



Corporation of the City of
NEW WESTMINSTER

REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 10/26/2020

From: Emilie K Adin, MCIP **File:** HER00769
Director of Development Services

Item #: 366/2020

Subject: 221 Townsend Place: Heritage Revitalization Agreement - Preliminary Report

RECOMMENDATION

***THAT** Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 221 Townsend Place, as outlined in this report.*

EXECUTIVE SUMMARY

An application has been received for a Heritage Revitalization Agreement (HRA) at 221 Townsend Place to enable subdivision of the Queen's Park property into two "compact" sized lots: roughly 2,360 sq. ft. (220 sq. m.) each. Through the HRA, the existing 1907 house would be retained, restored, and legally protected with a Heritage Designation Bylaw and a new house would be built on the newly created lot to the west. Both houses would be larger than permitted at a density of about 0.7 floor space ratio (FSR). In addition, relaxations would be required for site coverage and setbacks (front and rear) for the heritage house. Off-street parking spaces would be provided to meet the Zoning Bylaw requirements. The four relaxations are considered reasonable under existing policy and in the context of recent HRAs. Therefore, staff is seeking endorsement for the project to proceed to community and committee consultation.

BACKGROUND

Policy and Regulations

The site is located in the Queen's Park Heritage Conservation Area (QPHCA) and the application is consistent with both the area's heritage goals and the property's Official Community Plan (OCP) land use designation of "Residential Detached and Semi-Detached Housing". The lot is zoned for a single detached dwelling with suite and carriage house (RS-4), which requires a minimum lot size of 557 sq. m. (6,000 sq. ft.). A Heritage Revitalization Agreement (HRA) has been proposed in order to allow subdivision to "compact lot" size. In exchange for Heritage Designation of the site, relaxation of the minimum lot size can be considered, per the City's Policy for the Use of HRAs. Further information on the policy and regulatory context of this application is available in Attachment 2.

Site Characteristics and Context

The subject property is 438.6 sq. m. (4,721 sq. ft.). It is located in the Queen's Park neighbourhood, an area of single-detached dwellings, and has three frontages on Townsend Place which is a circular inset between Second and Third Streets (to the east and west) and Queens Avenue and Third Street (to the south and north). The property is two blocks north from Qayqayt Elementary School, four blocks east of the Sixth Street commercial area, and two blocks west of Queen's Park (playground, sports field, arena etc.). Second Street forms part of the bikeway/greenway network. The site is within 137 m. (450 ft.) of a bus stop, and within 445 m. (1460 ft.) of the frequent transit network (FTN) on Sixth Street. A site context map and aerial image is provided below:

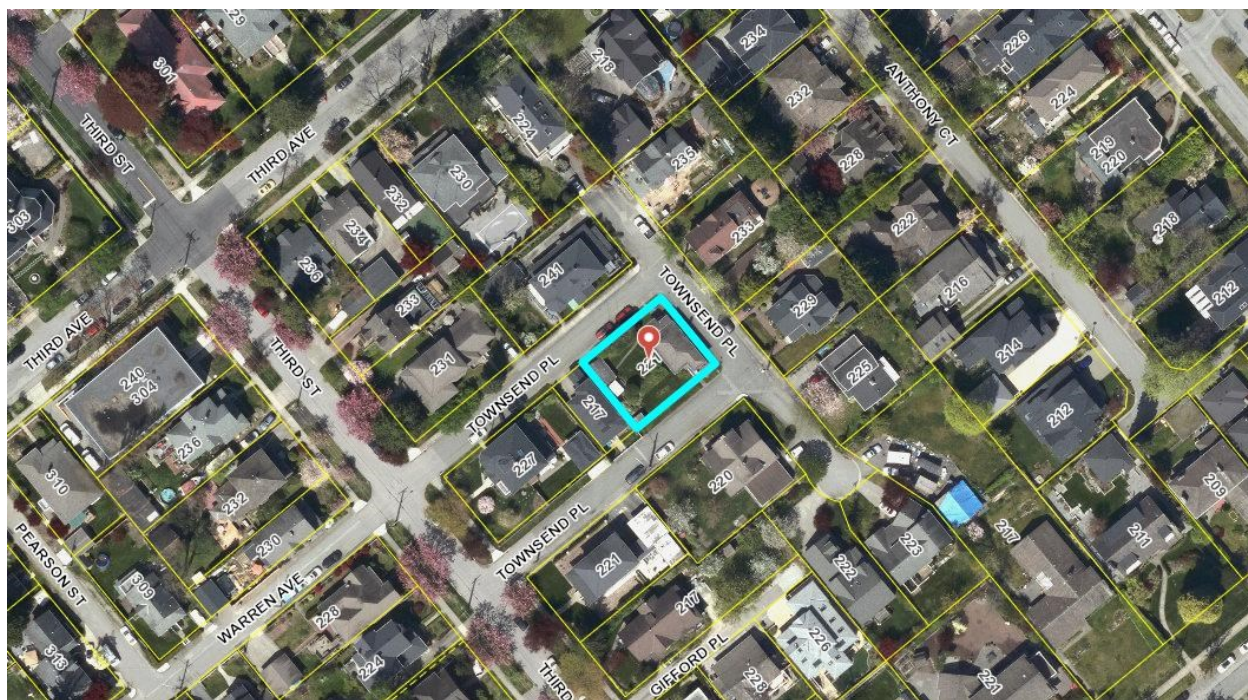


Figure 1: Site Context Map, with 221 Townsend Place highlighted in blue

Heritage Value

The home at 221 Townsend Place was built in 1907 and is considered to have high historic, social, cultural, aesthetic and scientific values. It has significant aesthetic and scientific value as a British Columbia Mills Timber and Trading Company (BCMTT) Ready-Made house system, designed, patented and produced between 1904 and 1910 in Vancouver and shipped across Western Canada and as far down the coast as San Francisco. 221 Townsend Place clearly illustrates BCMTT's unique sectional building system, consisting of pre-cut lumber and panels that were labelled, insulated and pre-painted, with vertical battens covering the joints between panels. It has historical significance as one of only eight known surviving BCMTT's Ready-Made houses in New Westminster and may be the only surviving example of the Design H 'cottage' in the Lower Mainland. It also has historic value for its association with New Westminster's Edwardian-era building boom. Lastly, the property also has historical, social and cultural significance as a home of working-class families and its pattern of long-term ownership by only four local New Westminster families. More detailed information on the heritage value is available in Attachment 3. Further review of the heritage characteristics of the building will be conducted by the Community Heritage Commission, should the application proceed. Below are current photographs:



Figure 2: Current photographs of the house, provided by the project's heritage consultant

PROJECT DESCRIPTION

The proposal is to allow subdivision of a 438.6 sq. m. (4,721 sq. ft.) corner property into two new lots of approximately 219.3 sq. m. (2,360 sq. ft.). The existing 1907 house with three frontages on Townsend Place would remain in situ, and a new house would be built on the newly created lot to the west of the heritage house. Both houses are family friendly with the heritage house proposed to contain three bedrooms and the new house proposed to contain four bedrooms. At a proposed density of 0.71 FSR, the heritage house would be approximately 156.4 sq. m. (1,683.3 sq. ft.). The new house would have a density of 0.7 FSR and be approximately 152.5 sq. m. (1,641.3 sq. ft.). Secondary suites and laneway houses are not included as part of this application, but could be added at a later date, subject to Council's approval, through an HRA amendment. Laneway houses may not be feasible, given the proposed footprints and locations of the two principal houses.

One off-street parking space would be provided on each lot to meet the Zoning Bylaw requirement but would require a relaxation to allow parking within five feet of the property line. As such, the proposal is considered to have limited impact to surrounding transportation networks and minimal on-site transportation related design issues. Though not typically required, in order to support the use of the nearby greenway/bikeway, enclosed bike storage is being proposed under the new side deck, 3.9 sq. m. (42 sq. ft.) in size, on the heritage house. Other minor relaxations proposed for the heritage house, in order to remain in situ, includes site coverage and front and rear setbacks. The proposed colour elevation is below, with further drawings and site plan provided in Attachment 1.

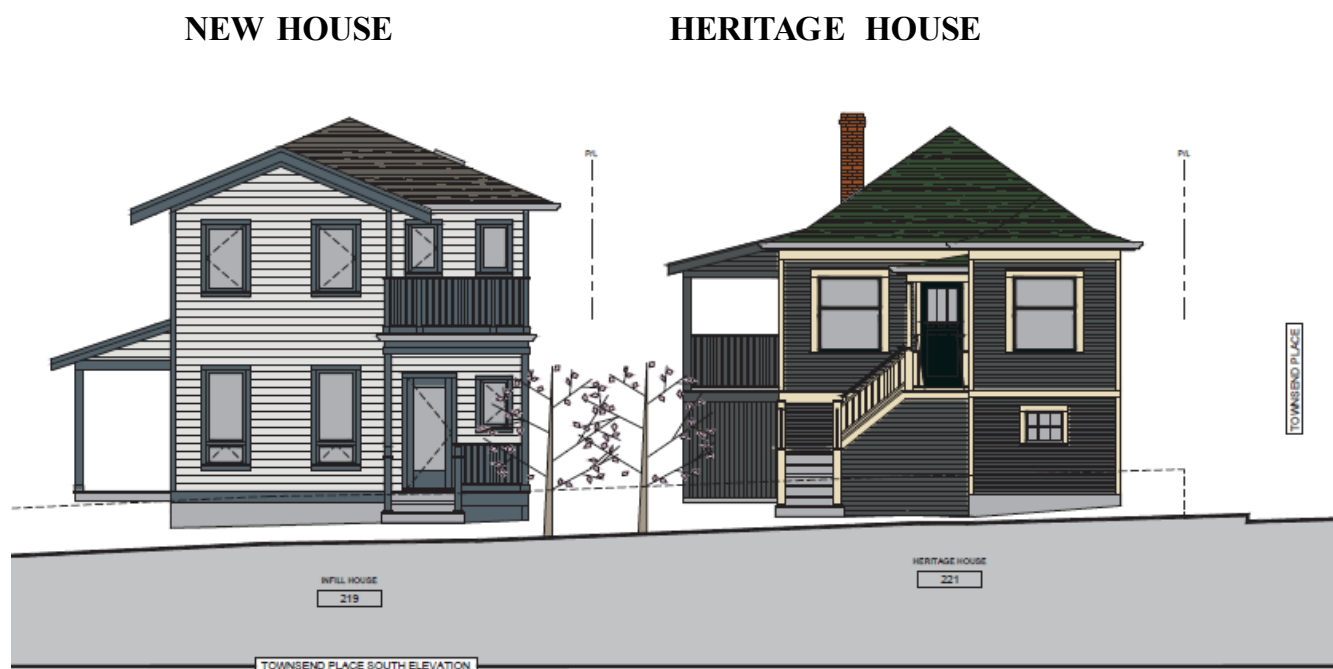


Figure 3: Proposed elevation provided by the project team

DISCUSSION

Overall Evaluation

Four Zoning Bylaw relaxations are proposed: lot size, density, site coverage and siting. The relaxations for site coverage and siting are for the heritage house only. See Attachment 4 for a summary table of site statistics and proposed relaxations, and below for further discussion of each. These relaxations are considered reasonable in the context of:

- a. the City's Policy on the Use of HRAs,
- b. similar recent HRAs,
- c. the restoration work proposed to the 1907 house; and
- d. the fact that they are primarily intended for the regularization of existing conditions.

Small Lot Subdivision

The existing property is below the minimum lot size for its zone at 438 sq. m. (4,721 sq. ft.). The subdivision would result in two lots at 39% of the size permitted in the zone. This is also 39% smaller than the City's Small Lot zones (such as RS-5), and 44% smaller lot size than most typical HRAs involving subdivision. The application is the smallest lot proposed for subdivision through an HRA in the past five years: in that time, average lot sizes have ranged from 559 sq. m. (6,015 sq. ft.) to 2,101 sq. m. (22,617 sq. ft.).

However, the lots proposed in this application are similar to the City's "compact lot zones" such as RT-2D in Queensborough, which demonstrate their livability. Consideration of compact-lot subdivisions are consistent with the City's Policy for the Use of HRAs, and under the heritage program are generally considered reasonable in exchange for protection and restoration of a heritage asset. In this case, given the rarity of the heritage building type (BCMTT's Ready Made house), the restoration proposed, and the fact that the intended density and building bulk of the houses will be similarly compact, these lot sizes are considered reasonable for exploration. A draft site plan is provided below, and further drawings are provided in Attachment 1.

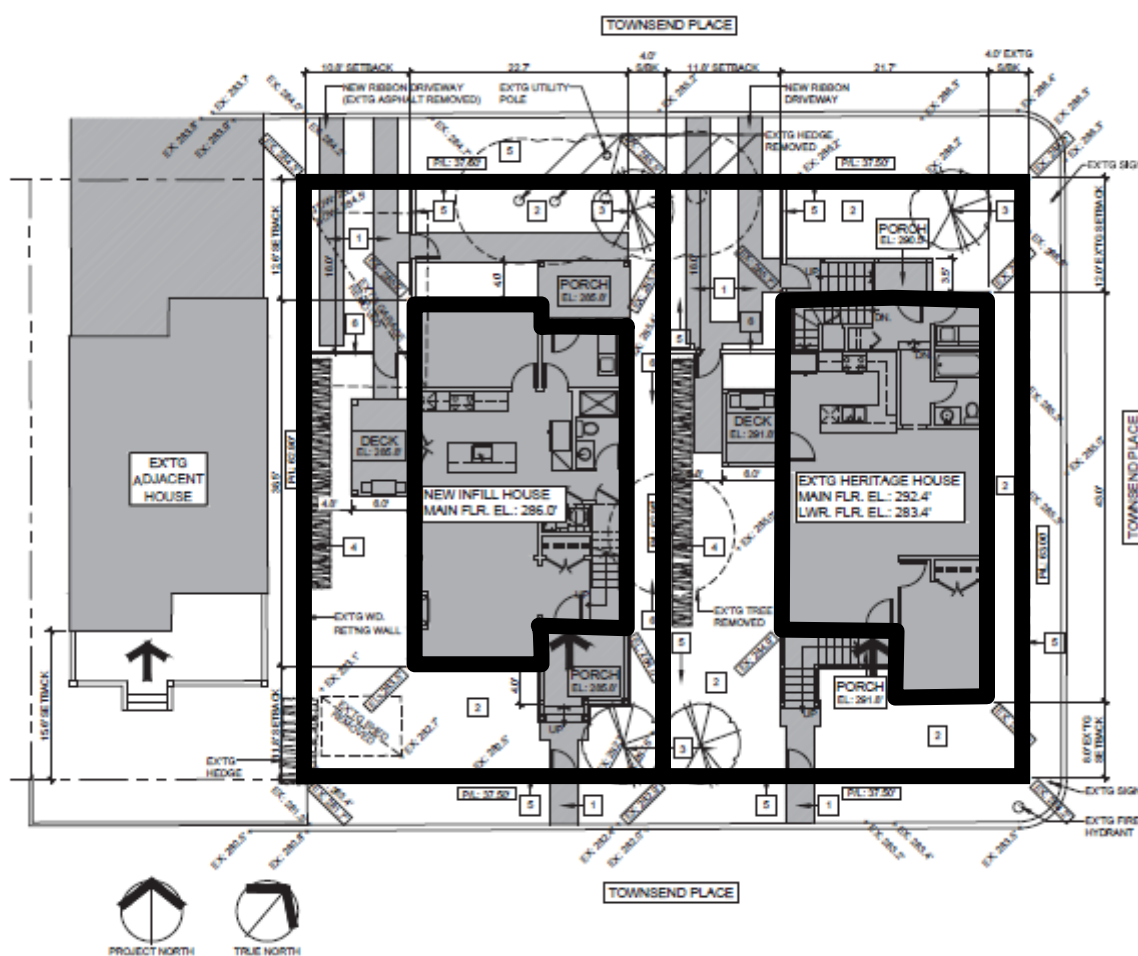


Figure 4: Project site plan with emphasis added in thicker lines to show the proposed lots and rough house footprints

Increased Density

The heritage house is proposed to have a floor space ratio (FSR) of 0.71 and the new house an FSR of 0.7. For the 1907 house, this is a 1% increase above the 0.7 permitted in the Zoning Bylaw for a protected house in the QPHCA. For the new house, this is a 20% increase above the 0.5 FSR for a non-protected house in the QPHCA. The increased density is in line with previous similar HRAs and that which is permitted in the QPHCA. Staff considers the density reasonable, as there are only minor setback and site coverage related relaxations proposed for the 1907 house, which reduces building bulk. Further, at less than 158 sq. m. (1,700 sq. ft.) each, the houses are considered average size for three or four bedroom units. The provision of ground-oriented, three (and four) bedroom units with recreational spaces and yards, also fulfills the intentions of the City's policies to develop more family-friendly housing.

Site Coverage and Siting

This application proposes an increase in site coverage from 35% to 35.6% for the heritage house, an increase of 0.6% or 1.4 sq. m. (15.3 sq. ft.) over what is permitted in the Zoning Bylaw. Given that the increase is very minor, and the house is existing, this relaxation is considered reasonable.

Additionally, relaxations are required for the front and rear setbacks for the heritage house, in order to allow the heritage building to remain in its current location. The relaxations are summarized below, in Table 1, with the existing dimensions highlighted in grey.

Table 1: Summary of Proposed Setback Relaxations

Attributes	Zoning	Existing	Relaxation	% of Relaxation
Minimum Front Setback (north)	3.8 m. (12.6 ft.)	2.4 m. (8 ft.)	1.4 m. (4.6 ft.)	37%
Minimum Rear Setback (south)	3.8 m. (12.6 ft.)	3.7 m. (12 ft.)	0.1 m. (0.6 ft.)	3%

As these setbacks are existing, these relaxations are considered reasonable.

CONSULTATION AND REVIEW PROCESS

The City has established an interim development review process to enable applications to move forward for review and public engagement, while maintaining safe physical distancing measures. Per that interim process, the anticipated review steps for this application are:

1. Preliminary report Council (**we are here**);
2. Applicant-led public consultation, including dissemination of information through the local Residents Association;

3. Review of the proposal's heritage elements by the Community Heritage Commission;
4. City-led consultation, and staff's recommendation to Council on a Public Hearing;
5. a) Council consideration of three Readings for the project's Bylaws; or
b) Council consideration of First and Second Readings of the project's Bylaws, and
c) A Public Hearing followed by Council's consideration of Third Reading of the project's Bylaws;
6. Council consideration of Adoption of the Bylaws.

As there are fewer than five units proposed, and the form of development is consistent with the Official Community Plan, the application would not be forwarded to the New Westminster Design Panel or the Advisory Planning Committee for review and comment.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. This application has been reviewed by Engineering (Servicing), Fire, Electrical, Parks and Recreation, and Development Services (Building, Planning, Trees, Heritage) Departments who provide comments to the applicant throughout the development review process.

OPTIONS

The following options are available for Council's consideration:

1. That Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 221 Townsend Place, as outlined in this report;
2. That Council provide staff with alternative direction.

Staff recommend option 1.

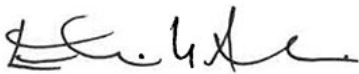
ATTACHMENTS

Attachment 1 - Drawing Package
Attachment 2 - Policies and Regulations Summary
Attachment 3 - Statement of Significance
Attachment 4 - Project Statistics and Proposed Relaxations
Attachment 5 - Lot Size Comparison of Similar HRAs

This report has been prepared by:
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This report was reviewed by:
Britney Dack, Heritage Planner
Jackie Teed, Senior Manager of Development Services

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services

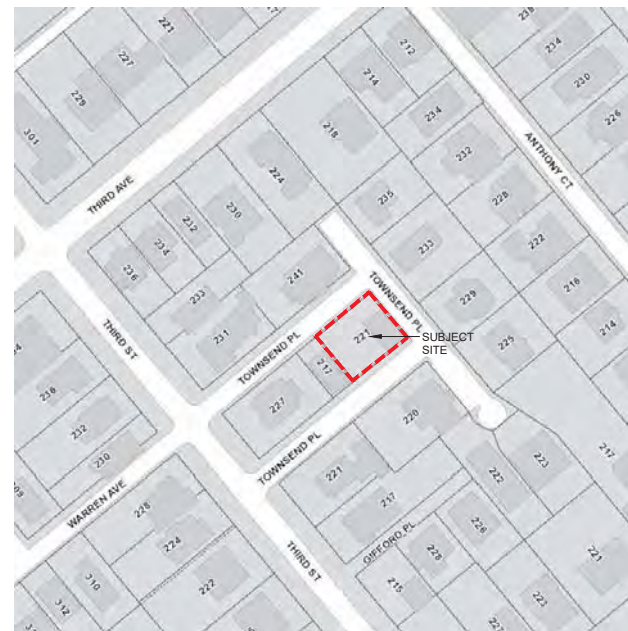
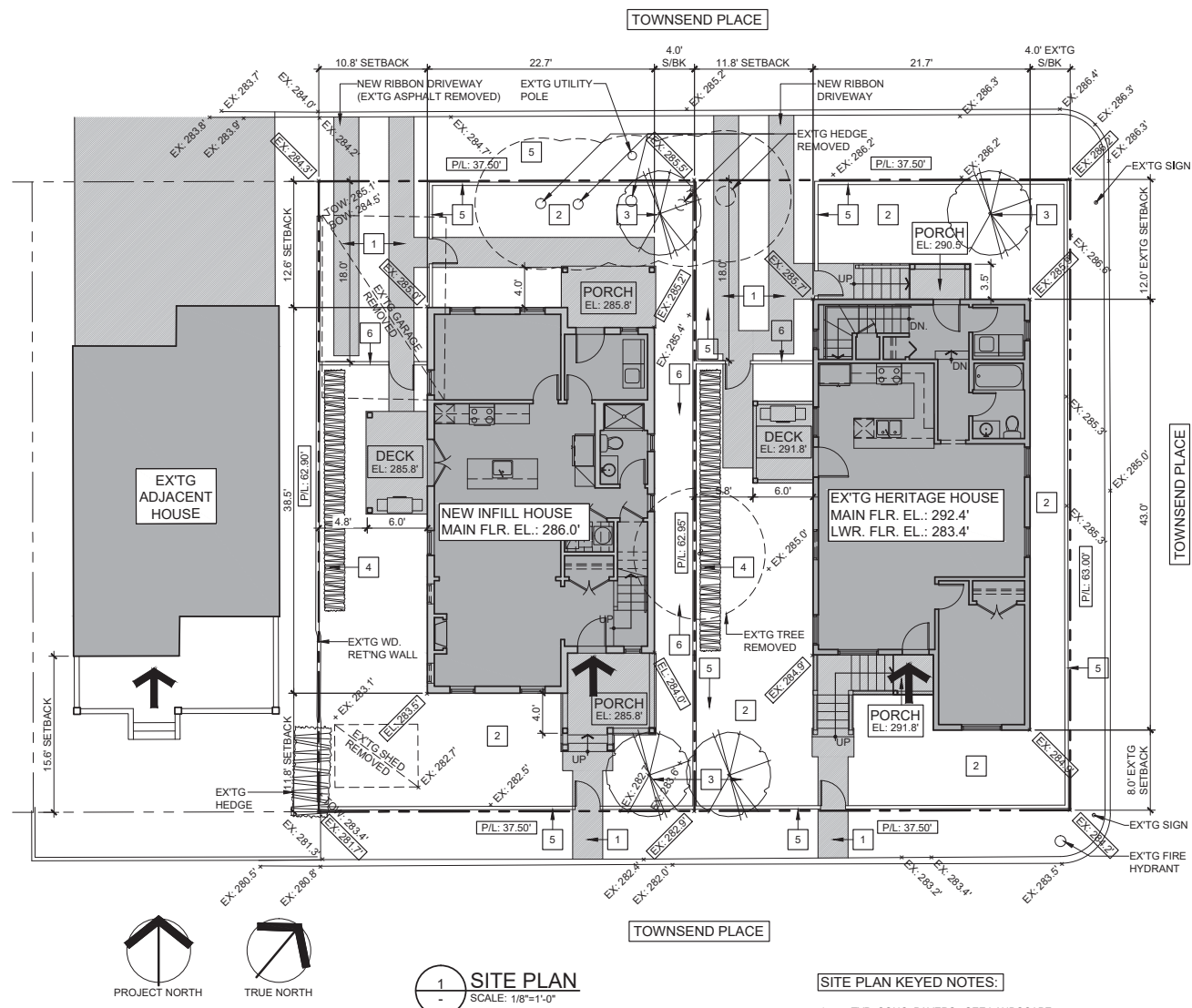


Lisa Spitale
Chief Administrative Officer



Attachment 1

Drawing Package

**DRAWING LIST****ARCHITECTURAL**

- A-1 SITE PLAN, PROJECT DATA, CONTEXT PLAN, STREET ELEVATION
- A-2 HERITAGE HOUSE: MAIN FLOOR PLAN, LOWER FLOOR PLAN, ROOF PLAN
- A-3 HERITAGE HOUSE: BUILDING SECTIONS
- A-4 HERITAGE HOUSE: ELEVATIONS
- A-5 INFILL HOUSE MAIN: FLOOR PLAN, UPPER FLOOR PLAN
- A-6 INFILL HOUSE: BUILDING SECTIONS, ROOF PLAN
- A-7 INFILL HOUSE: ELEVATIONS
- A-8 COLOURED STREET ELEVATIONS
- A-9 CONTEXT PHOTOS: SURROUNDING PROPERTIES
- A-10 CONTEXT PHOTOS: HERITAGE HOUSE & ADJACENT PROPERTY

LANDSCAPE

- L-01.1 HARDSCAPE PLAN
- L-02.1 PLANTING PLAN

DRAWING KEY

- FINISHED GRADE
- WALL/FLOOR/ROOF TYPE
- WINDOW TYPE
- EXTERIOR MATERIAL TYPE
- DOOR SCHEDULE
- DETAIL REFERENCE
- SECTION REFERENCE
- SECTION OR DETAIL TITLE
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DATE:	ISSUE/REVISION
V/M/D	
20/07/16	ISSUED FOR HRA REZONING

MATERIALS KEY

- | | |
|---|--|
| A | ASPHALT SHINGLES - IKO DYNASTY
COLOUR: EMERALD GREEN |
| B | ALUM. GUTTERS - COLONIAL K-STYLE
COLOUR: SLATE GREY |
| C | 1x4 T&G WOOD SOFFITS,
COLOUR: TBD |
| D | RESTORED EXTG/NEW HORZ'L WOOD SIDING
COLOUR: EDWARDIAN PEWTER (VC-23) |
| E | RESTORED EXTG/NEW WOOD TRIMS,
COLUMNS & RAILINGS
COLOUR: OXFORD IVORY (VC-1) |
| F | RESTORED EXTG/NEW WOOD WINDOW
COLOUR: COMOX GREEN (VC-19) |
| G | EXTG WOOD DOOR
COLOUR: COMOX GREEN (VC-19) |
| H | NEW GLAZED WOOD DOOR
COLOUR: COMOX GREEN (VC-19) |
| J | WOOD PORCH FLOOR & STEPS
COLOUR: PORCH GREY (BM VC-24) |
| K | LATTICE
COLOUR: TBD |
| L | NEW VERT'L WOOD SIDING
COLOUR: EDWARDIAN PEWTER (VC-23) |
| M | NEW WOOD TRIMS AT NEW BALCONY,
COLUMNS & RAILINGS
COLOUR: EDWARDIAN PEWTER (VC-23) |



1003-420 Camarvon Street
New Westminster, BC
V3L 5P1 Canada

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christa@lodgecraft.ca

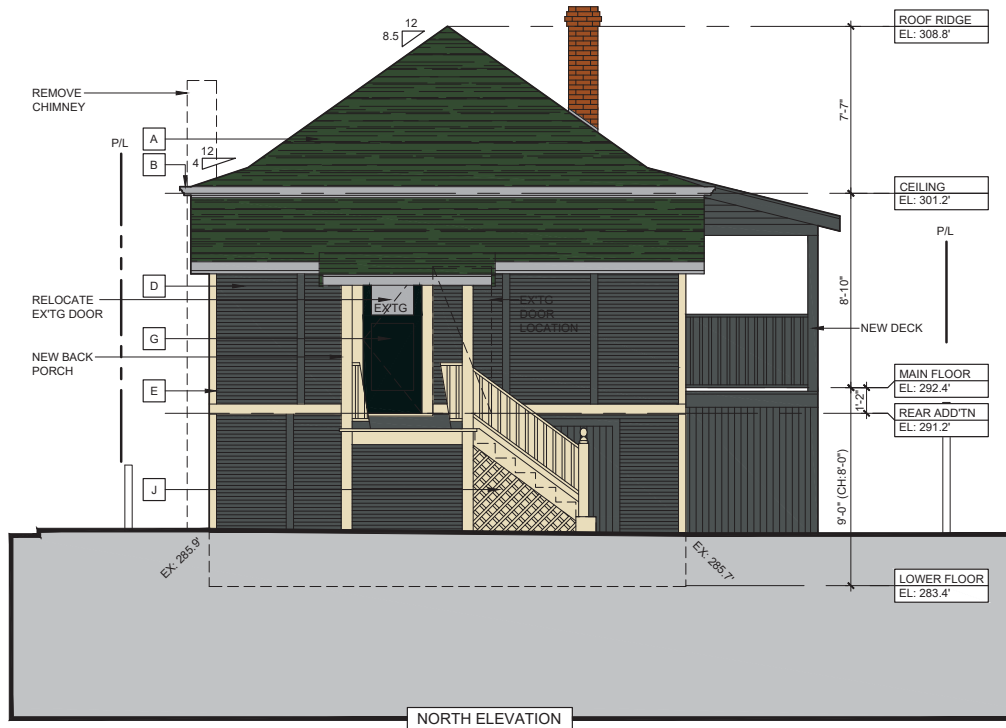
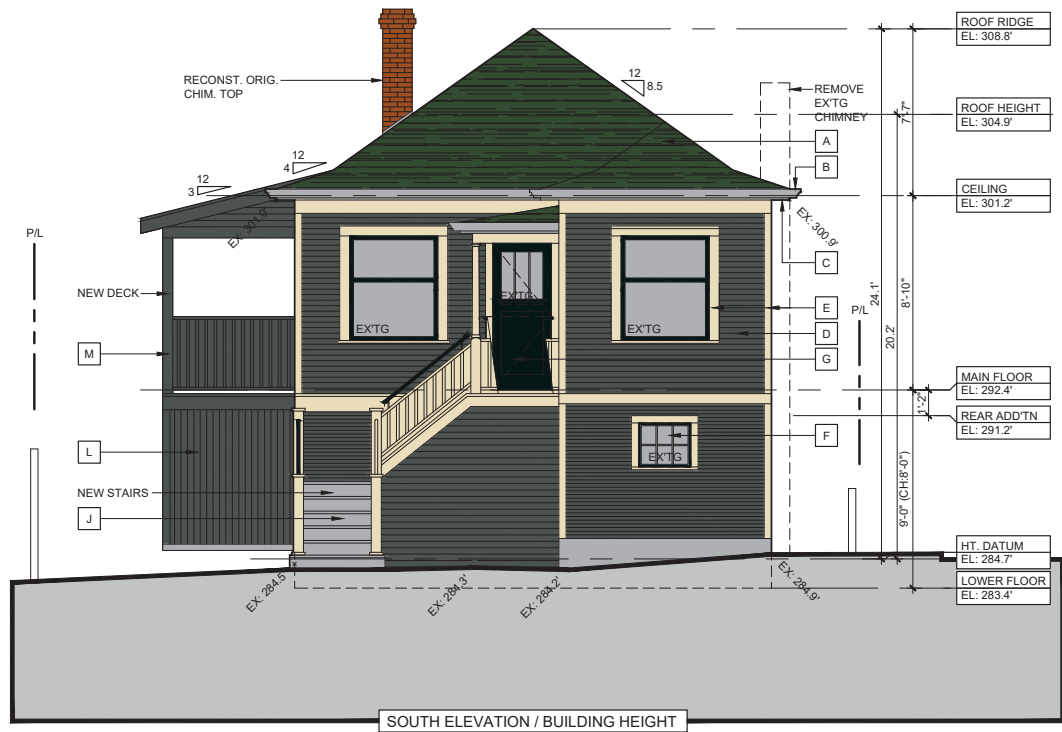
PROJECT NO.: 20-012

PROJECT TITLE:
DAVEY HOUSE 1907
HERITAGE REVITALISATION
AGREEMENT
221 TOWNSEND PLACE
NEW WESTMINSTER, BC

DRAWING TITLE:
HERITAGE HOUSE:
COLOURED ELEVATIONS

DWG. START DATE:	MAR. 2020
SCALE:	1/4"=1'-0"
REVISION NO.:	0
DRAWING NO.:	

A-4 C

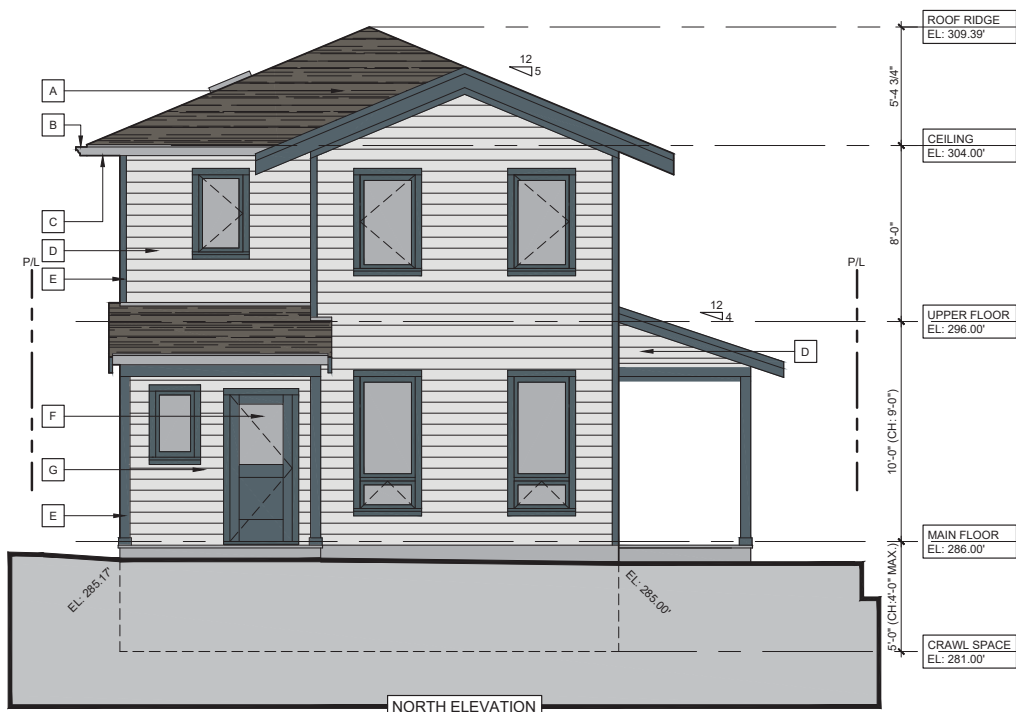
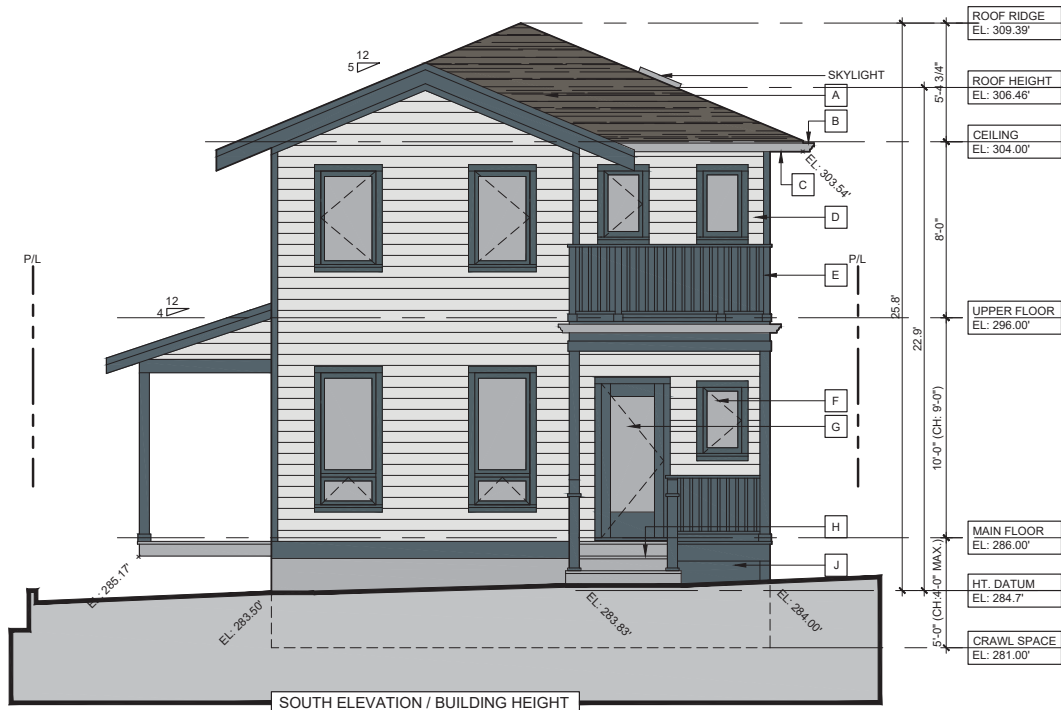


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DATE:	ISSUE/REVISION
V/M/D	
20/07/16	ISSUED FOR HRA REZONING



MATERIALS KEY

- A ASPHALT SHINGLES, IKO ROYAL ESTATE, COLOUR: MOUNTAIN SLATE
- B ALUM. GUTTERS W/ RWLS, COLOUR: SLATE GREY
- C 1x4 T&G WOOD SOFFITS, COLOUR: TBD
- D FIBRE-CEMENT HORZ'L SIDING W/ 6" EXP. COLOUR: JH10-20 ARCTIC WHITE
- E TYP. WOOD TRIMS, COLUMNS, BRACKETS, STAIRS & RAILINGS COLOUR: RAL7031 BLUE GREY
- F DBL. GLAZED VINYL WINDOW COLOUR: BLACK
- G GLAZED FIBERGLASS DOOR COLOUR: TBD
- H WOOD PORCH FLOOR & STEPS COLOUR: PORCH GREY (BM VC-24)
- J LATTICE COLOUR: TBD



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New Westminster, BC
V3L 5P1 Canada

778-883-2024
christa@lodgecraft.ca

PROJECT NO.: 20-012

PROJECT TITLE:
DAVEY HOUSE 1907
HERITAGE REVITALISATION
AGREEMENT
221 TOWNSEND PLACE
NEW WESTMINSTER, BC

DRAWING TITLE:

INFILL HOUSE:
ELEVATIONS

DWG. START DATE:

MAR. 2020

SCALE:

1/4"=1'-0"

REVISION NO.:

0

DRAWING NO.:

A-7C

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DATE: Y/M/D	ISSUE/REVISION
20/07/16	ISSUED FOR HRA REZONING



1003-420 Camarvon Street
New Westminster, BC
V3L 5P1 Canada

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PROJECT NO.: 20-012

PROJECT TITLE:
DAVEY HOUSE 1907
HERITAGE REVITALISATION
AGREEMENT
221 TOWNSEND PLACE
NEW WESTMINSTER, BC

DRAWING TITLE:
TOWNSEND PLACE:
COLOURED STREET
ELEVATIONS

DWG. START DATE:

MAY, 2020

SCALE:

1/4" = 1'-0"

REVISION NO.:

0

DRAWING NO.:

A-8



Attachment 2

Policies and Regulations Summary

ATTACHMENT #2: POLICIES AND REGULATIONS SUMMARY

Official Community Plan Land Use Designation

The Official Community Plan (OCP) designation for this site is *Residential: Detached and Semi-Detached* which allows low density residential, primarily in the form of single detached dwellings with secondary suites, duplexes, and accessory dwelling units (e.g. laneway house, carriage house). Complementary uses include home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities. The OCP also indicates that, through a Heritage Revitalization Agreement (HRA), a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. The proposed application is consistent with the OCP designation for this site.

Queen's Park Heritage Conservation Area

The subject property is protected under the Queen's Park Heritage Conservation Area (QPHCA). The proposed Heritage Designation and Heritage Revitalization Agreement (HRA) would provide a high level of protection, design control, and development regulations which exceed those of the QPHCA. The additional protection and sensitive infill proposed is overall consistent with the goals of the Heritage Conservation Area. The proposed application is consistent with the QPHCA's design guidelines.

Zoning Bylaw

The existing zoning for the site is RS-4 Queen's Park Single Detached Dwelling District. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. In this zone, the maximum floor space ratio (FSR) for houses which are protected under the Queen's Park Heritage Conservation Area is 0.7 and houses not protected under the Heritage Conservation Area is 0.5. As described in the report, the proposed application would require zoning relaxations. As such, a Heritage Revitalization Agreement would be required to permit the proposal.

Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are

being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

When Council considers entering into an HRA with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. In this proposal, the heritage benefit to the community is restoration, continued historic use and the full legal protection of the heritage building through a Heritage Designation Bylaw. In the City's *Policy for the Use of Heritage Revitalization Agreements*, lot size, density, and siting or massing elements may be considered for relaxation.

Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP.



Attachment 3

Statement of Significance

ATTACHMENT #3: STATEMENT OF SIGNIFICANCE

221 Townsend Place Edmund C. Davey House

Description of Historic Place

The historic place is a one storey (plus basement) pre-fabricated wood-frame hip-roofed house of the historic British Columbia Mills Timber and Trading Company (BCMTT), located at 221 Townsend Place in the Queen's Park neighbourhood of New Westminster BC.

Heritage Values

Erected in 1907 for Edmund C. Davey of the Northern Crown Bank, the house at 221 Townsend Place is valued as a surviving example of the British Columbia Mills Timber and Trading Company Ready Made houses; for representing BCMTT's unique and innovative construction technique and aesthetic; for its historical association with the Edwardian development era in Queen's Park; and as working-class home to only four owners since 1907.

The Edmund C. Davey House is valued as an example of the 'Ready-Made' house system - designed, patented and produced by British Columbia Mills Timber and Trading Company between 1904 and 1910 (with headquarters at Hastings Mill in Vancouver) and shipped across Western Canada and even to San Francisco after the 1906 earthquake. The building holds aesthetic and scientific heritage value in that it clearly illustrates BCMTT's unique sectional building system, consisting of pre-cut lumber and panels that were labelled, insulated and pre-painted, in their distinctive vertical battens covering the joints between the panels. It is further important as one of or possibly the only known surviving example of the Design H 'cottage' (1905 BCMTT catalogue) in the Lower Mainland, which although slightly modified with its verandah enclosed in 1926 and an extension on the front from 1931, the four-room cottage design extending six pre-fabricated panels in length, is still clearly identifiable.

The subject house is significant as one of only eight known surviving BCMTT Ready-Made houses in New Westminster, which together stand testament to the role New Westminster had in the production of this unique pre-fab line - with the system developed in part by Edward Mahony, the manager of a BCMTT-owned New Westminster mill (Royal City Planing Mills), which was also responsible for producing much of the millwork and sash and door components for the Ready Made houses.

The Edmund C. Davey House hold historical significance for its ties to the Edwardian-era building boom in New Westminster which saw a significant wave of development in the Queen's Park neighbourhood. The Edwardian-era growth in the prestigious neighbourhood, first established in the 1880s, involved property subdivision, a doubling

of residences constructed, paved streets, concrete sidewalks and significant investment in new Queen's Park exhibition buildings.

The Edmund C. Davey House holds cultural, social and historical significance as a home to working-class families since 1907 and only four owners throughout its history. The first owner, Davey, was an accountant at a local bank branch. Davey sold the house to nurse Sarah Kilgallen who worked at the next door Westminster Private Hospital (241 Townsend) in the years before World War I. Then followed two long-term owner/resident families - the family of elevator operator Allan Workman (35 years) and lastly the family of machinist Reginald Hancock (57 years).

Character-Defining Elements

The elements that define the heritage character of 221 Townsend Place are:

- Continuous residential use since 1907
- Original location on Townsend Place in the Queen's Park neighbourhood
- Siting at the eastern edge of the lot
- Residential design, scale and massing as expressed in its one storey height (plus basement) with shed roof extension at rear, hip roof and cottage form
- Evidence of the building representing Design H from the BCMTT 1905 catalogue with its distinguishable 1926 and 1931 modifications
- Front porch with turned column and hip roof
- Narrow exposure lap siding distinguished from slightly larger exposure siding on 1926 and 1931 additions at front
- Typical BCMTT vertical and horizontal battens hiding the pre-fab panel joints
- Original window openings with original wood window trim and projecting sills
- Original double-hung, horned wood windows and one fixed multi-light decorative window with some later double-hung wood windows with no horns from the 20s and 30s
- Original front door opening with early wood front door



Attachment 4

Project Statistics and Proposed Relaxations

ATTACHMENT #4 PROJECT STATISTICS AND PROPOSED RELAXATIONS

A summary of the proposed project statistics are outlined in Table 2 and 3. Relaxations being sought through the HRA are highlighted in grey.

Table 2: Summary of Proposed Relaxations for 219 Townsend Street (New House)

Attributes	RS-1 Zoning	Proposed	Relaxation
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	219 sq. m. (2,360 sq. ft.)	338 sq. m. (3,640 sq. ft.)
Lot Frontage	--	11.4 m. (37.5 ft.)	--
Lot Depth	--	19.2 m. (62.9 ft.)	--
Maximum Floor Space	109.6 sq. m. (1,180 sq. ft.)	152.5 sq. m. (1,641.3 sq. ft.)	42.9 sq. m. (461.3 sq. ft.)
Maximum Floor Space Ratio	0.5	0.7	0.2
Maximum Number of Units	3	1	--
Maximum Site Coverage	35%	35%	--
Minimum Front Setback (north)	3.6 m. (11.8 ft.)	3.6 m. (11.8 ft.)	--
Minimum Front Yard Projection Setback	2.4 m. (7.8 ft.)	2.4 m. (7.8 ft.)	--
Minimum Rear Setback (south)	3.8 m. (12.6 ft.)	3.8 m. (12.6 ft.)	--
Minimum Side Setback (west)	1.2 m. (4 ft.)	3.3 m. (10.8 ft.)	--
Minimum Side Setback (east)	1.2 m. (4 ft.)	1.2 m. (4 ft.)	--
Maximum Height (Roof Peak)	10.7 m. (35 ft.)	7.9 m. (25.8 ft.)	--
Maximum Height (Midpoint)	7.6 m. (25 ft.)	7.0 m. (22.9 ft.)	--
Maximum Attached Accessory Area	10%	7.8%	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	0.2 m. (0.7 ft.)	1.3 m. (4.3 ft.)

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 3: Summary of Proposed Relaxations for 221 Townsend Street (Heritage House)

Attributes	RS-1 Zoning	Proposed	Relaxation
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	219 sq. m. (2,361 sq. ft.)	338 sq. m. (3,639 sq. ft.)
Lot Frontage	--	11.4 m. (37.5 ft.)	--
Lot Depth	--	19.2 m. (63 ft.)	--
Maximum Floor Space	153.6 sq. m. (1,653 sq. ft.)	156.4 sq. m. (1,683.3 sq. ft.)	2.8 sq. m. (30.3 sq. ft.)
Maximum Floor Space Ratio	0.7	0.71	0.01
Maximum Number of Units	3	1	--
Maximum Site Coverage	35%	35.6%	0.6%
Minimum Front Setback (north)	3.8 m. (12.6 ft.)	2.4 m. (8 ft.)	1.4 m. * (4.6 ft.)
Minimum Front Yard Projection Setback	2.6 m. (8.6 ft.)	3.7 m. (12.2 ft.)	--
Minimum Rear Setback (south)	3.8 m. (12.6 ft.)	3.7 m. (12t.)	0.1 m. * (0.6 ft.)
Minimum Side Setback (west)	1.2 m. (4 ft.)	3.6 m. (11.8 ft.)	--
Minimum Side Setback (east)	1.2 m. (4 ft.)	1.2 m. (4 ft.)	--
Maximum Height (Roof Peak)	10.7 m. (35 ft.)	7.3 m. (24.1 ft.)	--
Maximum Height (Midpoint)	7.6 m. (25 ft.)	6.2 m. (20.2 ft.)	--
Maximum Attached Accessory Area	10%	5.7%	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	0.2 m. (0.7 ft.)	1.3 m. (4.3 ft.)

*existing setbacks

NOTE: grey rows indicate proposed variances, white rows meet City regulations.



Attachment 5

Lot Size Comparison of Similar HRAs

ATTACHMENT #5: LOT SIZE COMPARISON OF SIMILAR HRAS

Table 4: Small Lot Subdivision HRAs 2015-2020

HRA Address	Original Lot Size	Lot A (larger)	Lot B (smaller)	Year Adopted
<i>RS-1 Zoning requirement</i>	<i>1,115 sq. m. + (12,000 sq. ft. +)</i>	<i>557 sq. m. (6,000 sq. ft.)</i>	<i>557 sq. m. (6,000 sq. ft.)</i>	---
<i>218 Queen's Ave*</i>	<i>2,101 sq. m. (22,617 sq. ft.)</i>	<i>894.2 sq. m. (9,625 sq. ft.)</i>	<i>525.5 sq. m. (5,656 sq. ft.)</i>	2019
223 Queen's Ave	1,052 sq. m. (11,323 sq. ft.)	616 sq. m. (6,628 sq. ft.)	436 sq. m. (4,695 sq. ft.)	2015
224 Sixth Ave	1,012 sq. m. (10,890 sq. ft.)	604 sq. m. (6,502 sq. ft.)	408 sq. m. (4,388 sq. ft.)	2018
420 St. George St	810 sq. m. (8,613 sq. ft.)	456 sq. m. (4,907 sq. ft.)	354 sq. m. (3,706 sq. ft.)	2015
327 Fourth St	768 sq. m. (8,256 sq. ft.)	384 sq. m. (4,128 sq. ft.)	384 sq. m. (4,128 sq. ft.)	2015
208 Fifth Ave	809 sq. m. (8,200 sq. ft.)	390 sq. m. (4,200 sq. ft.)	372 sq. m. (4,000 sq. ft.)	In Progress
1407 Sixth Ave	758 sq. m. (8,164 sq. ft.)	359 sq. m. (3,867 sq. ft.)	338 sq. m. (3,639 sq. ft.)	2017
709 Cumberland St	744 sq. m. (8,008 sq. ft.)	372 sq. m. (4,004 sq. ft.)	372 sq. m. (4,004 sq. ft.)	In Progress
632 Second St	736 sq. m. (7,925 sq. ft.)	368 sq. m. (3,960 sq. ft.)	368 sq. m. (3,960 sq. ft.)	2019
720 Second St	729 sq. m. (7,838 sq. ft.)	387 sq. m. (4,162 sq. ft.)	342 sq. m. (3,676 sq. ft.)	2017
1935 Eighth Ave	623 sq. m. (6,705 sq. ft.)	350 sq. m. (3,767 sq. ft.)	273 sq. m. (2,940 sq. ft.)	2020
631 Second St	559 sq. m. (6,015 sq. ft.)	280 sq. m. (3,007 sq. ft.)	280 sq. m. (3,007 sq. ft.)	In Progress
<i>Average</i>	<i>777 sq. m. (8,365 sq. ft.)</i>	<i>415 sq. m. (4,467 sq. ft.)</i>	<i>356 sq. m. (3,831 sq. ft.)</i>	---
221 Townsend Pl This proposal	438 sq. m. (4,721 sq. ft.)	219 sq. m. (2,361 sq. ft.)	219 sq. m. (2,360 sq. ft.)	In Progress
Difference from average	339 sq. m. (3,644 sq. ft.)	196 sq. m. (2,106 sq. ft.)	137 sq. m. (1,471 sq. ft.)	---
% Difference from average	44% smaller	47% smaller	38% smaller	---
TOTAL (11)	8,548 sq. m. (92,017 sq. ft.)	4,565 sq. m. (49,132 sq. ft.)	3,915 sq. m. (42,143 sq. ft.)	---

*218 Queen's Ave not included in average calculation, as three-lot subdivision with two lot B's