



1324 Nanaimo Street

Heritage Revitalization Agreement and Heritage Designation

Hardev Gill, Planning Technician

March 28, 2022



NEW WESTMINSTER

Site Context and Considerations



Address:

- 1324 Nanaimo Street
- West End Neighbourhood

OCP Designation/Zoning:

- NR-1

Site Area:

- 7,639 sq. ft. (709 sq. m.)

Proposal:

- Subdivision into two lots
- Long-term legal heritage protection of Larsen House (1944 house)

Zoning Bylaw Relaxations

Heritage House:

- Smaller lot size: 4,315 sq.ft. (400 sq. m.)
- Increased density: 0.71 FSR
- Off-Street Parking: 1 space

New Infill House:

- Smaller lot size: 3,194 sq. ft. (296 sq. m.)
- Increased density: 0.53 FSR
- Minor siting relaxations
- Off-Street Parking: 1 space



Heritage Value of the Larsen House



- Historical, social, cultural and aesthetic values
- English revival bungalow style
- WWII construction in a working-class neighbourhood
- High integrity due to original stucco cladding and original windows

Recommendation

That Council consider for Third Reading and Final Adoption:

- Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022

That Council consider for Third Reading:

- Heritage Designation Bylaw (1324 Nanaimo Street) No. 8291, 2022