



# 102/104 Eighth Avenue & 728 First Street

OCP Amendment, Rezoning and Development Permit Applications

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NEW WESTMINSTER

# Site Location



## Site Context Summary

- Eighth Ave. at First St.
- Sloping site with rear access via the lane
- Comprised of two lots
- Site Area: 1,622.8 sq. m. (17,468 sq. ft.)
- Site Dimensions:
  - 40.2 m. (131.9 ft.) frontage
  - 40.4 m. (132.4 ft.) depth

# Policy Overview

- **OCP Designation for Site:** Residential – Detached and Semi-Detached Housing (RD)
  - Proposed amendment to Residential – Ground Oriented Infill Housing (RGO)
- **Zoning:** Currently zoned Single Detached Residential (RS-1) zone
  - Proposed rezoning to CD zone based on the Infill Townhouse and Rowhouse (RT) zone
- **Development Permit:** Located in 1.1 Laneway and Carriage Houses Development Permit Area (DPA)
  - Proposed amendment to 1.2 Ground Oriented Housing DPA
  - Review of form and character in light of the Infill Townhouses and Rowhouses DPA guidelines

# Application Overview

- **Proposed density:** 1.03 FSR
  - 0.87 FSR above grade
  - 0.16 FSR below grade
- **Step Code:** Proposed to meet Step 4
- **Units:** 10 ground-oriented townhouse units within two buildings
  - Two to three storeys
  - ~1,700 to 1,835 SF units proposed
- **Vehicle access and parking:** Rear of the site, from the lane
  - 11 off-street parking spaces (10 resident, 1 visitor)
- **Common open space:** two seating areas at the east end of the central courtyard

# Design Considerations for the Panel

1. **Compliance with the Infill Townhouse and Rowhouse DPA guidelines**
2. **Overall scale and massing**
3. **Transition and contextual fit**
4. **Site layout, pedestrian circulation, and siting common amenities**
5. **Overall family-friendly design**
6. **Quality, functionality of common amenity areas, private open spaces, and landscaping**

# Recommendations

**THAT** the NWDP review the design submission and provide comments for applicant and staff consideration; and

**THAT** the NWDP consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.