

Attachment 2  
*Background Information*

## **BACKGROUND INFORMATION**

### **Policy and Regulations Summary**

#### *Official Community Plan*

The subject properties are designated RGO) Residential – Ground Oriented Infill Housing, which is described, in part, as follows:

*Purpose: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.*

*Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.*

The proposed development is consistent with the intent of the RGO land use designation.

#### *Development Permit Area*

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2) and, as such, a Development Permit is required. Per DPA 1.2, the project would be evaluated against the DPA 1.3 Infill Townhouse and Rowhouses design guidelines. 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 project is generally consistent with the DPA guidelines.

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 Bylaw*

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. This zone would be based on the Infill Townhouse and Rowhouse Residential Districts (RT) zone.

The CD District would be site-specific, and incorporate the parking variances discussed in Attachment 3. The zone would also: eliminate aspects of the RT zone that do not

apply to this project; reduce the required parking setbacks from the side and rear property lines; vary a requirement for scooter parking (which is more applicable to projects with underground parking); and, vary the Zoning Bylaw locked-in lot provisions.

### *Family-Friendly Housing Policy*

Per the 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% of the overall number of units would contain three or more bedrooms. Based on the information provided by the applicant, 100% proposed units would have three bedrooms, exceeding policy requirements.

### **Preliminary Application Review**

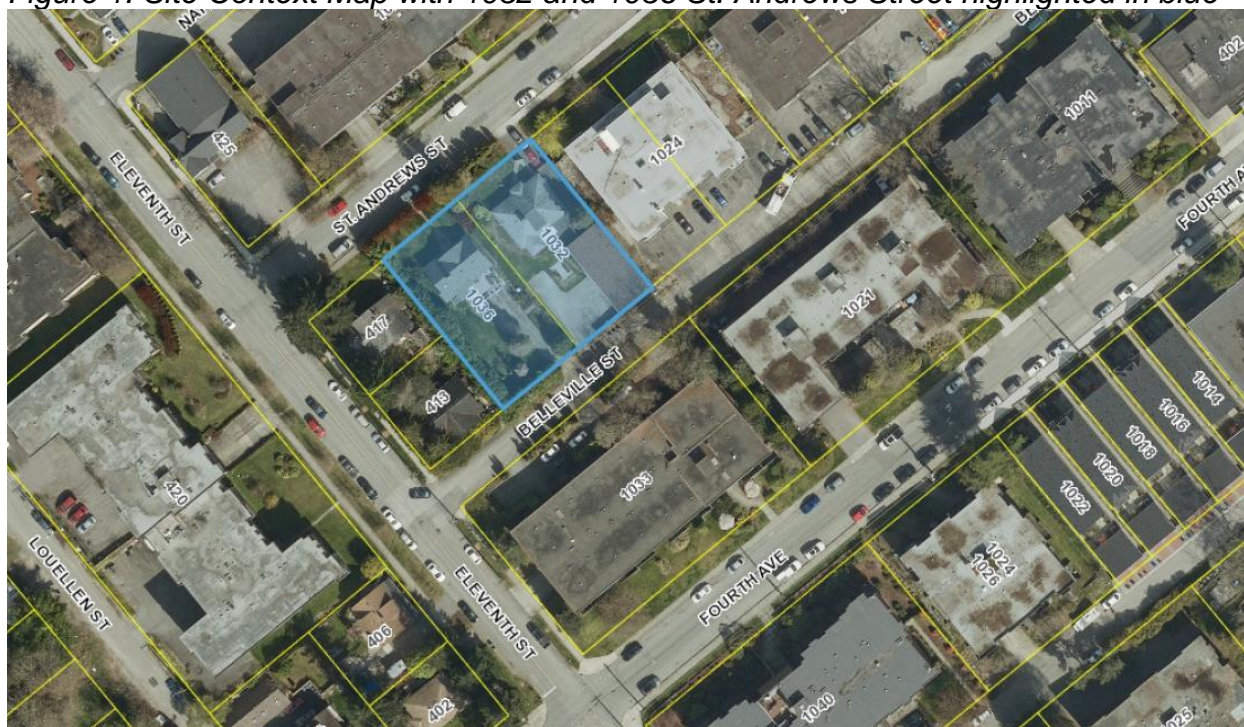
The applicant previously submitted a Pre-Application Review (PAR) inquiry for this proposal, completed on September 9, 2020. Based on the Interim Development Review Process, the pre-application was not required to be presented to the Land Use and Planning Committee (LUPC). Key items brought forward to the applicant included the provision of additional open space, request for strategies to mitigate overlook, and further consideration of waste storage and pickup. The applicant has incorporated the majority of this feedback into their proposed design.

### **Site Characteristics and Context**

The subject site, which includes two properties, is located in Brow of the Hill, in an area composed of single-detached dwellings and low-rise apartment buildings. The site has primary frontage on St. Andrews Street, and rear frontage on Belleville Street. The two properties have an approximate total area of 1,618 sq. m. (17,414 sq. ft.), and the site has a slope of approximately 5.6 m. (18 ft.) from the north-east corner down toward the south-west corner. One single-detached dwelling is currently situated on each lot built in 1944 and 1946.

The single-detached properties west of the subject site are also designated (RGO) Residential – Ground Oriented Infill Housing, and the low-rise apartment building to the east designated (RM) Residential – Multiple Unit Buildings. 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:

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



### Proximity to Transit Service and Other Sustainable Transportation Options

St. Andrews Street and Belleville Street are classified as local roads, while nearby Twelfth Street is a collector road and a designated Great Street. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the corner of St. Andrews Street and Eleventh Street. The site is well-served by transit, as shown on the table below:

Table 1: Site Proximity to Transit Service

Transit Facility	Approx. Frequency	Approx. Distance
#112	15 minutes	215 m. (705 ft.) to Twelfth Street at Fourth Avenue
#155	30 minutes	475 m. (1,558 ft.) to Sixth Avenue at Twelfth Street
New Westminster SkyTrain Station	2 to 5 minutes	1.4 km. (0.6 miles) to New Westminster SkyTrain Station

## **PROJECT STATISTICS**

	<b>Permitted / Required Under RT Zoning</b>	<b>Proposed</b>
Lot Area	-	1,617.8 sq. m. (17,413.9 sq. ft.)
Site Frontage	-	40.2 m. (131.9 ft.)
Average Lot Depth	-	40.2 m. (131.9 ft.)
Total FSR	1.00 FSR	1.00 FSR
Total Below Grade FSR	0.15 FSR	0.15 FSR
Maximum Basement Height Above Existing Grade	3.28 ft. (1.0 m.)	Complies
Building Height	10.67 m. (35 ft.)	Building A: 10.0 m. (32.8 ft.) Building B: 9.9 m. (32.4 ft.)
Residential Units	-	12
Off-Street Parking		
Resident	12 spaces	12 spaces
Visitor/Loading	2 space	1 space
Total	14 spaces	13 spaces
Bicycle Parking	Long-term: 12 spaces Short-term: Not required	Long-term: 12 spaces Short-term: 4 spaces