

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: June 12, 2023

From: Jackie Teed, Acting Director, Climate Action, Planning and Development
File: REZ00193

Item #: 2023-381

Subject: Rezoning Application for Infill Townhouse: 1032 and 1036 St. Andrews Street – Comprehensive Report

RECOMMENDATION

THAT the application to rezone 1032 and 1036 St. Andrews Street be considered and no Public Hearing held, in accordance with the *Local Government Act*.

THAT notification be circulated in accordance with the *Local Government Act*.

PURPOSE

This report provides Council with information on the development proposal for 1032 and 1036 St. Andrews Street, and requests that the rezoning application be considered, and that no Public Hearing be held following circulation of notice in accordance with the Local Government Act.

EXECUTIVE SUMMARY

Rezoning and Development Permit applications have been received for 1032 and 1036 St. Andrews Street. A total of 12 family-friendly, stratified, infill townhouse units are proposed. Plans indicate an overall Floor Space Ratio (FSR) of 1.00. The development proposes 13 off-street vehicle parking spaces, and long- and short-term bicycle parking in accordance with Zoning Bylaw requirements. Applicant-led and City-led public consultation has been undertaken for the project, and the applicant has responded to key community feedback. Staff recommends that the application to rezone the subject site be considered, and no Public Hearing held, in accordance with the *Local Government Act*.

BACKGROUND

Policy and Regulations

The Official Community Plan (OCP) land use designation for the subject properties is Residential – Ground Oriented Infill Housing (RGO), which allows infill townhouses. As the proposal is not consistent with the site's existing zoning, a rezoning would be required to a site-specific Comprehensive Development (CD) District. A description of the CD District is included in Attachment 2, along with a summary of relevant City policies and regulations. The Zoning Amendment Bylaw is included as Attachment 1.

Site Context

The subject site, which includes two properties, is located in the Brow of the Hill neighbourhood, in an area comprised primarily of single-detached dwellings and low-rise apartment buildings. Two houses, built in 1944 and 1946, currently occupy both lots. The site is located approximately two blocks west of Twelfth Street, a commercial corridor, and four blocks south of Moody Park and the Uptown commercial centre. A site context map and aerial image is provided below. Additional site context information is provided in Attachment 2.

Figure 1: Site Context Map with 1032 and 1036 St. Andrews Street in blue



PROJECT PROPOSAL

The proposed development consists of 12 side-by-side, ground-oriented townhouse units within two buildings, oriented along a central pedestrian courtyard. Plans indicate an overall density of 1.00 Floor Space Ratio (FSR), and buildings would be between two to three storeys above grade. The proposed units would contain three bedrooms, and range in size from 98.9 sq. m. (1,064.6 sq. ft.) to 153.0 sq. m. (1,646.9 sq. m.). A total of 13 off-street parking spaces are proposed, with access from Belleville Street. Private outdoor space and bike parking requirements would be met. Additional site context information and project statistics are included in Attachment 2. Discussion and analysis of the proposal is included in Attachment 3. The applicant's submission materials are included in Attachment 4.

PUBLIC CONSULTATION

Applicant-led Consultation

Applicant-led consultation included an online survey, virtual open house, and project website, and residents within 100 m. of the project were notified of opportunities to provide feedback. A total of 8 community members attended the open house and 4 survey responses were received. Attachment 5 includes a description of the consultation process and all received feedback.

Survey feedback indicated that 75% of respondents fully or partially support the project. Feedback was focused on increased family-oriented housing in Brow of the Hill; increased density; and, architectural design. Staff notes that the proposed density is consistent with the RT Zoning District, and that the project is generally consistent with the DPA guidelines, which do not dictate a specific architectural expression.

City-led Consultation

City-led consultation included a project website and online survey, published on Be Heard New West. Residents within 100 m. of the project were notified of the online survey. In total, 8 survey responses, the majority (63%) of which expressed full or partial support for the project. All feedback received by the City is included in Attachment 6.

New Westminster Design Panel

The application was presented to the New Westminster Design Panel (NWDP) on May 24, 2022 (minutes in Attachment 7). The NWDP passed a motion recommending that the applicant re-examine several aspects of the project, to the satisfaction of Planning staff. Staff considers NWDP feedback has been addressed. The applicant's response to this recommendation is provided in Attachment 5.

A copy of the NWDP report can be accessed via the following link (refer to item 4.1):
<https://pub-newwestcity.escrimemeetings.com/Meeting.aspx?Id=676d12d1-4e94-4f2b-85d3-7c05726c4175&Agenda=Agenda&lang=English>

Applicant Response and Revisions

The applicant has addressed consultation feedback in the following ways:

- Revised the ground-floor layouts of four units to better accommodate those with mobility challenges (e.g., larger washrooms, open concept layout).
- Provided barrier-free access to two units from St. Andrews Street, and two units from the rear parking area;
- Removed rear fencing adjacent to off-street parking, to provide eyes on the lane.

The applicant has further indicated that the site constraints (namely grade and overall size) and the desire to create functional unit layouts, preclude the project from provision of an accessible courtyard. Instead, the applicant has proposed the following to better accommodate those with mobility challenges:

- Revised units layouts with barrier-free access where feasible, per the above;
- Provision of one accessible parking space, not required by the Zoning Bylaw; and,
- Inclusion of front patio outlets for mobility device charging.

Staff considers the above changes and rationale reasonable responses to the community feedback received.

REVIEW PROCESS

The development application review process for this application is as follows:

1. Preliminary report to Council (April 25, 2022);
2. Applicant-led public consultation, including notification to the local Brow of the Hill Residents' Association (May 2022);
3. Presentation to the New Westminster Design Panel (May 24, 2022);
4. City-led public consultation, including creating of a Be Heard New West webpage and survey (May 2023);
5. Comprehensive Report to Council (**WE ARE HERE**);

Anticipated Next Steps:

6. Issuance of notice that no Public Hearing held;
7. Council consideration of First, Second, and Third Reading (June 26, 2023);
8. Completion of adoption requirements;
9. Council consideration of adoption of the Zoning Amendment Bylaw;
10. Issuance of the Development Permit by the Director of Climate Action, Planning and Development.

Staff has recommend that Council consider not holding a Public Hearing as the proposal is consistent with the City's principles for determining when a project does not require a Public Hearing, as follows:

- The application is largely consistent with City policy and/or Council Strategic Priorities, and/or exceeds City policy in support of Council Strategic Priorities;
- The application responds to public and staff feedback, even if significant, to the satisfaction of the Director of Climate Action, Planning and Development; and,
- The application is consistent with the OCP, per provincially legislated requirements.

FINAL ADOPTION REQUIREMENTS

The following items will need to be addressed to the satisfaction of staff prior to the adoption of the proposed Zoning Bylaw Amendment:

- Registration of a Section 219 Restrictive Covenant (Parking Covenant); and,
- Payment of a Voluntary Amenity Contribution of \$120,000.

FINANCIAL CONSIDERATIONS

As a condition of adoption, this project would contribute a Voluntary Amenity Contribution in the sum of \$120,000. This amenity contribution is intended to help fund capital investments required to accommodate a growing population and economy.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. A staff-led project team was assigned for reviewing this project consisting of staff from Engineering (Servicing and Transportation), Fire, Electrical, Parks and Recreation, and Climate Action, Planning and Development (Building, Planning, Trees, and Heritage) Departments who provided comments throughout the development review process.

OPTIONS

The following options are available for Council's consideration:

1. That Council consider Zoning Amendment Bylaw (1032 and 1036 St. Andrews Street) No. 8402, 2023 and no Public Hearing Held, in accordance with the *Local Government Act*.
2. That notification be circulated in accordance with the *Local Government Act*.
3. That Council provide staff with alternative direction.

Staff recommends Options 1 and 2.

ATTACHMENTS

Attachment 1: Zoning Amendment Bylaw No. 8402, 2023
Attachment 2: Background Information
Attachment 3: Project Discussion and Analysis
Attachment 4: Applicant Submission Materials
Attachment 5: Applicant-led Consultation Summary and Response
Attachment 6: City-led Consultation Summary
Attachment 7: Extract of May 24, 2022 NWDP Meeting Minutes
Attachment 8: Engineering Servicing Memo

APPROVALS

This report was prepared by:
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This report was reviewed by:
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