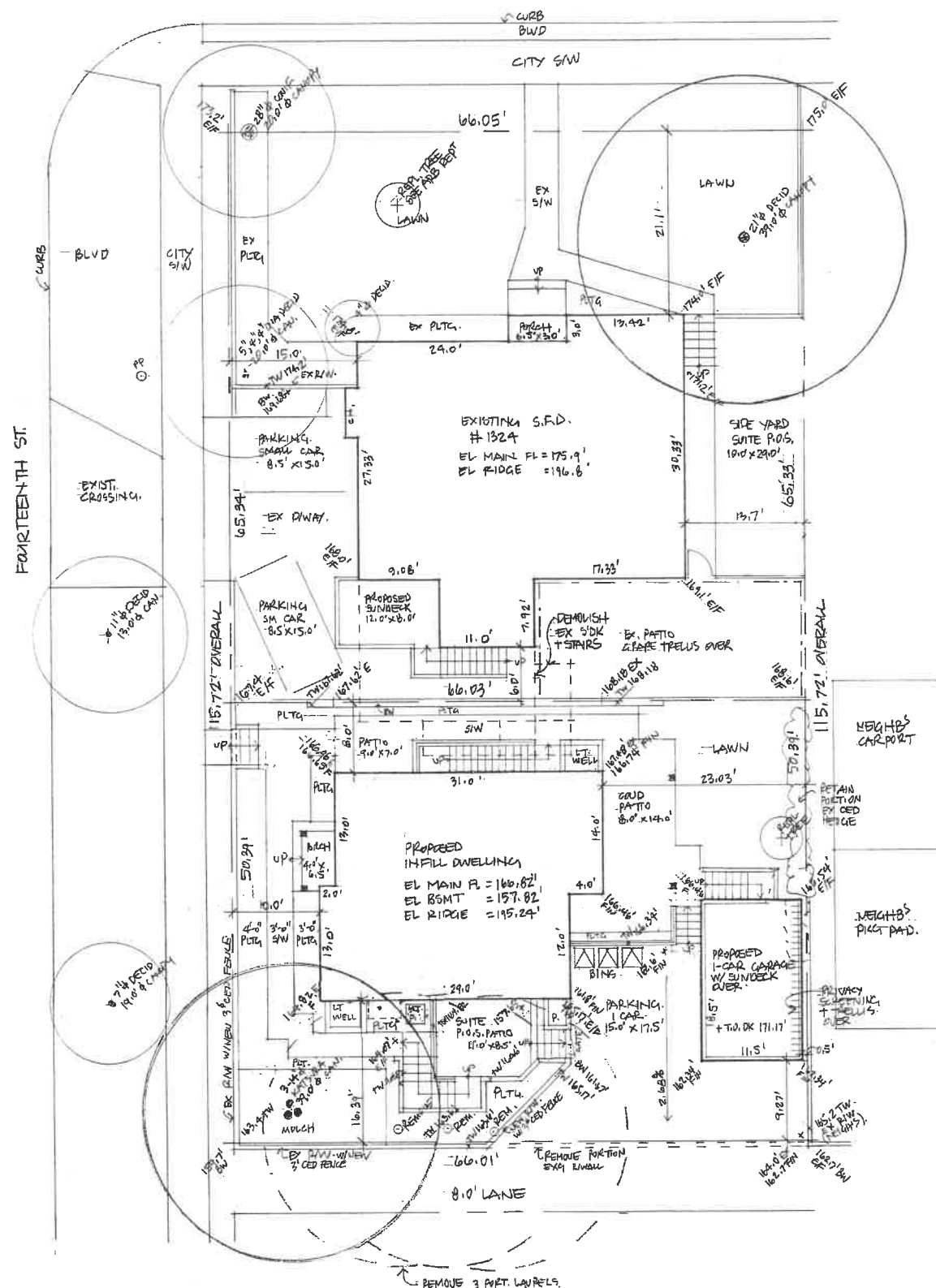
AVERAGE GRADE
163.9' + 167.4' + 168.6' + 162.7' / 4 = 165.53'

SETBACKS
FRONT = 13.2'
REAR = 13.2'
SIDES = 4.0'
SIDES COMB = 12.6'

REQUIRED
13.2'
23.03'
4.0'
12.6'

PROPOSED
10.0' - VARIANCE
23.03'
8.0' + 10.39'
24.39'

NANAIMO ST.



SITE PLAN

1/8" = 1'-0"

REF: TARGET LAND SURVEY DWG
DATED 29 JUNE 2020
FILE N-2783-TOP0-F-23

EXISTING HOUSE

CIVIC ADDRESS

1324 NANAIMO ST.
NEW WESTMINSTER, BC

LEGAL DESCRIPTION

ZONING
NR-1/HRA

PARKING
REQUIRED = 2 SPACES
PROPOSED = 2 SMALL SPACES

SITE SIZE
65.33' x 66.05'

SITE AREA
4315.05 sq ft

ACCESSORY STRUCTURES (ATT+DET)
ALLOWED = 10% = 431.50 sq ft
PROPOSED = 115.5 sq ft

SITE COVERAGE
ALLOWED = 35% = 1510.27 sq ft
PROPOSED = 27.5% = 1187.71 sq ft

FLOOR AREAS
ALLOWED = 50% = 2157.53 sq ft
PROPOSED = 71.14% = 3069.58 sq ft - VARIANCE

FLOOR AREAS
BASEMENT = 1047.73 sq ft
MAIN = 1150.16 sq ft
UPPER = 871.69 sq ft
TOTAL = 3069.58 sq ft

UPPER LEVEL SITE COVERAGE
ALLOWED = 80% MAIN PLATE
= MAIN 1150.16 sq ft + F. PORCH 19.5 sq ft + BACK SID 96.72 sq ft = 1266.38 sq ft
PROPOSED = 871.69 sq ft

HEIGHT
ALLOWED = 25.0' TO MID
EXISTING = 19.12' "

AVERAGE GRADE
173.2' + 175.0' + 168.6' + 167.4' / 4 = 171.05'

SETBACKS
FRONT = 13.21'
REAR = 13.21'
SIDES = 4.0'
SIDES COMB = 16.33'

REQUIRED
13.21'
23.03'
4.0'
16.33'

EXISTING
15.0'
13.7'
21.1' + 6.0'
27.1'

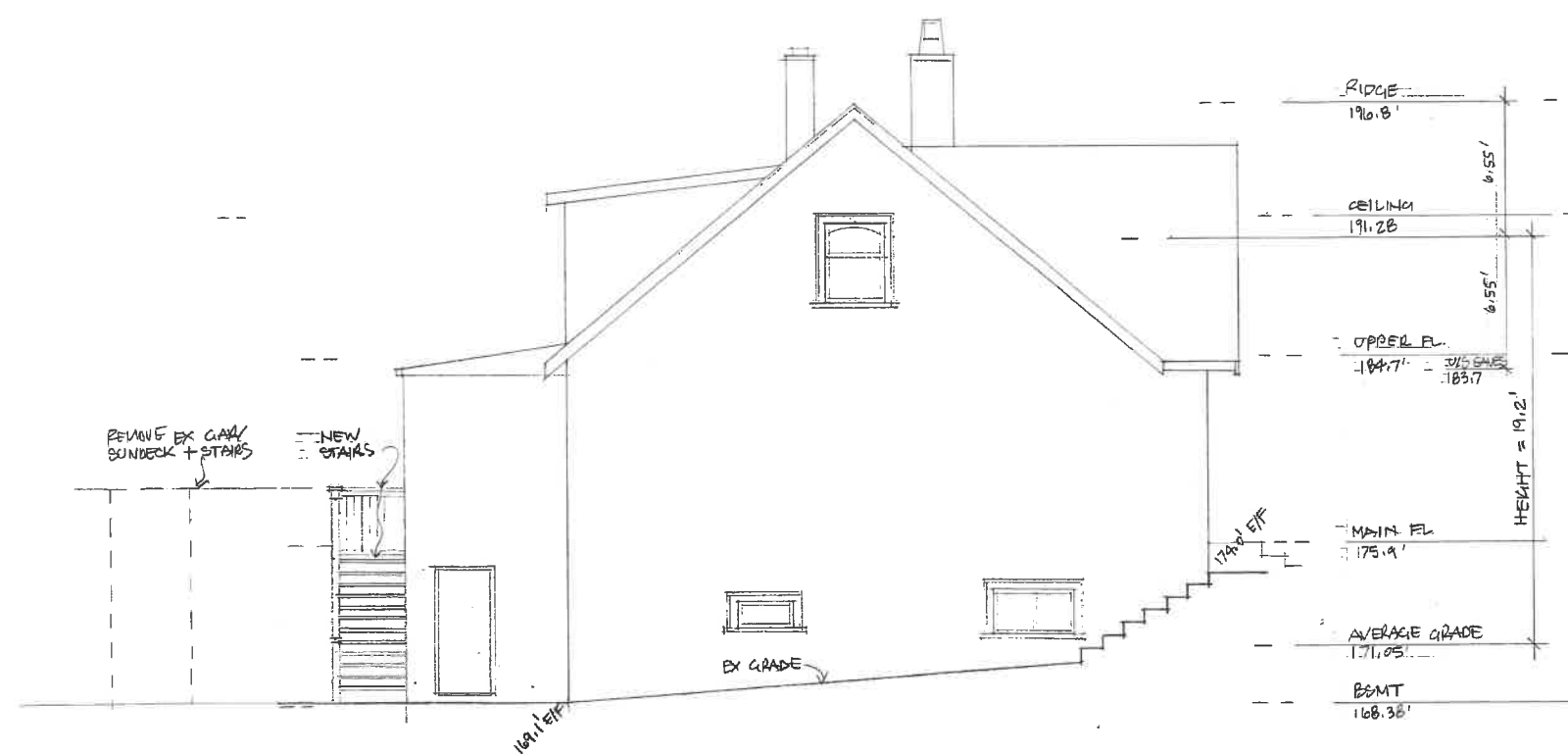
1. REVISED + ISSD FOR HRA 16 DE 20

LARSON HOUSE
HRA / SUBDIVISION

ROBERT JOHNSON
ARCHITECT
AIBC
821 HAMILTON ST., NEW WESTMINSTER, BC
V3M 4B8 Tel: (604) 520-3099

DATE: 27 NOV 20
DWG: 1
OF 1





NORTHEAST ELEVATION
1/4" = 1'-0"



NORTHWEST ELEVATION (NO CHANGES)
1/4" = 1'-0"

NOTE: REPAINT EXIST. HOUSE
WALLS, TRIM, DOORS + WINDOWS
TO COLORS SPECIFIED BY HERITAGE
CONSULTANT.

COLOR SCHEME

BODY (WALLS) = SHERWIN WILLIAMS SW751 - GREEK VILLA
WHITE OR SW 7757 HIGH REFLECTIVE WHITE
TRIM + DOORS = SHERWIN WILLIAMS SW 6482 CAPE VERDE
(BLUE/GREEN)
WINDOW SASH + BACK BAND = SHERWIN WILLIAMS
(GLOSS BLACK) SW 6258 TRICORN BLACK
ROOFING = BLACK OR DARK GREY ASPHALT SHINGLES



SOUTHWEST ELEVATION
1/4" = 1'-0"



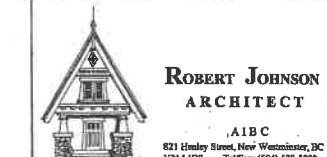
SOUTHEAST ELEVATION
1/4" = 1'-0"



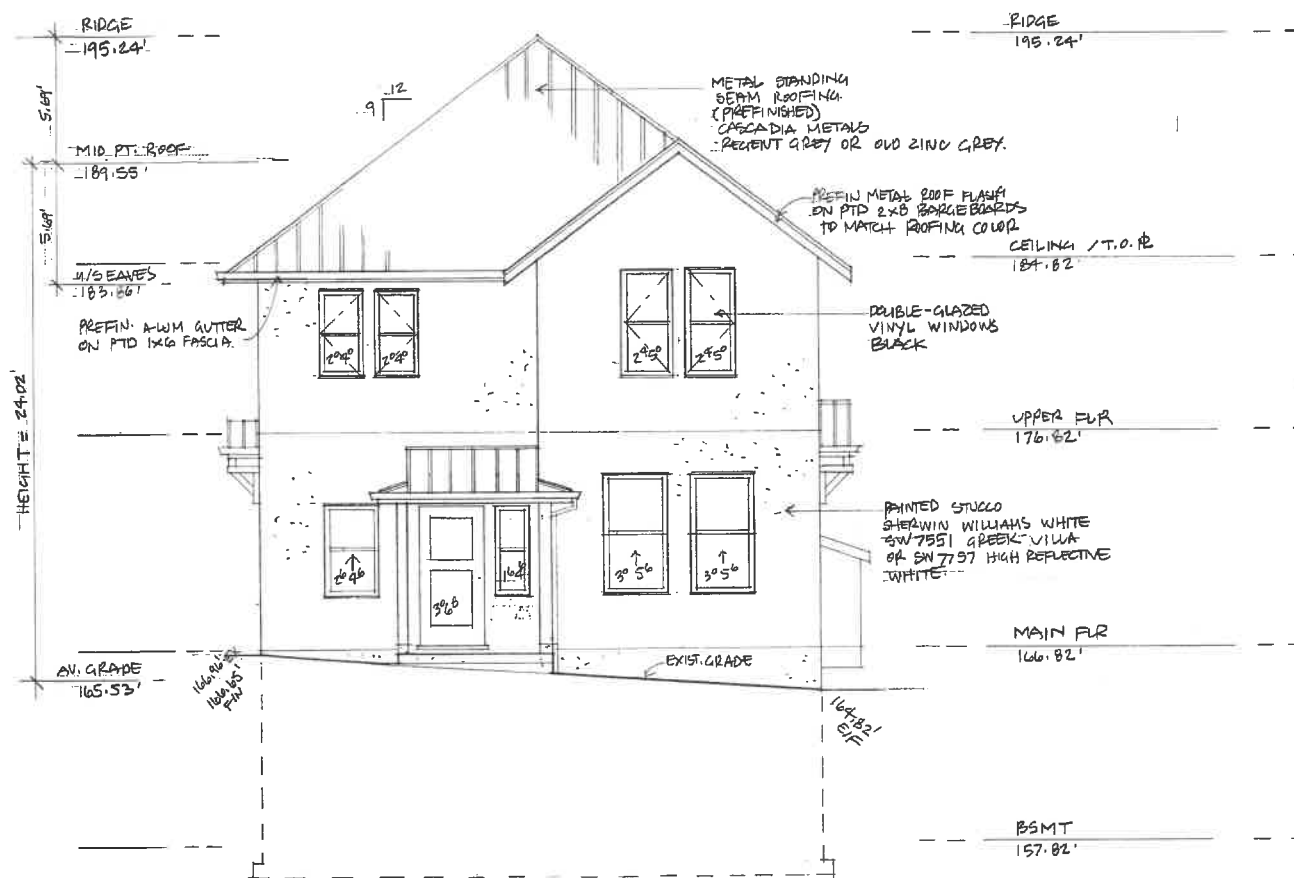
11/15/20 FOR HRA 10/05/20

LARSON HOUSE
HRA + SUBDIVISION
EXISTING HOUSE W/
PROPOSED CHANGES

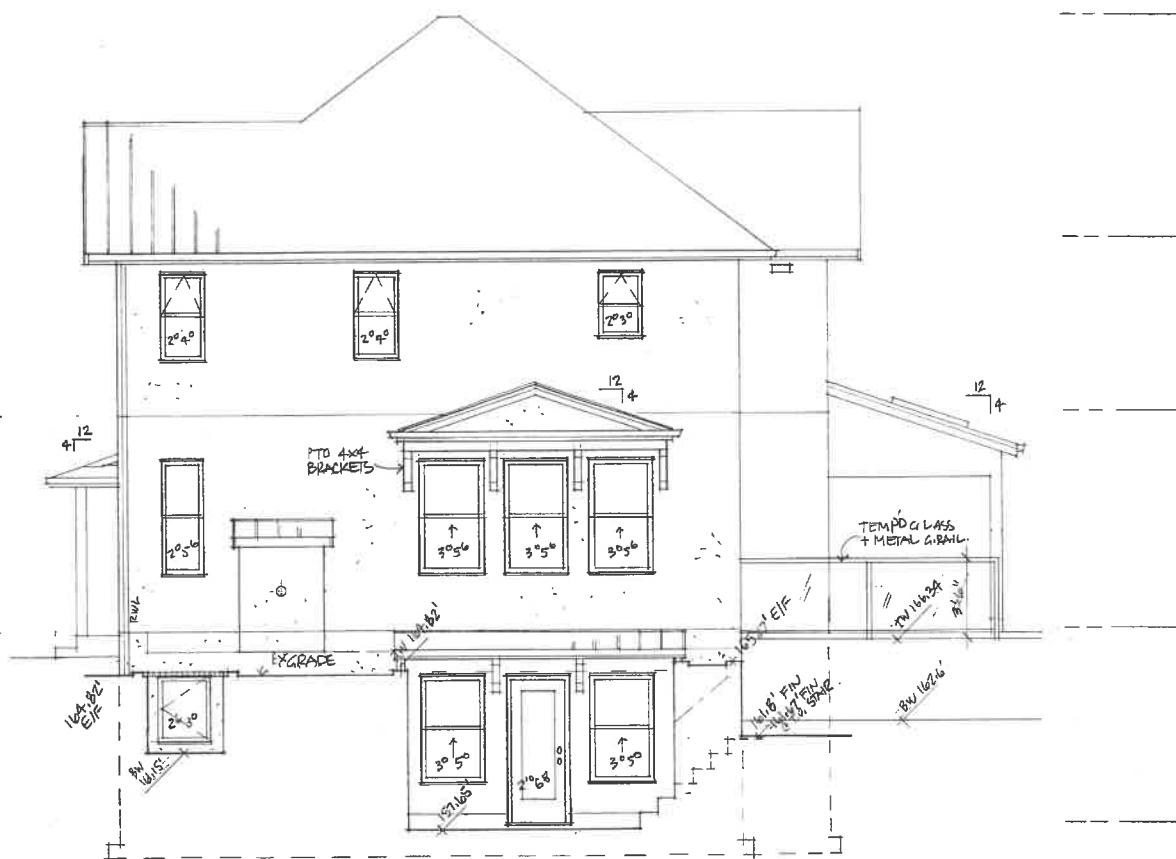
HERITAGE HOUSE



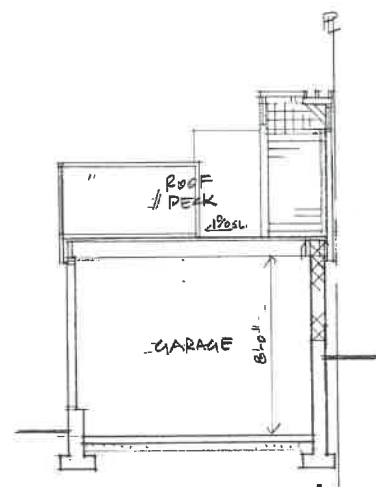
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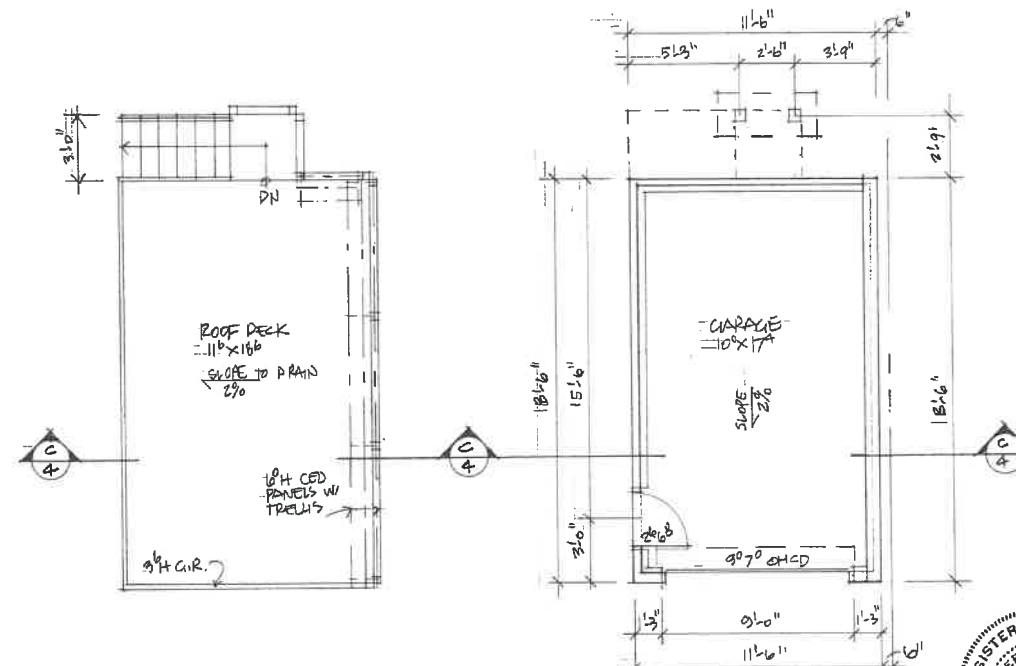
SOUTH WEST (FRONT) ELEVATION
1/4" = 1'-0"



SOUTH EAST ELEVATION
1/4" = 1'-0"

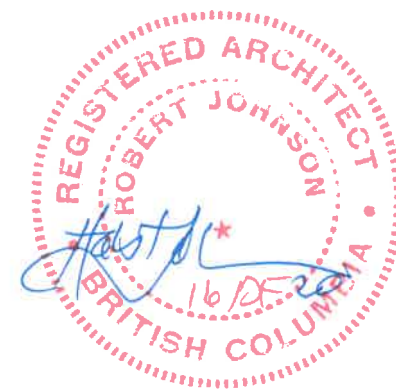


GARAGE - SECTION C-C
1/4" = 1'-0"



GARAGE - ROOF PLAN
1/4" = 1'-0"

GARAGE - PLAN
1/4" = 1'-0"



1. REVISED FOR HRA 16 DE 20
LARSON HOUSE
HRA / SUBDIVISION

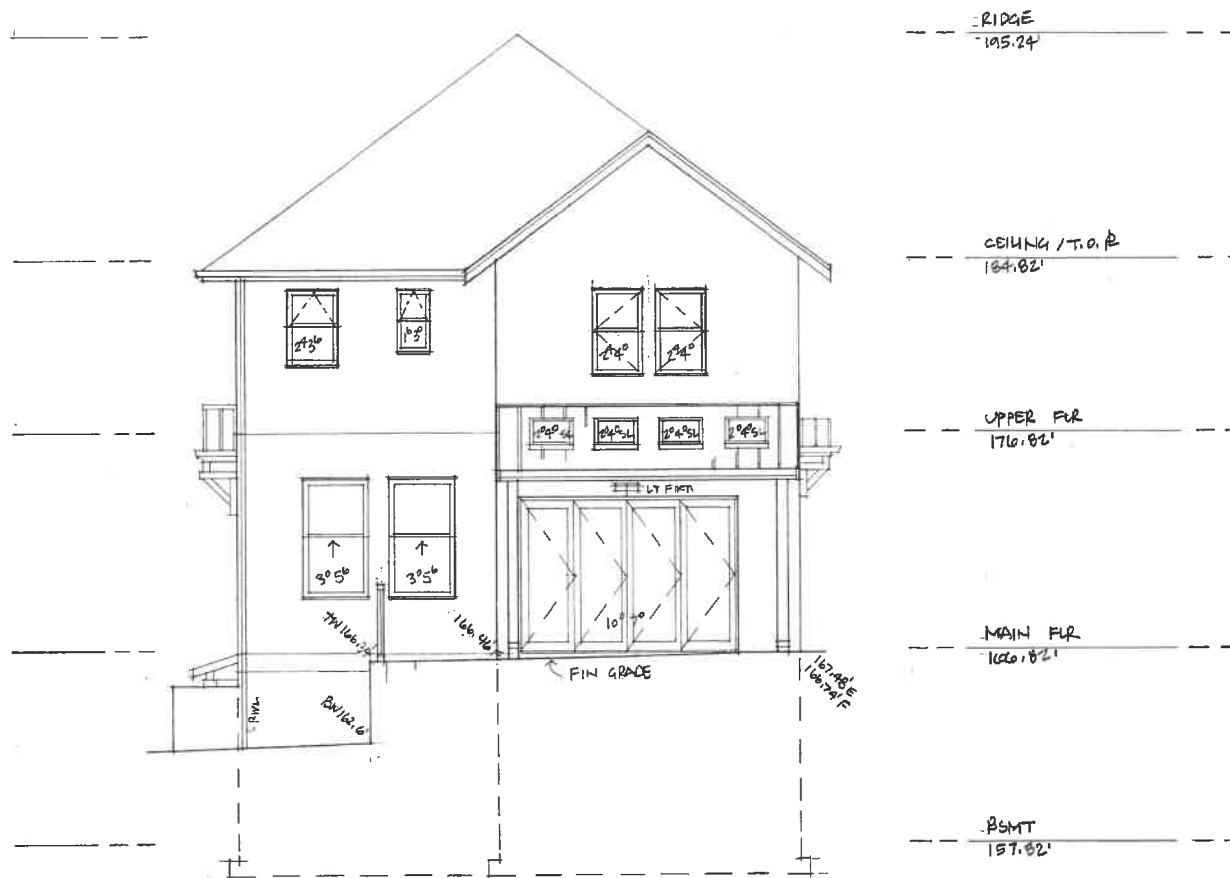
NEW HOUSE



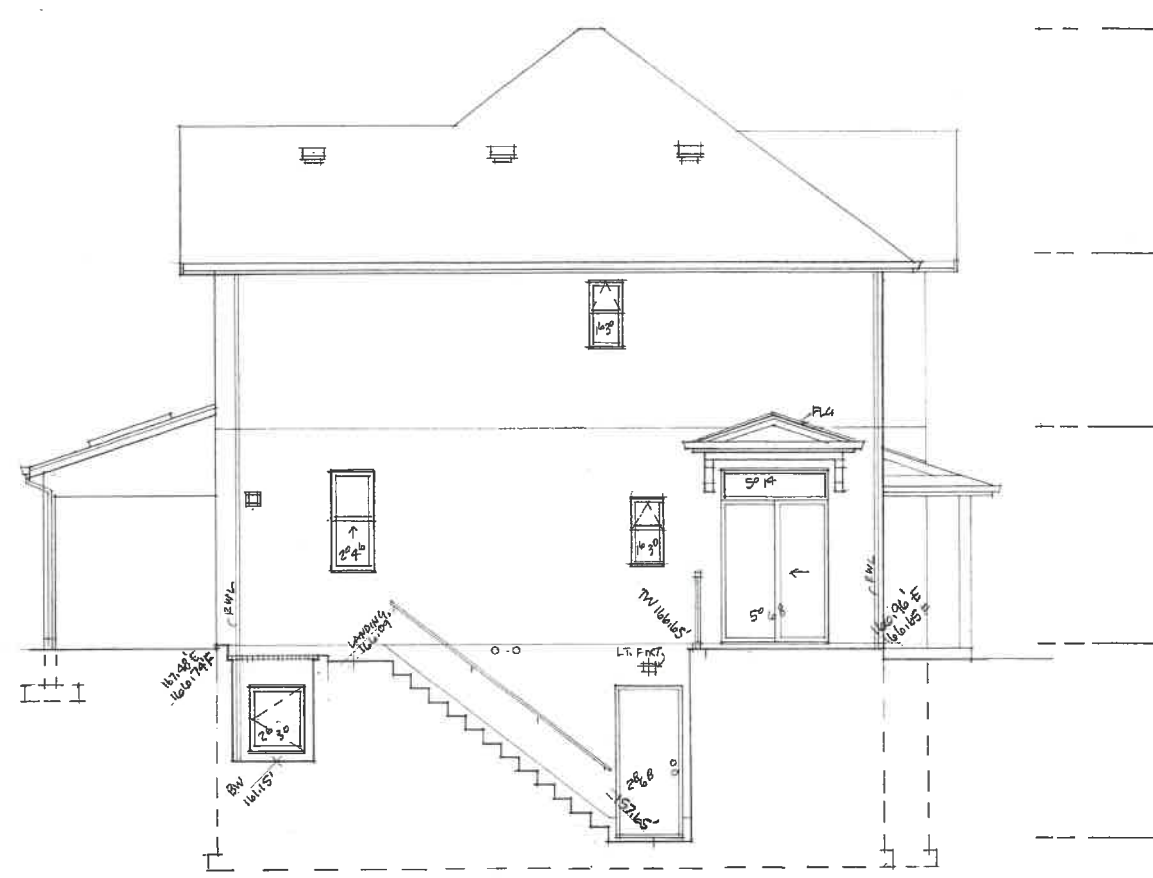
ROBERT JOHNSON
ARCHITECT

AIBC
811 Healey Street, New Westminster, BC
V3M 4B8 Tel/Fax: (604) 520-3099

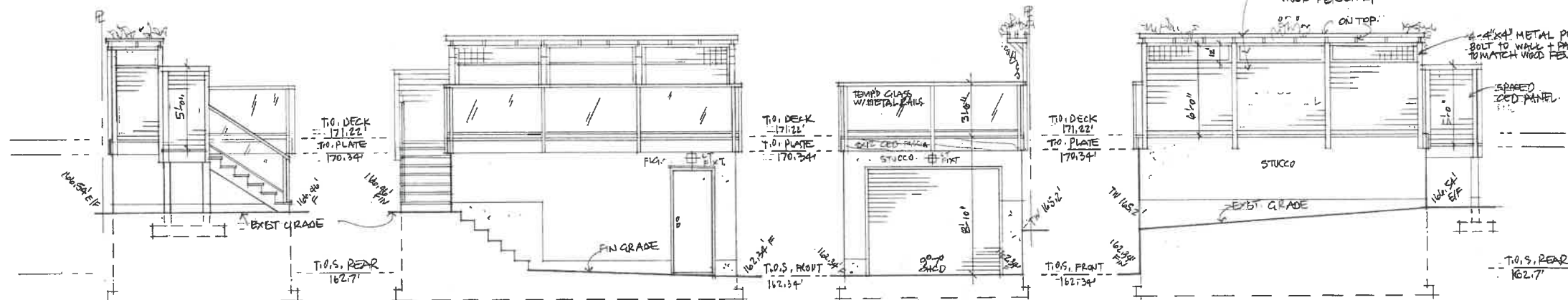
DATE: 27 NOV 20
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OF 11



NORTHEAST ELEVATION
1/4" = 1'0"



NORTHWEST ELEVATION
1/4" = 1'0"



GARAGE - NORTHWEST ELEVATION
1/4" = 1'0"

GARAGE - SOUTHWEST ELEVATION
1/4" = 1'0"

GARAGE - SOUTHEAST ELEVATION
1/4" = 1'0"

GARAGE - NORTHEAST ELEVATION
1/4" = 1'0"



1. REV + ISSD FOR H2A 10 DE 20
LARSON HOUSE
HRA / SUBDIVISION

NEW HOUSE



ROBERT JOHNSON
ARCHITECT

AIBC
521 Huxley Street, New Westminster, BC
V3M 4B8 Tel/Fax: (604) 320-3099

DATE: 27 NOV '20
DWA: 5
OF 11

Attachment 3
Applicant's Rationale Letter

ROBERT JOHNSON, ARCHITECT

821 Henley St.,
New Westminster, B.C.
V3M 4B8
Tel: 604- 520-3099
E: rja@telus.net

DESIGN RATIONALE – 1324 Nanaimo St., New Westminster, B.C.**OVERVIEW**

This application concerns retaining an existing heritage house and subdivision of the existing 115.72 foot deep property into two lots of 65.34- and 50.39- foot widths, then constructing a new sympathetic infill dwelling on the new lot. A new single-car garage with roof deck is proposed on the southeast corner of the property. To this end, the owner intends to enter into a Heritage Revitalization Agreement with the City of New Westminster.

Since both houses will have secondary suites, this proposal will provide much-needed affordable housing in the city.

EXISTING HOUSE

The Claude and Ruth Larson House was built in 1944 and is a good example of post-WW2 residential design. For full description see the Statement of Significance and Conservation Plan prepared by Elana Zysblat, Heritage Consultant (April & September 2015), and addendum prepared by Schueck Heritage Consulting (July 2020). It is a modest post-WW2 stucco bungalow with simple roof forms and massing. The house is in generally good condition. A non-contextual garage/sundeck will be removed and a much smaller sundeck added. Some elements need repair and or maintenance as outlined in the Conservation Plan and addendum. The house will be repainted according to the color scheme described in the Schueck addendum as revised for equivalent Sherwin Williams colors

Body: SW 7551 Greek Villa or Sw7757 High Reflective White
Trim & doors: SW6482 Cape Verde
Window sash & back band: SW 6258 Tricorn Black
Roofing (when shingles need replacing): black or dark grey asphalt

As the house contains a secondary suite, two parking spaces are required. Due to the site slope and existing retaining walls, two small-car stalls are proposed in the existing driveway off Nanaimo Street.

INFILL HOUSE

The owner intends to occupy this house.

Siting – The new infill dwelling has been located 10 feet from the front property line on Nanaimo Street in order to provide as much rear yard play space for his children as possible. The 10 foot setback and any privacy concerns are alleviated by the 3 – 4 foot height variance created by the existing retaining walls. This distance helps occupants and sidewalk pedestrians avoid direct eye contact in much the same way as older two-and-a-half storey houses do. The house is also located as far north as possible in order to preserve the root system of an existing Katsura tree on the corner.

Architectural character and massing – The projecting two-storey gabled front and at-grade porch are elements taken from the existing house to provide continuity of character in the neighbourhood. The hipped main roof is used to reduce mass and preserve light and views of the existing and neighbouring homes.

The upper floor site coverage requirement of 80% could not be met due to the relatively small footprint and the owner's program.

Entrances, windows and detailing - The glazed, recessed-panel front door is a simplified version of that on the existing house. Windows are simple punched openings with vertical sashes or one-over-one casements to mimic those of the existing house. Roof fascias and bargeboards are of similar detail as the existing house. The standing-seam metal roof is seen as a modern expression instead of traditional shingles, in order to set it apart from the existing house and accentuate the heritage asset. Eyebrow roofs over the den slider and dining room windows alleviate flat side facades while offering rain and sun protection. Porch columns are simple painted wood.

Materials and colours - Wall cladding will be white painted stucco; another gesture toward the existing house. Doors will be dark green and windows will be black vinyl, also to maintain continuity with the existing house. The colors are as follows:

Body: SW 7551 Greek Villa or 7757 High Reflective White

Doors: SW6482 Cape Verde

Windows: black vinyl

Roofing: Old Zinc Grey

Energy: - This dwelling has been designed in accordance with BC Energy Step Code Level 3. The owner is exploring meeting Step 4 or 5 with Energy Save New West.

Privacy and overlook – The northwest elevation has only one window on the upper floor in order to minimize overlook to the existing house's yard. The proposed roof deck on the garage is screened with a 6 foot fence and trellis with vines to provide privacy and minimize overlook into the neighbours back yard. The stairs to this deck also have a 5 foot high screen at the landing. A replacement tree will be planted to the north of the garage to enhance privacy as well. The existing cedar hedge will be retained as much as construction allows. It should be noted that the neighbours' carport and parking pad are adjacent to the garage and existing cedar hedge so these will contribute to privacy on both sides of the property line.

Open space and landscape design – Primary pedestrian access will be via a new set of stairs cut from the existing retaining wall in the northwest corner of the new lot. A walkway leads to the front porch and continues around the south side and down stairs to a recessed patio for the basement suite private outdoor space. These have been located to minimize impact on the Katsura tree. There is also a sidewalk on the north side, providing a patio off the main floor den, access to the basement stairs, and a route to the back yard for the owners. There is a covered patio off the rear kitchen providing indoor-outdoor continuity and easy supervision of the children's outdoor play space. The deck over the garage is proposed because a large portion of the back yard is given over to parking and the space necessary for manoeuvring due to the existing 8 foot wide lane.

Hard landscaping – The sidewalks, patios, parking pad and driveway will all have permeable pavers. The retaining walls will have a new cedar fence along the top.

Soft landscaping – Low-maintenance and drought resistant planting will be located along the walks, patios and front of the house. The south side yard will have planters beside the stairs and recessed patio for the tenants' enjoyment.

Exterior lighting – Paths will be lit by a combination of in-ground and step lights. Soffit lights will illuminate the front and suite entrances, while surface-mounted fixtures will light the back patio and parking areas.

Garbage & recycling – Garbage and recycling bins are located at the rear of the parking pad. These will be convenient to both dwelling units. Lighting is a combination of step and surface mounted fixtures.

Parking – Parking is off the 8 foot wide lane to the southeast. It has been set back and a large portion of the existing retaining wall removed in order to provide enough turning radius for parking on the pad and the garage. Stairs up to the back yard and down to the suite private outdoor space provide convenient access. These will be well-lighted.

ACCESSORY BUILDING

The garage is partly recessed into the grade. It will have the same materials and color scheme as the infill house. The privacy screen and trellis on the northeast side will be metal, painted to match the cedar fencing on site. This and the stucco-clad concrete block wall on the neighbouring side is provided for non-combustibility as required by the BC Building Code. The rest of the deck railings will be tempered glass in metal frames in order to minimize the visual height of the structure.

Respectfully submitted,

Rob Johnson, Architect AIBC

Attachment 4
*Project Statistics and
Relaxations Summary*

PROJECT STATISTICS AND PROPOSED RELAXATIONS SUMMARY

Table 4: Project Statistics for the Heritage House, 1324 Nanaimo Street

Characteristic	Permitted/ Required	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557 sq. m.)	4,315 sq. ft. (401 sq. m.)	1,685 sq. ft. (157 sq. m.)
Lot Frontage	--	66 ft. (20 m.)	--
Total Floor Area	2,157 sq. ft. (200 sq. m.)	3069 sq. ft. (285 sq. m.)	912 sq. ft. (85 sq. m.)
Floor Space Ratio	0.5	0.71	0.21
Upper level Site coverage	80%	N/A No upper floor	--
Units	2	2	--
Site Coverage	35%	27.5%	--
Min Front Yard Setback	13.21 ft. (4.0 m.)	15 ft. (4.57 m.)	1.3 ft. (0.4 m)
Min Rear Yard Setback	13.21 ft. (4.0 m.)	13.7 ft. (4.18 m.)	--
Side Yard Setback (Left)	4 ft. (1.2 m.)	6 ft. (1.8 m.)	--
Side Yard Setback (Right)	5 ft. (1.5 m.)	21 ft. (6.4 m.)	--
Height (Midpoint)	25 ft. (7.6 m.)	19.2 ft. (5.8 m.)	--
Accessory Structures	10%	2.6%	--
Off-Street Parking	2 spaces	1 space	1 space

Table 5: Project Statistics for New House (Fourteenth Street)

Characteristic	Permitted/ Required	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557 sq. m.)	3326 sq. ft. (309 sq. m.)	2,674 sq. ft. (248 sq. m.)
Lot Frontage	--	51 ft. (15 m.)	--
Total Floor Area	1696 sq. ft. (157.6 sq. m.)	1667.6 sq. ft. (156.8 sq. m.)	--
Floor Space Ratio	0.51 For Step Code level 3	0.51	--

Upper level Site coverage	80%	100%	20%
Units	2	2	--
Site Coverage	35%	23.5%	--
Front Yard Setback	13.21 ft. (4.0 m.)	10 ft. (3 m.)	3.21 ft. (1.0 m.)
Rear Yard Setback	13.21 ft. (4.0 m.)	23 ft. (7.0 m.)	--
Side Yard Setback (Left)	4 ft. (1.2 m.)	8 ft. (2.4 m.)	--
Side yards combined	12.6 ft (3.84 m)	24.39 ft. (7.4 m.)	--
Height (Roof Peak)	25 ft. (7.6 m.)	24 ft. (7.31 m.)	--
Height (Midpoint)	25 ft. (7.6 m.)	24 ft. (7.3 m.)	--
Accessory Structures Area	10%	17%	7%
Off-Street Parking	2 spaces	2 spaces	--

Attachment 5
*Comparable HRA
Density Relaxations*

ATTACHMENT #5: COMPARABLE HRA DENSITY RELAXATIONS

Table 4: Comparable HRA Density Relaxations

Project Address	FSR Lot A (Heritage)	FSR Lot B (New Construction)
1407 Sixth Ave	0.69	0.68
224 Sixth Ave	0.50	0.64
218 Queens Ave	0.55	0.39
223 Queens Ave	0.60	0.66
632 Second Ave	0.62	0.66
720 Second St	0.65	0.65
631 Second St	0.65	0.65
420 St. George St	0.69	0.62
1407 Seventh Ave	0.70	0.68
709 Cumberland	0.85	0.53
Average	0.65	0.62
<i>This proposal</i>	0.71	0.51