

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** January 10, 2022

From: Emilie K. Adin, MCIP **File:** REZ00221
Director, Climate Action, Planning and
Development

Item #: 2022-15

Subject: Rezoning Application for Duplex: 122 Eighth Avenue – Preliminary
Report

RECOMMENDATION

THAT Council direct staff to process the rezoning application for a duplex at 122 Eighth Avenue, as outlined in the “Consultation and Review Process” section of this report.

PURPOSE

To seek Council’s approval to process the rezoning application for a duplex at 122 Eighth Avenue as outlined within this report.

EXECUTIVE SUMMARY

A rezoning application has been received to allow construction of a duplex at 122 Eighth Avenue. The proposed side-by-side, ground-oriented residential units would be stratified, and drawings indicate that an overall Floor Space Ratio (FSR) of 0.61 is proposed. Both of the proposed units would be family-friendly, containing three bedrooms. Secondary suites would not be permitted. Two off-street parking spaces are proposed at the rear of the site, accessed via the lane. The proposed rezoning of the property from Single Detached Residential Districts (RS-1) to Comprehensive Development District (CD) to allow for a duplex use is consistent with the subject property’s Official Community Plan (OCP) land use designation.

BACKGROUND

Policy and Regulations

The Official Community Plan (OCP) land use designation for the subject property is Residential – Detached and Semi-Detached Housing, which allows for duplexes. The property is zoned single-detached residential (RS-1) and requires rezoning to allow for a duplex development. The *Duplex, Triplex and Quadruplex: Interim Review Policy* provides policy context for rezoning and design review for a duplex. Although the existing Duplex Districts (RT-1) zone would be used for general reference, a Comprehensive Development District (CD) would be created for this site as per the Interim Review Policy.

As the subject site is located within the Laneway and Carriage Houses Development Permit Area (DPA 1.1), a Development Permit is not required. However, design review of the form and character of the proposed development would be conducted as a condition of the rezoning process. A summary of relevant City policies and regulations is included in Attachment 1.

Site Characteristics and Context

The subject site is located in the Glenbrooke North neighbourhood on Eighth Avenue, near Second Street, in an area of primarily single detached dwellings. The property has an approximate area of 6,956 sq. ft. (646 sq. m.) with a 49.5 ft. (15.1 m.) frontage on Eighth Avenue. The property slopes slightly northeast along Eighth Avenue and towards the rear lane, from which vehicle access would be taken. It is also flanked by a lane and both are undersized. The property currently contains a single detached dwelling.

The property is one block southwest of Royal Square Mall, two blocks west of Glenbrook Middle School and Terry Hughes Park, and is less than 1,310 ft. (400 m.) from Herbert Spencer Elementary School. A site context map and aerial image is provided below:

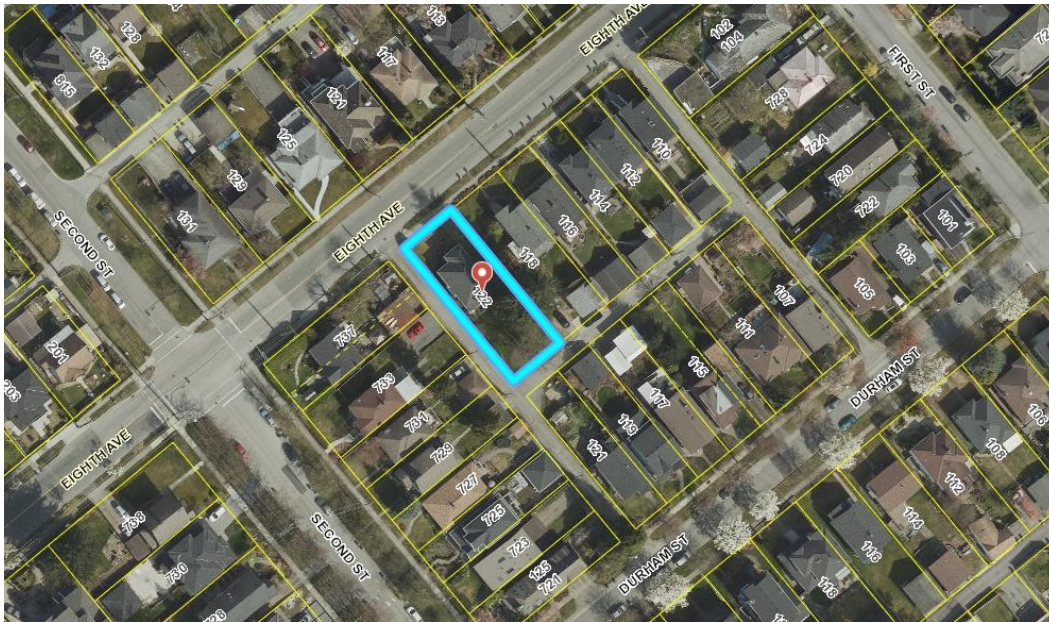


Figure 1: Site Context Map with 122 Eighth Avenue highlighted in blue

Proximity to Transit Service and Other Sustainable Transportation Options

Eighth Avenue is classified as a collector road, while Second Street is a local road. The flanking and rear lanes are undersized at 16 ft. (4.88 m.). The Central Valley Greenway is located approximately two blocks south of the site. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection of Eighth Avenue and the flanking lane and Eighth Avenue and Second Street. Transit service is proximate, as shown on the table below:

Transit Facility	Approx. Frequency	Approx. Distance
#105 / #128	20 minutes	155 ft. (47 m.) to Eighth Ave. and Second St.

Demolition of the Existing Single Detached House

Prior to submission of the rezoning application, the applicant sought approval for the demolition of the existing 1911 house. As per the City's policy for buildings that are 100 years or older, a Heritage Assessment for this house was completed. The Heritage Assessment indicated that the building was in poor condition and that numerous interventions had been made. The demolition permit application was forwarded to the Community Heritage Commission (CHC) on June 2, 2021 and the CHC recommended that staff discuss the option of a Heritage Revitalization Agreement with the property owner, as the original form was distinguishable. The owner has chosen not to pursue this option. The Director of Climate Action, Planning and Development has not yet issued the demolition permit.

PROJECT DESCRIPTION

The proposed development consists of a side-by-side, ground-oriented stratified duplex, consistent with the form anticipated by the *Duplex, Triplex and Quadruplex: Interim Review Policy*. Both units would be oriented to Eighth Avenue. Plans indicate an overall density of 0.61 FSR, with an above-grade FSR of 0.41. Units are proposed to be approximately 2,121 sq. ft. (197 sq. m.) each and family-friendly, containing three bedrooms located on the upper storey. Each unit would have access to outdoor space in the form of ground level open space, rear decks and front verandahs. The duplex would be built to Step 3 of the Energy Step Code, as required by City bylaw.

The applicant has proposed a total of two off-street parking spaces, consistent with Zoning Bylaw requirements for duplex developments. Access would be taken from the rear lane and parking for both units accommodated in carports. Weather-protected, secure bike parking is proposed for both units.

The proposed Eighth Avenue streetscape elevation is provided in Figure 2 below. Design drawings and rationale are included in Attachments 2 and 3. A project statistics table is included in Attachment 4.



Figure 2: Proposed Eighth Avenue streetscape elevation

DISCUSSION

Overall Evaluation

The proposed duplex would help increase opportunities for family-friendly, ground-oriented infill housing, which was identified as a key objective during development of the Official Community Plan. As the proposed project also satisfies the interim requirements

for duplex developments with regard to density, parcel size, design form, parking and access, staff consider this to be an appropriate pilot project for consideration under the *Duplex, Triplex and Quadruplex: Interim Review Policy*.

Interim Policy Guidelines

The Interim Review Policy includes a set of guidelines for the building massing and unit entries. Staff considers the overall density and form to be generally consistent with the neighbourhood context and the design to be generally consistent with the design guidelines. Additional design work is needed, specifically with regard to the building massing, private open space design, and screening of waste bins. As part of the design review process, staff would work with the applicant to address these items based on the guidelines included as per DPA 1.1 (Laneway and Carriage Houses) and 1.3 (Townhouses and Rowhouses).

Lane Width

The Interim Review Policy requires that duplex pilot projects be located on properties that have a minimum 16 ft. (4.88 m.) lane, with some exceptions. The subject site satisfies this requirement. Further review is necessary to determine if a land dedication would be required to facilitate future lane widening to the City's standard lane width of 19.69 ft. (6.0 m.).

Trees

As part of this rezoning application, the applicant has submitted an arborist report in support of a Tree Permit application. The report identifies three on-site trees and two off-site trees. Of these, two are specimen-sized and located on-site. The current design proposes the removal of two on-site trees, due to their poor health and location, and protection of one on-site specimen tree and all off-site trees. Further review of the project's tree retention and replacement strategy would be undertaken by staff during the application review process.

CONSULTATION AND REVIEW PROCESS

The City has formalized the interim development review process. As per this process, the anticipated review steps for this application are:

1. Preliminary report to Council (**WE ARE HERE**);
1. Applicant-led public consultation, including dissemination of information through the local Residents Association;
2. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
3. Council consideration of First and Second Readings of the project's Bylaws and issue notice of waiving Public Hearing;

4. A Public Hearing (if Council does not waive) followed by Council's consideration of Third Reading and Adoption of the rezoning Bylaw.

As there are fewer than six units proposed, and the form of development is consistent with the Official Community Plan, the application would not be forwarded to the New Westminster Design Panel nor the Advisory Planning Commission for review and comment.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications, which facilitates interdepartmental review, providing comments to the applicant throughout the development review process.

OPTIONS

The following options are available for Council's consideration:

1. That Council direct staff to proceed with processing the proposed rezoning at 122 Eighth Avenue, as outlined in the "Consultation and Review Process" section of this report;
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Attachment 1 – Policy and Regulations Summary
Attachment 2 – Drawing Package
Attachment 3 – Applicant's Design Rationale
Attachment 4 – Project Statistics Summary

APPROVALS

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