

REPORT
Climate Action, Planning and Development

To:	New Westminster Design Panel	Date:	November 23, 2022
From:	Wendee Lang, Development Planner	File:	REZ00228 OCP00040 DP000973
		Item #:	2022-707
Subject:	102/104 Eighth Avenue and 728 First Street – Official Community Plan Amendment, Rezoning Application and Development Permit for 10-unit Infill Townhouse Development		

RECOMMENDATION

THAT the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and

THAT the New Westminster Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.

PURPOSE

Official Community Plan (OCP) amendment, Rezoning and Development Permit applications have been received for 102/104 Eighth Avenue and 728 First Street. A total of 10 side-by-side, ground-oriented residential units are proposed across two buildings, and plans indicate an overall Floor Space Ratio (FSR) of 1.03. All of the proposed units would be family-friendly, containing three bedrooms, and stratified. The development proposes 11 off-street parking spaces in accordance with Zoning Bylaw requirements. Long-term bicycle storage would be provided for each unit, as per Zoning Bylaw requirements, as well as six short-term spaces.

The purpose of this report is to provide information to the New Westminster Design Panel (NWDP) in regards to the overall project design and receive comments from the panel, with special consideration of the items noted in the Design Considerations section of this report.

POLICY AND REGULATIONS

Official Community Plan

The subject properties are designated Residential – Detached and Semi-Detached Housing (RD), which is described, in part, as follows:

Purpose: To allow low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.

Principal Forms and Uses: Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit (e.g. laneway house, carriage house).

The proposed infill townhouse project is not consistent with the OCP land use designation. An OCP amendment to change the designation to Residential – Ground Oriented Infill Housing (RGO) would be required to allow the proposed infill townhouse project, and to change the Development Permit Area (DPA) to 1.2 Ground Oriented Housing, to ensure alignment between the design guidelines and proposed land use.

Per DPA 1.2, the project would be evaluated against the DPA 1.3 Infill Townhouses and Rowhouses guidelines, concurrent with the review of the application. This DPA encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. The DPA 1.3 guidelines can be accessed via:

[https://www.newwestcity.ca/database/files/library/OCP_DPA_1.3_Townhouses_and_Rowhouses_\(Consolidated_June_2020\).pdf](https://www.newwestcity.ca/database/files/library/OCP_DPA_1.3_Townhouses_and_Rowhouses_(Consolidated_June_2020).pdf)

Zoning

The subject properties are currently zoned Single Detached Residential (RS-1). The properties would be rezoned to a Comprehensive Development (CD) District and consolidated to support the proposed development.

Family-Friendly Housing Policy

Per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% would need to contain three or more bedrooms. Based on the applicant's submission, all of the proposed units (100%) would have three bedrooms, exceeding the minimum requirements.

PAST APPLICATIONS

A Preliminary Application Review (PAR) for this project was submitted on January 5, 2021. Staff presented the PAR to the Land Use and Planning Committee (LUPC) on March 29, 2021, and the LUPC advised the applicant that an OCP amendment to re-designate the subject site, to facilitate an infill townhouse proposal, would be considered reasonable. The minutes for this meeting are available on the City's website:

https://www.newwestcity.ca/council_minutes/0329_21/LUPC%202021%20Mar%2029%20Agenda%20Package.pdf

BACKGROUND INFORMATION

Site Characteristics and Context

The subject site, which includes two properties, is located in the Glenbrooke North neighbourhood, in an area composed of single-detached dwellings and one low-rise apartment building. The lots have an approximate combined area of 1,622.8 sq. m. (17,468 sq. ft.) and a cross slope of 6.9% from the north corner up to the south corner. One single detached dwelling is situated on each lot, built in 1947 and 1948.

The majority of properties surrounding the site are designated RD, with the low-rise apartment building to the north designated Residential – Multiple Unit Buildings (RM). The site is approximately one block west of Royal Square Mall and Terry Hughes Park, and less than 400 m. from Herbert Spencer Elementary School, Glenbrook Middle School, and Queen's Park. A site context map and aerial image is provided below:

Figure 1: Site Context Map with 102/104 Eighth Avenue and 728 First Street in blue



Proposal

The proposed development consists of 10 side-by-side, ground-oriented townhouse units within two buildings oriented along a central pedestrian courtyard. The buildings are proposed to be perpendicular to First Street, with two street facing end units. Building A would be oriented towards Eighth Avenue, and Building B towards the courtyard. The project is proposed to Step 4 of the BC Energy Step Code, which would exceed the minimum Step 3 requirement.

The buildings range from between two to three storeys above grade, and plans indicate an overall density of 1.03 FSR. Individual townhouse units would range from approximately 158.5 sq. m. (1,706 sq. ft.) to 170.4 sq. m. (1,834 sq. ft.). Each unit would have access to ground level, private outdoor space. The applicant's design rationale, architectural drawings, and landscape drawings are attached as Attachments 1 and 2.

Project Statistics

	Permitted / Required Under RT Zoning	Proposed
Lot Area	-	1,595.9 sq. m. (17,178.1 sq. ft.) ¹
Site Frontage	-	40.2 m. (131.9 ft.)
Average Lot Depth	-	40.4 m. (132.4 ft.)
Total FSR	1.03 FSR ²	1.03 FSR
Total Above Grade FSR	0.85 FSR	0.87 FSR
Total Below Grade FSR	0.15 FSR	0.16 FSR
Maximum Basement Height Above Existing Grade	3.28 ft. (1.0 m.)	Complies
Building Height	10.67 m. (35 ft.)	Building A: 10.5 m. (34.4 ft.) Building B: 10.5 m. (34.4 ft.)
Residential Units	-	10 units
Off-Street Parking		
Resident	10 spaces	10 spaces
Visitor/Loading	1 space	1 space
Total	11 spaces	11 spaces
Bicycle Parking	Long-term: 10 spaces Short-term: Not required	Long-term: 13 spaces Short-term: 6 spaces

¹ Reflects the net site area less the required lane dedication

² Includes additional 0.03 FSR to accommodate Step 4 building performance requirements. Distribution of additional density above/below ground is not specified by the Bylaw.

Vehicle Access and Parking

Vehicle access and parking would be via the rear lane, and accommodated in carports at the rear of the site. The applicant has proposed a total of 11 off-street parking spaces, inclusive of 10 resident stalls and one visitor/loading stall. One accessible parking space is proposed, though not required by the Zoning Bylaw. Long-term bicycle storage would be provided for each unit, as well as six short-term bicycle parking spaces. The proposed off-street vehicle parking and bicycle parking spaces are consistent with Zoning Bylaw requirements.

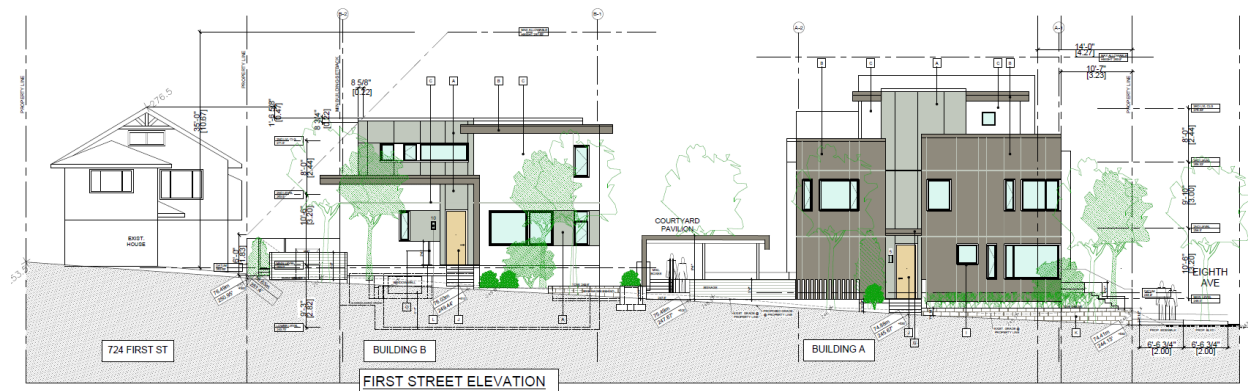
DESIGN CONSIDERATIONS

The applicant's design rationale is included in Attachment 1. Staff would appreciate comments from the NWDP on the proposed development, including how it responds to the infill townhouse and rowhouse DPA guidelines. Some items identified by staff for consideration by the Panel are as follows:

Streetscape Design and Transition

The project proposes several design interventions in consideration of the single detached context. Building A steps down along Eighth Avenue, following the natural topography of the site, with the uppermost storey set back in order to reduce the perceived height of the building. The rear setback exceeds that required by the design guidelines, creating a significant separation between Building A and the adjacent single detached house on Eighth Avenue. Building B has been designed at two storeys, with a portion of the density located below grade, in order to create a gradual transition in height between Building A and the adjacent single detached house on First Street. The inclusion of end units on both buildings fronting First Street is intended to further develop a pedestrian scale and activate the streetscape (Figure 2).

Figure 2: First Street Elevation



Open Space and Pedestrian Circulation

The DPA guidelines call for landscape design that is focused on privacy, open space and rainwater management, optimizing livability and increasing neighbourliness. The

guidelines encourage, where possible, shared open spaces that provide places to play, garden and recreate.

Two common amenity areas are proposed at the east end of the pedestrian courtyard, in the form of seating areas near the site entrance. The courtyard itself has been designed with a series of stairs and accessible ramps to address the difference in grade between the front and rear of the site. Open space for individual townhouse units is proposed as front and rear patios (Building A) and rear yards (Building B).

Building Materials

In terms of materials, the DPA guidelines call for the use of durable, long lasting, and high quality materials. Masonry, lapped siding, and other textured cladding materials are strongly encouraged, especially at the ground floor level. Synthetic materials intended to mimic natural materials are not recommended.

The applicant has provided a material and colour palette that includes painted fibre cement panels and stucco cladding; pre-finished metal flashing; vented black metal soffits; and, aluminum railings with glass panels.

Questions for the Design Panel's Consideration

In addition to seeking general comments from the NWDP in regard to the overall design of the proposed development and the above-mentioned design considerations, 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 and massing of the proposed buildings;
3. The transition between the proposed development and adjacent properties, articulation of the First Street end units and overall streetscape integration, and how the project fits within the surrounding single-detached neighbourhood context;
4. The proposed site layout, the pedestrian walkways, and siting of the common areas;
5. Overall family-friendly design; and,
6. The quality, functionality and overall program of proposed common amenity areas; private open spaces; and, landscaping features.

ATTACHMENTS

Attachment 1: Applicant's Design Rationale

Attachment 2: Applicant's Architectural and Landscape Submission Package

APPROVALS

This report was prepared by:

Wendee Lang, Development Planner

This report was approved by:

Demian Rueter, Manager of Development Planning