



802 & 806 Eighth Street and 809 Eighth Avenue

Heritage Revitalization Agreement & Development Permit

New Westminster Design Panel – May 24, 2022

Dilys Huang, Development Planner



NEW WESTMINSTER

Site Context



- **Site Area (Gross):**
 - 1,887.5 sq. m. (20,317 sq. ft.)
- **Site Dimensions:**
 - 47.13 m. (154.65 ft.) frontage
 - 39.68 m. (130.2 ft.) depth
- **OCP Designation:**
 - Residential - Infill Townhouse (RT)
- **Zoning:**
 - Neighbourhood Single Detached Residential (NR-2)

Proposal

- 1929 house proposed for retention & restoration
- 18 units in total
- 15 at grade parking spaces
- 28 bicycle parking spaces (long term and short term)



Feedback from the Design Panel

In addition to general comments, staff seeks input from the NWDP in regard to:

1. The project design, including the selection of building materials and colour scheme, and how the proposed development addresses the Infill Townhouse and Rowhouse Development Permit Area guidelines.
2. The overall scale, massing, and expression of the proposed buildings.
3. The transition between the proposed development and adjacent properties, and how the project fits within the surrounding neighbourhood context.
4. The proposed site layout, including the pedestrian walkways, and siting of the parking spaces and waste enclosure area.
5. Overall on-site accessibility, including for the proposed one-level accessible studio units.
6. The proposed central courtyard area, private open space, and other landscaping features.