

102 Seventh Avenue

Heritage Revitalization Agreement and Heritage Designation

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March 28, 2022

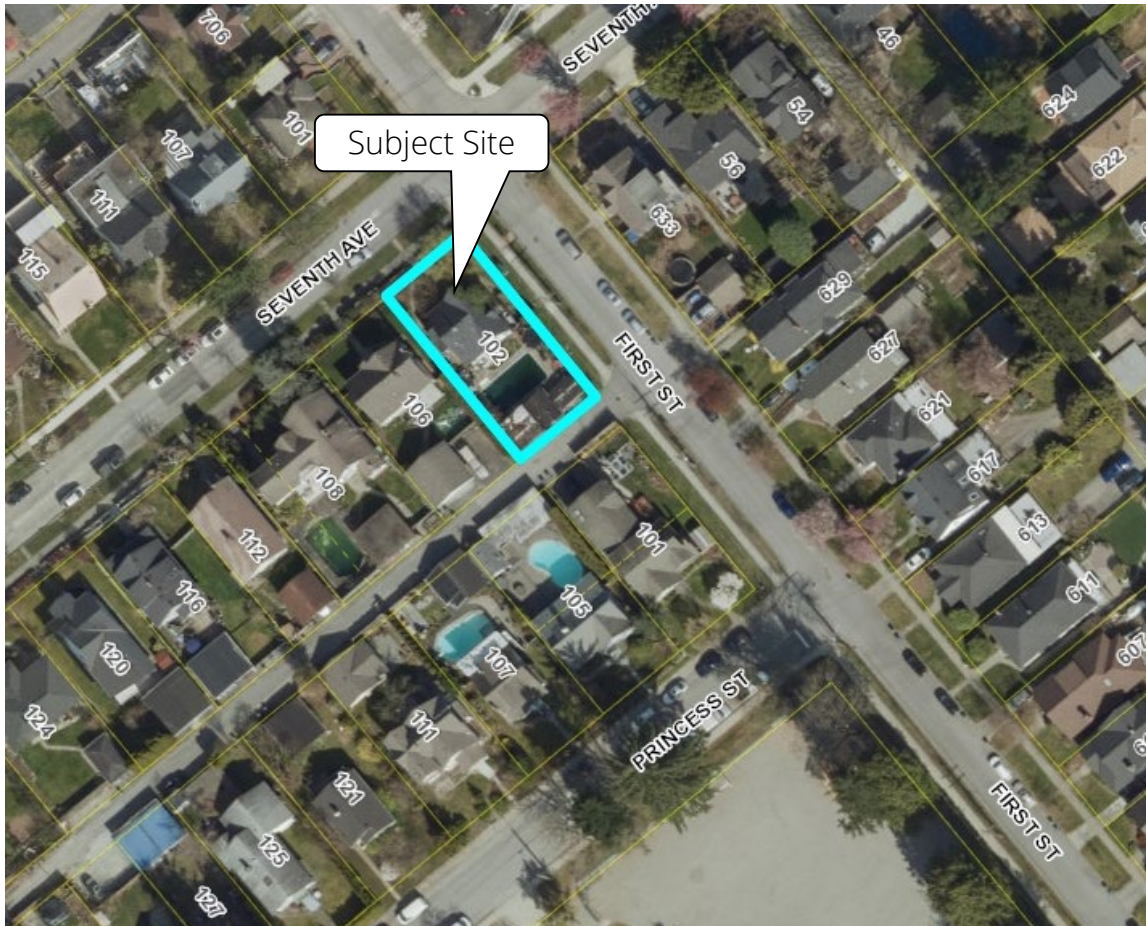


NEW WESTMINSTER

ON TABLE

Public Hearing
March 28, 2022
re: Item 4

Site Context and Considerations



Address:

- 102 Seventh Avenue
- Glenbrooke North

OCP Designation/Zoning:

- RD / RS-1

Site Area:

- 559.0 sq. m. (6,017 sq. ft.)

Proposal:

- Subdivision into two lots
- Long-term legal heritage protection of Maddock House (1941 house)

Heritage Value of the Maddock House



- Historical, cultural and aesthetic values
- Neighbourhood stability, sense of community for working class families
- WWII and post-war growth of Glenbrooke North
- High integrity due to hand-hewn decorative half-timbering, stucco cladding, informal masonry, and original windows

Zoning Bylaw Relaxations

Heritage House:

- Smaller lot size: Small Lot (e.g. NR-5 zone)
- Increased density: 0.75 FSR
- Reduced rear setback: 0.9 m. (2.9 ft.)

New Duplex:

- Smaller lot size: Compact Lot (e.g. RT-2D)
- Increased density: 0.77 FSR
- Minor siting relaxations



Project Considerations

- Many HRAs have: (a) small-lot subdivision; (b) infill house + suite (2 units)
- Project proposes: (a) small-lot subdivision; (b) infill duplex (2 units)
- Full technical review completed on:
 - Building separation and fire suppression
 - Traffic, parking and pedestrian safety
 - Garbage and recycling storage
 - Privacy, overlook, and shadowing

Policy Consistency

- Interim Duplex Policy
- Off-street parking
- Private open space
- Long-term bike storage
- No new vehicle crossings

Community Benefits

- Legal protection, restoration and long-term maintenance of Maddock House
- Rental retention
- Infill, family-friendly housing
- Tree retention
- Improved First Street streetscape

Recommendation

That Council consider for Third Reading and Adoption:

- Heritage Revitalization Agreement (102 Seventh Avenue) Bylaw No. 8312, 2022

That Council consider for Third Reading:

- Heritage Designation Bylaw (102 Seventh Avenue) No. 8313, 2022