

Attachment 3

Background Information

Site Characteristics and Context

The subject site is bounded by Howes Street and Sprice Street within the Queensborough neighbourhood. The site is made up of two lots, with an approximate combined area of 3,436 sq. m (36,985 sq. ft). 114 Sprice Street is currently vacant and 118 Sprice Street contains a house that is more than fifty years old (built in 1961). The house is considered to have relatively low heritage value and has been approved for demolition per City policy.

To the west of the site across Howes Street is a new subdivision with 18 single-detached homes. The north, east and south of the site are single-detached houses on similarly sized lots, which are zoned RQ-1 and designed Residential – Compact Lot. The site is located one block from Ryall Park, a prominent community park in Queensborough that offers a range of amenities including tennis courts, spray parks, and playgrounds.

The site is subject to flood plain constraints on the amount of floor space at grade and the use of that floor space. No storage or habitable floor space is allowed at grade within the Flood Plain. The underside of the floor system for the habitable space must be clear of 3.53 m. (11.58 ft.) Geodetic Survey of Canada (GSC). A site context map is provided below (Figure 1).



Figure 1 - Site Location

Proximity to Transit and Cycling Networks

Sprice Street and Howes Street are both designated as local roads. The site is located approximately 40 m (131 ft.) north of the Queensborough Perimeter Trail, which is

currently being constructed in segments. The Queensborough Community Plan and Master Transportation Plan envision the trail as a prominent multi-use trail that connects residents to the waterfront. The site is not as well-served by transit compared to other areas in the City. The site's proximity to transit service is highlighted in Table 1.

Transit Facility	Distance
<ul style="list-style-type: none"> • Bus #104 (22nd Street Station/Annacis Island) • Bus #410 (22nd Street Station/Brighthouse Station) 	<ul style="list-style-type: none"> • 650 m. (2,133 ft.) to northbound bus stop • 750 m. (2,460 ft.) to eastbound bus stop on Ewen Avenue

Policy and Regulations

Queensborough Official Community Plan (OCP)

The subject site is currently designated (RCL) Residential – Compact Lot, which is described, in part, as follows:

Purpose: To allow single detached houses on a compact lot, which are complementary to the existing neighbourhood character.

Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, and cluster houses. Lots with single detached dwellings may also include a secondary suite

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Low density multiple unit residential

Development Permit Area

The subject site is located in The Compact Lot intensive residential area, identified as Development Permit Area (DPA) #2. This DPA is designated in order to provide an opportunity for an innovative ground oriented housing type. This Development Permit Area encourages best practices for promoting water and energy conservation and reducing greenhouse gas emissions. A development permit would be required as part of this application.

The site is designated as part of Natural Hazard DPA #1 – Flood Hazard. Guidelines for this development permit area are intended to minimize the potential for loss of life and property damage in the event of flooding of the Fraser River, while allowing for the continued use of industrial lands to provide employment and the continued renewal and development of an historic New Westminster neighbourhood.

Zoning Bylaw

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and the intent of this district is to allow single detached dwellings in the Queensborough neighbourhood. The applicant is proposing to rezone the site to Single Detached Dwelling Districts (Compact Lots) (RT-2D) to facilitate the development of single-detached dwellings on compact lots.

50 Year and Older Heritage Review Policy

The City's heritage review policy is that demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

Building Bylaw No. 8125, 2019

The Building Bylaw includes the following provisions regarding construction in Queensborough:

9.1 All buildings or structures located in Queensborough Area shall:

9.1.1 comply with the City's Queensborough Construction Guidelines; and

9.1.2 have their minimum finished floor elevation, including crawl space and basement floors, not lower than 1.52 m (5 feet) above the geodetic datum or 150 mm (6 inches) above the center of the road abutting the property, whichever elevation is greater, provided, however, that where the center of the road elevation proves to be impractical in the opinion of the Building Official, the minimum elevation shall be 150 mm (6 inches) above natural grade which will be established by the Director of Engineering. The elevation of the finished grade of the yard must be at least 50 mm (2 inches) lower than the elevation of the crawl space floor, basement floor or ground floor.

Project Statistics Summary

	Permitted/Required under RT-2D	Proposed
Site Details		
Site Area (Net)		
Type A	278.71 sq.m. (3000 sq.ft)	284.27 sq.m. (3,060 sq.ft.)
Type B	278.71 sq.m. (3000 sq.ft)	294.31 sq.m. (3,168 sq.ft.)
Site Frontage (Maximum of 10% of Site Perimeter)		
Type A*	8.67 m (28.45 ft.); 10% of perimeter	7.87 m (25.83 ft.); 9.1% of perimeter
Type B*	9.03 m (29.62 ft.); 10% of perimeter	7.90 m (25.92 ft.); 8.7% of perimeter
Site Coverage		
Type A	35%	35.0%
Type B	35%	27.43%
Principal Building		
Building Height		
Type A	7.62 m (25.0 ft.)	6.04 m (19.83 ft.)
Type B	7.62 m (25.0 ft.)	6.04 m (19.83 ft.)
Setbacks:		
Front		
Type A	3.0 m (10.0 ft.)	5.36 m (17.58 ft.)
Type B		5.10 m (16.75 ft.)
Rear		
Type A	7.45 m (24.44 ft.)	11.09 m (36.38 ft.)
Type B		17.72 m (58.13 ft.)
Side		
Type A	2.13 m (7.0 ft.)	2.13 m (7.0 ft.)
Type B		2.16 m (7.08 ft.)
Parking (Vehicle)		
Standard		
Type A	1.0	1.0
Type B	1.0	2.0
Detached Accessory		
Site Coverage		
Type A	Greater of 15% of site area or 37.16 sq.m.	7.9%; 22.5 sq.m. (242 sq.ft.)

	(400 sq.ft.)	
Type B	Greater of 15% of site area or 37.16 sq.m. (400 sq.ft.)	13.9%; 40.87 m (440 sq.ft.)
Building Height		
Type A	4.57 m (15 ft.)	3.05 m (10.0 ft.)
Type B*	4.57 m (15 ft.)	5.11 m (16.75 ft.)
Distance from Lane		
Type A	0.7 m (2.3 ft.)	0.76 m (2.5 ft.)
Type B	0.7 m (2.3 ft.)	0.76 m (2.5 ft.)
Attached Accessory (Deck)		
Site Coverage		
Type A	10%	9.6%
Type B	10%	10%

NOTE: grey rows indicate proposed variances, white rows meet City regulations