

## Attachment 1

### *Summary of Related City Policies and Regulations*

## **SUMMARY OF RELATED CITY POLICIES AND REGULATIONS**

### **Development**

#### **Official Community Plan Land Use Designation**

The OCP designation for the entire site is Residential – Detached and Semi-Detached Housing (RD). The intent of this designation is low-density uses such as houses, secondary suites, laneway or carriage houses and duplexes. This land use designation does allow for places of worship and small-scale commercial or institutional uses (such as corner stores, and child care).

Though the uses proposed in this project would be consistent with the designation, the scale of the uses, and the incorporation of multi-family residential units in a low-rise form, does not align with the intent of the designation. An OCP amendment would be required for the project to proceed. The “Mixed Use Low Rise” (ML) designation best reflects the proposal.

#### **Uptown Development Permit Area**

Due to the current land use designation (RD), this site was not included in the Development Permit Area (DPA) for the Uptown commercial district. The intent of the DPA is to foster a community based, walkable mixed use area, with a strong pedestrian-oriented public realm. Staff recommend that an application to amend the OCP would include both the change of land use designation (above) as well as the inclusion of the site in the Uptown DPA. This would ensure that the design of the building, and any future changes, would be consistent with the DPA’s guidelines, and the goals for the Uptown area. The DPA envisions four-storey buildings which transition to the single detached dwellings in the adjacent neighbourhoods.

#### **Zoning Bylaw**

The properties on which the cathedral and parking area sit are zoned Public and Institutional Districts (Low Rise) (P-1). The intent of this district is to allow institutional uses at a low density scale such as schools, places of worship, and community or recreation facilities. The density and scale of the existing cathedral exceed the parameters of this zoning, though are considered legally non-conforming.

The northern lot with the house is zoned Single Detached Residential Districts (Queen’s Park) (RS-4). The intent of this district is to allow single detached dwellings with secondary suites and laneway or carriage houses, while also supporting the objectives of the Queen’s Park Heritage Conservation Area through additional density and relaxed carriage house regulations. The house on site is not protected through the Conservation Area policies and therefore does not have access to the incentives in the RS-4 zone. Rather, the more typical Single Detached Dwelling District (RS-1) standards would apply.

The overall proposal is not consistent with either the P-1 or RS-4 zones. Site specific zoning parameters are being considered through a Heritage Revitalization Agreement.

### Voluntary Amenity Contribution Policy

New Westminster accepts Voluntary Amenity Contributions (VACs) as part of development proposals requesting an increase in development entitlements (e.g. additional density, land use changes, variances resulting in a substantial increase in floor space that cannot be achieved under existing zoning). The amenity contributions are intended to help fund the capital investments required to accommodate a growing population and economy and are evaluated according to the *Guidelines for Staff Evaluation of Voluntary Amenity Contributions*.

The Secured Market Rental Housing Policy waives Density Bonus charges in the downtown and it has been the City's practice to consider waiving VACs for projects with a 100% secured market rental component based on the policy.

## **Heritage**

### Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

### Heritage Designation Bylaw

A heritage property which is the subject of an HRA is also protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Development Services) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines.

### Heritage Conservation Area

The Queen's Park neighbourhood is a Heritage Conservation Area, the purpose of which is to retain the existing heritage values of the neighbourhood houses while, at the same time, managing change. Of greatest importance is that changes respect the

existing heritage character of the streetscape, and that major design elements be traditional and appropriate for the neighbourhood.

Houses in the Queen's Park Heritage Conservation Area are categorized as either protected or non-protected. Based on the protection level, owners may be required to apply for a Heritage Alteration Permit for certain renovations, to demolish a house, to build a new house, or to build a laneway or carriage house.

None of the properties in this site are protected by the Heritage Conservation Area policy. Additionally, the proposed Heritage Designation and HRA would provide a higher level of heritage protection, design control, and development regulations than the protection provided by the Heritage Conservation Area.

### Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

As the properties are not protected by the Heritage Conservation Area, and the *Standards and Guidelines* would be applied to the design of the new buildings on site, rather than the Queen's Park Heritage Conservation Area's design guidelines. The *Standards and Guidelines* would encourage reflection of the mid-century aesthetic, and institutional scale. Whereas, the Queen's Park design guidelines are intended to apply for small scale residential uses (houses, duplexes, etc.) of traditional (1840-1940s) character. Further evaluation of the project's design would be a component of the Community Heritage Commission's review, in the case of a formal development application.

## **Social and Community**

### Secured Market Rental Housing Policy

The intent of the City's Secured Market Rental Housing policy is to encourage growth in the supply of rental housing in New Westminster, while also ensuring security of the tenure of those units over time. This policy includes provisions for the consideration of additional density for projects that provide long-term secured market rental units.

The applicant is proposing to include 100% secured market rental residential units, which is consistent with the intent of this policy. Staff are recommending that the units be secured through a Housing Agreement, no-separate-sales covenant, and zoning parameters, as per the policy.

The exception to the policy is the residential unit designated for use as the rectory. This unit is on the main floor of the two-storey manor, and is not included in the rental unit count of 14. The unit would be owned and operated by the church, for the use of their clergy and would not be generally available to the market.

### Family-Friendly Housing Policy

The proposal would be required to provide the following in order to meet the City's Family-Friendly Housing Bylaw and Guidelines for secured market rental units. The policies require a minimum of 25% two and three bedroom units, of which 5% of the overall number of units would need to contain three bedrooms or more. The proposal is consistent with this policy.

### Childcare Strategy

The Child Care Strategy, endorsed in 2016, reflects the City's desire to be a municipal leader in the area of child care, providing an overall framework and long-term direction for child care in New Westminster. This Strategy reflects a commitment in the belief that quality, accessible and affordable childcare is necessary in the creation of a healthy community and prosperous economy.

The City updated the New Westminster Child Care Needs Assessment in 2018. This update indicates that there has been major gains with regard to child care spaces in New Westminster, particularly related to three to five (30 months to school age) care spaces. Based on the recent update, there is still a severe shortage of infant/toddler (0 to 36 months) care spaces, which are more costly to provide (i.e., 1:4 staffing ratio); more difficult to develop (i.e., higher indoor space needs including nap areas and subject to more stringent Building Code requirements); and necessitate separate and developmentally appropriate outdoor play spaces. This proposal would see the development of 24 infant/toddler child care spaces, which comprises 32% of the total proposed spaces.

### Child and Youth Friendly Community Strategy

The *Child and Youth Friendly Community Strategy* was endorsed in 2016. The intent of this Strategy is to inform the development of neighbourhoods which meet the needs of children, youth and families, such as through the provision of increased childcare spaces within walkable local neighbourhoods. Implementation of the Strategy has been identified as a corporate strategic policy priority.