

From: [James Garbutt](#)
To: [External-Clerks](#); [Jonathan Cote](#); [Chinu Das](#); [Patrick Johnstone](#); [Jaimie McEvoy](#); [Nadine Nakagawa](#); [Chuck Puchmayr](#); [Mary Trentadue](#)
Subject: [EXTERNAL] Heritage Revitalization Agreement (328 Second Street) Bylaw no. 8309, 2022 and Heritage Designation (328 Second Street) Bylaw No. 8310, 2022
Date: Sunday, May 29, 2022 10:13:17 AM
Attachments: [328 Second HRA & Infill.png](#)

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Dear New Westminster City Council,

Re: 328 Second Street - Heritage Revitalization Agreement

My name is James Garbutt, and my wife Diana and I are the owners of 328 Second Street. We bought the home 10 years ago from my wife's great uncle, John Pimenta (who's passed now and previously owned the property for over 30 years), and began working on building plans for a new home on this property in 2016. This home is meaningful to us, and through an HRA we would like to see it realize its full potential. We are very much involved in the community, we live in Queens Park, and two of our kids were born while we were living in 328 Second Street.

Background:

Our original plan was to build a beautiful new home on this property, which we submitted building plans for in 2016. However in 2017 these plans were denied for having two attached garage doors at the front of the home, which was not permitted in the newly implemented Queens Park Heritage Design Guidelines. The recommendation was to change the plans and move the garage to the back of the lot, where it currently sits (and where the infill house in this HRA is proposed). This was devastating to us at the time because we would have had to start over and re-design plans for a home we did not want to build. At this time infill houses were not approved and HRA incentives were uncertain. Our home seemed like it would be a perfect candidate for both of these options, so we decided to wait.

We hired our designer Kirsten Sutton in 2018 because of her experience and began the HRA process. Two years ago (May 2020) we finalized our first concept plan for 328 Second Street, and this is when I first presented our HRA idea to my neighbours, ##### & ##### (### Second Street). This earlier concept had a two unit 'Duplex' infill at the back (larger massing, and more site coverage than our current proposal), and

the Heritage house had a basement suite. They didn't like the idea of having 4 separate units on one side of them, so we took their feedback into consideration. We made more revisions to our plans to make them more appealing to the community (reduced density, reduced site coverage, reduced FSR, more privacy, etc.). I'm aware that ##### and ##### (our neighbours at ### Second) are not opposed to this proposal, and openly I don't think I can change their minds. I have met them in person more than once to discuss the plans and address their concerns, and I have explained how the plans respect their home, trees and privacy.

As for our other immediate neighbours, I have kept ##### (at ### Second) up to date on our plans over the last two years, and met in person with him a few weeks ago as well. He hasn't expressed any concerns or provided any negative feedback, if anything, he seems indifferent. I have attempted to discuss the plans with the occupants of ### Oliver Street (behind our lot) a couple times (recently and two years ago), but I have only been able to leave my information, and have had no luck getting a response from them.

At the beginning of this process I was excited about the HRA incentive program, and the impact it would have on heritage homeowners. Incentivizing the restoration of old homes, legally protecting them and creating new housing in Queens Park seems like a 'win-win'. However, it has become apparent to me that any HRA proposal with increased density or FSR incentives will receive opposition in this community. After exploring all options, as I have done over the last three years, I truly believe this proposal that we're bringing forward to you is respectful and mindful of the neighbours and it positively impacts the streetscape of Second Street. I'm excited about the opportunity to bring an old home back to life, and create additional family housing in Queens Park. It has minimal environmental impact by placing an infill home where a garage currently exists, it protects large mature trees and it ties into existing infrastructure.

This has been a long, costly and exhausting process for us. I hope you take our story into consideration with your decision, and I hope you see the 'win-win' in this proposal.

For any clarifications, please feel free to call/text me directly on my cell at #####.

Thank you for your time and consideration.

Cheers,

James Garbutt

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*For real estate inquiries please email james@gdrealestate.ca

