



102/104 Eighth Avenue & 728 First Street

OCP Amendment, Rezoning and Development Permit Applications

Advisory Planning Commission – February 21, 2023



NEW WESTMINSTER

Application Background

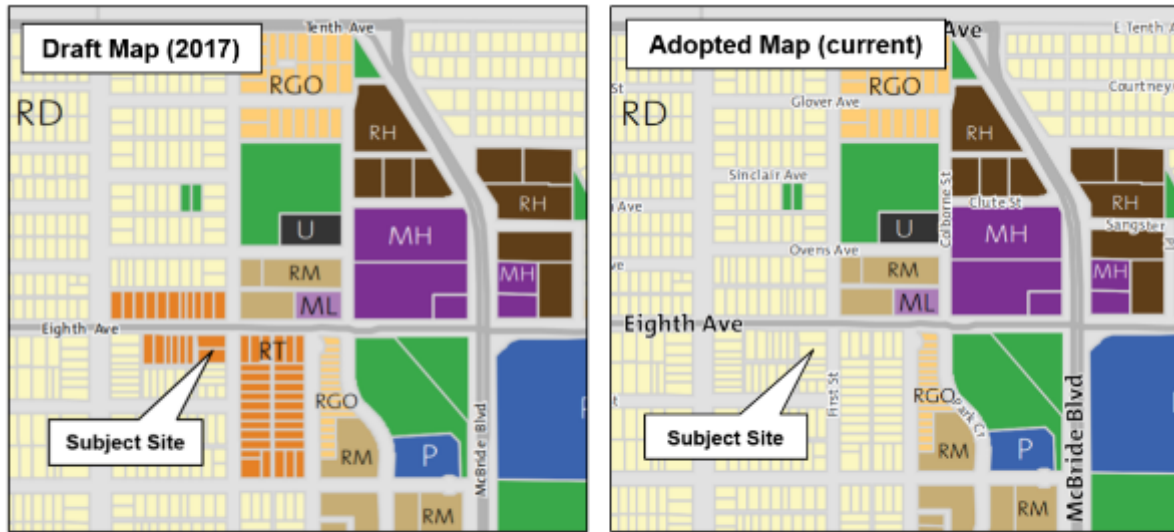


Figure 2. Left: a draft future land use map from the OCP development process in 2017. Right: current OCP land use designation map.

- Subject site considered for RT – Infill Townhouse during OCP process
- Adopted map designates site RD – Residential Detached and Semi-Detached
- **January to June 2021:** PAR application
- March 2021: LUPC advised the proposed OCP amendment could go forward
- **June 2022:** OCP Amendment, Rezoning, DP application submitted

Site Context

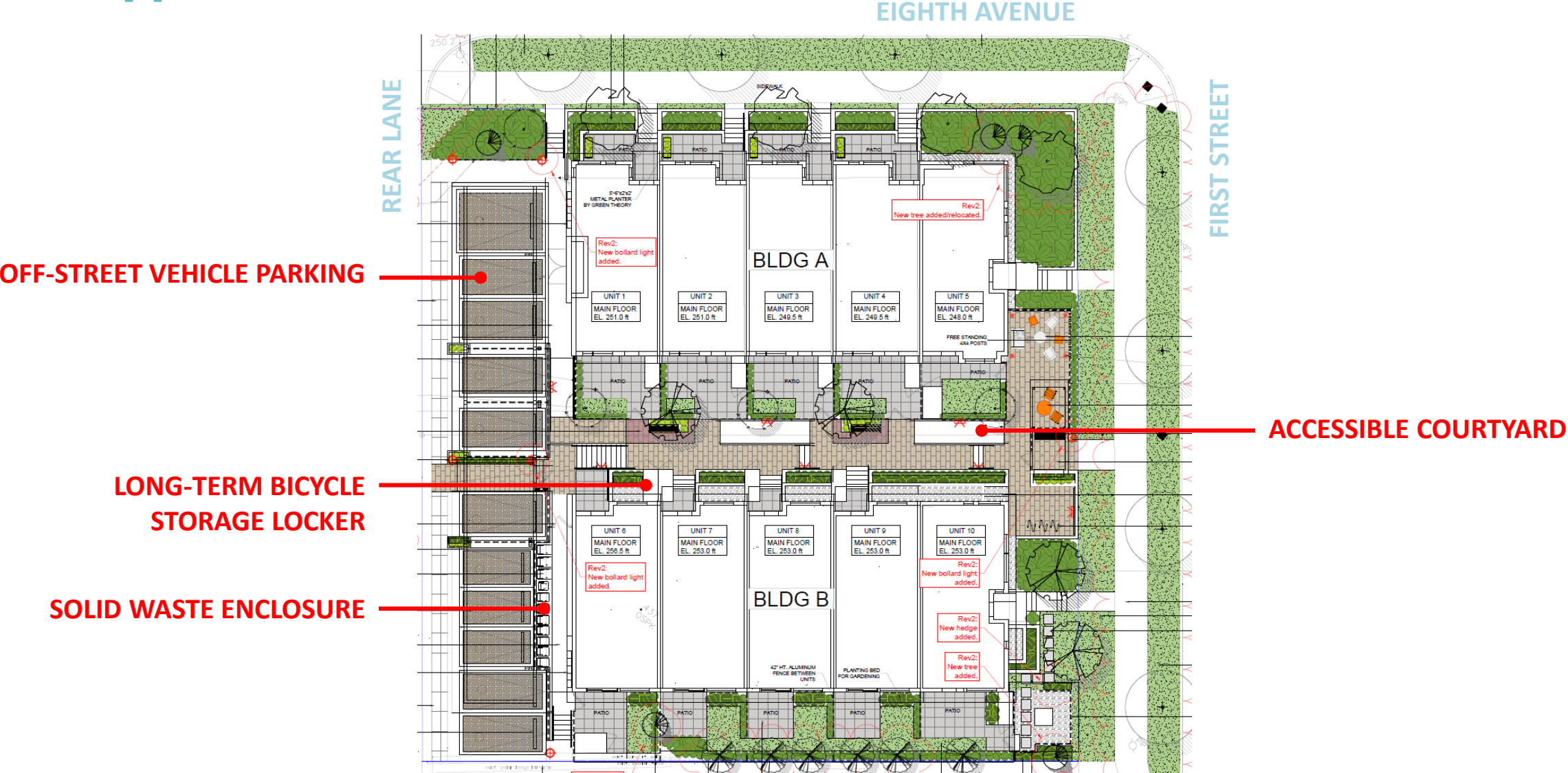


- Site Area (less dedications):
 - 1,595.9 sq. m. (17,178.2 sq. ft.)
- Site Dimensions:
 - 40.2 m. (131.9 ft.) First St. frontage
 - 40.4 m. (132.4 ft.) depth
- Sloping site with a rear lane (6.9% north to south corner)
- Comprised of two “(RD) Residential -Detached and Semi-detached Housing” designated lots in Glenbrooke North

Policy Context

- **Official Community Plan**
 - Designation: (RD) Residential – Detached and Semi-Detached Housing (RD) → (RG0) Residential – Ground Oriented Infill Housing
 - Development Permit Area: DPA 1.1 Laneway and Carriage Houses → DPA 1.2 Ground Oriented Infill Housing (subject to 1.3 Infill Townhouses and Rowhouses)
- **Zoning:**
 - Single Detached Residential (RS-1) → Comprehensive Development (CD-100) zone
- **Family-Friendly Housing Policy**

Application Overview

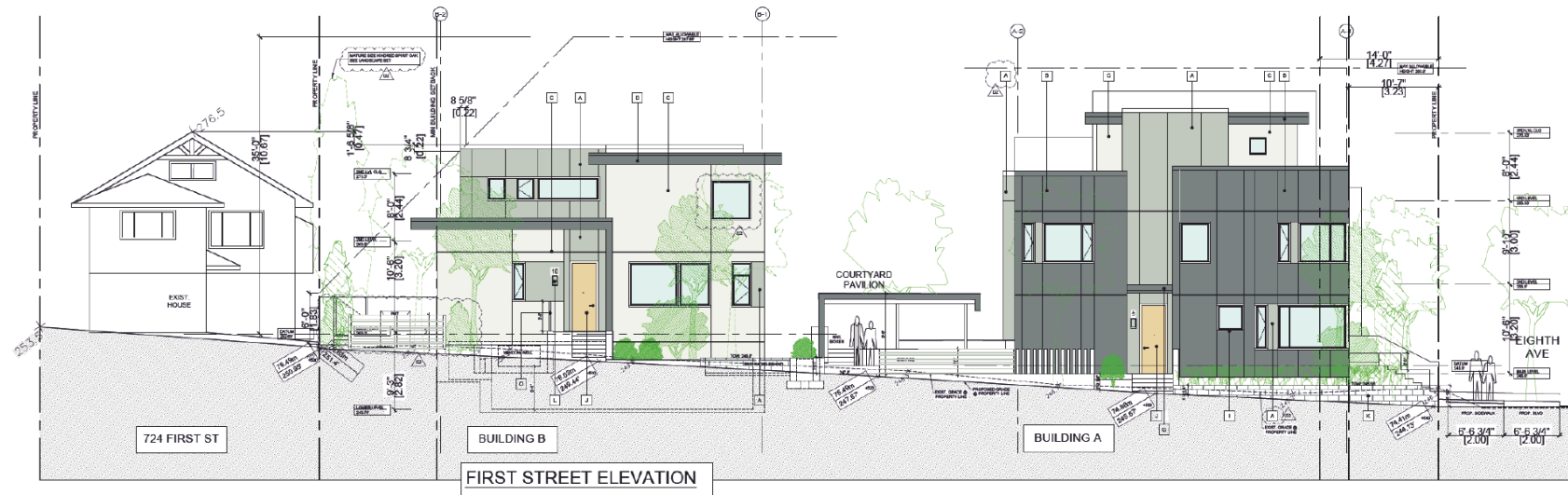


Streetscape

Eighth Avenue *Streetscape*



First Street *Streetscape*



Development Approvals Process

1. Preliminary Report to Council (August 29, 2022)
2. Applicant-led Public Open House (November 1, 2022)
3. Presentation to New Westminster Design Panel (November 23, 2022)
4. Presentation to Advisory Planning Commission (**WE ARE HERE**);

Next Steps:

1. Report to Council for Consideration of First and Second Readings of OCP Amendment and Rezoning Bylaws;
2. Public Hearing and Council consideration of Third Reading of OCP Amendment and Rezoning Bylaws;
3. Completion of Adoption Requirements;
4. Council Consideration of Final Adoption of OCP Amendment and Rezoning Bylaws.

Land Use Questions for APC

1. Does the Commission support consideration of a 10-unit infill townhouse proposal aligned with the “Residential – Ground Oriented Infill Housing” land use designation at this location?

Recommendation

THAT the Advisory Planning Commission provide a motion of support or non-support for the proposed Official Community Plan Amendment and Rezoning applications.

Questions?