



Corporation of the City of
NEW WESTMINSTER

REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 7/13/2020

From: Emilie K Adin, MCIP **File:** HER00752
Director of Development Services

Item #: 247/2020

Subject: **404 Second Street: Heritage Revitalization Agreement - Preliminary Report**

RECOMMENDATION

***THAT** Council direct staff to process the proposed Heritage Revitalization Agreement at 404 Second Street, as outlined in this report.*

EXECUTIVE SUMMARY

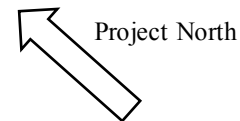
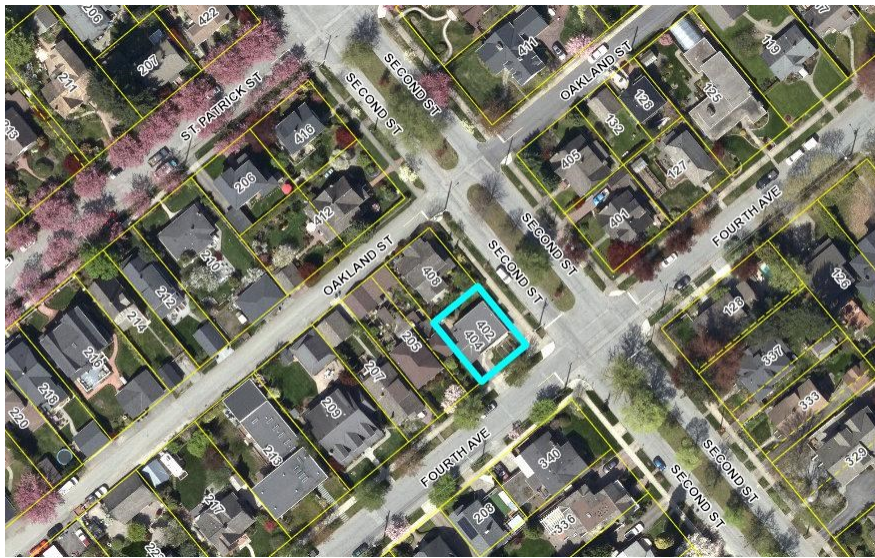
An application for a Heritage Revitalization Agreement (HRA) has been received for 404 Second Street, the Queen's Park Meat Market, which was built in 1926 and contains both a small-scale commercial unit and a rental residential suite. The proposed project would add floor space to the existing one storey building through a 31 sq. m. (332 sq. ft.) side addition, 18 sq. m. (191 sq. ft.) rear addition, and a basement. Zoning Bylaw relaxations required to facilitate the project would include use, density, site coverage, setbacks and parking space configuration. Additionally, Sign Bylaw relaxations are requested in order to permit the re-creation of a historic roof sign and to permit contemporary commercial business signage.

The proposed relaxations are considered reasonable as the majority regularize the non-conforming siting and use of the heritage building, and the remaining are relatively minor and would support the continued historic uses of the building. In exchange for the development, the heritage building would be restored and legally protected through a Heritage Designation Bylaw. Staff is seeking an endorsement for the project to proceed with community consultation.

PROJECT DESCRIPTION

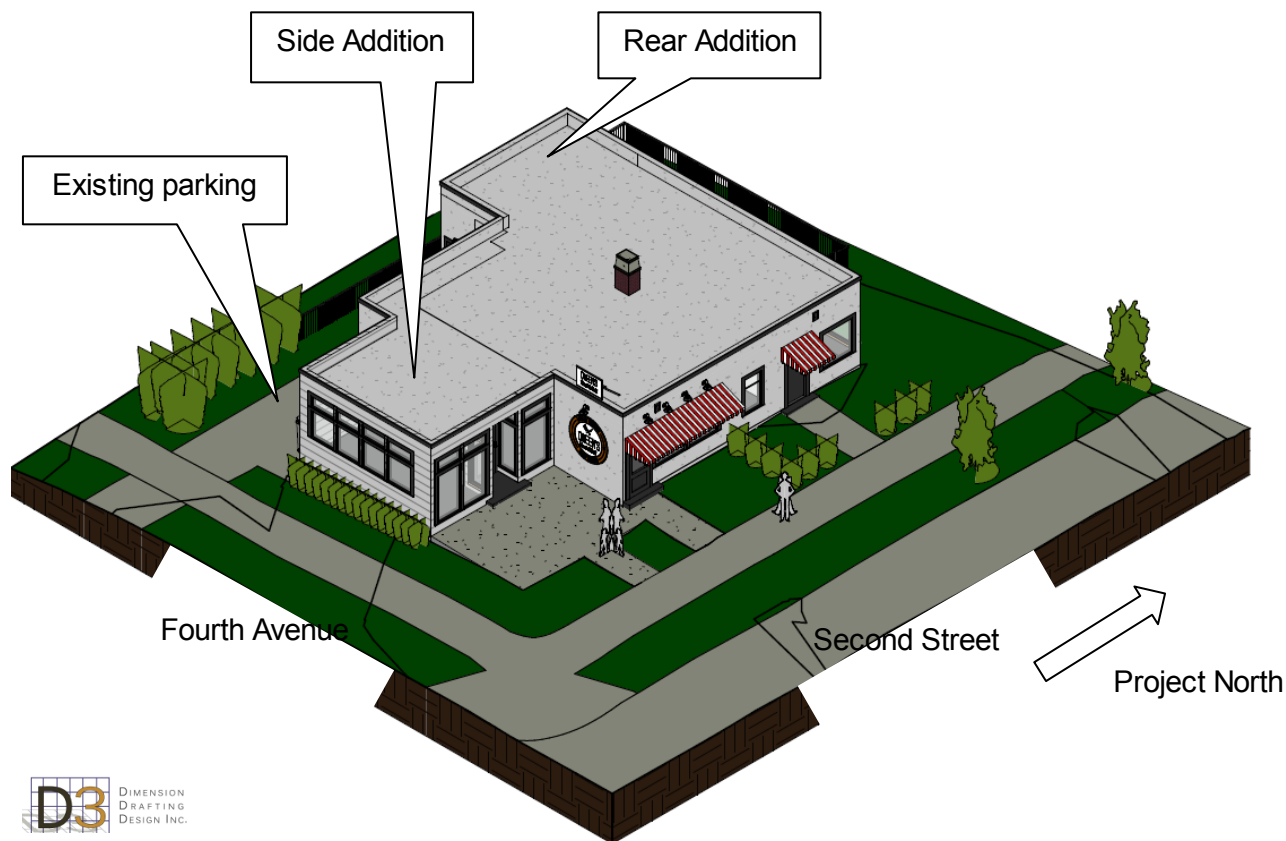
Site Characteristics and Context

The existing one storey building contains a non-conforming commercial use and a rental residential unit. The density is 0.35 FSR. The property is approximately 306 sq. m. (3,295 sq. ft.), and is located in the Queen's Park neighbourhood, an area of single-detached dwellings. The site is at the corner of Second Street and Fourth Avenue. Both streets are considered local roads and form part of the greenway/bikeway network. Second Street is a bus route, the site is within walking distance of the Frequent Transit network (FTN) on Sixth Street, and is approximately 1 km to the Columbia SkyTrain Station. A site context map and aerial image is provided below, with the property in question highlighted in blue:



Proposed Project

This HRA application is primarily to regularize and expand the non-conforming commercial use of the building. The application proposes to add floor space to the existing one storey building including a 31 sq. m. (332 sq. sq. ft.) side addition, a 17 sq. m. (191 sq. sq. ft.) rear addition, and a 153 sq. m. (1,648 sq. sq. ft.) new basement. The majority of the commercial space increase is for back-of-house operations including kitchen, prep-space, office, storage, and freezers. The existing off-street parking configuration (two tandem spaces) is proposed to be retained, with access from the current driveway crossing on Fourth Avenue. Relaxations to the Sign Bylaw would be required to permit the proposed recreation of a historical roof sign and to permit contemporary commercial business signage. A site plan, architectural elevations, and street context images form Attachment #1. A three dimensional rendering of the site is provided below:



In exchange for the Zoning Bylaw and Sign Bylaw relaxations proposed below, the building would be restored and legally protected through a Heritage Designation Bylaw. An overview of the proposed bylaw relaxations is included below, and each is discussed later in this report:

- Regularize the existing, non-conforming small-scale commercial use;
- Increase the allowable floor space ratio (FSR) from 0.5 to 1.0;
- Increase the site coverage from 35% to 50%;
- Reduce in the minimum front, rear (existing) and side yard setbacks (right side existing);
- Regularize the existing non-conforming parking provided;
- Install commercial signage in a residential zoning district; and
- Re-create a historic roof sign, a currently prohibited sign type.

BACKGROUND

Policy and Regulations

The proposed small-scale local commercial use is consistent with neighbourhood's OCP land use designation. However, the proposal is not aligned with the site's current RS-4 zoning for residential detached houses. As such, a Heritage Revitalization Agreement (HRA) is proposed. The HRA would restore and legally protect the building through a Heritage Designation Bylaw, in exchange for the development.

The site is located in the Queen's Park Heritage Conservation Area (QPHCA). Regardless of its age, it is not protected due to the non-conforming commercial use. The proposed HRA would offer a higher level of heritage protection than the QPHCA, therefore the application supports the goals of the policy. In this case, the *Standards and Guidelines* would be applied for evaluating the project, rather than the QPHCA design guidelines (which were created for houses, and as such, are not appropriate for this building).

More on the above referenced policies and regulations is available in Attachment #2.

Heritage Value

The Queen's Park Meat Market was built in 1926 and has historic, social, cultural and aesthetic value. It has historic value for its association with the 1920s New Westminster building boom, and as one of Queen's Park's last surviving and functioning corner stores. The property also has social and cultural significance evidenced by its continuous commercial use, and its pattern of long-term ownership and management by local New Westminster families. Lastly, the building has aesthetic value as a vernacular, mid-century Moderne corner store. More detailed information on the heritage value is available in Attachment #3 and further review would be conducted by the Community Heritage Commission. Below are photographs of the building, provided by the project's heritage consultant:



Front Elevation (Second Street)



Side Elevation (Fourth Avenue)

DISCUSSION

Overall Evaluation

The relaxations requested are primarily to regularize existing or historic non-conforming elements of the building which would allow contemporary continued use of this heritage site. Though a square footage increase is proposed, the exterior of the building would not be substantially altered besides a side addition, which would be approximately 30% of the building's size. Additionally, the building will remain as a one storey massing, lower than neighbouring two storey houses. As such, the overall proposal is reasonable for consideration. See Attachment #4 for a summary table of site statistics and proposed relaxations, and below for further discussion of each.

A number of the requested relaxations are related to the way the City determines which is the front and which is the side yard of a property. Although the main building entrances face Second Street, based on the lot dimensions, the front yard measurements are technically from Fourth Avenue, and the (east) side yard is technically on Second Street, which are the reverse of how the property functions. This creates the need for certain relaxations, such as from the Zoning Bylaw's prohibition on parking in the property's front yard, which in this case, functions as the property's side yard (along Fourth Avenue). Overall, the result is the building would not have the large front or rear yard space typically associated with a house. No front yard is required in the city's low-rise commercial zones.

Commercial Use, Parking and Signage

Commercial Use

The OCP land use designation for this site is permissive of small scale local commercial uses. Under the City's policy and past practice, these types of uses (in properties zoned RS-1) have also been permitted through an HRA (comparison provided in Attachment #5). In order to provide flexibility and ensure the continued commercial use of the building (an element of intangible heritage), staff propose the following uses be permitted:

- business and professional offices,
- cafés and restaurants (excluding drive-in/drive-through restaurants),
- personal service establishments, and
- retail stores.

Zoning Bylaw definitions of the above listed uses are available in Attachment #2. Notably, the scale of these uses would be limited by the size of the building's main floor at 152 sq. m. (1,637 sq. ft.). As previously indicated, the site currently also includes a residential unit, which would continue to be permitted.

Parking

Though the application proposes regularizing the commercial use of this property, staff are not recommending that the project meet the Zoning Bylaw's parking requirements for a standard commercial use (six off-street spaces). Rather, this application proposes to regularize the existing non-conforming parking, by providing two tandem parking spaces which would be accessed from the current driveway crossing on Fourth Avenue. This is considered reasonable as:

- the majority of the commercial space increase is for back of house operations and that is not expected to substantially increase visitor traffic;
- the commercial use is small enough that the target market is primarily local traffic;
- the existing commercial use has been in operation with an attached residential unit since the 1950s, with few concerns or complaints related to parking;
- the site is located on a bus route and near a frequent transit network;
- the site is located at the intersection of two greenway/bikeways and temporary bicycle parking would be provided as part of the development; and
- the provision of two parking spaces is consistent with the site's underlying RS-4 zoning.

Signage

In conjunction with the proposed commercial use, the application also proposes relaxations to Sign Bylaw No. 7867, 2017 in order to install commercial signage in a residential zoning district, and re-create a historic roof sign, which is currently a prohibited sign type. The relaxations are considered reasonable given that the roof sign would be a restoration of the site's historic signage as per a 1938 archival photo, and contemporary commercial business signage would ensure continued viability of the existing and future commercial uses.

Building Size

Density

The site's current zoning allows 0.5 floor space ratio (FSR). Through this application, the density allowance would double to 1.0 FSR. As half of the floor space would be located in the basement (0.5 FSR); the above-grade density meets the Zoning Bylaw maximum; and the building will remain as a one storey massing (lower than neighbouring two storey houses); it is likely that there would be minimal visible effect on the streetscape or undue shadowing to neighbouring properties. Thus, the density relaxation is considered reasonable.

Site Coverage

The existing site coverage is approximately 35%, which is the site's current zoning's maximum. This application proposes to increase the site coverage to 50%, an increase of 15%. The relaxation is considered reasonable given that site coverage is generally not regulated for low-rise commercial buildings, rather building size is controlled through setbacks and height.

Setbacks

The existing non-confirming rear and east side setbacks are not proposed to change. Relaxations would be required for the front and west side setbacks, in order to accommodate the proposed building additions. The relaxations are considered reasonable as half of the requested relaxations address existing non-confirming setbacks, the side addition is setback from the façade and is 30% of the building size, and the rear addition would not be visible from Second Street. The relaxations are summarized below, where the proposed dimensions are highlighted in grey.

Table 1: Summary of Proposed Setback Relaxations

| Attributes | Zoning | Existing | Proposed | Change | Relaxation | % of Relaxation |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------|
| South Setback to Fourth Ave (front) | 4.0 m. (13.2 ft.) | 5.7 m. (18.6 ft.) | 0.5 m. (1.6 ft.) | 5.2 m. (17.0 ft.) | 3.5 m. (11.6 ft.) | 88% |
| North Setback (rear) | 4.0 m. (13.2 ft.) | 3.7 m. (12.2 ft.) | 3.7 m. (12.2 ft.) | No change | 0.3 m. (1 ft.) | 8% |
| West Setback (side) | 1.5 m. (5.0 ft.) | 2.5 m. (8.2 ft.) | 1.3 m. (4.4 ft.) | 1.2 m. (3.8 ft.) | 0.2 m. (0.6 ft.) | 13% |
| East Setback to Second St (side) | 1.5 m. (5.0 ft.) | 1.0 m. (3.4 ft.) | 1.0 m. (3.4 ft.) | No change | 0.5 m. (1.6 ft.) | 33% |

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 to 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 for each lot, 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 developed a project-based team approach for reviewing development applications. This application will be reviewed by the following Departments: Engineering (Servicing), Fire, Electrical, Parks and Recreation, and Development Services (Building, Planning, Trees, and Heritage). Staff will provide comments from this review to the applicant throughout the development application process.

OPTIONS

The following options are available for Council's consideration:

1. That Council direct staff to process the proposed Heritage Revitalization Agreement at 404 Second Street, as outlined in this report;
2. That Council provide staff with alternative direction.

Staff recommend option 1

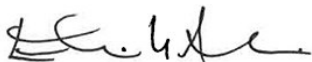
ATTACHMENTS

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

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

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services

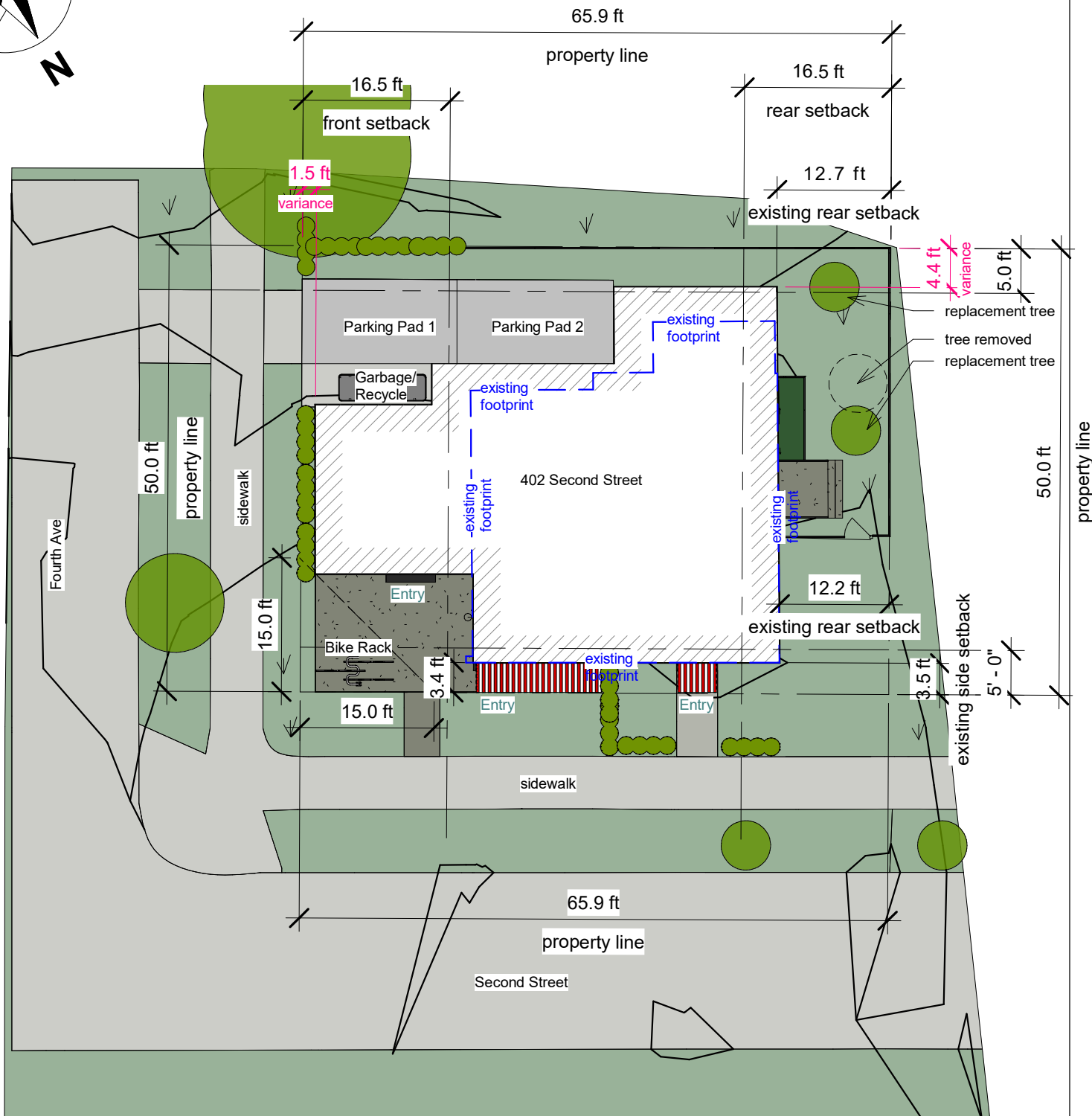
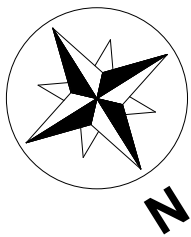


Lisa Spitale
Chief Administrative Officer



Attachment #1

Drawing Package



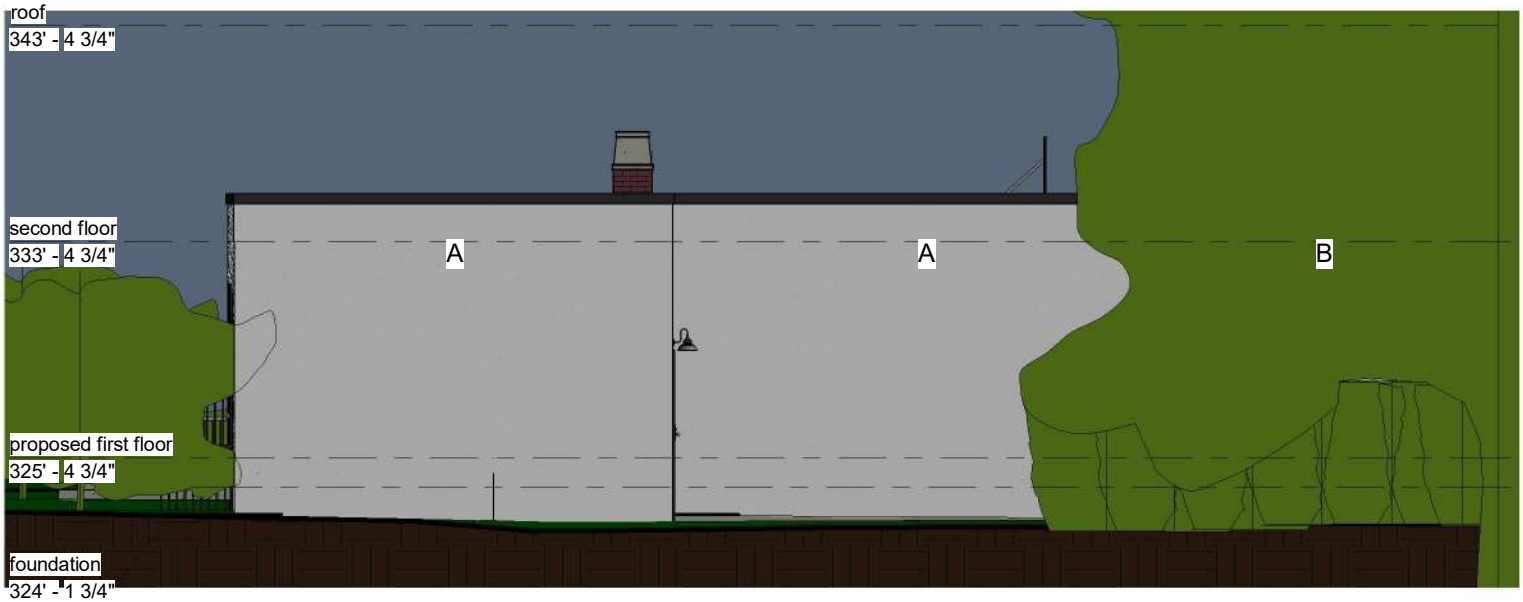


North Elevation

original wood sash windows as per HCP

adjust commercial window sill to align with residential window height

original fixed corner wood windows



South Elevation

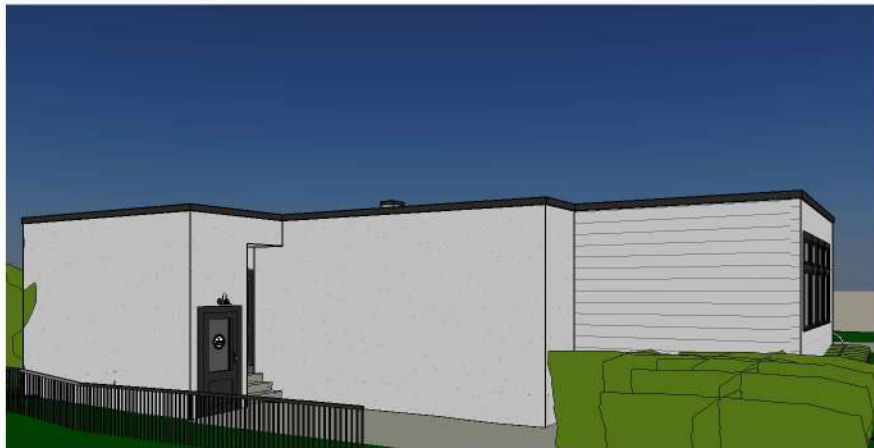


East Elevation



West Elevation

| West Elevation | | Building Face Area (SqM) | | 47 |
|--------------------------|--------------|--------------------------|---|-------------------|
| Quantity | Window Width | Window Height | Window Area (SqIn) | Window Area (SqM) |
| 1 | 54 | 54 | 2916 | 1.88126656 |
| 1 | 44 | 32 | 1408 | 0.90838528 |
| 2 | 48 | 24 | 2304 | 1.48644864 |
| Total Window Area (SqIn) | | 4.2761 | Percentage Openings (Windows/Building Face) | 9.10% |
| Limiting Distance (m) | 3.7 | | Maximum Allowable Percentage | 26.00% |





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 not protected under the Queen's Park Heritage Conservation Area (QPHCA). Its protection was removed in June 2018, due to the property's its non-conforming commercial use. The commercial building is not the target of the Heritage Conservation Area's regulation, which seek to protect residential buildings in the neighbourhood. However, the building is associated with the history of the neighbourhood and has heritage value. 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. As this application is for an existing commercial building, it has not been evaluated against the QPHCA's design guidelines, which are meant for residential buildings instead the design guidelines used for Heritage Revitalization Agreements would be applied, which would better reflect this building type.

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 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.

Zoning Bylaw Uses

The Zoning Bylaw contains permitted use definitions to provide clarity on what would be included under these uses. The proposed Heritage Revitalization Agreement would include the following uses that are defined in the Zoning Bylaw:

BUSINESS AND PROFESSIONAL OFFICE means the use of a building, or portion of a building, for administrative, clerical and professional work. Business and professional offices include financial, real estate, insurance, medical, dental, massage providers, massage therapists, legal, design, accounting, advertising, sales, consulting, telecommunications, high technology, and similar types of businesses engaged in person to person, person to business, and business to business transactions in a pedestrian oriented environment.

PERSONAL SERVICE ESTABLISHMENT means barber shops, beauty parlours, cosmetologists, massage providers, massage therapists, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, florist shops, launderettes (automatic self-service only), shoe repair shops, tailor or dressmaking shops, optical or watch repair shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing.

RETAIL STORE means the use of a building, or portion of a building, for the sale of new goods directly to the consumer excluding the sale of new or used firearms. Retail stores include food stores, general merchandise stores, apparel and clothing stores, hardware stores, furniture and fixture stores, drug and cosmetic stores, book and stationary stores, flower shops, jewellery stores, tobacconist stores, pet stores, photographic supply and photographer stores and similar stores in a pedestrian environment.

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 longterm 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

404 Second Street Queen's Park Meat Market

Description of Historic Place

The Queen's Park Meat Market is a one-storey, wood-framed store building on the west corner of Second Street and Fourth Avenue in the Queen's Park neighbourhood of New Westminister. Facing Second Street, the square-shaped building houses a commercial space and living quarters, each with their own designated entry.

Heritage Values of Historic Place

Built in 1926, the Queen's Park Meat Market has historical value for its association to the 1920s New Westminister building boom, a development wave which also left its mark in the subject neighbourhood, Queen's Park. The historic place also has social and cultural value evident in its continuous commercial use since 1910, and its continuous use as a neighbourhood butcher shop since 1926.

The building and the business are highly valued as one of Queen's Parks last surviving and functioning neighbourhood stores, and as the last evidence of a small commercial strip of three small businesses that once stood along this portion of 2nd Street.

Neighbourhood stores, an integral part of a neighbourhood's character, began to disappear in the 1950s with the introduction of modern supermarkets, shopping centres, and chain outlets in outlying shopping areas designed around cars and highways.

The building has social and cultural value for its association with the pioneer Mark family of England and their long-term commercial and residential ties to this and the adjacent lot. Harold Charles Mark (cashier and chief clerk for the CPR) was the original developer, building a store/stable here in 1896. His son Frederick J. Mark ran the Model Bakery from 1909 until the late 1950s out of an additional building they constructed at the northern edge of the subject lot (later known as the Mark Store). The Marks erected an third store building in 1910 on the corner site of the subject building. The 1896 Harold C. Mark House at 205 Fourth Avenue and the 1912 Frederick J. Mark House at 207 Fourth Avenue, both survive today next door to the Meat Market, adding further contextual heritage value to the historic place.

The building is aesthetically valued as a vernacular, mid-century neighbourhood store, as expressed by its simple commercial design, single-storey height, modest Mid-century Modern design features and living quarters.

The Queen's Park Meat Market has cultural and social value for its pattern of long-term ownership and management by local New Westminister families. The legacy of commitment and longevity of the business owners over the years is also expressed in the

addition of living quarters to the building in 1951. Owners William and Catherine Whyte built and resided at the living quarters between 1951 and 1958, and long-term owners Eric and Mary Davies lived here for a decade (1962-1972). The other significant owners of the butcher shop were Thomas A. and Alice Carson (1933-1945), and Peter Corbeil (1999-2016).

Character Defining Elements

- Prominent corner location at Second Street and Fourth Avenue in the Queen's Park neighbourhood of New Westminster, with physical evidence of the store formerly being right at the corner.
- Continuous commercial use since 1910 at this location
- Continuous commercial use since 1926 as a meat market
- Existence of the business name Queen's Park Meat Market since 1926
- Residential use since 1951
- Proximity to the Fred J. Mark House at 207 Fourth Avenue, and the building built by the Mark family in 1896 on the site of the store building, moved to 205 Fourth Avenue in 1923.
- Vernacular commercial form, scale and massing as expressed by the shop's false front, square footprint, flat roof and single-storey height
- Facade facing Second Street
- Evidence of horizontal wood siding on the early commercial component of the building, now covered or replaced by stucco
- 1951 living quarters, as expressed by the Modern practical design of the northeastern end of the building with a typical mid-century corner windows
- Original wood doors, windows openings and wood trim with backband moulding typical of midcentury vernacular homes
- Dual entries on the facade-side of the building, complemented by distinct windows for commercial and residential use
- 1950s aluminum strip canopies above the facade doors
- Original wood cooler door on the interior of the store



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 X. Relaxations being sought through the HRA are highlighted in grey.

Table 2: Summary of Proposed Relaxations for 404 Second Street

| Attributes | RS-1 Zoning (Permitted) | Existing | Proposed | Relaxation |
|--|---|---|---|--|
| Land Use | Single detached dwelling with one secondary suite and home based businesses | Mixed use: one 2-BR dwelling unit and one commercial unit | Mixed use: one 1-BR dwelling unit and one commercial unit | Permitted use |
| Attributes | RS-1 Zoning (Minimum) | Existing | Proposed | Relaxation |
| Site Area | 557 sq. m. (6,000 sq. ft.) | 306 sq. m. (3,295 sq. ft.) | No change | 251 sq. m. (2,705 sq. ft.) |
| South Setback to Fourth Ave (front) | 4.0 m. (13.2 ft.) | 5.7 m. (18.6 ft.) | 0.5 m. (1.6 ft.) | 3.5 m. (11.6 ft.) |
| Front Porch Setback | 2.8 m. (9.2 ft.) | --- | --- | ---- |
| North Setback (rear) | 4.0 m. (13.2 ft.) | 3.7 m. (12.2 ft.) | 3.7 m. (12.2 ft.) | 0.3 m. (1 ft.) |
| West Setback (side) | 1.5 m (5.0 ft.) | 2.5 m (8.2 ft.) | 1.3 m. (4.4 ft.) | 0.2 m. (0.6 ft.) |
| East Setback to Second St (side) | 1.5 m (5.0 ft.) | 1.0 m (3.4 ft.) | 1.0 m. (3.4 ft.) | 0.5 m. (1.6 ft.) |
| Attributes | RS-1 Zoning (Maximum) | Existing | Proposed | Relaxation |
| Floor Space Ratio | 0.5 | 0.35 | 1.0 | 0.5 |
| Floor Area | 153.1 sq. m. (1647.5 ft. ²) | 106.1 sq. m. (1142 ft. ²) | 305.1 sq. m. (3,284.1 ft. ²) | 152.0 sq. m. (1636.6 ft. ²) |
| Site Coverage | 35% | 34.6% | 50% | 15.4% |
| Building Height | 7.6 m (25 ft.) | --- | --- | --- |

| Attributes | RS-1 Zoning (Required) | Existing | Proposed | Relaxation |
|--|----------------------------------|---|--|--|
| Parking Spaces | 2 | 2 | 2 | --- |
| Standard Parking Space Width | 2.9 m. (9.5 ft.) ¹ | 4.3 m. (14.1 ft.) | 2.5 m. (8.1 ft.) | 0.4 m. (1.4 ft.) |
| Standard Parking Space Length | 5.3 m. (17.3 ft.) | 6.2 m. (20.4 ft.) | 6.3 m. (20.5 ft.) | --- |
| Parking Space Setback from Property Line | 1.5 m. (5 ft.) | 5.76 m. (18.9 ft.) | 1.5 m. (5 ft.) | --- |
| Attributes | RS-1 Zoning (Prohibited) | Existing | Proposed | Relaxation |
| Parking in Required Front Yard | Not permitted | Non- conforming parking location | Continue non- conforming parking location | Allow parking in required front yard |
| Attributes | Sign Bylaw (Prohibited) | Existing | Proposed | Relaxation |
| Sign Type | Roof Sign | --- | Restore Historical Roof Sign | Allow Roof Sign |

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

¹ Includes a 0.3 m. (1 ft.) increase in the parking space width as per S.150.36 requirement when adjoins a fence or other structure



Attachment #5

Comparison to Similar HRAs

ATTACHMENT #5: COMPARISON TO SIMILAR HRAS

Table 3: Summary of Comparable HRAs

| HRA Address | Year Approved | OCP | Zoning | FSR | Permitted Uses |
|----------------------|----------------------|------------|---------------|------------|--|
| 131 Eighth Street | 1998 | RGO | RS-1 | 0.65 | Teahouse/restaurant; business and professional offices ² |
| 737 Fourth Street | 2005 | RD | RS-1 | 0.44 | Group child care with a maximum of 25 children; no residential use |
| 720 Second Street | 2017 | RD | RS-1 | 0.66 | Single detached dwelling in which the habitable space is located on the second floor; group daycare with a maximum of 25 children; business and professional offices; personal service establishments; cafes having no cooking facilities other than countertop food warming appliances, such as microwave ovens, toasters, hotplates, etc.; retail stores |
| 520 Carnarvon Street | 2018 | MUHD | C-4 | 1.19 | All commercial uses permitted in the Downtown Mixed Use Districts (High Density) (C-4) and all uses permitted in the Single Detached Residential Districts (RS-2) |

² Permitted uses changed in 2001 through an HRA Amendment. Previous permitted uses included mixed commercial and residential use and bed and breakfast operation with a maximum of five bedrooms.