

REPORT

Climate Action, Planning and Development

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

From: Emilie K. Adin, MCIP
Director of Climate Action, Planning and
Development **File:** REZ00217

Item #: 2022-14

Subject: Rezoning Application for Infill Townhouse: 337 and 339 Keary Street –
Preliminary Report to Council

RECOMMENDATION

THAT Council direct staff to proceed with processing the proposed rezoning at 337-339 Keary Street, as outlined in the “Consultation and Review Process” section of this report.

PURPOSE

To seek Council’s approval to proceed with processing the proposed rezoning at 337 and 339 Keary Street.

EXECUTIVE SUMMARY

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.

A Preliminary Application Review for this project was completed on November 12, 2020 and the applicant has incorporated the majority of this feedback into their proposed design.

BACKGROUND

Preliminary Application Review

The applicant previously submitted a Pre-Application Review (PAR) inquiry for this proposal, completed on November 12, 2020. Based on the COVID-19 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 provision of bike storage for all units, request for additional information on proposed basement areas, a directive to reduce tree canopy loss, and integration of a children's play area.

Policy and Regulations

The Official Community Plan (OCP) land use designation for the subject properties is Residential – Ground Oriented Infill Housing (RGO), which allows townhouses. The properties are zoned Single Detached Residential Districts (RS-1) and require rezoning to allow for townhouse development. While the existing Infill Townhouse (RT) zone will guide the proposed rezoning, a Comprehensive Development (CD) zone would be created for this parcel to accommodate site constraints created by the properties' slope.

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2) and a Development Permit (DP) is required for the form and character of the proposed development. The proposal would be evaluated against the Infill Townhouse and Rowhouse Development Permit Area guidelines concurrently with the review of the rezoning application. Should Council adopt the proposed rezoning, the Development Permit would be issued by the Director of Climate Action, Planning and Development. The proposal additionally meets the Family Friendly Housing Policy, though this is not a requirement as fewer than 10 units are proposed.

A summary of relevant City policies and regulations is included in Attachment 1.

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

Proximity to Transit Service and Other Sustainable Transportation Options

Keary Street is classified as a local road and serves as a portion of the Crosstown Greenway, while nearby E. Columbia 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 intersection of Keary Street and E. Columbia. 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
#109	30 minutes	575 ft. (175 m.) to E. Columbia Street at Keary Street
#155	20 minutes	400 ft. (122 m.) to Keary Street at E. Columbia Street
Sapperton SkyTrain Station	6 to 7 minutes	1,310 ft. (400 m.) to Sapperton SkyTrain Station

Demolition of the Existing Single Detached Houses

Prior to submission of their rezoning and development permit applications, the applicant sought approvals for the demolition of the existing 1906 and 1907 houses. As per the City's policy for buildings that are 100 years or older, a Heritage Assessment for these

houses was submitted. The Heritage Assessment indicated that the buildings contain low to moderate heritage significance. The demolition permit application was forwarded to the Community Heritage Commission (CHC) on April 7, 2021 and the CHC supported the staff recommendation for issuance. At this meeting, the CHC also recommended that the applicant consider advertising the 337 Keary Street house as available for relocation, and that they consider deconstruction as an alternative to demolition waste. The applicant intends to explore both ideas. The Director of Climate Action, Planning and Development has not yet issued the demolition permit.

PROJECT DESCRIPTION

The proposed development consists of two buildings containing nine side-by-side, ground-oriented residential townhouse units, consistent with the form anticipated by the Infill Townhouse and Rowhouse Development Permit Area guidelines. Building 1 is proposed to be oriented parallel to Keary Street, while Building 2 would be oriented towards the central drive aisle. Design drawings and rationale are included in Attachments 2 and 3.

Drawings indicate an overall density of 1.0 FSR. Due to the slope of the site, the buildings range from between two to three storeys above grade. The drawings indicate that the proposed unit sizes 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. All units are proposed to be family-friendly, containing three bedrooms located on the upper storey. Each unit would have access to outdoor space in the form of ground level, deck, and balcony areas. A project statistics table is included in Attachment 4.

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. A rendering of the proposed development, viewed from Keary Street, is provided in Figure 2 below.



Figure 2: Proposed Project Rendering (view from Keary Street)

DISCUSSION

Building Massing and Transition

As the subject site is located within the Ground Oriented Housing DPA (DPA 1.2), the proposal would be evaluated against the Infill Townhouse and Rowhouse DPA guidelines and principles. The applicant has proposed a contemporary form with gable roof lines, reflective of the architectural character of Keary Street. Building 1 is proposed to transition to neighbouring single-detached houses by stepping down the building from west to east and integrating a two storey end unit adjacent to the vehicular access point. Staff considers the overall density and form to be generally consistent with the neighbourhood's context, and the design to be generally consistent with the guidelines.

The proposed design would be further reviewed by staff through the application review process, with input from the New Westminster Design Panel.

Off-Street Parking and Vehicular Access

As no rear lane is present at this site, staff have indicated that attached resident garages, accessed via a central drive aisle, may be supported. Though the Infill Townhouse and Rowhouse DPA guidelines do not permit enclosed parking structures, this relaxation is being considered due to the site's constraints. The proposed garage areas are included in the project's density calculations.

Basement Level

Below-grade spaces are proposed for all units. However, due to the sloping nature of the site and the maximum grade to which the central drive aisle can be lowered, these basement areas do not meet the "basement" definition contained in the RT zone. As a result, a Comprehensive Development (CD) zone would be created for this parcel to accommodate this constraint.

Trees

As part of this rezoning application, the applicant has submitted an arborist report in support of a Tree Permit application. The site is fairly heavily treed, with six trees present on-site and eight trees, including two City trees, present off-site. Of these, five are specimen-sized. The current design proposes the removal of four on-site trees, to facilitate development, and protection of two on-site trees as well as all (eight) off-site trees. Replacement trees are proposed in excess of that required. 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**);
2. Applicant-led public consultation, including dissemination of information through the local Residents Association;
3. Presentation to the New Westminster Design Panel;
4. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
5. Council consideration of First and Second Readings of the project's Bylaws and issue notice of waiving Public Hearing;
6. A Public Hearing (if scheduled) followed by Council's consideration of Third Reading and Adoption of the rezoning Bylaw
7. Issuance of the Development Permit by the Director of Climate Action, Planning and Development.

As the form of development is consistent with the Official Community Plan, the application would not be forwarded to the Advisory Planning Commission for review.

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 337 and 339 Keary Street, 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

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