



102/104 Eighth Avenue & 728 First Street

Official Community Plan Amendment Bylaw No. 8374, 2023

Zoning Amendment Bylaw No. 8375, 2023

Wendee Lang, Development Planner

April 24, 2023



NEW WESTMINSTER

ON TABLE
Public Hearing
April 24, 2023
re: Item 3

Application Background

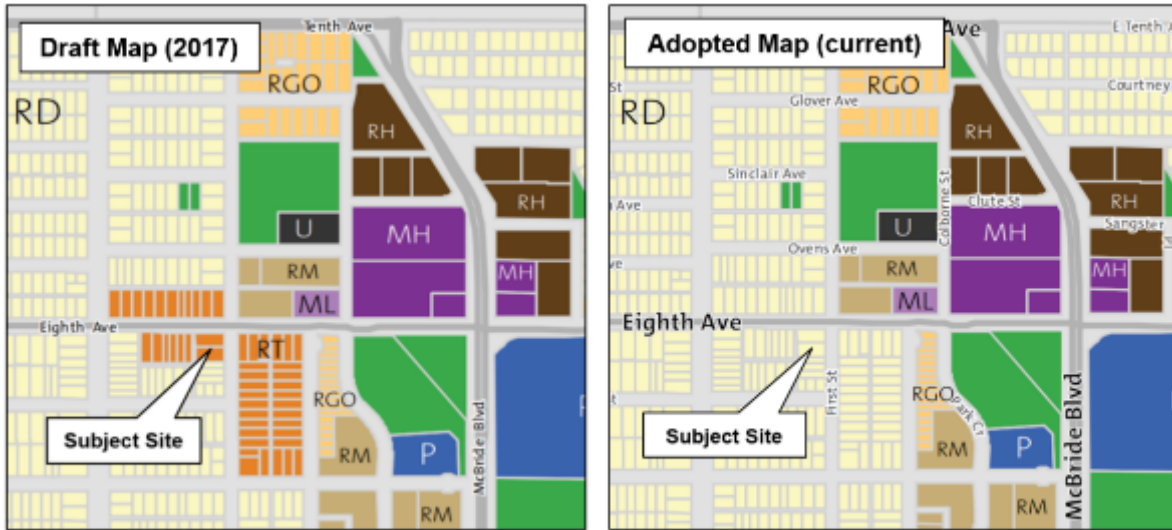


Figure 2. Left: a draft future land use map from the OCP development process in 2017. Right: current OCP land use designation map.

- Considered for “RT – Infill Townhouse” during OCP process
- Currently designated “RD – Residential Detached and Semi-Detached”
- **January 2021:** PAR application received
- **March 2021:** LUPC advises application to re-designate could go forward
- **June 2022:** Current (formal) application received

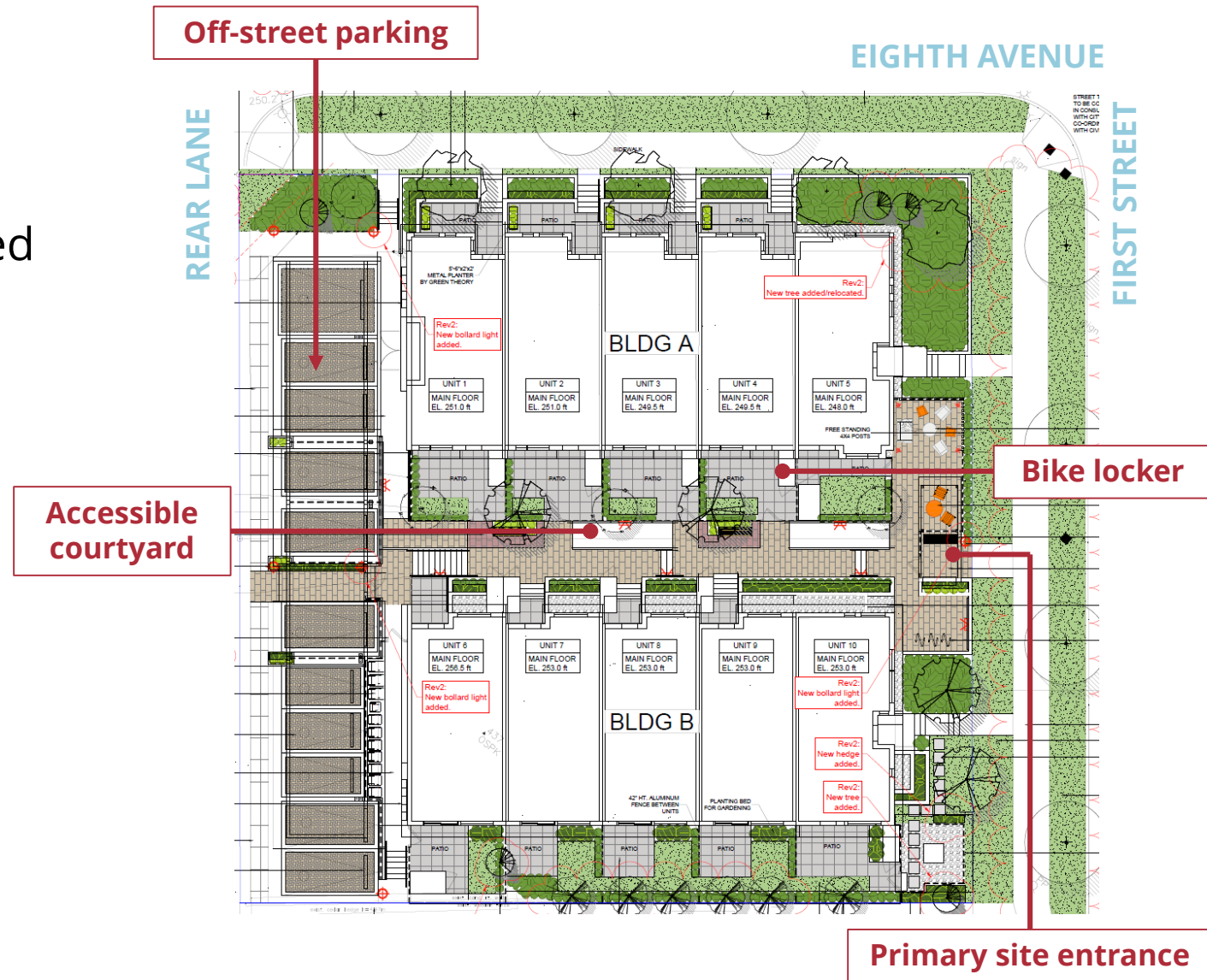
Site Context and Considerations



- Glenbrooke North neighbourhood
- Walking distance to:
 - Parks and schools
 - Royal Square Mall
 - Eighth Avenue bus route
- Proximate to Crosstown Greenway
- Site Area (less dedications):
 - 1,595.9 sq. m. (17,178.2 sq. ft.)

Proposal

- 1.03 FSR
- 10 family-friendly TH units proposed across two buildings
- Step 4 of the BC Energy Step Code
- Bylaw compliant off-street vehicle parking
- Long-term and short-term bicycle parking

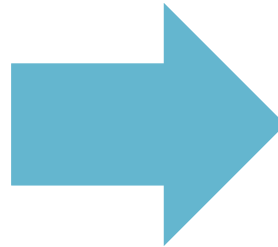


Amendments

Official Community Plan

(RD) Detached and
Semi-Detached Housing

Laneway and Carriage
Houses Guidelines

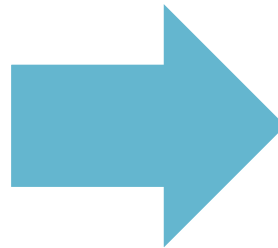


(RGO) Ground Oriented
Infill Housing

Infill Townhouses and
Rowhouses Guidelines

Zoning

(RS-1) Single Detached
Residential



Comprehensive
Development (CD-100)

Consultation

1. Applicant-led consultation
2. Be Heard New West project webpage
3. City consultation with local First Nations and the New Westminster School District
4. New Westminster Design Panel
5. Development information sign
6. Advisory Planning Commission
7. Public Hearing



Policy Consistency

- Infill TH zoning district
- Infill Townhouses and Rowhouses design guidelines
- Off-street parking
- Long-term bicycle storage
- Family friendly housing

Community Benefits

- **Housing objectives:**
 - Family-friendly, infill housing in Glenbrooke North
- **Climate emergency objectives:**
 - Gentle density in a walkable, bikable location;
 - Exceed minimum Step Code requirements; and,
 - Additional tree canopy.

Recommendation

That Council consider for Third Reading:

- Official Community Plan Amendment Bylaw (102/104 Eighth Avenue and 728 First Street) Bylaw No. 8374, 2023
- Zoning Amendment Bylaw (102/104 Eighth Avenue and 728 First Street) No. 8375, 2023