

# REPORT

## *Climate Action, Planning and Development*

**To:** New Westminster Design Panel      **Date:** May 24, 2022

**From:** Wendee Lang, Development Planner      **File:** REZ00193  
DP000921

**Item #:** 2022-366

**Subject:** **1032 and 1036 St. Andrews Street – Rezoning Application and Development Permit for 12-unit Infill Townhouse Development**

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### **RECOMMENDATION**

***THAT** the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and*

***THAT** the New Westminster Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.*

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### **PURPOSE**

Rezoning and Development Permit applications have been received for 1032 and 1036 St. Andrews Street. A total of 12 side-by-side, ground-oriented 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, containing three-bedrooms, and stratified. The development proposes 13 off-street parking spaces, accessed via Belleville Street. Long-term bike storage would be provided for each unit, as well as four short-term bicycle spaces, as per Zoning Bylaw requirements.

The purpose of this report is to provide information to the New Westminster Design Panel (NWDP) in regards to the overall project design and receive comments from the panel, with special consideration of the items noted in the Design Considerations section of this report.

## **GUIDING POLICY AND REGULATIONS**

### **Official Community Plan**

The subject properties are designated (RGO) Residential – Ground Oriented Infill Housing, which is described, in part, as follows:

*Purpose: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.*

*Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.*

The proposed development is consistent with the intent of the RGO land use designation and therefore, no Official Community Plan (OCP) amendment would be required for this proposed development.

### **Zoning**

The subject properties are currently zoned Single Detached Residential (RS-1). The properties would be rezoned to Infill Townhouse and Rowhouse (RT) and consolidated to support the proposed development.

### **Development Permit Area**

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2) and is subject to DPA 1.3 (Infill Townhouses and Rowhouses), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. The proposal is being evaluated against the infill townhouse and DPA guidelines concurrently with the review of the Rezoning application.

The DPA 1.3 guidelines can be accessed via:

[https://www.newwestcity.ca/database/files/library/OCP\\_DPA\\_1.3\\_Townhouses\\_and\\_Rowhouses\\_\(Consolidated\\_June\\_2020\).pdf](https://www.newwestcity.ca/database/files/library/OCP_DPA_1.3_Townhouses_and_Rowhouses_(Consolidated_June_2020).pdf)

### **Family-Friendly Housing Policy**

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% would need to contain three or more bedrooms. Based on the applicant's submission, all of the proposed units (100%) would have three bedrooms, far exceeding the minimum requirements.

**BACKGROUND INFORMATION**

**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*



**Proposal**

The proposed development consists of two buildings containing a combined total of 12 side-by-side, ground-oriented townhouse units. The buildings are proposed to be perpendicular to St. Andrews Street, with four street facing end units, and oriented towards a central pedestrian courtyard. The buildings range from between two to three storeys above grade, and plans indicate an overall density of 1.00 FSR. Individual

townhouse units would range from approximately 98.9 sq. m. (1,065 sq. ft.) to 152.9 sq. m. (1,646 sq. ft.). Each unit would have access to ground level, private outdoor space.

The applicant’s architectural, landscape, and design rationale submission is attached as Attachment 1.

**Project Statistics**

	<b>Permitted / Required Under RT Zoning</b>	<b>Proposed</b>
Lot Area	-	1,617.8 sq. m. (17,413.9 sq. ft.)
Site Frontage	-	40.2 m. (132.0 ft.)
Average Lot Depth	-	40.2 m. (131.9 ft.)
Total FSR Inclusive of Basement	1.00 FSR	1.00 FSR
Total FSR Excluding Basement	0.85 FSR	0.85 FSR
Building Height	35 ft. (10.67 m.)	Building A: 10.0 m. (32.8 ft.) Building B: 9.9 m. (32.5 ft.)
Residential Units	-	12 units
Off-Street Parking		
Resident	9 spaces	12 spaces
Visitor/Loading	1 spaces	1 space
Total	10 spaces	13 spaces
Bicycle Parking	12 spaces (long term) Not required (short term)	12 spaces (long term) 4 spaces (short term)

**Vehicle Access and Parking**

Vehicle access and parking would be from Belleville Street, which functions as a lane, and accommodated in carports at the rear of the site. The applicant has proposed a total of 13 off-street parking spaces, inclusive of 12 resident stalls and one visitor/loading stall. The proposed parking would meet Zoning Bylaw requirements for the number of resident spaces, however variances are proposed to the number of visitor spaces (reduced from two to one space) and the maximum number of compact stalls (increased from 30% to 33%). One accessible parking space is proposed, though not required by the Zoning Bylaw. Consistent with policy expectations, long-term bicycle storage would be provided for each unit, as well as a total of four short-term bicycle parking spaces.

**DESIGN CONSIDERATIONS**

The applicant’s design rationale is attached within the architectural and landscape submission package in Attachment 1. Staff would appreciate comments from the NWDP on the proposed development, including how it responds to the infill townhouse and rowhouse DPA guidelines. Some items identified by staff for consideration by the Panel are as follows:

**Streetscape Design and Transition**

The project proposes several design interventions in consideration of properties on either side of the subject site. The proposed front, rear, and side setbacks are consistent with the infill townhouse and rowhouse DPA guidelines. Both Buildings A and B step 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 three-storey apartment building to the east and the single detached house to the west. Landscaping is proposed to encroach into the City boulevard, to further define a transition zone between public and private realms.

**Privacy and Overlook**

The Development Permit Area guidelines support strategies that mitigate overlook across courtyard developments and between adjacent properties, discouraging the orientation of balconies to interior side yards.

Buildings A and B are proposed to be oriented parallel to interior property lines, and separated by a shared courtyard. Second storey balconies for both buildings would face adjacent properties, while upper storey balconies would face the courtyard. Strategies to mitigate overlook between properties include the use of privacy screens and offset windows and doors. These strategies are also proposed to mitigate overlook internally, between buildings and adjacent units.

**Open Space and Pedestrian Circulation**

The Development Permit Area guidelines call for landscape design that is focused on privacy, open space and rainwater management, optimizing livability, and increasing neighbourliness.

Three common amenity areas are proposed. Shared garden areas (for the exclusive use of residents) are located at the northeast and northwest corners of the site. A children’s play area, composed of a sandbox and natural play features, is also proposed in the courtyard, flanking either side of the central walkway. Open space for individual townhouse units is proposed as front patios for units A-06 and B-06, and front patios and rear yards for the remaining units. Rear yards would be composed of wood decking and planted areas.

Pedestrian access to units fronting St. Andrews Street is provided via individual front entry paths, with access to courtyard units from the central walkway that travels from St. Andrews Street to the rear parking area. Landscaping abuts the proposed parking area, requiring pedestrians to travel behind parked vehicles to access the central walkway.

**Building Materials**

In terms of materials, the infill townhouse and rowhouse DPA guidelines call for the use of durable, long lasting, and high quality materials. Masonry, lapped siding, and other textured cladding materials are strongly encouraged, especially at the ground floor level. Synthetic materials intended to mimic natural materials are not recommended.

The applicant has proposed a material and colour palette that includes painted fibre cement panels and lap siding; painted wood fascia; perforated white metal soffits; and, aluminum railings with glass panels.

**Questions for the Design Panel’s Consideration**

In addition to seeking general comments from the NWDP in regard to the overall design of the proposed development and the above-mentioned design considerations, staff has identified the following questions for the NWDP to provide specific response to:

1. Staff seeks input from the NWDP in regard to the project design, including the selection of building materials and colour scheme, and how the proposed development addresses the Infill Townhouse and Rowhouse Development Permit Area guidelines.
2. Staff seeks input from the NWDP in regard to the overall scale and massing of the proposed buildings, and how the buildings integrate with the topography of the site.
3. Staff seeks input from the NWDP in regard to the transition between the proposed development and adjacent properties, overall streetscape integration, and how the project fits within the surrounding neighbourhood context.
4. Staff seeks input from the NWDP in regard to the mitigation of overlook across the courtyard and between adjacent properties.
5. Staff seeks input from the NWDP in regard to the proposed site layout, the pedestrian walkways and circulation, and siting of the common areas and waste enclosure area.
6. Staff seeks input from the NWDP in regard to family-friendly design and overall on-site accessibility, with recognition that individual townhouse units are not intended to function as accessible dwelling units.

7. Staff seeks input from the NWDP in regard to private open spaces, landscaping features, and the functionality and overall program of proposed common amenity areas.

## **ATTACHMENTS**

Attachment 1: Applicant Submission Package

This report was prepared by:  
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This report was approved by:  
Mike Watson, A/Supervisor of Development Planning