

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

**From:** Emilie K. Adin, MCIP  
Director, Climate Action, Planning and  
Development      **File:** REZ00193

**Item #:** 2022-279

**Subject:** **Rezoning Application for Infill Townhouse: 1032 and 1036 St. Andrews Street – Preliminary Report to Council**

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### **RECOMMENDATION**

**THAT** Council direct staff to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street, as outlined in the “Consultation and Review Process” section of this report.

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### **PURPOSE**

To seek Council’s approval to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street.

### **EXECUTIVE SUMMARY**

Rezoning and Development Permit applications have been received for 1032 and 1036 St. Andrews Street. A total of 12 side-by-side, ground-oriented infill townhouse units are proposed across two buildings, and plans indicate an overall Floor Space Ratio (FSR) of 1.00. All of the proposed units would be family-friendly and stratified. The development proposes 13 off-street parking spaces, accessed via Belleville Street. Long-term bicycle storage would be provided for each unit, as well as four short-term bicycle spaces, as per Zoning Bylaw requirements.

## **BACKGROUND**

### **Preliminary Application Review**

The applicant previously submitted a Pre-Application Review (PAR) inquiry for this proposal, completed on September 9, 2020. Based on the 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 the provision of additional open space, request for strategies to mitigate overlook, and further consideration of waste storage and pickup. The applicant has incorporated the majority of this feedback into their proposed design.

### **Policy and Regulations**

The Official Community Plan (OCP) land use designation for the subject properties is Residential – Ground Oriented Infill Housing (RGO), which allows infill townhouses. As the proposal does not conform to the existing zone, Single Detached Residential Districts (RS-1), the properties would need to be rezoned to Infill Townhouse and Rowhouse Residential (RT) and be consolidated.

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. Should Council adopt the proposed rezoning, the DP would be issued by the Director of Climate Action, Planning and Development. As greater than 10 units are proposed, the project must additionally meet the requirements of the Family Friendly Housing Policy. 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 Brow of the Hill, in an area composed of single-detached dwellings and low-rise apartment buildings. The site has primary frontage on St. Andrews Street, and rear frontage on Belleville Street. The two properties have an approximate total area of 1,618 sq. m. (17,414 sq. ft.), and the site has a slope of approximately 5.6 m. (18 ft.) from the north-east corner down toward the south-west corner. One single-detached dwelling is currently situated on each lot built in 1944 and 1946.

The single-detached properties west of the subject site are also designated (RGO) Residential – Ground Oriented Infill Housing, and the low-rise apartment building to the east designated (RM) Residential – Multiple Unit Buildings. The site is located approximately two blocks west of Twelfth Street, a commercial corridor, and four blocks south of Moody Park and the Uptown commercial centre. A site context map and aerial image is provided below:



Figure 1: Site Context Map with 1032 and 1036 St. Andrews Street highlighted in blue

**Proximity to Transit Service and Other Sustainable Transportation Options**

St. Andrews Street and Belleville Street are classified as local roads, while nearby Twelfth 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 corner of St. Andrews Street and Eleventh Street. 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
#112	15 minutes	215 m. (705 ft.) to Twelfth Street at Fourth Avenue
#155	30 minutes	475 m. (1,558 ft.) to Sixth Avenue at Twelfth Street
New Westminster SkyTrain Station	2 to 5 minutes	1.4 km. (0.6 miles) to New Westminster SkyTrain Station

**PROJECT DESCRIPTION**

The proposed development consists of 12 side-by-side, ground-oriented residential townhouse units within two buildings. The buildings are proposed to be oriented perpendicular to St. Andrews Street on both sides of a central pedestrian courtyard. Design drawings and rationale are included in Attachments 2 and 3.

Drawings indicate an above grade Floor Space Ratio (FSR) of 0.85 and a below grade FSR of 0.15, for an overall density of 1.00 FSR. Due to the slope of the site, the buildings range from between two to three storeys above grade. The proposed unit sizes would range from approximately 98.9 sq. m. (1,065 sq. ft.) to 152.9 sq. m. (1,646 sq. ft.). All units are proposed to be family-friendly, containing three bedrooms located on the upper storey. A project statistics table is included in Attachment 4. The applicant is proposing a total of 13 off-street parking spaces in four carports accessed from Belleville Street. Private outdoor space and bike parking requirements would be met.



Figure 2: Proposed Project Rendering (view from St. Andrews Street)

**DISCUSSION**

**Building Massing and Transition**

The applicant has proposed a contemporary, split roof design that steps down in height following the natural topography of the site. The inclusion of two-storey end units fronting St. Andrews Street is intended to develop a pedestrian scale and create a transition between the existing low-rise apartment building to the east and the single-detached house to the west. Staff consider the overall density and form to be generally consistent with the Development Permit Area guidelines and the Infill Townhouse and Rowhouse Zoning District (RT). The proposed design would be further reviewed by staff through the application review process, with input from the New Westminster Design Panel.

**Demolition of the Existing Single Detached Houses**

As part of the site redevelopment, the applicant has sought approvals for demolition of the existing 1944 and 1946 houses. As per the City’s policy for buildings that are 50 years or older, heritage reviews were completed by staff, who noted that the

buildings do not contain significant heritage value. Given that the proposal would increase opportunities for family-friendly infill housing, the benefits of the project are considered to outweigh the heritage considerations. The applicant has expressed a desire to advertise both houses for sale, and will be exploring this option.

### **Trees**

As part of this rezoning application, the applicant has submitted an arborist report in support of a Tree Permit application. The arborist report indicates that four trees are present on-site, and four trees, including one specimen-sized City tree, off-site. The current design proposes the removal of four on-site trees and protection of all off-site trees. Replacement trees are proposed in excess of those required. Further review of the project's tree retention and replacement strategy would be undertaken by staff during the application review process.

### **Parking Considerations**

Under the Infill Townhouse program, the applicant is required to provide 12 off-street resident parking spaces and two visitor spaces. The proposal would meet the requirements for number of resident parking spaces, however, variances are proposed to the number of visitor parking spaces (reduced from two to one space) and to the maximum number of compact stalls (increased from 30% to 33%). The visitor space would also be used for loading, consistent with Zoning Bylaw requirements, as well as waste pickup. Further review of the proposed parking, access, and waste storage/staging 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 Rezoning Bylaw 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 1032 and 1036 St. Andrews Street, as outlined in the "Consultation and Review Process" section of this report;
2. That Council provide staff with alternate 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:  
Wendee Lang, Planning Analyst

This report was reviewed by:  
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This report was approved by:  
Emilie K. Adin, Director, Climate Action, Planning and Development  
Lisa Spitale, Chief Administrative Officer