

## QANDA

### Ask a Question about 102/104 Eighth Avenue & 728 First Street

Q

SE

12 February 23

With this rezoning from RS-1 (Land use change to Ground Oriented Housing ) can you elaborate why the rezoning needed is for a CD district versus RT zone per bylaw 405 Infill Townhouse District ( by-law 7936, 2017 ). Are there some aspects contained in the proposal that can only be addressed with the implementation of a CD?

A

Publicly Answered

Thank you for your question. A Comprehensive Development (CD) zone, specific to this site, would be created to better enable the project to meet Step 4 of the BC Energy Step Code. This approach is consistent with the City's Passive Design Exclusion Policy, which supports additional floor area for single detached houses built to higher performance standards, including 0.03 Floor Space Ratio (FSR) for Step 4 buildings. Because these types of projects require additional space for, for example, thicker walls, extra floor area is key to supporting better building performance. Although additional floor area for townhouses has not been specifically created under this policy, staff considers it reasonable to apply a similar FSR for this project, to support its building performance target. As the Infill Townhouse and Rowhouse Residential District (RT) does not provide additional density for Step 4 buildings, a CD zone would be required. The zone would also be written in such a way as to allow the project to distribute the additional density (0.03 FSR) above or below-ground, as the applicant sees fit. The zone would also eliminate aspects of the RT zone that do not apply to this project, and to vary a requirement for scooter parking, which is more applicable to projects with parkades.

**From:** [External-Dev Feedback](#)  
**To:** [Wendee Lang](#)  
**Subject:** FW: [EXTERNAL] 102/104 Eighth Avenue new10 unit proposed development  
**Date:** Tuesday, February 14, 2023 1:48:45 PM  
**Attachments:** [image001.png](#)

---

**Lisa Wambaa**

T 604.636.3552 | C 604.240.6394 | E [lwambaa@newwestcity.ca](mailto:lwambaa@newwestcity.ca)

---

**From:** External-Dev Feedback <devfeedback@newwestcity.ca>  
**Sent:** Tuesday, February 14, 2023 1:48 PM  
**To:**  
**Subject:** [EXTERNAL] 102/104 Eighth Avenue new10 unit proposed development

Hi

Thank you for your email and for taking the time to express your questions regarding the proposed infill townhouse project at 102/104 Eighth Avenue and 728 First Street. All such feedback will be summarized in an upcoming report to Council, which is tentatively scheduled for this Spring. You will also be able to provide feedback to the [Advisory Planning Commission](#) on February 21 when this project is presented, and directly to Council at the project's Public Hearing, before Council formally considers the project. I would also encourage to you visit the project's Be Heard New West project page for more information, and to keep up to date about the project (you may also ask questions using the Q&A function at the bottom of the page): <https://www.beheardnewwest.ca/eighth-ave>

I am happy to address the questions contained in your email. This project is an example of "infill" housing, which is housing that is designed to fit into an established neighbourhood while gently increasing its overall density. The City encourages different types of infill housing across New Westminster, on average-sized lots, in order to make our neighbourhoods more accessible to those for whom single-family houses are not appropriate or affordable.

As part of this project, the developer would be required to complete a number of upgrades to the surrounding roads, lanes, sidewalks, and other City infrastructure, including storm, sewer, and water main systems. This ensures that the appropriate infrastructure is in place to support the development. For instance, the developer will be required to upgrade the existing signal at the First Street and Eighth Avenue intersection to a bike and pedestrian activated signal, and provide a speed bump in the lane to help reduce vehicle speeds.

As part of this project, an analysis of the capacity of storm, sewer and watermain systems was also completed, to ensure sufficient capacity was available, and a private waste management company would be used for disposing of garbage, recycling, and food waste.

Regarding school capacity, planning for enrollment is done by the New Westminster School District. The School District has been notified of this project and has not, to date, expressed concerns regarding the project.

Yours truly,

 City of New Westminster

511 Royal Avenue, New Westminster, BC V3L 1H9

[www.newwestcity.ca](http://www.newwestcity.ca)

-----Original Message-----

From:

Sent: Friday, February 10, 2023 2:58 PM

To: External-Dev Feedback <[devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)>

Cc: New West Progressives <[nwprogressives@gmail.com](mailto:nwprogressives@gmail.com)>; [editorial@newwestrecord.ca](mailto:editorial@newwestrecord.ca)  
<[editorial@royalcityrecord.com](mailto:editorial@royalcityrecord.com)>

Subject: [EXTERNAL] 102/104 Eighth Avenue new10 unit proposed development

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have three questions:

1. The Record newspaper in their Feb 9th edition reported all of our schools are already completely full for the 2023/24 period. So where will these potential families have schooling available and when and how and at what additional tax burden on ALL property owners?
2. Combined with several other massive new residential buildings ( large families) popping up in the general vicinity, do we have adequate sewer, water & garbage services to accommodate these additional 10 homes? Obviously there will be a huge new need for these services.
3. Will the city have to change the traffic light at the corner of Eighth and First Avenue to a full traffic light? And if so, what will the anticipated extra traffic burden/backup be on an already huge number of vehicles that travel both east and west here be? Will there be an increase in "rat runners" in laneways increasing safety concerns here? The suggested site appears to me to be already overburdened and of course safety is also a question!

Eighth Avenue  
New Westminster