

Attachment 2

Background Information

POLICY AND REGULATIONS

Official Community Plan Land Use Designation

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.

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.

Maximum Density: Low density multiple unit residential.

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.

Zoning Bylaw

The subject site is currently zoned Single Detached Residential Districts (RS-1). The site would be rezoned to a site-specific Comprehensive Development (CD) District and consolidated to support the proposed development. The CD zone incorporates specifications tailored to the proposed project, including the following: building use, density, siting, and massing restrictions. The CD zone has been developed based on the existing Infill Townhouse and Rowhouse Residential Districts zone, and emerging principles from the Townhouse Accelerator Program. The proposed Floor Space Ratio is consistent with the current Infill Townhouse and Rowhouse Residential Districts zone, and massing restrictions consistent with the DPA 1.3 3 Infill Townhouse and Rowhouses design guidelines.

Family Friendly Housing Policy

As the project was in-stream prior to adoption of the 2024 Family Friendly Housing Policy requirements, the project is required to meet the 2016 Family Friendly Housing Policy. All proposed units (100%) would contain three- or four-bedrooms, exceeding the minimum 30% two- and three-bedroom unit requirement. All units would also exceed Zoning Bylaw requirements for three bedroom units.

SITE CHARACTERISTICS AND CONTEXT

The subject site, comprised of 10 properties, is located in the Massey-Victory Heights neighbourhood. It is situated on the south side of East Eighth Avenue between Cumberland Street and York Street in close proximity to the Justice Institute of BC, Royal Square Mall, and the təməsewtxw Aquatic and Community Centre. The lots have an approximate gross area of 6,410.6 sq. m. (69,003.3 sq. ft.). The site has a fairly steep gradient, with a difference of approximately 17 m. (55 ft.) from the high end at the north-east corner sloping down toward Cumberland Street and the rear lane at the south-west corner (approximately 11% diagonal slope and 8% horizontal slope). Similar to neighbouring residential lots, the subject properties are currently improved with single detached dwellings constructed between the mid-1940s to late 1950s.

The properties to the north across East Eighth Avenue are also designated Residential – Ground Oriented Infill Housing, while those to the east, south, and west are designated Residential – Detached and Semi-Detached Housing. A site context map is shown as Figure 1.

Figure 1: Site Context Map with 102-128 East Eighth Avenue and 721 Cumberland Street outlined in red



Proximity to Transit and Cycling Network

East Eighth Avenue is classified as a Collector Road and is a designated truck route with time of day restrictions. Multiple buses run along East Eighth Avenue shuttling

transit users to the various Skytrain stations across New Westminster. York Street and the segment of Cumberland Street along the site frontage are local roads. All three street frontages have existing sidewalks.

The Crosstown Greenway, comprising a shared road for vehicles and bicycles, is located two blocks south-east on East Seventh Avenue. The site's proximity to transit service is highlighted in Table 1.

Table 1: Site Proximity to Transit Service

Transit Facility	Approx. Frequency	Approx. Distance
#128 (to Braid Station)	10 to 20 minutes	0 m. (0 feet)
#105 (to New West Station)	30 minutes	26 m. (85 feet)
#128 (to 22 nd Street Station)	15 minutes	82 m. (269 feet)
SkyTrain Station (Sapperton Station)	2 to 6 minutes	1,300 m. (4,265 feet)

Project Statistics

	Permitted / Required Under RT Zoning	Proposed
Lot Area (Net)	-	6,354.9 sq. m. (68,403.5 sq. ft.)
Site Frontage	-	150.9 m. (495.1 ft.)
Lot Depth	-	42.07 m. (138' 3/10")
Total Floor Space Ratio (FSR)	1.03 FSR (1.0 + 0.03 for Step Code 4 compliance)	1.03 FSR
Total Below Grade FSR	0.15 FSR	0.31 FSR
Maximum Basement Height Above Existing Grade	1.0 m. (3.28 ft.)	1.0 m. (3.28 ft.)
Building Height	10.67 m. (35 ft.)	8.75 m. (28' 8.5") to 9.67 m. (31' 8.7")
Residential Units	-	55 units
Unit Mix	17 2-bdr and 3-bdr units, of which a minimum of six units must contain 3-bdr or more	3-bdr or more: 55
Off-Street Vehicle Parking		
Resident	55	82
Visitor	6	6
Total	61	88
Off-Street Accessible Vehicle Parking	0	3
Off-Street Loading	1	1
Bicycle Parking		
Long-Term	55	55
Short-Term	0	12