



ON TABLE
Public Hearing
May 30, 2022
re: Item 3

328 Second Street

Heritage Revitalization Agreement and Heritage Designation

Hardev Gill, Planning Technician

May 30, 2022



NEW WESTMINSTER

Site Context



Address:

- 328 Second Street
- Queen's Park Neighbourhood

OCP Designation/Zoning:

- RD/RS-4

Site Area:

- 8,167 sq. ft. (759 sq. m.)

Proposal:

- Subdivision into two lots
- Long-term legal heritage protection of H.H. & Jane Mackenzie House (1889)

Zoning Bylaw Relaxations

Heritage House:

- Smaller lot size: 3,674 sq.ft. (341 sq. m.)
- Increased density: 0.79 FSR
- Reduced rear setback
- Off-street parking location

New Infill House:

- Smaller lot size: 4,488 sq. ft. (417 sq. m.)
- Lot width



Heritage Value of the Mackenzie House



- Historical, social, cultural and aesthetic values
- Vernacular working-class family home
- High integrity due to original wood cladding and original window and door openings

Recommendation

That Council consider for Third Reading and Final Adoption:

- Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022

That Council consider for Third Reading:

- Heritage Designation Bylaw (328 Second Street) No. 8310, 2022