



City of Richmond

Report to Committee

To: Planning Committee
From: Terry Crowe
Manager, Policy Planning

To Planning - Apr 23, 2003

Date: April 2, 2003

File: 0155-20-NWESI

**Re: PROPOSED QUEENSBOROUGH OFFICIAL COMMUNITY PLAN
DESIGNATION AMENDMENT BYLAW 6809**

Staff Recommendation

That Richmond City Council advise New Westminster City Council that Richmond has no concerns with the proposed Queensborough Official Community Plan Designation Amendment Bylaw 6809, 2003, as presented.

Terry Crowe
Manager, Policy Planning

Att. 1

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The purpose of this report is to inform Richmond Council of a proposed amendment to the Queensborough's Official Community Plan to permit a low density residential development.

Findings Of Fact

Local Government Act

Under the Local Government Act, prior to adoption of an Official Community Plan, local government is required to provide one or more opportunities deemed appropriate for consultation with persons, organizations and authorities that the local government considers will be affected by the plan. In addition, Council is required to consider whether to consult with a number of specific groups, including the Council of any municipality that is adjacent to the area covered by the plan.

At a meeting on February 24, 2003, New Westminster City Council directed staff to include the City of Richmond in the consultation process for proposed Queensborough Official Community Plan Amendment Bylaw 6809, 2003. The relevant New Westminster staff reports and bylaws are presented as **Attachment 1**.

Queensborough Official Community Plan Amendment

The Queensborough Official Community Plan discusses the allowed densities for residential developments in the community. In the land use designation RL-Residential – Low Density, the Plan states that:

If the density in the (RL) area of the proposed development were to be greater than 10 units per acre (.4 hectare) and/or multiple family accommodation were planned, an Official Community Plan amendment as well as a rezoning would be required.

The definition of RL in the Queensborough Plan represents the community's vision and interest to maintain low density residential development and neighbourhood character.

Small House Development Proposal

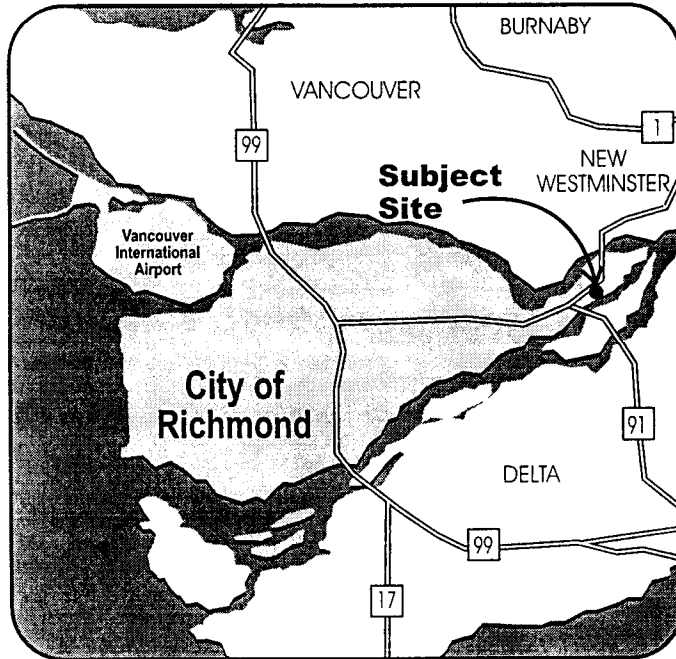
The City of New Westminster received a proposal to permit a 20 unit single detached housing development. The proposed project has a density of 13.2 units per acre in a residential compact form of smaller houses on a smaller lots, and presents an alternative to current housing being constructed. In order for Council to consider this application, the definition of RL – Residential – Low Density would need to be amended in the Queensborough Official Community Plan.

The proposed amendment to the Queensborough Official Community Plan would see the above noted paragraph (*shown in italics*) deleted, and replaced with the following:

The RL area will contain low density residential uses including single detached houses on compact, small and standard lots, houses with a secondary suite, duplexes, churches, schools and may contain small scale local commercial uses such as home based businesses and corner stores.

Location Map of Proposed Development Site

The proposed development is located just two blocks east of Boundary Road on a 1.5 acre site along Salter Avenue between Hume and Dawes Streets.



Analysis

City staff have reviewed this proposal, and note the proposed amendment is consistent with the original intent of low density housing in this area as designated in the Queensborough Official Community. The proposed amendment is technically necessary to permit the low density development proposal.

Financial Impact

Not applicable.

Conclusion

Staff concur with the New Westminister staff comments that proposed development will provide smaller, more affordable housing for residents choosing to reside in the Queensborough community.


Kari Huhtala
Senior Planner
(4188)

KEH:cas



CORPORATION OF THE CITY OF NEW WESTMINSTER

TO: MAYOR & EACH COUNCILLOR
FROM: A/CITY CLERK

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	KY	
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	DB	
	WB	

March 11, 2003

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

File: 2525-00
pc: GM-UD
Manager, Policy Planning⁶⁵⁷¹
for appropriate action

0155-20-WES1

Dear Mayor and Council:

Re: Proposed Queensborough Official Community Plan Designation Amendment Bylaw 6809, 2003.

The purpose of this letter is to provide information on the proposed Official Community Plan Amendment Bylaw 6809, 2003. Under the Local Government Act, prior to adoption of an Official Community Plan, a local government is required to provide one or more opportunities deemed appropriate for consultation with persons, organizations and authorities that the local government considers will be affected by the plan. In addition, Council is required to consider whether to consult with a number of specific groups, including the Council of any municipality that is adjacent to the area covered by the plan.

At a meeting on February 24, 2003, New Westminster City Council directed staff to include the City of Richmond in the consultation process for the proposed Queensborough Official Community Plan Designation Amendment Bylaw 6809, 2003. Accordingly, copies of the relevant staff reports and bylaws are enclosed for your review and comment.

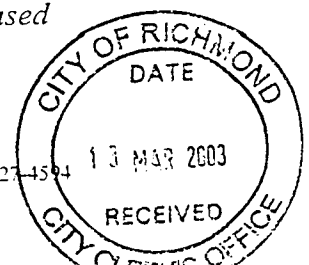
Summary of the Proposed Queensborough Official Community Plan Amendment

The Queensborough Official Community Plan discusses, on page 81, the allowed densities for residential developments in the community. In discussing the designation RL-Residential – Low Density, the Plan states that:

If the density in the (RL) area of the proposed development were to be greater than 10 units per acre (.4 hectare) and/or multiple family accommodation were planned, an Official Community Plan amendment as well as a rezoning would be required.

The proposed amendment to the Queensborough Official Community Plan would see that paragraph deleted and replaced with the following:

The RL area will contain low density residential uses including single detached houses on compact, small and standard lots, houses with a secondary suite, duplexes, churches, schools and may contain small scale local commercial uses such as home based businesses and corner stores.

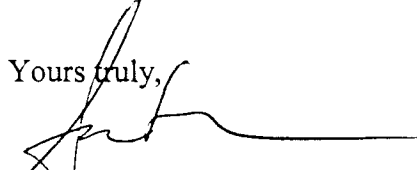


The proposed amendment will allow Council to consider compact lot developments in the entire Queensborough neighbourhood. The specific development being considered at this time is proposed for 204, 224 and 226 Dawe Street.

New Westminster Council gave first and second reading to the bylaws at its March 24, 2003 regular meeting and the public hearing on the bylaws is scheduled for Monday April 14, 2003 at 7:00 p.m. The City respectfully requests that you forward any formal Council position on the proposed OCP amendment bylaw to the undersigned. Should you wish your comments to be available to Council prior to the Public Hearing then they would need to be received in our office prior to 12 noon on Tuesday April 8, 2003.

If you have any questions concerning the proposed bylaw or the consultation process, please feel free to contact Jim Hurst, Senior Planning Analyst at (604) 527-4588.

Yours truly,


Susan Brown,
Director of Legislative and Information Services

cc. Mary Pynenburg, Director of Planning
Jim Hurst, Senior Planning Analyst

Attached:

1. Proposed Amendment to the Queensborough Official Community Plan to Allow Compact Lot Developments.
2. Proposed Residential Development at 204, 224 & 226 Dawe Street.
3. Proposed Amendments to the Detached Townhouse Districts Zoning Schedule.

R E P O R T

PLANNING DEPARTMENT

To: Mayor W. Wright and Members of Council in Committee of the Whole Date: 2003 February 20

From: Mary Pynenburg, Director of Planning File: 2680-20-37

Subject: Proposed Amendments to the Detached Townhouse Districts Zoning Schedule

RECOMMENDATION

THAT Zoning Amendment Bylaw 6811, 2003 to amend the title and provisions of the Detached Townhouse Districts (RT-2D) zoning schedule be referred to Council for consideration of First and Second reading.

PURPOSE

An application has been received to rezone the properties addressed as 204, 224, and 226 Dawe Street in order to permit a 20 unit detached townhouse development under the Detached Townhouse Districts (RT-2D) zoning schedule. The purpose of this report is to advise council on the amendments required to the Detached Townhouse Districts (RT-2D) zoning schedule in order to allow the consideration of the application under this zoning.

BACKGROUND

The Detached Townhouse Districts (RT-2D) zoning schedule was originally developed to allow the Residences by the River project in the Port Royal development. At that time, the zone was written to require a development of 10 or more units, and the precedent was that Council would consider this zoning only in areas that were designated for medium or high density in the Official Community Plan. This was to address the concern of the City's Residents Associations that the zone could be used as an infill zoning to allow densification in existing single family neighbourhoods. Since that time there have been two other RT-2D developments approved by the City. These developments are the Thompson's Landing project in Queensborough and the 17 units developed as part of the Terry Hughes Lands development. Both of these projects are on sites designated RM - Residential Medium Density in the Official Community Plan.

DISCUSSION

The Detached Townhouse Districts (RT-2D) zoning schedule would need to be amended in order to consider the project proposed for Dawe Street. These amendments would take the following forms:

1. It is proposed to change the name of the zone from Detached Townhouse Districts (RT-2D) to Single Detached Dwelling Districts (Compact Lots) (RT-2D). This more clearly describes the intent of the zoning district. Sometimes residents who come to meetings are concerned about townhouses but feel they did not need to be concerned, on attending, once they find out it is smaller lot single family homes.
2. The site coverage and height provisions would need to be referenced to the Flood Plain criteria of the Provincial Government in order to clarify the base point for these calculations. Houses built in the flood plain would calculate height and site coverage using the Flood Control Level of 11.58 feet Geodetic elevation (3.53 meters), while all other houses would use the site datum as already described in the Zoning Bylaw. This amendment would set standards for unfilled properties in the Queensborough Neighbourhood, with no changes for other areas.
3. Provisions would need to be established for buildings which would have one level of residential development. The proposal is to allow a house with one level of residential development above grade or the flood control level to have a maximum site coverage of forty percent (40%).
4. The current zone has two density measures. They are minimum lot sizes and units per acre. The minimum lot sizes requirements state that 50% of all lots created must be 3000 square feet or more, while 25% of the lots created can be 2700 – 3000 square feet, while the remaining 25% of the lots may be 2300 – 2700 square feet. The zoning bylaw also allows a maximum density of 11 units per acre. The proposed amendment is to delete the units per acre calculation and allow the minimum lot size to control the density. This is consistent with all of the other Single Detached Residential zone districts.

The first two areas to be amended are straight forward and do not effect the use of the zone. The change in name more clearly reflects the use allowed in the zone.

The third area will set a maximum site coverage for dwellings with only one level above either grade or the flood control level. In Queensborough this will allow a dwelling with only one set of stairs, while elsewhere it will allow a rancher type of dwelling. It is

considered that a site coverage of forty percent (40%) is suitable for these types of dwellings.

The fourth area, dealing with the control of density in the zone warrants discussion. When the zone was developed, it was considered for larger sites (e.g. Port Royal, Thompson's Landing) where roads and lanes were to be dedicated and thus the units per acre calculation was done including this land to be dedicated. Thus, it was assumed, for example, that for every one acre of development, there would be 31,000 square feet be subdivided into residential lots, while 12,500 square feet would be dedicated for roads and lanes.

When no dedication of streets or lanes is required (i.e. where streets and lanes already exist, prior to development) then the achievable density is higher. The maximum achievable density, if all lots were subdivided to exact minimums and no dedications were required, would be 15.8 units per acre. However, the area of the property would need to be in multiples of 11,000 square feet (i.e. 3000+3000+2700+2300) in order to achieve this density. The three existing compact lot developments are 13.7 – 14.8 units per acre when the road and lane dedications are subtracted.

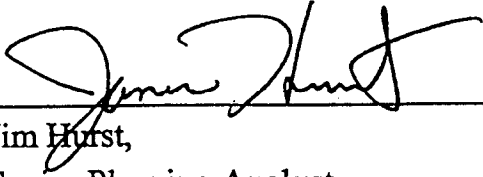
Thus, the product that would be allowed if the unit per acre count were eliminated will be the same as that seen on the ground in these three developments. Should another site come forward where road dedication is involved, then the minimum lot size will prove an adequate control over density. It is therefore proposed to delete the unit per acre notation in the zone and let the minimum lot size control the density.

INTERDEPARTMENTAL LIASON

The City's Development Committee that includes representatives of the Fire, Police, Electrical, Engineering, Building, Parks and Recreation and Planning Departments has reviewed the rezoning application for 202, 224, and 226 Dawe Street.

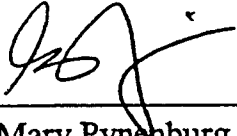
CONCLUSION

The small lot single family homes have been well received. This amendment is consistent with the original intent of the zoning – to provide attractive, affordable housing on compact lots that is suitable for a variety of homeowners including young families.



Jim Hurst,
Senior Planning Analyst

Approved for Presentation
to Council



Mary Pynenburg,
Director of Planning



Paul Daminato,
City Administrator

:jh

Att.

414. Single Detached Dwelling Districts (RT-2D)

414.1 The intent of this district is to allow single family residential development on compact lots.

Permitted Uses

414.2 The following uses and no others shall be permitted in the (RT-2D) district:

414.3 *Single detached dwellings to (RS-1) District standards*

414.4 *Duplex dwellings to (RT-1) District standards*

414.5 *Single Detached Dwellings*

414.6 *The keeping of not more than two borders or lodgers, four foster children, or seven child care children in a dwelling unit*

414.7 *Home based businesses*

414.8 *Public utilities*

414.9 *Accessory buildings and uses provided that all accessory buildings and uses:*

414.10 *If detached accessory buildings,*

- a) shall not exceed two storeys where the second storey is constructed within the roof line nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;
- b) shall not be located in the required front yard;
- c) shall not be located closer than twice the width of the minimum required side yard from the window of a habitable room on an adjoining site unless such window is above the roof line of such accessory building;
- d) shall not be located closer to a lane than 22 feet (6.71 metres), less the width of such lane;
- e) shall not be located closer than 5 feet (1.52 metres) from side and rear site lines where such accessory building or use is a swimming pool or an enclosure of a swimming pool;
- f) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- g) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- h) shall not cover more than 400 square feet (37.16 square metres) or fifteen percent (15%) of the site area, whichever is greater;
- i) shall not be located closer than 10 feet (3.05 metres) from the principal building.

414.11 *If attached accessory buildings,*

- a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building;

- b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
- c) shall not be located in the required front yard;
- d) shall not be located closer than twice the width of the required side yard from the window of a habitable room on an adjoining site, unless such window is above the roof line of the accessory building;
- e) shall not be located closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
- f) shall not be located closer than 5 feet (1.52 metres) from any rear or side site line bounded by a street;
- g) shall not cover more than ten percent (10%) of the site area.

Height

414.12 Where the principal building has a site coverage greater than thirty percent (30%), the height of the building shall not exceed 25 feet (7.62 metres). When the principal building has a site coverage less than thirty percent (30%) the height of the building shall not exceed 27 feet (8.23 metres). Height shall be measured from the datum except in the Queensborough neighbourhood where height shall be measured from the Geodetic Elevation of 11.58 feet (3.53 metres).

Front Yard

414.13 A front yard shall be provided of not less than 10 feet (3.05 metres) in depth.

Rear Yard

414.14 A rear yard shall be provided of not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard

414.15 The total required side yards shall not be less than 7 feet (2.13 metres).

Site Coverage

414.16 Where a house has one habitable level above grade or the Geodetic elevation of 11.53 feet (3.53 metres), the principal building shall not cover more than forty percent (40%) of the site area.

414.17 Where a house has two habitable levels above grade or the Geodetic elevation of 11.53 feet (3.53 metres), the principal building shall not cover more than thirty-five percent (35%) of the site area.

414.18 Where a house has three habitable levels above grade or the Geodetic elevation of 11.53 feet (3.53 metres), and the third level is constructed within the roofline of a peaked roof, the principal building shall not cover more than thirty percent (30%) of the site area.

Design

414.19 Where the housing units on a site exceed 20 in number, all housing units on the site shall be contained in buildings the exterior of which are architecturally distinguishable one from the other or from buildings on a site or sites having a common boundary with the site.

Site Area and Site Frontage

414.20 Other than where the provisions of Section 190.36 apply a site shall not be less than 3,000 square feet (278.70 square metres), provided that an amount not exceeding twenty-five percent (25%) of the total amount of lots created in a subdivision may be reduced in area to a lot size of not less than 2,700 square feet (250.83 square metres); and further provided that an amount not exceeding twenty-five percent (25%) of the total amount of lots created in a subdivision may be further reduced in area to a lot size of not less than 2,300 square feet (213.67 square metres), and shall have a frontage of not less than ten percent (10%) of its perimeter unless Council determines upon a lesser frontage.

Off-Street Parking

Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 6811, 2003

Prepared by:
<i>JA</i>
Reviewed & Approved by:
<i>LG</i>

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

WHEREAS the Local Government Act authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning.

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 6811, 2003."
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - i) Delete line 414 Detached Townhouse Districts (RT-2D) and replace it with Single Detached Dwelling Districts (Compact Lots) (RT-2D);
 - ii) By deleting Section 414.1 and replacing it with:

414.1 The intent of this district is to allow single family residential development on compact lots.
 - iii) By deleting Section 414.5 and replacing it with 414.5 Single Detached Dwellings;
 - iv) By amending Section 414.12 by adding:

Height shall be measured from the datum, except in the Queensborough Neighbourhood where height shall be measured from the Geodetic evaluation of 11.53 feet (3.53 metres).
 - v) Insert as line 414.16, renumbering all subsequent sections:

Where a house has one habitable level above either grade, or the Geodetic elevation of 11.53 feet (3.53 metres), the principal building shall not cover more than forty percent (40%) of the site area.
 - vi) Delete section 414.17, and insert in its place:

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Where a house has two habitable levels above either grade or the Geodetic elevation of 11.53 feet (3.53 metres), the principal building shall not cover more than thirty-five percent (35%) of the site area.

REPORT

PLANNING DEPARTMENT

To: Mayor W. Wright and Members of Council in Committee of the Whole Date: 2003 February 20

From: Mary Pynenburg, Director of Planning File: 6571

Subject: Proposed Amendment to the Queensborough Official Community Plan to Allow Compact Lot Developments

RECOMMENDATION

THAT Queensborough Official Community Plan Designation Amendment Bylaw No. 6809, 2003 be referred to Council for consideration of First Reading;

THAT Council concurs that (in accordance with Section 882 (3)(a)(i) of the Local Government Act) the Queensborough Official Community Plan Designation Amendment Bylaw No. 6809, 2003 is consistent with the City's current Capital Expenditure Program (as contained in the "Five Year Financial Plan Bylaw No. 6728, 2002"), and the Regional Solid Waste Management Plan and the Regional Liquid Waste Management Plan;

AND THAT the proposed bylaw be forwarded to Council for consideration of Second Reading.

PURPOSE

An application has been received to rezone the property addressed as 204, 224, and 226 Dawe Street in order to permit a 20 unit single detached housing development. The purpose of this report is to advise Council on the Queensborough Official Community Plan amendment required in order for Council to consider this application.

DISCUSSION

New Westminster City Council has received an application to rezone the site addressed as 202, 224 and 226 Dawe Street from Queensborough Neighborhood Dwelling Districts (RQ-1) to Detached Townhouse Districts (RT-2D). The Queensborough Official Community Plan designates the subject site as RL – Residential – Low Density. The Plan states that:

If the density in the (RL) area of the proposed development were to be greater than 10 units per acre (.4 hectare) and/or multiple family accomodation were planned, an Official Community Plan amendment as well as a rezoning would be required.

The proposed project has a density of 13.2 units per acre. In order for Council to consider this application the definition of RL – Residential – Low Density would need to be amended in the Queensborough Official Community Plan.

The definition of RL – Residential – Low Density in the City's Official Community Plan states that:

This area will contain low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multi family uses, churches, and may contain small scale local commercial uses such as home based businesses and corner stores.

The definition in the City's OCP shows the refinement in the concept of what belongs in a low density neighbourhood that has taken place over the time required to prepare the two plans. The City and Queensborough Official Community Plans both speak to a walkable city with day to day services such as a church, school, and corner store within easy walking distance. The zoning required to develop Detached Townhouse (Compact Lot) projects was not introduced into the Zoning Bylaw until after the Queensborough Plan had been adopted. The two Detached Townhouse (Compact Lot) developments in the Queensborough neighbourhood have been well received.

The definition of RL in the Queensborough Plan represents the vision that the community is looking for today in the proposed amendments to the RQ-1 and RQ-5 zoning schedules currently being considered by Council in a separate initiative. A density of 10 units per acre equates to a lot size of 4356 square feet. Under the provisions of the Queensborough Residential Dwelling Districts zones, a lot of 4356 square feet would allow a house of 2178 square feet plus a bonus for a front porch. Essentially, a smaller house on a smaller lot. However, this is not what is appearing in the Queensborough neighbourhood. The average lot size that is being developed today is over 6000 square feet in the RL designated areas.

If the Queensborough Official Community Plan definition of RL – Residential – Low Density were amended to be more in line with City Official Community Plan definition it would allow Council to consider applications for Detached Townhouse (Compact Lot) developments. The Planning Department considers that the following definition for the appropriate uses in the RL designated areas is consistent with the goals and objectives of the Queensborough Official Community Plan.

The RL area will contain low density residential uses including single detached houses on compact, small and standard lots, houses with a secondary suite, duplexes, churches, schools, and may contain small scale local commercial uses such as home based businesses and corner stores.

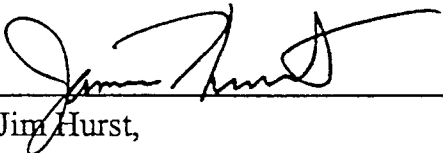
In this definition the reference to low density multi-family has been dropped and the houses proposed in the rezoning application are referred to as compact lots. In order to clarify the use in the Detached Townhouse (RT-2D) zoning schedule and match it to the OCP designation it would be appropriate to change the name of the zone to Single Detached Dwelling Districts (Compact Lots) (RT-2D). The changes required in the zoning bylaw in order to consider this application are contained in a separate report.

INTERDEPARTMENTAL LIASON

The rezoning application has been reviewed by the City's Development Committee.

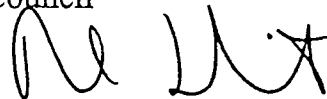
CONCLUSION

This amendment to the Queensborough Official Community Plan is consistent with the original intent of low density housing in this area but the amendment is technically necessary because of the density cap in the Official Community Plan text. As the project is attractive and has been well received it certainly is perceived as a low density single family project. Therefore, the Planning Department supports this amendment.

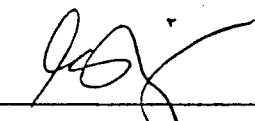


Jim Hurst,
Senior Planning Analyst

Approved for Presentation
to Council



Paul Daminato,
City Administrator



Mary Pynenburg,
Director of Planning

:jh

Att.

MEMORANDUM

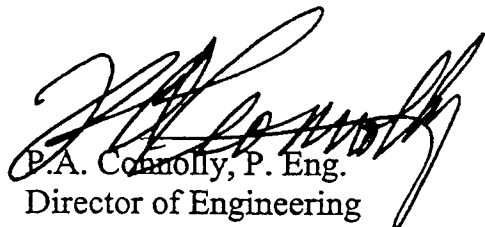
ENGINEERING DEPARTMENT

To: Mary Pynenburg
Director of Planning
Date: 2003 February 18

From: P.A. Connolly, P. Eng.
Director of Engineering
File: 6571

Subject: Proposed Amendment to the Queensborough Official Community Plan

I have reviewed the proposed amendments to the Queensborough Official Community Plan contained in the Queensborough Official Community Plan Designation Amendment Bylaw No. 6809, 2003 and have found that its goal and recommendations are consistent with the *Regional Solid Waste Management Plan* and the *Regional Liquid Waste Management Plan*.


P.A. Connolly, P. Eng.
Director of Engineering

:kr

MEMORANDUM

FINANCE DEPARTMENT

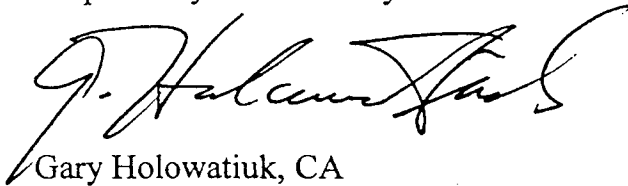
To: Mary Pynenburg
Director of Planning
Date: 2003 February 18

From: Gary Holowatiuk
Director of Finance
File: 6571

Subject: Proposed Amendment to the Queensborough Official Community Plan

In accordance with the requirements of Section 882 (3)(a)(i) of Local Government Act, please be advised that the proposed Queensborough Official Community Plan Designation Amendment Bylaw No. 6809, 2003 is consistent with the current capital expenditure program contained in the City's Five-Year Financial Plan, 2002-2006 as amended in Bylaw No. 6793, 2002 (originally adopted under Bylaw No. 6728, 2002).

Respectfully submitted by:



Gary Holowatiuk, CA
Director of Finance

:kr

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 6809, 2003

A Bylaw to Amend Queensborough Community Plan Designation Bylaw No. 6266, 1995

Prepared by:	JA
Reviewed & Approved by:	LS

WHEREAS the Local Government Act empowers a local government to adopt an Official Community Plan;

AND WHEREAS the City of New Westminister has adopted Official Community Plan Designation Bylaw No. 6266, 1995;

AND WHEREAS the Local Government Act empowers Council to amend an Official Community Plan by bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Queensborough Community Plan Designation Amendment Bylaw No. 6809, 2003".
2. Queensborough Community Plan Designation Bylaw No. 6266, 1995 is hereby amended as follows:

In the Queensborough Official Community Plan on page 81 delete the following paragraph:

"If the density in the Residential Low Density (RL) Area of the proposed development were to be greater than 10 units per acre (0.4 hectare), and/or multiple family accommodation were planned, an Official Community Plan Amendment as well as a Rezoning Bylaw would be required."

And replace it with:

"The Residential Low Density (RL) Area will contain low density residential uses including single detached houses on compact, small and standard lots, houses with a secondary suite, duplexes, churches, schools, and may contain small scale local commercial uses such as home based businesses and corner stores."

GIVEN FIRST READING by an affirmative vote of a majority of all members of Council this day of 2003.

EXAMINED IN CONJUNCTION WITH

- (i) the City's current Capital Expenditure Program (as contained in the "Five Year Financial Plan Bylaw No. 6728, 2002"); and
- (ii) the Regional Solid Waste Management Plan and the Regional Liquid Waste Management Plan (both of which were adopted by the Greater Vancouver Regional District after liaison with the City)

to ensure consistency between them this day of 2003.

GIVEN SECOND READING by an affirmative vote of a majority of all members of Council this day of 2003.

PUBLIC HEARING held this day of 2003.

GIVEN THIRD READING by an affirmative vote of a majority of all members of Council this day of 2003.

ADOPTED by an affirmative vote of a majority of all members of Council and the Seal of the Corporation of the City of New Westminster affixed this day of 2003.

MAYOR

CITY CLERK

PROPOSAL

The applicant proposes to rezone the three properties in order to retain one of the existing houses and construct 19 new houses. There are four types of new houses proposed. The height, floor space and lot coverage of these houses are:

House Type	Number of Levels	Height (Feet)	Floor Space (Sq. Ft)	Site Coverage (Sq. Ft.)	Parking Spaces
A	3	20 - Above Flood Control Level	1849	963	2 - Side by Side
B	3	20 - Above FCL	1644	814	2 - Side by Side
C	3	19 - Above FCL	1859	1064	2 - Side by Side
D	2	12 - Above FCL	1393	1275	2 - Tandem
Existing	2	22 - Above Grade	2466	1321	2

The proposed lot sizes, floor space ratio, and site coverage of the proposed houses and lots are:

Lot Number	Site Area (Sq. Ft)	House Type	Floor Space (Sq. Ft.)	Floor Space Ratio	Site Coverage (%)
1	3831	All	1393 - 1859	0.36 - 0.48	25 - 34
2	3706	All	1393 - 1859	0.37 - 0.50	26 - 36
3	3706	All	1393 - 1859	0.37 - 0.50	26 - 36
4	3624	All	1393 - 1859	0.38 - 0.51	27 - 36
5	3689	All	1393 - 1859	0.37 - 0.50	27 - 36
6	3658	All	1393 - 1859	0.37 - 0.50	27 - 36
7	3648	All	1393 - 1859	0.37 - 0.50	27 - 36
8	6408	Existing	2426	0.38	19
9	2768	B	1703	0.62	30
10	2746	B	1703	0.62	30
11	2713	B	1703	0.62	30
12	2784	B	1703	0.61	30
13	3515	A,B,C	1644 - 1859	0.47 - 0.53	27 - 30
14	3185	A,B	1644 - 1849	0.51 - 0.58	26 - 30
15	3209	A,B	1644 - 1849	0.51 - 0.58	26 - 30
16	3214	A,B	1644 - 1859	0.51 - 0.58	26 - 30

Lot Number	Site Area (Sq. Ft)	House Type	Floor Space (Sq. Ft.)	Floor Space Ratio	Site Coverage (%)
17	3283	A,B	1644 – 1859	0.50 – 0.57	25 – 29
18	3687	All	1393 – 1859	0.38 – 0.50	27 - 36
19	3311	A,B	1644 – 1859	0.50 – 0.57	25 – 29
20	3212	A,B	1644 – 1859	0.50 – 0.57	25 – 29

DISCUSSION

The existing zoning, Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) zone allows a Floor Space Ratio of 0.50 and allows up to a 250 square foot bonus for a front porch. The existing zoning would allow 11 lots with an average size of 6287 square feet. The 11 new houses would likely be 3140 – 3350 square feet. All houses would be allowed secondary suites.

The project proposed would yield 19 new housing units on the site. The new houses are developed at a density of 13.2 units per acre. If all new lots were developed to maximum floor space, the average floor space ratio would be 0.55. There would be 15 lots with an average size of 3500 square feet with houses that are 1859 square feet. The site coverage would be 32%. The four remaining new lots would be 2752 square feet, with up to 1703 square foot houses and site coverage of 30%. The twentieth lot would be the 6408 square foot lot with the existing house.

In terms of Floor Space Ratio, a development like the one proposed is equal to what could be developed under the existing zoning. In terms of units, it is likely that most of the houses developed under the existing zoning would have suites.

This application proposes four housing types ranging in size from 1393 – 1859 square feet. Included in this application are one level houses with two bedrooms and a den on the main floor. These houses would have a total of 1275 square feet on the main floor. They are modest in height at 12 feet above the Flood Control Level, (20 feet above grade) to the mid point of the roof. This will be an attractive type of unit for seniors as it provides all of the rooms on the one level, rather than introducing a second set of stairs to access the bedroom level of the house.

All four house types proposed are traditional in nature and feature vertical Hardi Plank siding, with wood trims and duroid roof shingles. All of the houses will satisfy the flood plain requirements of the provincial government. All of the houses would be constructed on pilings. Three of the house types feature side by side parking, with the garage under the house. The fourth type has tandem parking. All of the garage doors are set back from the front wall of the house by 5-10 feet.

Except for the parking and entry areas, the area below the main floor of the house will be left open. These areas can be used as covered play areas, or enclosed with lattice to provide outdoor storage areas. If these areas were enclosed, then fill would need to be placed on the lot to reduce their height to 5 feet or less. Leaving these areas open, substantially reduces the amount of fill required to construct these houses in accordance with the flood plain regulations.

The project proposed is in an area of the Queensborough neighbourhood where the level of subdivision activity will increase in the near future. The area has recently been serviced and there are many large lots with small, older houses. The amendment proposed to the Queensborough Official Community Plan and the approval of this application, in concert with the proposed amendments to the RQ-1, RQ-5 zones will give a strong signal regarding the type of residential development that Council, and the neighbourhood want to see in this area.

The rezoning has been proposed for all of the 20 proposed lots. However, one lot will have an area of 6408 square feet. This lot will be for the existing house. As this lot will satisfy the existing Queensborough Residential Dwelling Districts (RQ-1) zoning for the minimum lot size and floor space, there is little reason to change the zoning on that site. Therefore the Zoning Amendment Bylaw has been prepared in map form. This will allow this yet undefined parcel to remain under its current zoning.

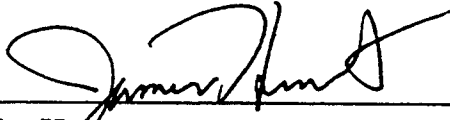
INTERDEPARTMENTAL LIASON

The City's Development Committee that includes representatives of the Fire, Police, Electrical, Engineering, Building, Parks and Recreation and Planning Departments has reviewed the rezoning application for 202, 224, and 226 Dawe Street.

The Engineering Department is considering alternative development standards for the streets surrounding this development. The standards would maintain a sidewalk and two travel lanes on the street, however a more permeable arrangement is being considered in place of the standard curb and gutter. The curb could be replaced with a gravel road edge for parking with catch basins being placed in a swale in the boulevard. This could set a positive precedent for sustainable development standards in the future (e.g. reduced stormwater runoff).

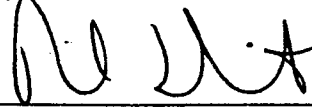
CONCLUSION

The project proposed is well designed. It will provide an alternative to the current housing being constructed in the Queensborough neighbourhood (i.e. it provides smaller, more affordable homes, built in the flood plain without the typical land fill approach). Approval of this application will provide a positive precedent for future housing development in this neighbourhood.




Jim Hurst,
Senior Planning Analyst

Approved for Presentation
to Council

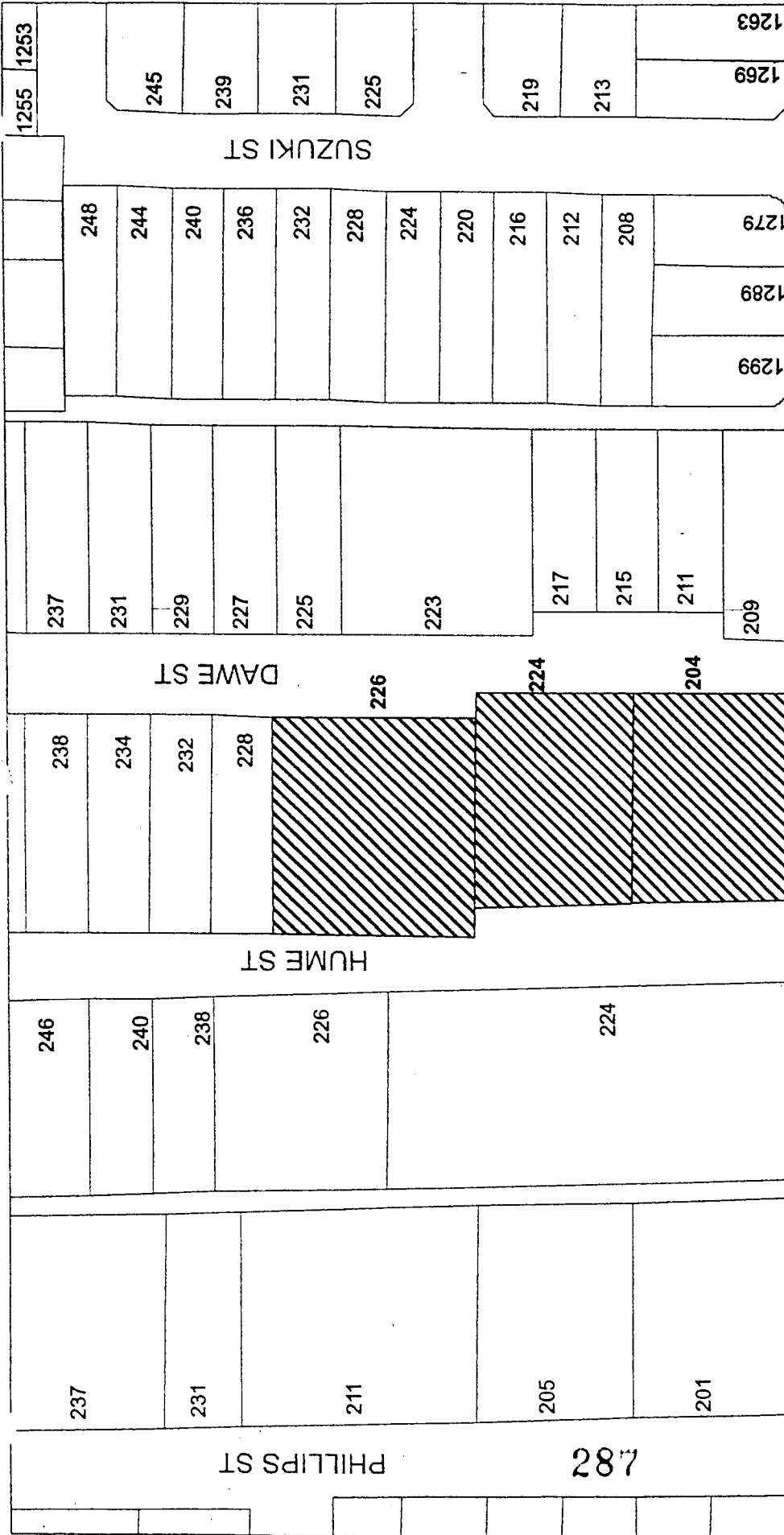


Paul Daminato,
City Administrator

 Mary Pynenburg,
Director of Planning

:jh

Att.

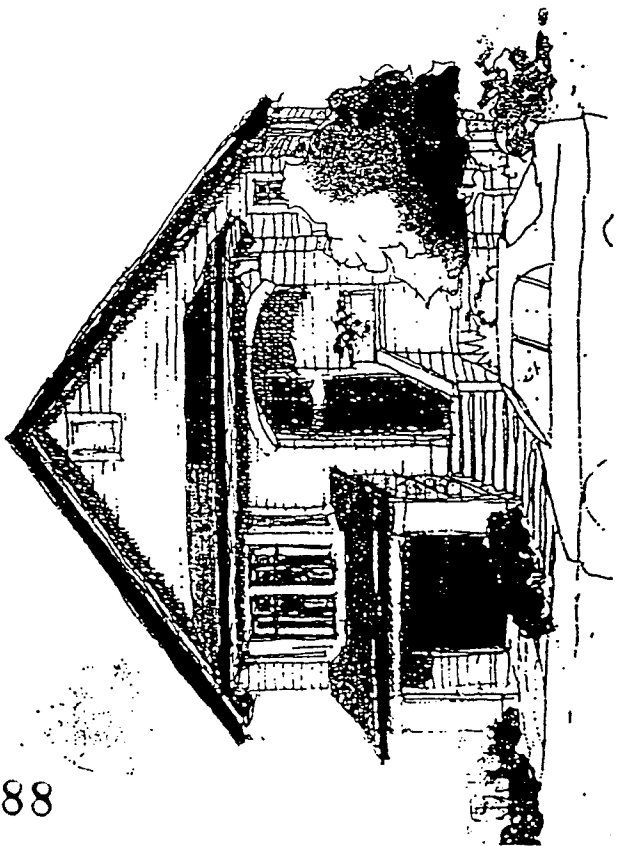
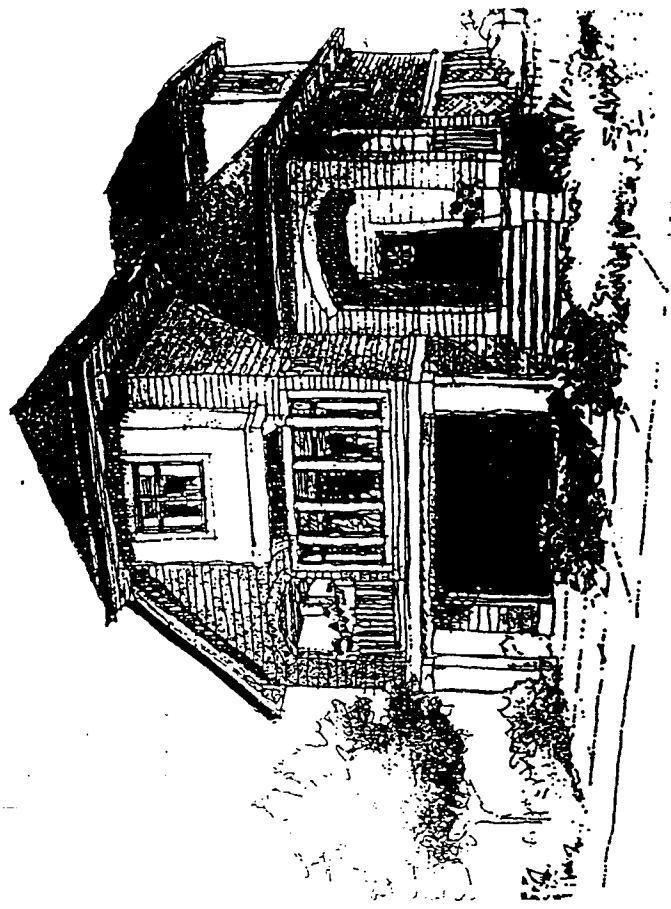


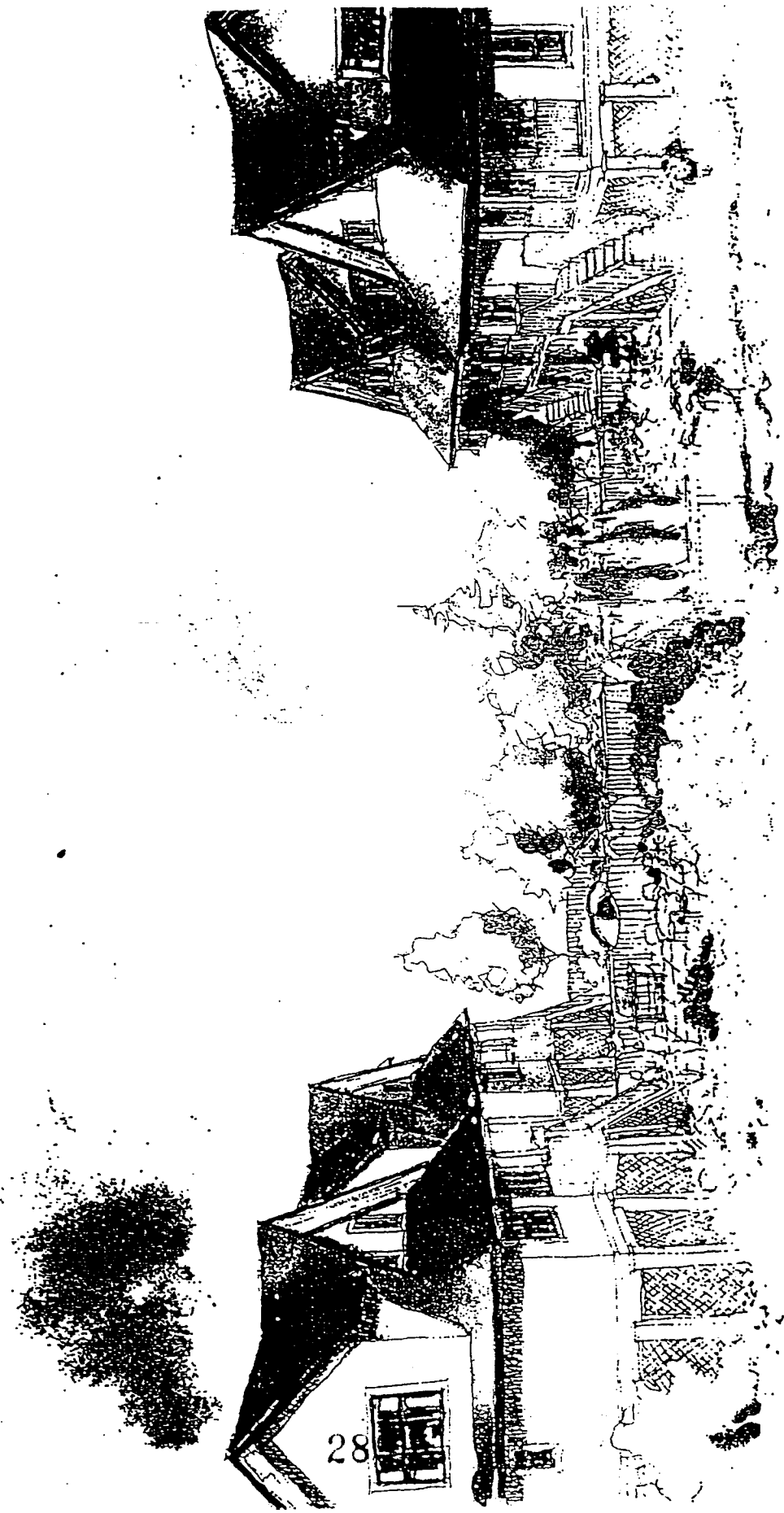
Scale: Not to Scale
 Date: December 4, 2002
 Map information provided herein is derived from sources with varying levels of accuracy. The City of New Westminster disclaims all responsibility for the accuracy or completeness of information contained herein.

204/224/226 Dawe Street
 Rezone RQ-1 to RT-2D

City of New Westminster
 Planning Department







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AREA CALCULATIONS

A TYPE - GRND FLOOR = 118 sqft
1ST FLOOR = 768 sqft
2ND FLOOR = 965 sqft
TOTAL = 1849
GARAGE = 440 sqft

B TYPE - GRND FLOOR = 118 sqft
1ST FLOOR = 814 sqft
2ND FLOOR = 712 sqft
TOTAL = 1644
GARAGE = 440 sqft

C TYPE - GRND FLOOR = 118 sqft
1ST FLOOR = 1064 sqft
2ND FLOOR = 677 sqft
TOTAL = 1859
GARAGE = 440 sqft

D TYPE - GRND FLOOR = 118 sqft
1ST FLOOR = 1275 sqft
TOTAL = 1993
GARAGE = 440 sqft

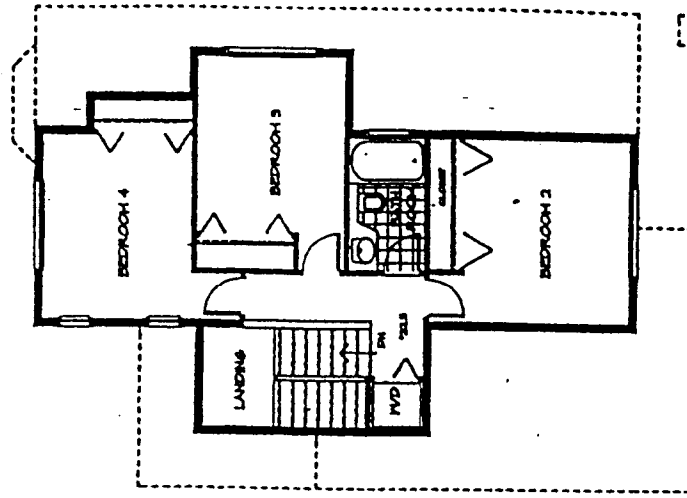
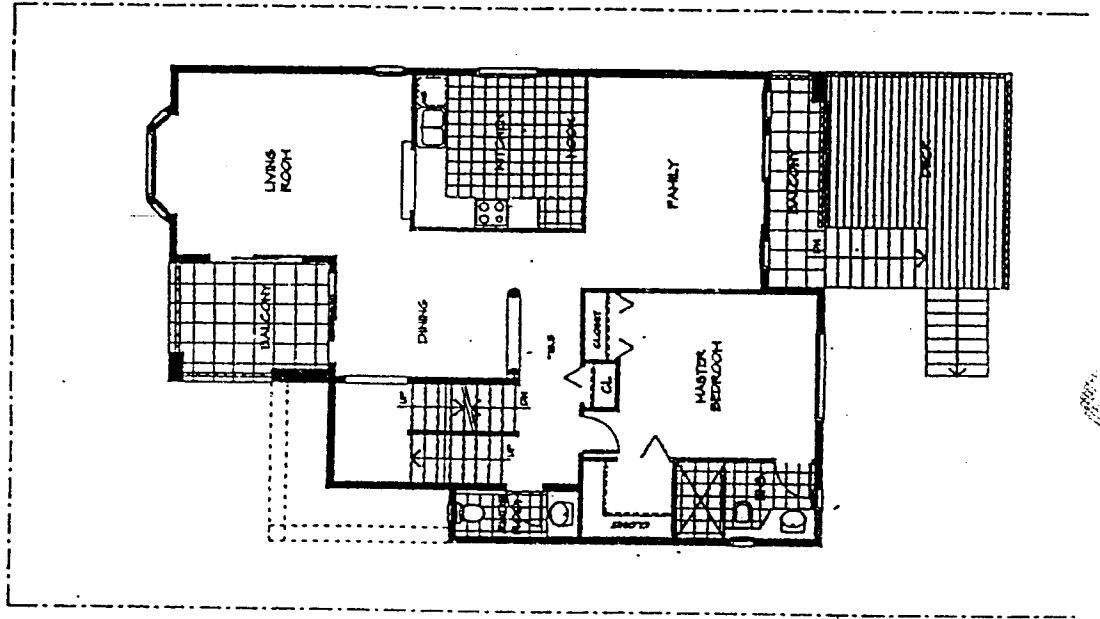
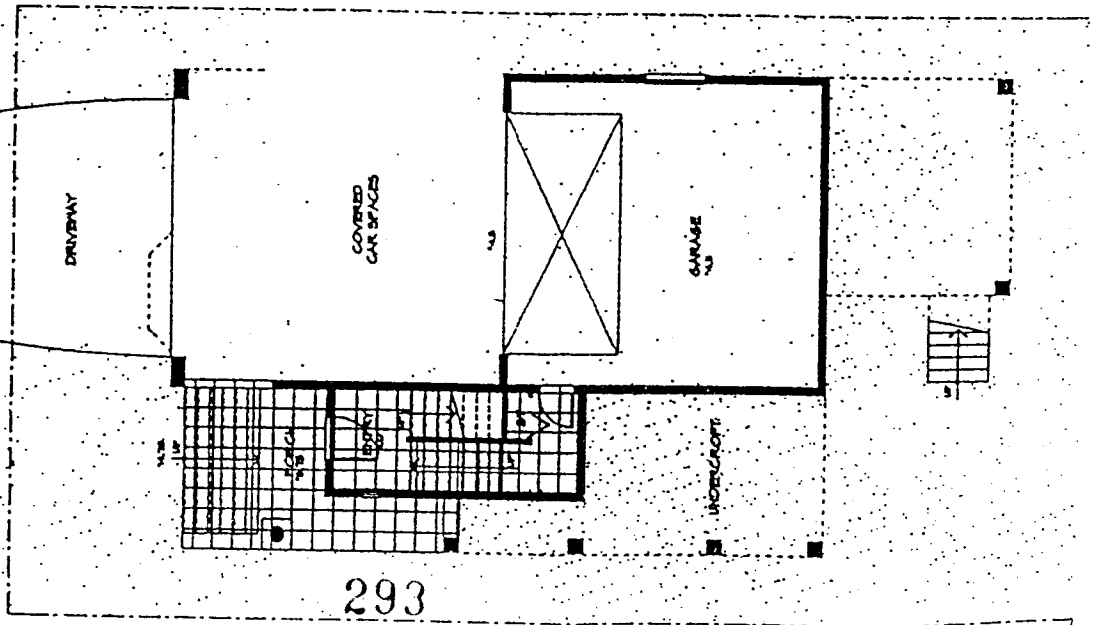
ISSUED
29 OCT 2002



DAVIES
SALTER
HUME
RESIDENTIAL

CREATIVE ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1A8

HOUSE TYPE C



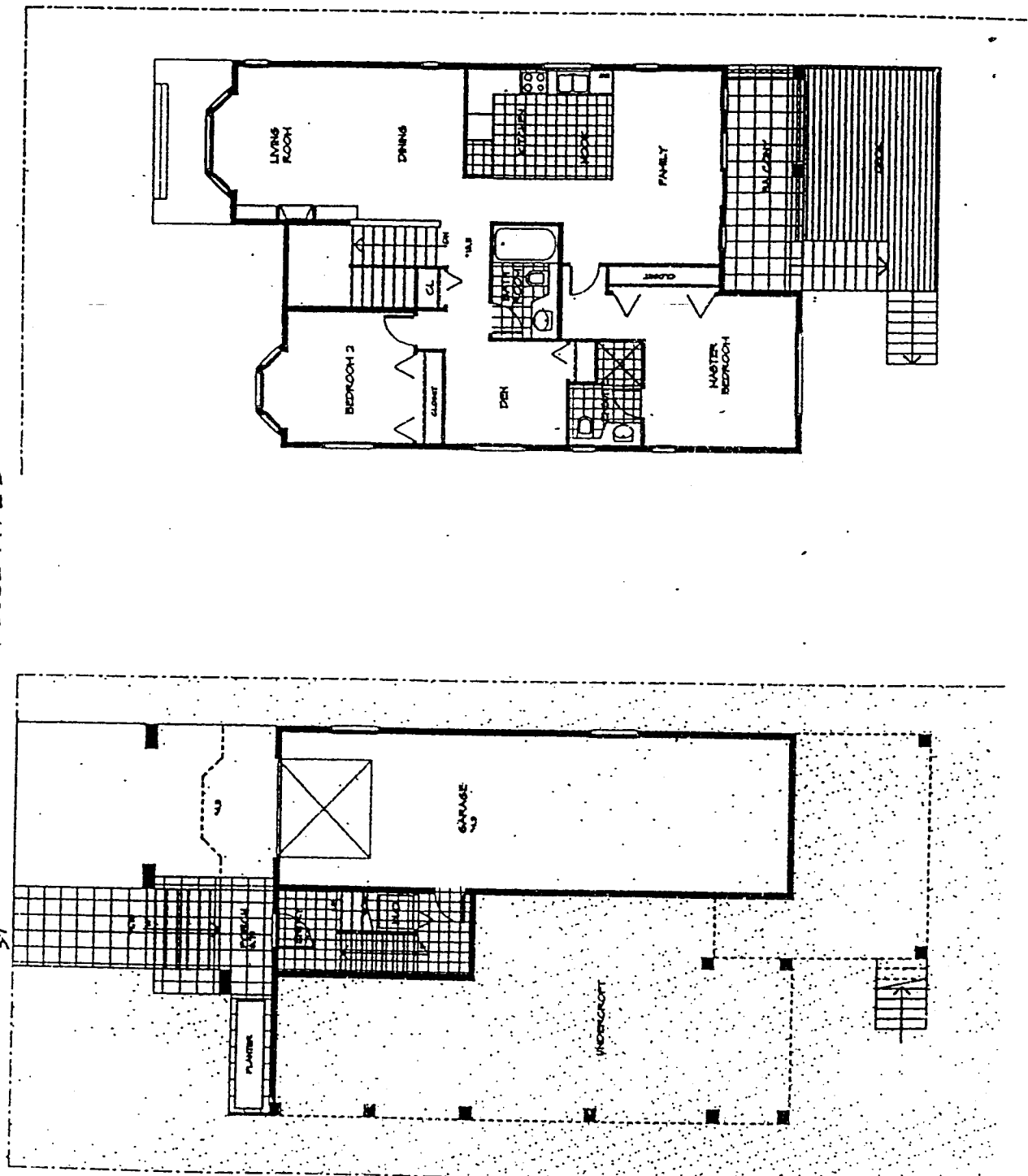
DAVIES
SALTER
HUME
RESIDENTIAL

CRESTSIDE ARCHITECTS
100 WILSON AVENUE
MELBOURNE VIC 3065
PH: 03 9594 1111
WWW.CRESTSIDEARCHITECTS.COM.AU



DAWES
SALTER
HUME
RESIDENTIAL

HOUSE TYPE D



CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 6810, 2003

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

Prepared by:
<i>[Signature]</i>
Reviewed & Approved by:
<i>[Signature]</i>

WHEREAS the Local Government Act authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning.

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 6810, 2003."
2. That certain parcel of land situated within the City of New Westminister, British Columbia shown outlined on "Amending Zoning Plan No. 64", a copy of which is attached hereto, and which is presently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) is hereby zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D).
3. The plan annexed as Schedule "A" to Zoning Bylaw 6680, 2001 is hereby amended to reflect this zoning.

GIVEN TWO READINGS this day of 2003.

PUBLIC HEARING held this day of 2003.

GIVEN THIRD READING this day of 2003.

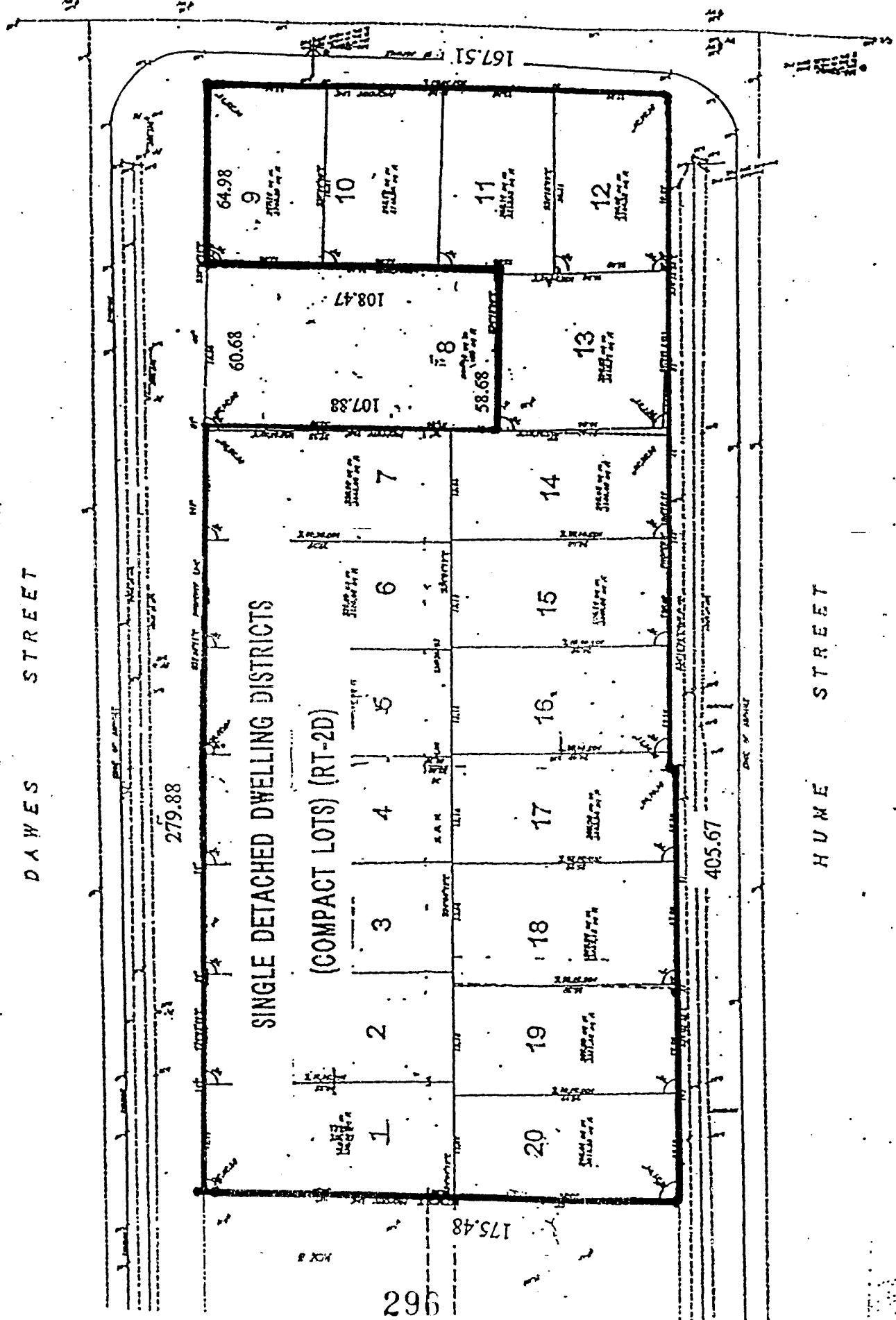
ADOPTED and the Seal of the Corporation of the City of New Westminister affixed this day of , 2003.

MAYOR.

CITY CLERK

AMENDING ZONING PLAN NUMBER 64

DAWES STREET



GRAPHIC SCALE
SCALE: 1" = 250'