

Appendix C

Development Policy and Regulations, and Proposed Statistics

Official Community Plan Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding development applications. In the OCP, this property is designated "(RL) Residential – Low Density". This designation envisions low density residential uses including houses, duplexes, and secondary suites. Complimentary uses include 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. The RL designation also allows for a Heritage Revitalization Agreement if there is heritage merit. The proposed multi-unit townhouse development is not consistent with the RL land use designation and as such would require an OCP Amendment application.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset is incorporated into a development. Through this type of agreement, the OCP indicates that the development may permit the following housing forms: detached accessory dwelling units (e.g. laneway house, carriage house), duplexes, triplexes, quadraplexes, cluster houses, infill townhouses and infill rowhouses, or to formalize an existing, larger scale land use such as a low rise or a place of worship. The proposed townhouse development would meet the criteria of this policy should the Oak Tree be considered as the heritage merit for the project.

Infill Housing

The proposal is consistent with the intent of the City's family-friendly policy and OCP goals of providing more "missing middle" housing forms such as laneway/carriage houses, town/row houses, duplexes and triplexes. Given the proposed size of the infill townhouse development with each unit consisting of approximately 130 sq.m. (1,400 sq.ft.) in area, it is similar to recent developments approved on the Mainland and in Queensborough.

Zoning Bylaw

The existing zoning for the site is Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). The intent of this district is to allow single detached dwellings in the Queensborough Neighbourhood. Regulations to address floodplain concerns. Secondary suites are allowed if the City's "Requirements for Secondary Suites" are met. The proposal would not be consistent with the current zoning, and as such, a Rezoning or Heritage Revitalization Agreement (HRA) is required.

Link to the City's Urban Forest Management Strategy:

<https://www.newwestcity.ca/services/trees/urban-forest-management-strategy>

	Permitted / Required Under the RT-3 Zone	Proposed
Site Area		11,550.72 sq.ft. (1,073 sq.m.)
Residential Units:		
Building A		1
Building B		5
Total Building Area	9,240.57 sq.ft. (2,816.5 sq.m.)	8,431 sq.ft. (789.9 sq.m.)
Total FSR	0.8	0.74
Floor Area		
Unit 1	-	1,427 sq.ft. (132.3 sq.m.)
Unit 2	-	1,428 sq.ft. (132.7 sq.m.)
Unit 3	-	1,364 sq.ft. (126.72 sq.m.)
Unit 4	-	1,380 sq.ft. (128.21 sq.m.)
Unit 5	-	1,366 sq.ft. (126.9 sq.m.)
Unit 6	-	1,466 sq.ft. (783.27 sq.m.)
Setbacks:		
Building A		
Front	10 ft. (3.05 m.)	12.5 ft. (3.8 m.)
Side (north)	15 ft. (4.57 m.)	6.0 ft. (1.8 m.)
Side (south)	15 ft. (4.57 m.)	64.38 ft. (19.9 m.)
Rear	15 ft. (4.57m.)	76.77 ft. (23.4 m.)
Building B		
Front	10 ft. (3.05 m.)	70.08 ft. (21.36 m.)
Side (north)	15 ft. (4.57 m.)	9.25 ft. (2.9 m.)
Side (south)	15 ft. (4.57 m.)	9.5 ft. (2.9 m.)
Rear	15 ft. (4.57m.)	7.79 ft. (2.4 m.)
Distance Between Buildings	34.4 ft. (10.48 m.)	28.5 ft. (8.7 m.)
Site Coverage	40%	35.19%
Building Height	35 ft. (10.7 m.)	32.4 ft. (9.8 m.)
Off-Street Parking	12	12