

Attachment 4
Background Information

BACKGROUND INFORMATION

Policy and Regulations Summary

Council Strategic Plan

The 2019-2022 Council Strategic Plan, under the strategic area, 'Reconciliation, Inclusion and Engagement,' includes the following key strategic direction:

- Take a lead role in responding to the opioid epidemic, including coordinating actions with community partners; and,
- Explore strategies to reduce homelessness, including developing opportunities for supportive housing.

Official Community Plan

The subject property is designated (RGO) Residential – Ground Oriented Infill Housing, which is described, in part, as follows:

Purpose: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Given that a small scale institutional use is proposed, the development is consistent with the RGO land use designation and therefore, no Official Community Plan (OCP) amendment would be required for this proposed development.

Development Permit Area

The subject site is located within the Laneway and Carriage Houses Development Permit Area (DPA 1.1) and, as a laneway house is not proposed, a Development Permit is not required for the proposed development. However, design review of the form and character of the proposed building would be done in light of DPA 1.1 design guidelines,

as a condition of the rezoning process.

Zoning Bylaw

The subject property is currently zoned Single Detached Residential (RS-1), which does not permit a substance use treatment and recovery centre as a primary use. As the proposed project would increase the area of the non-conforming use, it is not permitted under the property's existing zoning. Rezoning to a Comprehensive Development (CD) District is required to regularize the existing primary use, and enable the supporting uses proposed by this project.

Addressing Community Needs

This existing program helps address community needs related to the overdose epidemic and to homelessness, both of which have been amplified by the COVID-19 pandemic. For instance, local service providers now estimate that the number of those who are unsheltered is likely three to four times the pre-pandemic number.

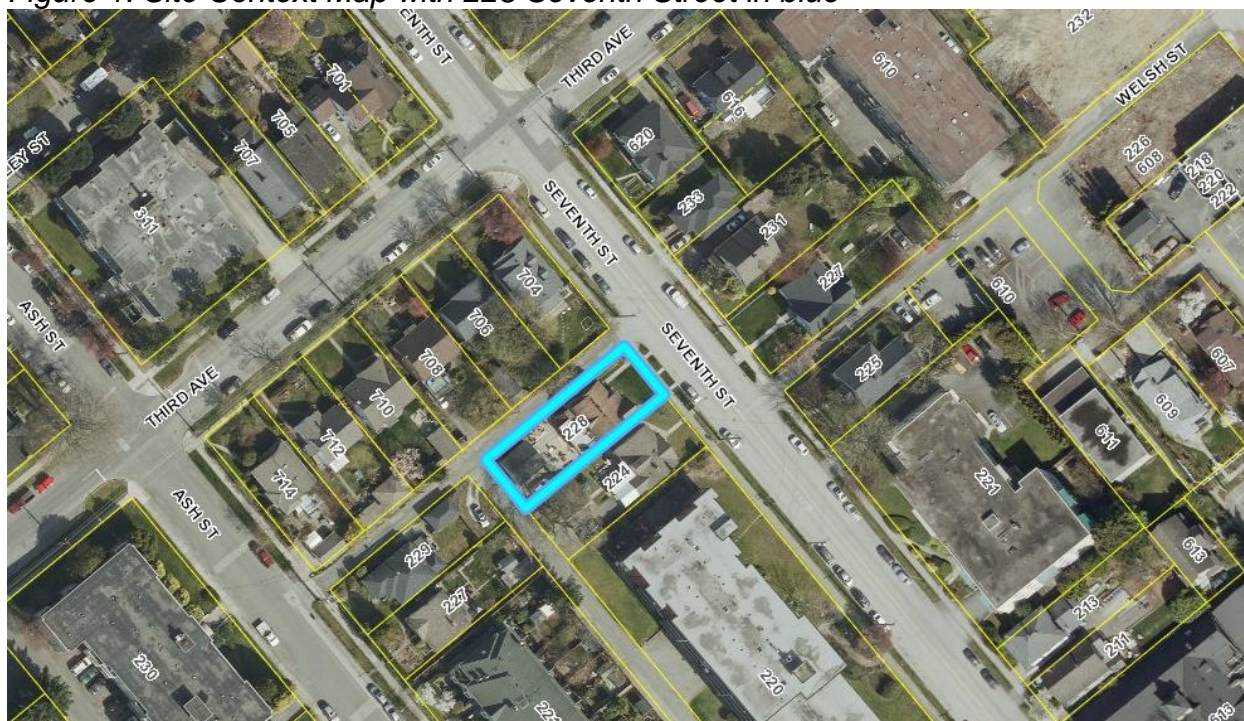
In 2016, the Province declared a Public Health Emergency in response to the rise in illicit drug overdoses and deaths. For instance, in New Westminster there were 42 recorded deaths in 2021, compared to 16 in 2016. It is recognized that there is a need for a continuum of health supports to address the overdose epidemic, including treatment and recovery services, and affordable, stable and secure housing for those in recovery. In Metro Vancouver, 70% of unsheltered people who were counted had self-reported an addiction, which is a leading contributing factor to homelessness.

Site Characteristics and Context

The subject site is located in the Uptown neighbourhood, in an area composed of single-detached dwellings and low-rise apartment buildings. The lot has an approximate area of 497.4 sq. m. (5,354.3 sq. ft.). One single detached house is situated on the lot, built in 1941. This house would remain unchanged through the application.

The majority of properties surrounding the site are designated RGO, with the low-rise apartment buildings to the east and south designated Residential – Multiple Unit Buildings (RM). The site is located approximately one block west of the Sixth Street commercial corridor, and less than 400 m. from Tipperary Park. A site context map and aerial image is provided below:

Figure 1: Site Context Map with 228 Seventh Street in blue



Proximity to Transit Service and Other Sustainable Transportation Options

Seventh Street is classified as a local road, while nearby Sixth Street and Eighth Street serve as part of the Frequent Transit Network (FTN). The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection of Seventh Street at the lane. Transit service is proximate, as shown on the table below:

Table 1: Site Proximity to Transit Service

Bus Service	Approx. Frequency	Approx. Distance
#106	15 minutes	210 m. (689 ft.) to Sixth Street at Third Avenue
N19	20 minutes (night bus)	210 m. (689 ft.) to Sixth Street at Third Avenue
#123	15 minutes	222 m. (728.3 ft.) to Eighth Street at Third Avenue

PROJECT STATISTICS

	Permitted / Required Under RS-1 Zone for Detached Accessory Buildings	Proposed
Lot Area	-	493.0 sq. m. (5,306.1 sq. ft.) ¹
Site Frontage	-	13.2 m. (43.3 ft.)
Average Lot Depth	-	37.7 m. (123.6 ft.)
Total Detached Accessory Building FSR ²	0.136 FSR	0.258 FSR
Total Site-wide FSR	0.60 FSR	0.72 FSR
Total Floor Area	67.7 sq. m. (728.2 sq. ft.)	127.2 sq. m. (1,369.2 sq. ft.)
Building Height	Detached accessory buildings with a dwelling unit: 7 m. (22.97 ft.) Detached accessory buildings without a dwelling unit: 4.57 m. (15 ft.)	6.7 m. (22.0 ft.)
Site Coverage (Site-wide)	45%	38.6%
Site Coverage (Detached Accessory Building Only)	10%	19.6% ³
Off-Street Parking	Single detached house with no detached accessory dwelling unit or secondary suite: 1.0 parking space	2.0 parking spaces

¹ Lot area reflects required dedication per the project's Engineering requirements.

² The RS-1 Zoning District permits a base density of 0.1 Floor Space Ratio (FSR) for detached accessory buildings. Unused density from the principal building may be transferred to the detached accessory building, up to 5% of the site area. The maximum permitted principal building FSR is 0.5. The existing principal building FSR for this property is 0.464. Per the Bylaw, 0.036 FSR can be transferred to the detached accessory building.

³ Includes the carport and covered entry areas.