

# REPORT

## *Climate Action, Planning and Development*

**To:** Mayor Cote and Members of Council      **Date:** August 29, 2022

**From:** Emilie K. Adin, MCIP      **File:** REZ00228  
Director, Climate Action, Planning and      OCP00040  
Development      DP000973

**Item #:** 2022-574

**Subject:** **Official Community Plan Amendment and Rezoning Applications for Infill Townhouse: 102/104 Eighth Avenue and 728 First Street – Preliminary Report**

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### **RECOMMENDATION**

**THAT** Council direct staff to proceed with processing the proposed Official Community Plan (OCP) amendment and rezoning at 102/104 Eighth Avenue and 728 First Street, as outlined in the “Consultation and Review Process” section of this report.

**THAT** Council, with regard to the proposed OCP amendment:

1. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the *Local Government Act*;
2. Direct staff to advise and consult with the following:
  - a. The Board of Education of New Westminster Schools; and
  - b. The following First Nations:
    - i. Cowichan Tribes;
    - ii. Halalt First Nation;
    - iii. Katzie First Nation;
    - iv. Kwantlen First Nation;
    - v. Kwikwetlem First Nation;
    - vi. Lyackson First Nation;
    - vii. Lake Cowichan First Nation;
    - viii. Musqueam Indian Band;

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- ix. Penelakut Tribe;
  - x. Qayqayt First Nation;
  - xi. Seabird Island Band;
  - xii. Semiahmoo First Nation;
  - xiii. Shxw'ōwhámél First Nation;
  - xiv. Soowahlie First Nation;
  - xv. Squamish Nation;
  - xvi. Sto:lo Nation;
  - xvii. Sto:lo Tribal Council;
  - xviii. Stz'uminus First Nation;
  - xix. Tsawwassen First Nation; and
  - xx. Tseil-Waututh Nation.
3. Direct staff to seek input from interested parties in the following manner:
    - a. Send a request for written comments to the parties listed above;
    - b. As part of the notification requirements for a Public Hearing, place a notice on the City Page to advise the public of this application; and
    - c. As part of the notification requirements for a Public Hearing, require the applicant to include notice of the proposed OCP amendment on the site signage required for the subject application.
  4. Not require consultation with:
    - a. Board of the regional district in which the area covered by a plan is located (Metro Vancouver);
    - b. Any greater boards or improvement districts;
    - c. Greater Vancouver Sewerage and Drainage District Board;
    - d. Ministry of Transportation and Infrastructure; and
    - e. Councils of immediately adjacent municipalities;as none are considered to be affected by this application.
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## **PURPOSE**

To seek Council's approval to proceed with processing the proposed Official Community Plan amendment and rezoning at 102/104 Eighth Avenue and 728 First Street.

**EXECUTIVE SUMMARY**

Official Community Plan (OCP) amendment, rezoning and Development Permit applications have been received for 102/104 Eighth Avenue and 728 First Street. A total of 10 side-by-side, ground-oriented residential units are proposed across two buildings, and plans indicate an overall Floor Space Ratio (FSR) of 1.03. All of the proposed units would be family-friendly, containing three bedrooms, and stratified. The development proposes 11 off-street parking spaces in accordance with Zoning Bylaw requirements. Long-term bicycle storage would be provided for each unit, as per Zoning Bylaw requirements, as well as six short-term spaces.

**OPTIONS**

The following options are available for Council’s consideration:

- 1. That Council direct staff to proceed with processing the proposed OCP amendment and rezoning at 102/104 Eighth Avenue and 728 First Street, as outlined in the “Consultation and Review Process” section of this report;
- 2. That Council, with regard to the proposed OCP amendment:
  - 1) Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the *Local Government Act*;
  - 2) Direct staff to advise and consult with the following:
    - a. The Board of Education of New Westminster Schools; and
    - b. The following First Nations:
      - i. Cowichan Tribes;
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      - ix. Penelakut Tribe;
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- xviii. Stz’uminus First Nation;
- xix. Tsawwassen First Nation; and
- xx. Tseil-Waututh Nation.

- 3) Direct staff to seek input from interested parties in the following manner:
  - a. Send a request for written comments to the parties listed above;
  - b. As part of the notification requirements for a Public Hearing, place a notice on the City Page to advise the public of this application; and
  - c. As part of the notification requirements for a Public Hearing, require the applicant to include notice of the proposed OCP Amendment on the site signage required for the subject application.
- 4) Not require consultation with:
  - a. Board of the regional district in which the area covered by a plan is located (Metro Vancouver);
  - b. Any greater boards or improvement districts;
  - c. Greater Vancouver Sewerage and Drainage District Board;
  - d. Ministry of Transportation and Infrastructure; and
  - e. Councils of immediately adjacent municipalities;
 as none are considered to be affected by this application.

3. That Council provide staff with alternative direction.

Staff recommend Options 1 and 2.

**ATTACHMENTS**

- Attachment 1 – Staff Memo
- Attachment 2 – Background Information
- Attachment 3 – Official Community Plan Amendment Consideration of Public Consultation
- Attachment 4 – Applicant’s Design Rationale and Project Drawings

**APPROVALS**

This report was prepared by:  
Wendee Lang, Development Planner

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

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