

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** July 11, 2022

From: Emilie K. Adin, MCIP
Director of Climate Action, Planning and
Development **File:** REZ00221

Item #: 2022-541

Subject: **Rezoning Application for Duplex: 122 Eighth Avenue –
Comprehensive Report**

RECOMMENDATION

THAT the application to rezone 122 Eighth Avenue be considered and no public hearing be held, in accordance with the *Local Government Act*.

THAT notification be circulated in accordance with the *Local Government Act*.

PURPOSE

To request that: 1) Council consider the application to rezone 122 Eighth Avenue and that no public hearing be held, in accordance with the Local Government Act; and, 2) notification be circulated in accordance with the Local Government Act; to enable a stratified duplex proposal.

EXECUTIVE SUMMARY

A Rezoning application has been received to allow construction of a duplex at 122 Eighth Avenue, in the Glenbrooke North neighbourhood. The proposed side-by-side units would be stratified, and drawings indicate an overall Floor Space Ratio (FSR) of 0.61. Both of the units would be family-friendly and ground-oriented, and secondary suites would not be permitted. The project proposes two off-street parking spaces and long-term bicycle storage in accordance with Zoning Bylaw requirements.

Applicant-led and City-led public consultation has been undertaken for the project and the applicant has responded to key community feedback. Staff recommends that the application to rezone the property be considered, and the Public Hearing waived in accordance with the *Local Government Act*.

This rezoning application was initially put before Council for a waived public hearing on May 9, 2022. It was adopted on June 13, 2022. The City in June 2022 realized that it has made an administrative error in the timing of the public notifications due to changes in the *Local Government Act*. To correct this error, the City is repealing and replacing the bylaw and this report is placed before Council to begin the new approval process. This process will correct the administrative error, and no changes have been made to the content of the zoning bylaw, or the proposed project. Given this, the City is not requiring the applicant to complete any additional steps in the rezoning process, e.g. posting a sign on the property, as all required steps were completed previously.

BACKGROUND

Policy and Regulations

The Official Community Plan (OCP) land use designation for the subject property is Residential – Ground Oriented Infill Housing (RGO), which allows for a duplex. The property is zoned Single Detached Residential Districts (RS-1) and requires rezoning to allow duplex development. The project is being considered under the *Duplex, Triplex, and Quadruplex: Interim Development Review Policy*. As per this policy, a Comprehensive Development (CD) zone would be created for this site. The proposed Zoning Amendment Bylaw No. 8356, 2022 is included as Attachment 1.

As the subject site is located within the Laneway and Carriage Houses Development Permit Area (DPA 1.1), a Development Permit is not required. However, design review of the form and character of the proposed development has been conducted throughout the rezoning process. A summary of relevant City policies and regulations is included in Attachment 2.

PROJECT PROPOSAL

The proposed development consists of a side-by-side, ground-oriented, and stratified duplex. Both units would be oriented towards Eighth Avenue. The proposed streetscape elevation is below. Units are proposed to be family-friendly, containing three bedrooms located on the upper storey, and approximately 197 sq. m. (2,121 sq. ft.).

Figure 1: Eighth Avenue elevation of the proposed duplex at 122 Eighth Avenue.



Two off-street parking spaces would be accommodated in carports and accessed from the rear lane. This is consistent with Zoning Bylaw requirements. Private outdoor space and bike parking requirements would be met. The duplex would be built to Step 3 of the Energy Step Code, as required by City bylaw. Additional site context information is included in Attachment 3 and project statistics in Attachment 4. The applicant’s design rationale and project drawings are Attachments 5 and 6 to this report.

DISCUSSION

Overall Evaluation

The proposed duplex would help increase opportunities for family-friendly, ground-oriented infill housing, which was identified as a key objective during development of the OCP. As the proposed project also satisfies the interim requirements for duplex developments with regard to density, parcel size, design form, parking, and access, it is an appropriate pilot project under the *Duplex, Triplex, and Quadruplex: Interim Development Review Policy*.

Building Design and Massing

The applicant has proposed a traditional form reflective of the architectural character of adjacent houses. The proposed design is generally unified, with massing oriented towards the centre of the lot and all entries visible from the street. Elements such as the front gable entry, porch posts, and vertically oriented windows have been included to sensitively integrate the duplex into the existing streetscape. Staff considers the proposed design to be generally consistent with the guidelines contained in the Interim Review Policy.

Trees

The applicant has submitted an arborist report in support of a Tree Permit application. This report identifies three on-site trees and two off-site trees. Of these, two are specimen-sized and located on-site. The project proposes the protection of one on-site specimen tree and all off-site trees. Two on-site trees would be removed, one of which is specimen-sized and located at the rear of the site. The City arborist notes that this specimen tree has reached its anticipated life expectancy in the urban environment and is in a state of decline, making it unsuitable for retention. As per City policy, four replacement trees would be required. Two City boulevard trees would also be provided along the Eighth Avenue development frontage.

Lane Width

The Interim Review Policy requires that duplex pilot projects be located on properties that have a minimum 4.88 m. (16 ft.) lane, with some exceptions. The subject site satisfies this requirement. As per City requirements, a Statutory Right-of-Way is required along the flanking and rear lane to facilitate future lane widening to the City’s standard lane width of 6.0 m. (19.7 ft.).

PUBLIC CONSULTATION

Applicant-led Consultation

Applicant-led consultation included an online survey, virtual open house, and project website. Residents within 100 metres of the project were notified of opportunities to submit feedback. No community members attended the open house. Two survey responses were received. Attachment 7 includes a description of the consultation process and all feedback.

Respondents supported the project’s proposed design and the addition of housing options in the neighbourhood. One respondent expressed support for the project as a whole, while one indicated that they did not support the project due to the proposed removal of the specimen tree at the rear of the site.

City-led Consultation

City-led consultation included a project website and online survey, published on Be Heard New West. Residents within 100 metres of the project were notified of the online survey. No survey responses were received, although several questions were submitted through Be Heard New West. All feedback received through the City-led process is included in Attachment 8.

Applicant Response and Revisions

The applicant has addressed consultation and Staff feedback in the following ways:

- Improved the proposed landscaping along Eighth Avenue and the rear lane;
- Provided lighting along the front walkway and rear lane;
- Included screening for waste and recycling bins on the lane.

Although retention of the rear specimen tree was identified during consultation, the City arborist has confirmed that the ecological benefits of the two healthy replacement trees would exceed the benefits provided by this tree in its last years of life.

REVIEW PROCESS

Staff considers that the applicant has reasonably addressed public feedback, and that the application meets City policy for waiver of the Public Hearing. Given this, the development application review process is as follows:

1. Preliminary Report to Council;
2. Applicant-led public consultation, including dissemination of information through the local Residents Association;
3. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
4. Council consideration of the rezoning application and issuance of notice of waiving the Public Hearing (**WE ARE HERE**);
5. Council consideration of First, Second, and Third Reading;
6. Council consideration of Adoption of the Bylaw; and,
7. Issuance of the Development Permit by the Director of Climate Action, Planning and Development.

As there are fewer than six units proposed, and the form of development is consistent with the OCP, the application was not forwarded to the New Westminster Design Panel nor the Advisory Planning Commission for review or comment.

FINAL ADOPTION REQUIREMENTS

The following item will need to be addressed to the satisfaction of staff prior to the adoption of the proposed Zoning Bylaw Amendment:

- Submission of securities for landscaping

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. A staff-led project team was assigned for reviewing this project consisting of staff from

Engineering (Servicing and Transportation), Fire, Electrical, Parks and Recreation, and Climate Action, Planning and Development (Building, Planning, Trees, and Heritage) Departments who provided comments throughout the development review process.

OPTIONS

The following options are available for Council's consideration:

1. That Council consider the application to rezone 122 Eighth Avenue and no Public Hearing held, in accordance with the *Local Government Act*.
2. That notification be circulated in accordance with the *Local Government Act*.
3. That Council provide Staff with alternative feedback.

Staff recommends Options 1 and 2.

ATTACHMENTS

- Attachment 1. Zoning Amendment Bylaw No. 8356, 2022
- Attachment 2. Policy and Regulations Summary
- Attachment 3. Site Characteristics and Context
- Attachment 4. Project Statistics Table
- Attachment 5. Design Rationale
- Attachment 6. Project Drawings
- Attachment 7. Applicant-led Consultation Summary
- Attachment 8. City-led Consultation Summary
- Attachment 9. Engineering Servicing Memo

APPROVALS

This report was prepared by:
Wendee Lang, Development Planner

This report was reviewed by:
Mike Watson, A/ Supervisor of Development Planning

This report was approved by:
Emilie K. Adin, Director, Climate Action Planning and Development
Lisa Spitale, Chief Administrative Officer