

REPORT

Climate Action, Planning and Development

To: New Westminster Design Panel **Date:** January 11, 2022

From: Wendee Lang, Planning Analyst **File:** REZ00217
DP000925

Item #: [Report Number]

Subject: **337 and 339 Keary Street – Rezoning Application and Development Permit for 9-unit Infill Townhouse Development**

RECOMMENDATION

THAT the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and

THAT the New Westminster Design Panel consider a motion of support or non-support for the proposed Rezoning and Development Permit applications.

PURPOSE

Rezoning and development permit applications have been received for 337 and 339 Keary Street. A total of nine side-by-side, ground-oriented residential units are proposed across two buildings, and plans indicate an overall Floor Space Ratio (FSR) of 1.0. All of the proposed units would be family-friendly, containing three-bedrooms, and stratified. The development proposes 10 off-street parking spaces in accordance with Zoning Bylaw requirements. Long-term bicycle storage would be provided for each unit, as well as six short-term bicycle spaces, as per Zoning Bylaw requirements.

The purpose of this report is to provide information to the New Westminster Design Panel (NWDP) in regards to the overall project design and receive comments from the panel, with special consideration of the items noted in the Design Considerations section of this report.

GUIDING POLICY AND REGULATIONS

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 and therefore, no Official Community Plan (OCP) amendment would be required for this proposed development.

Zoning

The subject properties are currently zoned Single Detached Residential (RS-1), and would need to be rezoned and consolidated to support the proposed development. The development is proposed to be in general conformance with the Infill Townhouse and Rowhouse Residential (RT) zone. However, the basements proposed as part of the development do not satisfy the “basement” definition contained in the Infill Townhouse and Residential Districts (RT). As a result, the whole of the proposed density would be considered above grade. As such, Comprehensive Development (CD) zoning would be utilized, should the proposed development be supported.

Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2) and is subject to DPA 1.3 (Infill Townhouses and Rowhouses), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. The proposal is being evaluated against the infill townhouse and DPA guidelines concurrently with the review of the Rezoning application.

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)

Family-Friendly Housing Policy

The proposed development has fewer than 10 units and therefore is not subject to the Family-Friendly Housing Policy requirements of the City; however, three bedrooms are proposed for each unit, which is in keeping with the Policy.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject site, which includes two properties, is located in the Sapperton neighbourhood, in an area composed of single-detached dwellings and mid-rise apartment buildings. The lots have an approximate combined area of 17,296 sq. ft. (1,606.9 sq. m.) and slope down Keary Street from west to east with a grade change of approximately 10%. There is no rear lane access to the property. One single-detached dwelling is currently situated on each lot.

The existing single detached properties to the east and west of the subject site are also designated (RGO) Residential – Ground Oriented Infill Housing. The existing mid-rise apartment building abutting the site to the north is designated (RM) Residential – Multiple Unit Buildings. The site is located approximately one block west of Royal Columbian Hospital and the surrounding Special Employment Area, one block south of Sapperton Park, and one block east of Skwo:wech Elementary School. A site context map and aerial image is provided below:



Figure 1: Site Context Map with 337 and 339 Keary Street highlighted in blue

Proposal

The proposed development consists of two buildings containing nine, side-by-side, ground-oriented residential townhouse units. Building 1 is proposed to be oriented parallel to Keary Street, while Building 2 would be oriented towards the central drive aisle. Due to the slope of the site, the buildings range from between two to three storeys above grade. Plans indicate an overall density of 1.0 FSR. Individual townhouse units would range from approximately 1,200 sq. ft. (111 sq. m.) to 2,100 sq. ft. (195 sq. m.) inclusive of garage areas and 1,200 sq. ft. (111 sq. m.) to 1,800 sq. ft. (167 sq. m.) exclusive of garage areas. Each unit would have access to outdoor space in the form of ground level, deck, and balcony areas.

As no rear lane is present, vehicle access and parking would be via a central drive aisle. The applicant has proposed a total of 10 off-street parking spaces inclusive of nine resident stalls and one visitor/loading stall. Parking for eight units would be accommodated in attached garages, while parking for one unit would be provided via a parking pad located at the rear of the visitor parking pad. The proposed parking complies with the Zoning Bylaw requirements for infill townhouse developments. Consistent with policy expectations, long-term bicycle parking spaces would be provided for each unit, as well as six short-term bicycle parking spaces.

The applicant's architectural, landscape, and design rationale submission is attached as Attachment 1.

Project Statistics

	Permitted / Required Under RT Zoning	Proposed
Lot Area	-	17,296.8 sq. ft. (1,606.9 sq. m.)
Site Frontage	-	131.2 ft. (40.0 m.)
Average Lot Depth	-	131.8 ft. (40.2 m.)
Total FSR Inclusive of Basement	1.00 FSR	1.01 FSR
Total FSR Excluding Basement	0.85 FSR	1.01 FSR
Building Height	35 ft. (10.67 m.)	Building 1: 33.9 ft. (10.3 m.) Building 2: 34.4 ft. (10.5 m.)
Residential Units	-	9 units
Off-Street Parking		
Resident	9 spaces	9 spaces
Visitor/Loading	1 spaces	1 spaces
Total	10 spaces	10 spaces

	Permitted / Required Under RT Zoning	Proposed
Bicycle Parking	For all uses permitted in the RT Zone, off-street bicycle parking is required in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan.	12 spaces (long term) 6 spaces (short term)

DESIGN CONSIDERATIONS

The applicant's design rationale is attached within the architectural and landscape submission package in Attachment 1. Staff would appreciate comments from the NWDP on the proposed development, including how it responds to the infill townhouse and rowhouse DPA guidelines. Some items identified by staff for consideration by the Panel are as follows:

Transition to Adjacent Properties

The project proposes several design interventions in consideration of properties on either side of the subject site. The proposed side setbacks are in excess of those contained in the infill townhouse and rowhouse DPA guidelines, allowing an additional 5.7 ft. (3.6 m.) adjacent to property to the west, and an additional 11.9 ft. (3.6 m.) adjacent to the property to the east. Building 1 steps down along Keary Street, with the unit nearest the drive aisle proposed at two storeys in order to reduce the perceived scale of the development, and better integrate into the existing streetscape.



Proposed Basement Areas

The Infill Townhouse and Rowhouse Residential (RT) zone allows for an above grade FSR of 0.85 and a basement FSR of 0.15. As per this bylaw, basements are defined as the lowest storey of a unit that does not extend greater than 3.28 ft. (1.0 m.) above

existing grade, on the side of the unit with the highest grade level. Due to the sloping nature of the site and the maximum grade to which the central drive aisle can be lowered, the proposed below grade areas do not meet this definition. As a result, the whole of the proposed density can be considered above grade.

Building Materials

In terms of materials, the infill townhouse and rowhouse DPA guidelines call for the use of durable, long lasting, and high quality materials. Masonry, lapped siding, and other textured cladding materials are strongly encouraged, especially at the ground floor level. Synthetic materials intended to mimic natural materials are not recommended.

The applicant has provided a material and colour palette that includes painted fibre cement panels and shingles; brick veneer; clear stained wood soffits; painted wood fascias, trims, and bargeboards; and metal picket and glass railings.

Open Space

The Development Permit Area guidelines call for landscape design that is focused on privacy, open space and rainwater management, optimizing livability, and increasing neighbourliness.

Two common amenity areas are proposed. The space at the northeast corner of the site includes a harvest table, two communal garden beds, and a children's play area that incorporates natural play elements. The space at the northwest corner of the site includes a fire pit, seating area, and dog relief area, as well as two communal garden beds. Open space for individual townhouse units is proposed as front yards and upper level balconies (Building 1), and small rear yards and above grade decks (Building 2).

Questions for the Design Panel's Consideration

In addition to seeking general comments from the NWDP in regard to the overall design of the proposed development and the above-mentioned design considerations, staff has identified the following questions for the NWDP to provide specific response to:

1. Staff seeks input from the NWDP in regard to the project design, including the selection of building materials and colour scheme, and how the proposed development addresses the Infill Townhouse and Rowhouse Development Permit Area guidelines.
2. Staff seeks input from the NWDP in regard to the overall scale and massing of the proposed buildings.
3. Staff seeks input from the NWDP in regard to the transition between the proposed development and adjacent properties, and how the project fits within the surrounding neighbourhood context.

4. Staff seeks input from the NWDP in regard to the proposed site layout, including provision of a central drive aisle, the pedestrian walkways, and siting of the common areas and waste enclosure area.
5. Staff seeks input from the NWDP in regard to overall on-site accessibility, with recognition that individual townhouse units are not intended to function as accessible dwelling units.
6. Staff seeks input from the NWDP in regard to the proposed common amenity area, private open space, and other landscaping features.

ATTACHMENTS

Attachment 1: Applicant Submission Package

This report was prepared by:
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This report was approved by:
Rupinder Basi, Supervisor of Development Planning