

Maddock House, 1941

Heritage Revitalization Agreement for 102 Seventh Avenue

ON TABLE C-17

Public Hearing

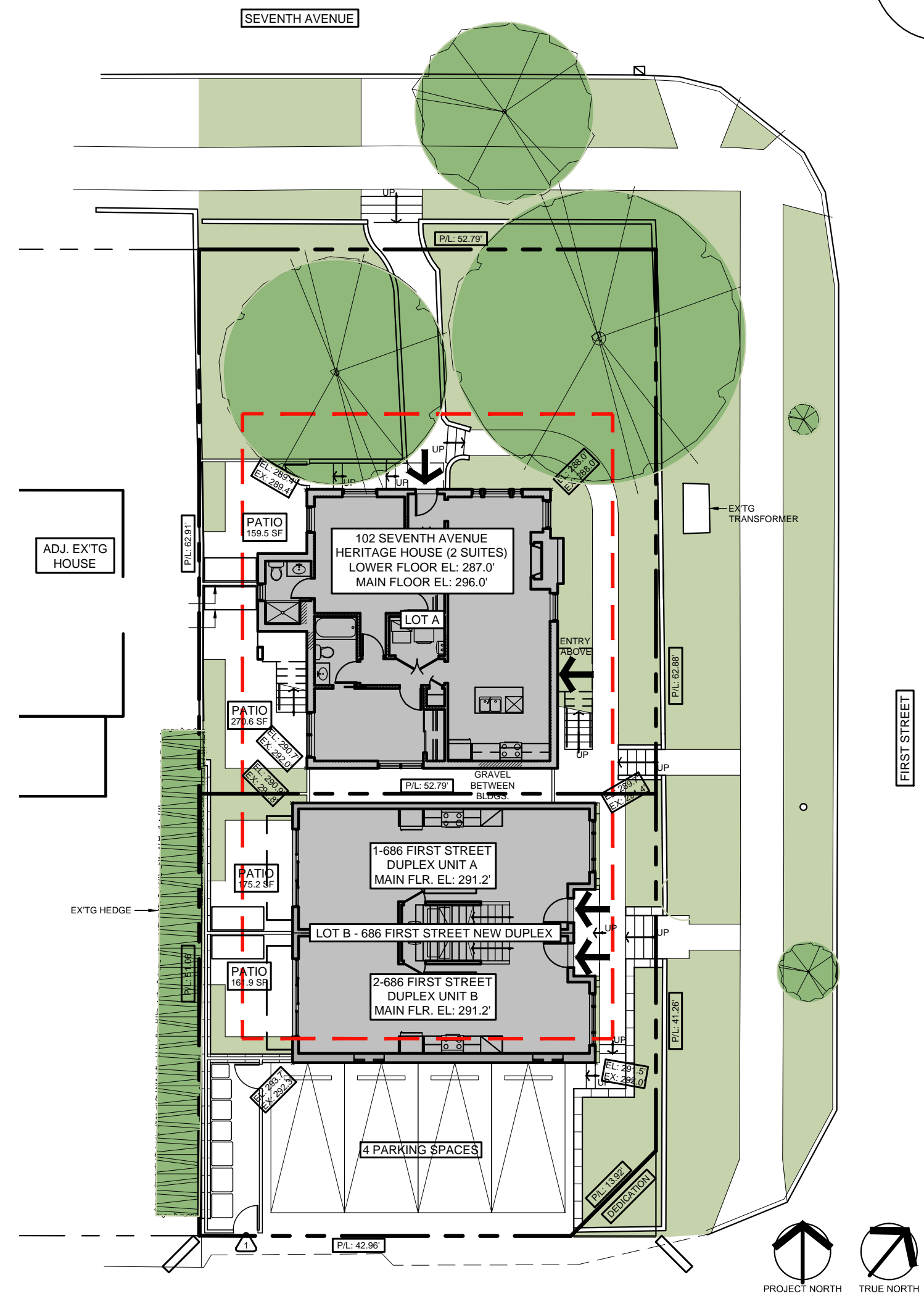
March 28, 2022

re: Item 4





AERIAL PHOTOGRAPH OF EXISTING LOT CONDITION



PROPOSED SITE PLAN

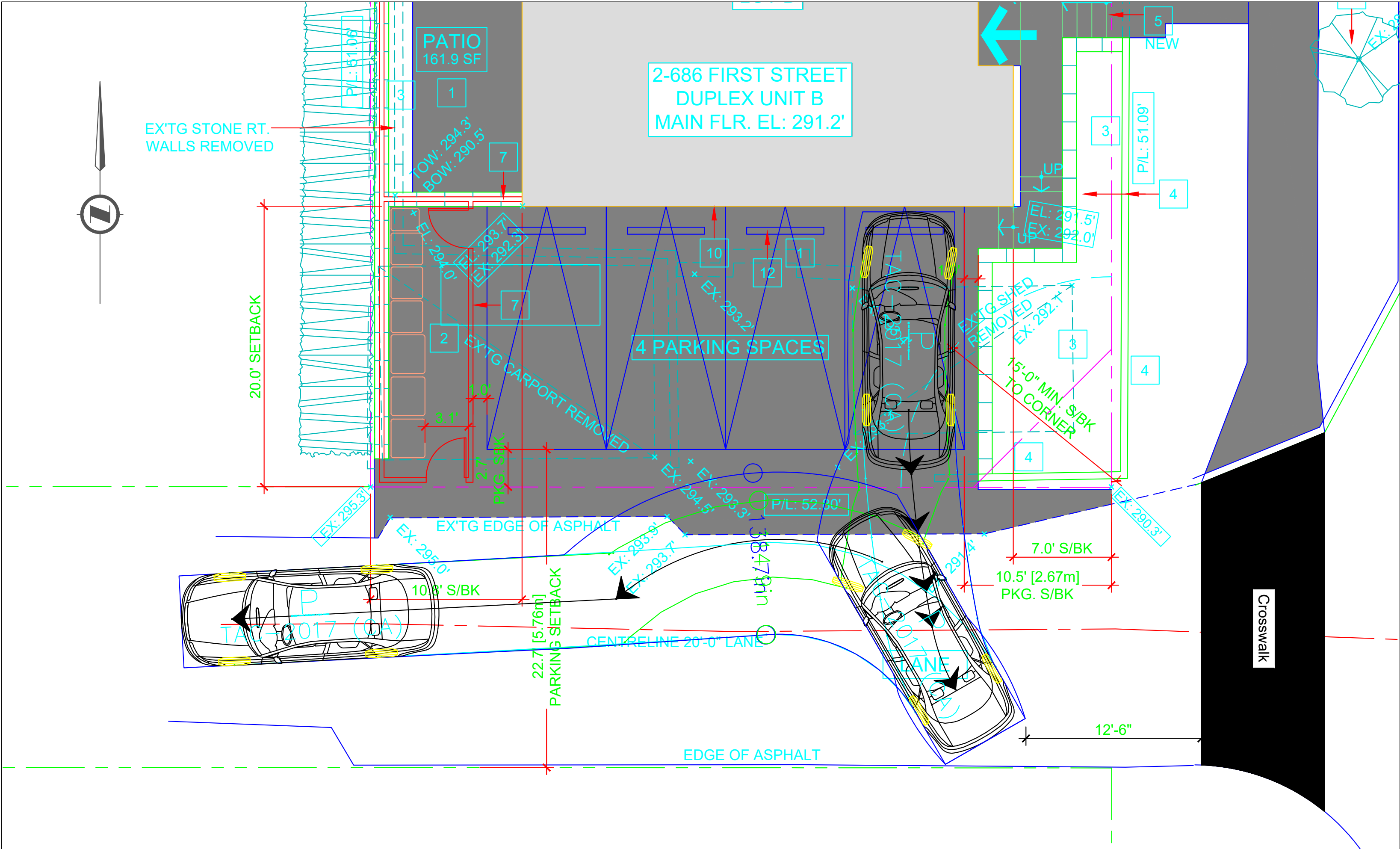
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REVIEW PROCESS & PUBLIC CONSULTATION	
• May 28, 2021	Formal Application
• September 13, 2021	Preliminary Report to Council
• October 6, 2021	Review by Community Heritage Commission - support
• October 1 - November 5, 2021	Applicant-led Public Consultation
• October 29, 2021	Applicant-led online open house
• March 7, 2022	Council consideration of First and Second Reading of Bylaws
• <i>March 28, 2022</i>	<i>Public Hearing and Council consideration of Third Reading of Bylaw (we are here)</i>
• Council consideration of Adoption of Bylaw	

CONSULTATION FEEDBACK - MIXED SUPPORT

Support	Concerns	Actions
<ul style="list-style-type: none">• Increased housing options• Historic Preservation• Good location for infill	<ul style="list-style-type: none">• Density• Loss of green space• Duplex design suitability• Traffic & parking• Space for garbage• Profit motive	<ul style="list-style-type: none">• Reduced duplex height by one foot• Had transportation professional access parking layout and lane safety• Included lane lighting for enhanced safety• Added lower level windows facing lane to improve safety• Increased waste and recycling enclosure size



P

Width : 78.7
Track : 78.7
Lock to Lock Time : 6.0
Steering Angle : 35.9

LEGEND

Front Tires
Rear Tires
Vehicle Body
Conflict

REVISIONS	DESCRIPTION	DATE	BY

CTS Traffic Engineering Specialists

101A - 1952 Kingsway Avenue
Port Coquitlam, BC, Canada V3C 6C2
Tel: 604-936-6190
Fax: 604-936-6175

102 - 7th Street
Backup Clearance
Swept Path Analysis

Stamp:

Scale: NTS	Project Number:	Drawing No.: 1
Designed: J.J.	Drawing Number:	Revision No.: 0
Drawn: J.J.	CTS Project Number: 7649	
Reviewed: B.D.	Date: DECEMBER 2021	

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PROPOSED VIEW NORTH FROM FIRST STREET



SHEDS AT LANE TO BE REPLACED WITH OPEN PARKING



CURRENT VIEW NORTH FROM FIRST STREET



Royal Square Mall



Ecole Glenbrook Middle School



Cambridge Montessori (daycare)



New Westminster Aquatic and Community Centre



Ecole Herbert Spencer Elementary School



Queen's Park

NEIGHBOURHOOD

SITE