Corporation of the City of
NEW WESTMINSTER

PUBLIC HEARING

Zoning Amendment Bylaw No. 8176, 2020
Regarding 719 Colborne Street

To be considered at the February 24, 2020 Public Hearing
7:00 p.m. in the Council Chamber, City Hall

***Please note:** For convenience, the contents of this package contains information relative to the Public Hearing.
If you have any questions, please inquire with Development Services staff, or contact 604.527.4532.

Corporation of the City of
NEW WESTMINSTER

Public Hearing Information for
Zoning Amendment Bylaw No. 8176, 2020

Report Author	Reports to Council Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	February 24, 2020	R-1
Development Services	Land Use and Planning Committee, Report April 8, 2019	February 24, 2020	R-2
Development Services	Land Use and Planning Committee, Report August 26, 2019	February 24, 2020	R-3
Development Services	Regular, Report, September 9, 2019	February 24, 2020	R-4
Development Services	Advisory Planning Commission, Report November 19, 2019	February 24, 2020	R-5
Development Services	Land Use and Planning Committee, Report January 27, 2020	February 24, 2020	R-6
Development Services	Regular, Report, February 3, 2020	February 24, 2020	R-7

Name	Written Submissions Correspondence Date	Date Received	#
C. Royal	February 18, 2020	February 18, 2020	C-1

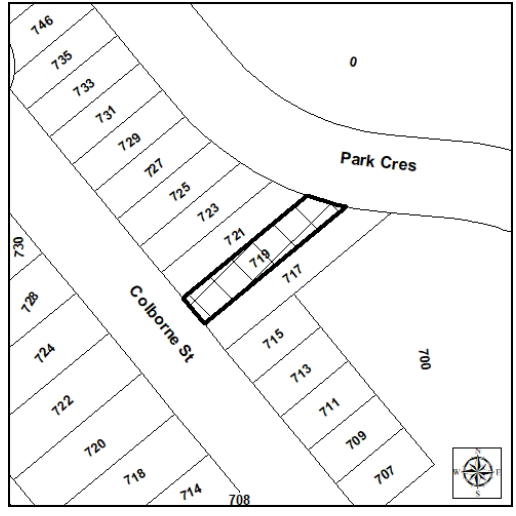
NOTICE OF PUBLIC HEARING

Zoning Amendment Bylaw No.8176, 2020 for 719 Colborne Street (REZ00186)

MONDAY, FEBRUARY 24, 2020 AT 7:00 P.M.

Council Chamber, Second Floor of City Hall, 511 Royal Avenue

An application has been received to rezone 719 Colborne Street from Single Detached Dwelling Districts (Compact Lots) (RT-2D) to Comprehensive Development District (719 Colbourne Street) (CD-91). The proposal would permit two accessory dwelling units within the existing buildings on the site. One accessory dwelling unit would be a secondary suite located within the existing basement space of the principal building and the second would be a detached accessory dwelling unit located within the existing space above the garage. No additions or major changes to the building exterior have been proposed.



HOW DO I GET MORE INFORMATION?

From February 07 to February 24, 2020, read the bylaw and related material in the Planning Division at City Hall: Mondays between 8:00 am and 7:00 pm and Tuesdays through Fridays between 8:00 am and 5:00 pm except statutory holidays, and online at www.newwestcity.ca/publicnotices.

HOW CAN I BE HEARD?

Email clerks@newwestcity.ca or call 604-527-4523 to register to speak. Everyone who attends the Public Hearing may address Council, however registered speakers will speak first. Note all speakers have five minutes. Written comments addressed to Mayor and Council are received until the closing of the Public Hearing and will be published.

QUESTIONS?

Phone: 604-527-4523
Email: clerks@newwestcity.ca
Post: Legislative Services Department
511 Royal Avenue
New Westminster, BC V3L 1H9

Jacque Killawee, City Clerk

Corporation of the City of
NEW WESTMINSTER
511 Royal Avenue
New Westminster, BC V3L 1H9

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IMPORTANT INFORMATION. Please have this translated.

此乃重要资讯，请找人帮您翻译。

此乃重要資訊，請找人幫您翻譯。

MAHALAGA ANG IMPORMASYONG ITO. Mangyaring ipasalin ito.

IL S'AGIT DE RENSEIGNEMENTS IMPORTANTS. Veuillez les faire traduire.

중요한 내용이므로 영어를 아는 분에게 읽어달라고 하시기 바랍니다.

ਇਹ ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਦਾ ਅਨੁਵਾਦ ਕਰੋ।

ACESTE INFORMAŢII SUNT IMPORTANTE. Vă rugăm să solicitaţi o traducere.

ДАННЫЙ ДОКУМЕНТ СОДЕРЖИТ ВАЖНУЮ ИНФОРМАЦИЮ. Просьба обеспечить его перевод.

ESTA INFORMACIÓN ES IMPORTANTE. Pida que alguien se la traduzca.

Please note that the City of New Westminster deems any response to this notification to be public information. If you have a financial interest in the land subject to this Public Hearing and have contracted to sell or lease all or part of your property to any person, firm or corporation, we strongly urge you to deliver this notification, as soon as possible, to the prospective buyer or tenant.

City supplied address to be added by printer at time of print.

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (719 Colborne Street)
NO. 8176, 2020

ADOPTED _____

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 (719 Colborne Street) No. 8176, 2020".

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

   a) Section 1000 Comprehensive Development Districts of Zoning Bylaw 6680, 2001 is hereby amended by inserting as section 1091 the Schedule attached to this Bylaw as Schedule A.

   b) That the portion(s) of certain parcels of land situated within the City of New Westminster, British Columbia and more particularly described as:

      Legal Description: LOT 30, NEW WEST DISTRICT, PLAN LMP48946 SUBURBAN BLOCK 13, GROUP 1.

      Parcel Identifier: 024-959-111

      (municipally known as 719 Colborne Street)

      and which is presently Single Detached Dwelling Districts (Compact Lots) (RT-2D) are hereby rezoned to Comprehensive Development District (719 Colborne Street) (CD-91) and the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 is hereby amended to record this rezoning.

GIVEN FIRST READING this 3rd day of February, 2020.

GIVEN SECOND READING this 3rd day of February, 2020.

PUBLIC HEARING held this _____ day of _____, 2020.

GIVEN THIRD READING this _____ day of _____, 2020.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2020.

_____
MAYOR

_____
CITY CLERK

Corporation of the City of
NEW WESTMINSTER

Schedule A to Bylaw 8176, 2020:

Comprehensive Development District (719 Colborne Street) (CD-91)

1091 Comprehensive Development District (719 Colborne Street) (CD-91)

1091 .1 The intent of this zoning district is to allow a principal dwelling unit, an attached accessory dwelling unit and a detached accessory dwelling unit.

Comprehensive Development Districts (719 Colborne Street) (CD-91) Regulations

1091 .2 Development of sites zoned CD-91 shall comply with the regulations and requirements of the Single Detached Dwelling Districts(Compact Lots)(RT-2D), except:

(a) a detached accessory dwelling unit shall be permitted on the second level of a detached accessory building with a maximum floor area of 33 sq. metres(355.2 sq. ft.);

(b) the minimum floor area of a detached accessory dwelling unit shall be not less than 99 square metres (325 sq. ft.);

(c) a secondary suite shall be permitted in accordance with the requirements of the Single Detached Residential Districts (RS-1);

(d) a minimum of one parking space shall be provided per unit, except where a lot contains a single detached dwelling with secondary suite and a detached accessory dwelling unit, a minimum of two parking spaces shall be provided for the lot.

Minutes Extracts for Zoning Amendment Bylaw No. 8176, 2020 Regarding 719 Colborne Street

R-2 April 8, 2019 – Land Use and Planning Committee – Report

2. 719 Colborne Street: Rezoning of RT-2D Property to Allow for Addition of a Secondary Suite and Detached Accessory Dwelling Unit – Preliminary Application Review

Ms. Teed summarized the report of April 8, 2019.

In response to a question from the Committee, staff advised that the City would work with the applicant to focus the tree protection in areas impacted by renovation work-related items such as equipment, supplies, and workers.

Discussion ensued, and the Committee provided the following comments:

- The proposal is creative within a small space and would essentially be providing two additional forms of affordable housing;
- The reduction in unit size and parking requirements is reasonable; and
- The open space issue should be resolved.

MOVED and SECONDED
THAT *the Land Use and Planning Committee provide preliminary feedback on the proposal, including on the questions outlined in Section 9 of this report, and instruct staff to include that and other feedback from staff in the pre-application review letter to the applicant.*

CARRIED.

All members of the Committee present voted in favour of the motion.

R-3 August 26, 2019 Land Use and Planning Committee – Report

3. 719 Colborne Street: Rezoning and Minor Development Permit Applications for a Secondary Suite and Detached Accessory Dwelling Unit in the RT-2D Zone– Preliminary Report

In response to a question from the Committee, staff clarified that, with respect to the off-street parking aspect of the project, RT-2D zoning would require three parking spaces for three dwellings; however, staff believe it would be reasonable to have two

parking spaces for three dwellings which would be in keeping with the laneway/carriage house program, noting that this would have to be reviewed and approved by the City's Transportation Division.

MOVED and SECONDED
THAT *the Land Use and Planning Committee recommend that staff process the Rezoning and Minor Development Permit applications as outlined in this report.*

CARRIED.

All members of the Committee present voted in favour of the motion.

R-4 September 9, 2019 – Regular Meeting of Council – Report

27. 719 Colborne Street: Rezoning for Secondary Suite and Detached Accessory Dwelling Unit - Preliminary Report

THAT Council direct staff to process the Rezoning and Minor Development Permit applications as outlined in the report dated September 9, 2019, entitled "719 Colborne Street: Rezoning for Secondary Suite and Detached Accessory Dwelling Unit".

ADOPTED BY CONSENT.

R-5 November 19, 2019 – Advisory Planning Commission – Report

1.1 719 Colborne Street REZ00186

Cameron Barker, Planning Assistant, and Mike Watson, Senior Planner, summarized the staff report dated November 19, 2019, regarding Rezoning and Minor Development Permit applications to facilitate the installation of a secondary suite within the existing principal building at 719 Colborne Street, as well as an accessory dwelling unit in an existing detached structure.

Mr. Barker and Mr. Watson reviewed the details and requested relaxations within the application, noting the location, site context and policy context of the application, along with the following details:

- The application includes the addition of two accessory dwellings which would require only minor changes to the existing building and the garage;

- Two parking spaces are requested in the application, which is consistent with the requirements of the Laneway and Carriage House Program, and there are no on-street parking restrictions in the area; and,
- The required public consultation and notice has occurred and the public comments have been included in the agenda package.

In response to questions from the Commission, Mr. Watson provided the following information:

- The application and rezoning is specific to this property only and would not affect the neighbouring properties; and,
- The parking provisions for the new dwellings are consistent with the requirements of the Laneway and Carriage House Program.

Tara Gronland, Gronlund Dare Partnership, reviewed the following aspects of the application:

- The aim of the application is to provide an extra two dwelling units within the existing building, no subdivision or stratification required;
- Details on the outdoor space to be provided for the secondary suites and the exterior changes required;
- Details of proposed vehicle access to the properties and parking availability; and
- Positive and supportive comments were received from the consultation.

The Chair called for speakers from the public.

Note: Unless otherwise noted, all speakers are residents of New Westminster.

Desmond Salven discussed the area and buildings located adjacent to the proposed project and noted that off-street parking is not sufficient in the area, which results in parking on the street. Mr. Salven noted concern that the rezoning will promote further development of secondary suites to occur in the area putting more pressure on parking, and also noted concerns about the proposed living space and its potential for short-term rentals.

Valerie Doyle expressed concerns in regards to parking in the area, noting that, as it may not be convenient to park all the vehicles that would be permitted for this project in the driveway, it would contribute to the parking shortage in the area. Ms. Doyle also noted concern that this project would start an impetus of converting the similar properties on Colborne Street.

In response to concerns from members of the public, Ms. Gronland provided the following information:

- In the original zoning for the townhouse development, the spaces above the garages were not intended to be detached separate residences; however, they are suitable for living space;
- In terms of livable space in the garage, the floor space area in the staff report does not include low height spaces, however, if these are included, the livable space would be closer to 400 sq. ft.;
- The intention for this property is to accommodate the owner's family, and not for short-term rentals; and,
- The owner has observed ample parking in the front and rear of the property, other than when there is an event at the school.

Desmond Salven clarified that his main concerns with parking are in the evening.

Valerie Doyle clarified that the main parking concerns in the neighbourhood are as of 4pm.

In response to a question from the Commission, Mr. Watson noted that the City does not allow short-term rental units, and use of the property in such a way would not be permitted.

The Chair called a further two times for any comments from the public and no speakers came forward.

The Commission made the following comments in regards to the proposed application:

- Support for the proposal was expressed, as it is a creative way to increase livable space on the property without increasing the footprint;
- Parking requirements for this project meet the requirements and appear to be sufficient;
- The amount of living space above the garage is not of concern if it is designed for livability; and,
- The proposal is well situated for greenways and transit.

MOVED and SECONDED
THAT the Advisory Planning Commission recommend that Council support the proposed rezoning and minor development permit applications for 719 Colborne Street, as outlined in the staff report dated November 19, 2019.

CARRIED.

All members of the Commission present voted in favour of the motion.

R-6 January 27, 2020 – Land Use and Planning Commission – Report

The following minutes are at draft stage only and have not been adopted:

2. 719 Colborne Street: Rezoning and Minor Development Permit Application for Two Accessory Dwellings – Bylaw for Consideration of Readings

In response to a question from the Committee, staff clarified that the property does not currently have a secondary suite nor an accessory dwelling unit.

MOVED AND SECONDED
THAT *the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second Readings and forward the Bylaw to a Public Hearing on February 24, 2020.*

CARRIED.

All members of the Commission present voted in favour of the motion.

R-7 February 3, 2020 – Regular Meeting of Council – Report

The following minutes are at draft stage only and have not been adopted:

21. 719 Colborne Street: Rezoning and Minor Development Permit Applications for Two Accessory Dwellings - Bylaw for Two Readings

MOVED and SECONDED
THAT Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second Readings and forward the Bylaw to a Public Hearing on February 24, 2020.

ADOPTED ON CONSENT.

Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	4/8/2019
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	PAR01343
		Item #:	20/2019

Subject: **719 Colborne Street: Rezoning of RT-2D Property to Allow for Addition of a Secondary Suite and Detached Accessory Dwelling Unit - Preliminary Application Review**

RECOMMENDATION

THAT *the Land Use and Planning Committee provide preliminary feedback on the proposal, including on the questions outlined in Section 9 of this report, and instruct staff to include that and other feedback from staff in the pre-application review letter to the applicant.*

EXECUTIVE SUMMARY

The applicant has submitted a Pre-Application Review (PAR) to rezone 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the conversion of the lower level of the principal dwelling into a secondary suite.

Staff is seeking general feedback regarding the proposal from the Land Use and Planning Committee (LUPC), as well as specific feedback regarding:

- Inclusion of two additional dwelling units on a compact lot
- Proposed size of secondary suite
- Required private outdoor space for the rental units
- Parking requirements

1. PURPOSE

The purpose of this report is to seek preliminary feedback from the LUPC on the Pre-Application Review for the subject site.

2. POLICY AND REGULATIONS

2.1 Official Community Plan

The subject properties are designated (RGO) Residential Ground Oriented 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.*
>
> *Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.*
>
> *Maximum Density: Low density multiple unit residential.*

The proposal is consistent with the Official Community Plan (OCP) land use designation and no OCP amendment would be required.

2.2 Development Permit Area

The subject property is located within the Mainland Ground Oriented Housing DPA (DPA1.2) which is intended to ensure the design is complementary to surrounding housing and to encourage innovative infill housing. A Minor Development Permit would be required for the proposed development in order to review the private open space for the rental units, as well as any exterior upgrades and changes, and landscaping elements, should they be proposed.

2.3 Zoning Bylaw

The subject property is currently zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D). The intent of this zone is to "to allow single family residential development on compact lots." The applicant is proposing to rezone to a Comprehensive Development (CD) District with the RT-2D zone as a reference base. The RT-2D zone allows for a second story to be constructed within the roofline of the detached accessory building to maximum height of 15 feet (4.57 metres) measured from the finished floor of the building.

3. BACKGROUND

3.1 Site Characteristics and Context

The subject property fronts Colborne Street and backs onto Park Crescent and Terry Hughes Park, in the Glenbrooke North neighbourhood. The site is approximately 384 sq. m. (4,133 sq.ft.) and contains an existing single detached dwelling with a detached two car garage with habitable space above as shown in Attachment 4. The house was constructed in 2001.

The subject property is primarily surrounded by Single-Detached Dwellings zoned RS-1 or RT-2D, with one low-rise apartment zoned RM-5A located at the corner of Colborne Street and Seventh Avenue. The adjacent properties to the north west of the subject site have the same configuration, with habitable space above the detached garage.

4. PROJECT DESCRIPTION

4.1 Project Description

The applicant has submitted a Pre-Application Review (PAR) to rezone 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the conversion of the lower level of the principal dwelling into a secondary suite. The proposed development would retain the current dwelling and accessory structures on the site without any changes to the exterior, the existing 0.617 FSR or the two off-street parking spaces within the detached garage. A rezoning to a Comprehensive Development zone would be required in order to permit the two additional accessory dwelling units being proposed. The applicant's Letter of Intent and preliminary drawings are included in this report as Attachments 2 and 3.

4.2 Project Statistics

	Permitted / Required Under RT-2D Zoning	**Current/Proposed**
Site Area (gross)	3,000 sq.ft. (278.70 sq.m.)	4,133 sq.ft. (384 sq.m.)
Site Frontage	No less than 10% of perimeter	8.65m (28.38ft) or 8.00% of perimeter*
Setbacks		
Front Yard	10 feet (3.05m depth)	14.00 ft.
Rear Yard	Not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres)	51.60 ft. (15.72m) or 35% of site depth
Side Yard	Total of both side yards must not be less than 7 feet (2.13 metres)	8.40 ft. (2.55m) total
Site Coverage	35% (for buildings with two habitable levels above grade)	22.11%
	15% of site area for Detached accessory building	10.65% (440 sq. ft.)
Building Height	Principal Building (27 feet)	26.92 ft.
	Not to exceed two storeys or a height of 15 feet for Detached accessory buildings.	14.20 ft., 2 storeys
Off-Street Parking	1 (current use) 3 (proposed use)	2 spaces

*This may have been approved as part of a variance or development permit for the original project, which would be confirmed through review of a formal application.

5. DISCUSSION

5.1 Additional Accessory Dwelling Units

Currently the RT-2D zone does not permit secondary suites or detached accessory dwelling units. Consideration of their addition to the subject site is considered reasonable given that:

1. The size of the subject site (4,133 sq. /383.96 sq.m.) is consistent with the minimum lot size of the RS-5 Single Detached Residential Districts (Small Lots) zone (4,000 sq. ft. /371.61sq.m.). The RS-5 zone permits a laneway house as well as a secondary suite.

2. The proposed units would be constructed within the existing principle and accessory buildings with no added massing.

3. The proposed project increases housing choice in the neighbourhood by adding two additional units to the neighbourhood, which is consistent with the intent of the Residential Ground Oriented designation that encourages a mix of ground-oriented infill housing options.

Does the LUPC support that staff work with the applicant to bring forward a rezoning application to permit the addition of two dwelling units provided the proposal is consistent with relevant design guidelines for liveability?

5.2 Size of Detached Accessory Unit

The current application states that the proposed detached accessory dwelling unit is to be 325.6 sq.ft. (30.25 sq.m.), but the minimum size for a secondary suite is 350 sq.ft. (32.52 sq.m.), or 7% smaller than permitted. Given the proposed unit would be close to the permitted size, and the proposal would not add any additional floor space to the existing building, the proposal is considered reasonable.

Does the LUPC support that staff work with the applicant to bring forward a formal rezoning application including the proposed smaller than permitted rental unit?

5.3 Private Open Space

All detached accessory dwelling units under the Laneway and Carriage House Design Guidelines are expected to have 160 square feet (14.86 sq.m.) of private open space, and 80 square feet (7.43 sq.m.) of private open space is required for secondary suites. The proposal currently indicates only 80 sq.ft. (7.43 sq.m.) total of private open space, which would be allocated to the detached accessory dwelling unit, which would need to be addressed in a formal application. The location, functionality, and aesthetics of required outdoor space for the proposed development would be evaluated as part of subsequent formal applications.

Does the LUPC support that staff advise the applicant they should include the required outdoor space for both rental units as part of a formal rezoning application?

5.4 Off-Street Parking and Site Access

Generally the Zoning Bylaw requires two parking spaces for properties with a laneway/carriage house and secondary suite. The RT-2D zone would require three parking spaces for the three dwelling units. It would be considered reasonable from a Zoning Bylaw perspective to allow the proposed two parking spaces; however this would have to be reviewed and approved by the Transportation Division as part of a formal application.

Does the LUPC support that staff work with the applicant to bring forward a formal rezoning application with two parking spaces, subject to further review by staff?

5.5 Development Permit Guidelines

A Minor Development Permit would be required to ensure the private open space and other aspects of the rental units meet liveability expectations, and should other external changes to the property be proposed. The application would be evaluated against the Laneway and Carriage House Development Permit Guidelines and the Design Standards and Guidelines for Houses with Secondary Suites, and possibly the Residential Infill Townhouse Guidelines, as appropriate.

5.6 Tree Protection and Replacement

There are some off-site trees at 719 Colborne Street that would require an Arborist Report and Tree Permit Application as part of a formal zoning application. Staff would work with the applicant to retain as many healthy trees as possible and ensure compliance with Tree Protection Bylaw requirements.

6. CONSULTATION

Following the PAR stage, should the proponents decide to submit a formal application, they would be required to undertake public consultation as part of the Rezoning application process. Consultation includes a presentation to the Glenbrooke North Residents Association, a community open house, a presentation to the Advisory Planning Commission and other City committees as required, and a public hearing.

7. REVIEW PROCESS

Feedback from the LUPC and staff will be incorporated into a PAR letter that would be forwarded to the applicant. Should the proponents decide to submit a formal application, the proposed project will be reviewed in accordance with the City's Rezoning application review process.

8. INTERDEPARTMENTAL LIAISON

This PAR inquiry has been circulated to the Engineering, Development Services, Fire, Parks and Recreation, and Electrical Departments for review and comment. The City has a project team-based approach for reviewing development applications. A staff-led project team has conducted an initial review of the proposal and will continue with a more detailed review if the proponents proceed with submitting formal applications.

9. FEEDBACK FROM LAND USE AND PLANNING COMMITTEE (LUPC)

Staff is seeking general feedback from the LUPC on the proposal, as well as comments specifically on the following:

1. *That staff work with the applicant to bring forward a rezoning application to permit the addition of two dwelling units provided the proposal is consistent with relevant design guidelines for liveability?*

2. *That staff work with the applicant to bring forward a formal rezoning application the proposed smaller than permitted rental unit?*

3. *That staff advise the applicant they should include the required outdoor space for both rental units as part of a formal rezoning application?*

4. *That staff work with the applicant to bring forward a formal rezoning application with two parking spaces, subject to further review by staff?*

10. OPTIONS

The following options are offered for consideration of the LUPC:

1. That the Land Use and Planning Committee provide preliminary feedback on the proposal, including on the questions outlined in Section 9 of this report, and instruct staff to include that and other feedback from staff in the pre-application review letter to the applicant.

2. That the Land Use and Planning Committee provide staff with alternative feedback.

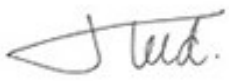
Staff recommends Option 1.

ATTACHMENTS

Attachment 1: Site Context Map
Attachment 2: Applicant's Letter of Intent
Attachment 3: Preliminary Plans
Attachment 4: Photo of existing detached accessory building

This report has been prepared by:
Cameron Barker, Planning Assistant

This report was reviewed by:
Jackie Teed, Manager of Planning



For:
Emilie K Adin, MCIP
Director of Development Services

Corporation of the City of
NEW WESTMINSTER

Attachment 1

Site Context Map

Corporation of the City of
NEW WESTMINSTER

City of New Westminster



0.0 0 0.02 0.0 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Corporation of the City of
NEW WESTMINSTER

Attachment 2

Applicant's Letter of Intent

DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)

PROPOSED ZONING: CD - #

THE PROPOSED RE-ZONING OF THE SUBJECT PROPERTY IS TO ALLOW THE CONVERSION OF THE EXISTING BUILDINGS INTO A USE COMBINATION NOT PERMITTED UNDER THE CURRENT RT-2D ZONE.

THE OWNER WOULD LIKE TO CONVERT THE EXISTING *SINGLE DETACHED DWELLING* AND DETACHED TWO-CAR GARAGE / LOFT INTO THREE (3) DWELLING UNITS AND A TWO-CAR GARAGE. THE UNIT MIX WOULD CONSIST OF A PRINCIPAL DWELLING UNIT, ONE (1) ATTACHED ACCESSORY DWELLING UNIT, AND ONE (1) DETACHED ACCESSORY DWELLING UNIT OVER A TWO-CAR GARAGE. THE PROPERTY WOULD REMAIN A FEE SIMPLE LOT, WITH NO SUBDIVISION OR STRATIFICATION PROPOSED.

THE PRINCIPAL DWELLING UNIT WOULD OCCUPY THE UPPER, MAIN AND A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING.* ITS APPROXIMATE GROSS AREA WOULD BE 1945.9 SQ FT.

THE ATTACHED ACCESSORY DWELLING UNIT WOULD OCCUPY A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING.* ITS APPROXIMATE GROSS AREA WOULD BE 646.5 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD BE AT THE REAR OF THE EXISTING *SINGLE DETACHED DWELLING*.

THE DETACHED ACCESSORY DWELLING UNIT WOULD OCCUPY THE 'LOFT' SPACE OVER THE EXISTING GARAGE. ITS APPROXIMATE GROSS AREA WOULD BE 325.6 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD REMAIN UNCHANGED, FACING THE PRINCIPAL DWELLING UNIT/REAR YARD.

BOTH ACCESSORY DWELLING UNITS WOULD BE ACCESSIBLE FROM COLBORNE STREET VIA AN EXISTING SHARED APPROX. 3'-6" WIDE PATH LOCATED IN THE SOUTH SIDE YARD. AS WELL, ACCESS TO THE GARAGE, REAR YARD PARKING, AND TO PARK CRESCENT ARE CURRENTLY PROVIDED AND NO CHANGES ARE PROPOSED. THE PROPERTY'S UNIQUE SITING WOULD ALLOW ALL THREE UNITS TO HAVE EASY ACCESS TO BOTH COLBORNE STREET AND PARK CRESCENT. THE GENEROUS REAR YARD EASILY FACILITATES THE PROVISION OF PRIVATE OUTDOOR SPACE TO EACH DWELLING UNIT.

THIS PROPOSAL MEETS MANY OF THE CITY'S LONG TERM HOUSING AND DENSITY AIMS. THIS PROPOSAL IS COMPATIBLE WITH BOTH THE CURRENT AND PROPOSED OCP LAND USE DESIGNATIONS FOR THE PROPERTY. THE *RESIDENTIAL-GROUND ORIENTED INFILL HOUSING* DESIGNATION WHICH AIMS TO ALLOW A MIX OF GROUND-ORIENTED INFILL HOUSING OPTIONS COMPLIMENTARY TO THE EXISTING NEIGHBOURHOOD CHARACTER ENCOMPASSES THE PROPOSED SCOPE AND CHARACTER OF THIS PROJECT. THIS PROPOSAL WOULD TRANSFORM A *SINGLE DETACHED DWELLING* INTO THREE (3) RESIDENTIAL UNITS OF VARYING SIZES, ALL BEING ACCOMMODATED WITHIN THE ENVELOPE OF EXISTING BUILDINGS. THE IMPACT TO NEIGHBOURS WOULD BE MINIMAL, AS THE MAJORITY OF THE ALTERATIONS PROPOSED ARE INTERIOR IN NATURE.

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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.01.26	Dwn --	Chkd --

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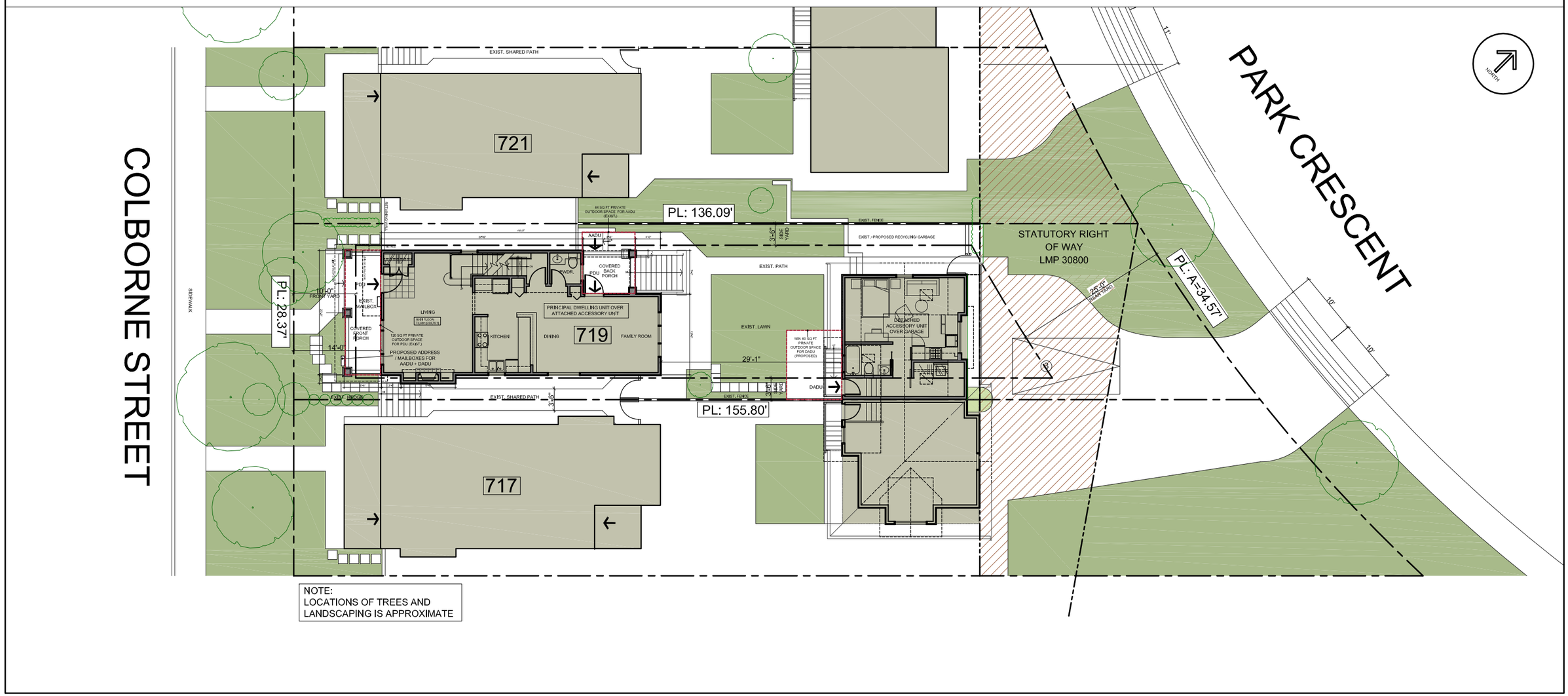
PROPOSED PROJECT DESCRIPTION

PLANNING STUDY: RE-ZONING TO CD-#

Corporation of the City of
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Attachment 3

Preliminary Plans



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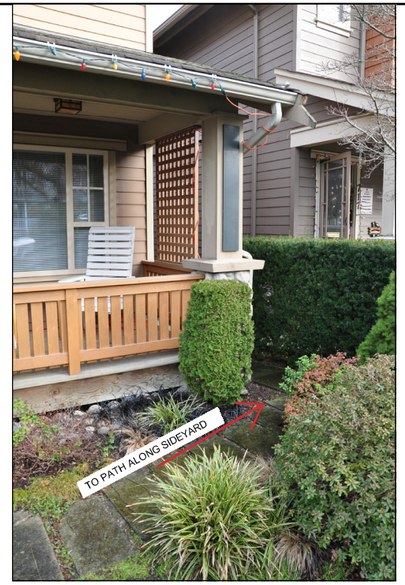
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PROPOSED SITE PLAN
PLANNING STUDY: RE-ZONING TO CD-#



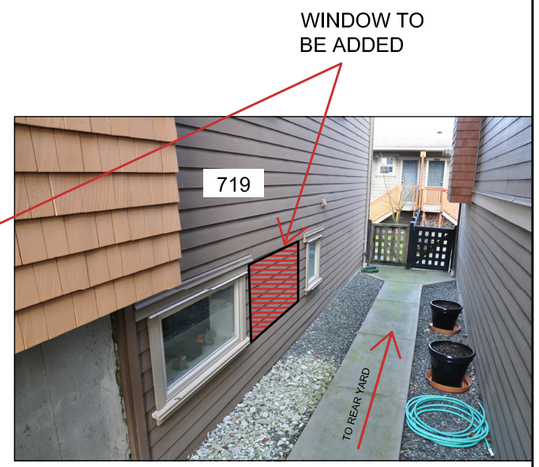
FROM COLBORNE STREET



FROM FRONT YARD



FROM SOUTH SIDE YARD



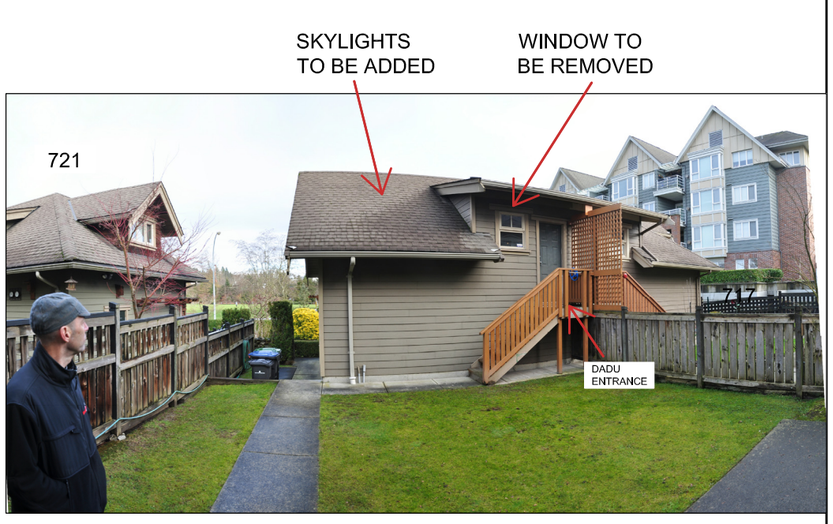
FROM SOUTH SIDE YARD



FROM BACK YARD



FROM BACK YARD



FROM BACK YARD

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SITE PHOTOS 1

PLANNING STUDY: RE-ZONING TO CD-#

Corporation of the City of
NEW WESTMINSTER

Attachment 4

Photo of Existing Detached Accessory Building



Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	8/26/2019
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	REZ00186
		Item #:	44/2019

Subject: **719 Colborne Street: Rezoning and Minor Development Permit Applications for a Secondary Suite and Detached Accessory Dwelling Unit in the RT-2D Zone - Preliminary Report**

RECOMMENDATION

THAT *the Land Use and Planning Committee recommend that staff process the Rezoning and Minor Development Permit applications as outlined in this report.*

EXECUTIVE SUMMARY

Rezoning and Minor Development Permit applications have been received to facilitate the installation of a secondary suite within the existing principal building as well as a detached accessory dwelling unit in an existing detached structure. The applicant previously submitted a Pre-Application Review (PAR) inquiry for this proposal, which was reviewed by the Land Use and Planning Committee (LUPC) on April 8, 2019. The feedback from the LUPC meeting has been incorporated into the proposal.

1. PURPOSE

The purpose of this report is to provide the LUPC with preliminary information on the proposed development and to seek LUPC support in the application review process outlined in this report.

2. POLICY AND REGULATIONS

2.1 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.

2.2 Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Applications for detached accessory dwelling units must comply with the Laneway and Carriage House Residential Development Permit Area Guidelines. A Minor Development Permit is required for the proposed development, which will be reviewed concurrently with this Rezoning application.

2.3 Zoning Bylaw

The subject properties are currently zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D) which allows one principal unit and a two storey detached accessory structure on compact lot. As the RT-2D zoning only allows a single principal unit a rezoning to a Comprehensive Development (CD) would be required for the addition of two accessory dwelling units.

3. BACKGROUND

3.1 Pre-Application Review

The applicant previously submitted a Pre-Application Review (PAR) inquiry for the proposed project, which was reviewed by the LUPC on April 8, 2019 (See **Attachment 4**). The LUPC was generally supportive of the project and provided the following comments:

- Tree protection barriers will be required for areas that are impacted by construction;
- Open space requirements will need to be resolved in the formal application for both the detached accessory dwelling unit and the secondary suite;
- Unit size and parking requirements appear to be reasonable;
- The creation of two additional forms of housing for the neighbourhood is a net positive for increased housing options.

The applicant made some minor landscape revisions to the proposal with the formal Rezoning application. These revisions are further discussed in Section 5 below.

3.2 Site Characteristics and Context

The subject site is located in the Glenbrooke North neighbourhood and is double fronting, being bound on the north east side by Park Crescent and on the south west side by Colborne Street. The property is large for a compact lot and has a total area of 384 square metres (4,133 square feet). The lot currently contains a single detached dwelling with a detached two car garage with habitable space above as shown in **Attachment 3**. The house was constructed in 2001.

The subject property is primarily surrounded by Single-Detached Dwellings zoned RS-1 or RT-2D, with one low-rise apartment zoned RM-5A located at the corner of Colborne Street and Seventh Avenue. The adjacent properties to the north west of the subject site have the same configuration, with habitable space above the detached garage.

4. PROJECT DESCRIPTION

4.1 Project Description

The applicant has submitted a Rezoning and Development Permit applications for 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the

conversion of the lower level of the principal dwelling into a secondary suite. The proposed development would retain the current dwelling and accessory structures on the site without any changes to the building exteriors, to the existing 0.617 FSR or to the two off-street parking spaces within the detached garage. A rezoning to a Comprehensive Development zone would be required in order to permit the two additional accessory dwelling units being proposed. The applicant's Letter of Intent is attached to this report as **Attachment 2**.

4.2 Project Statistics:

	Permitted / Required Under RT-2D Zoning	**Current/Proposed**
Site Area (gross)	3,000 sq.ft. (278.70 sq.m.)	4,133 sq.ft. (384 sq. m.)
Site Frontage	No less than 10% of perimeter	8.65 m (28.38ft) or 8% of perimeter (existing non-conforming)
Setbacks Front Yard Rear Yard Side Yard	 10 feet (3.05 metre depth) Not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres) Total of both side yards must not be less than 7 feet (2.13 metres)	 14.00 ft. 28.5 ft. (8.68m) or 18% of site depth (existing non-conforming) 8.40 ft. total
Site Coverage Maximum	35% (for buildings with two habitable levels above grade) 15% of site area for Detached accessory building	22.2% 9.6% (400 sq. ft.)
Building Height Maximum	Principal Building (27 feet) Not to exceed two storeys or a height of 15 feet for Detached accessory buildings.	26.92 ft. 14.20 ft., 2 storeys
Off-Street Parking	3 spaces	2 spaces (variance required)
Detached Accessory Unit Size	350 square feet minimum	325.6 sq. ft. (variance required)

5. DISCUSSION

5.1 Additional Accessory Dwelling Units

Currently the RT-2D zone does not permit secondary suites or detached accessory dwelling units. Consideration of their addition to the subject site is considered reasonable given that:

1. The size of the subject site (4,133 sq. /383.96 sq.m.) is large for RT-2D lots and consistent with the minimum lot size of the RS-5 Single Detached Residential Districts (Small Lots) zone (4,000 sq. ft. /371.61sq.m.). The RS-5 zone permits a laneway house as well as a secondary suite.

2. The proposed units would be constructed within the existing principal and accessory buildings with no added massing.

3. The proposed project increases housing choice in the neighbourhood by adding two additional units to the neighbourhood, which is consistent with the intent of the Residential Ground Oriented designation that encourages a mix of ground-oriented infill housing options.

5.2 Size of Detached Accessory Unit

The current application states that the proposed detached accessory dwelling unit is to be 30.25 square metres (325.6 square feet.), but the minimum size for a secondary suite is 32.52 square metres (350 square feet.), or 7% smaller than permitted. Given the proposed unit would be close to the permitted size, and the proposal would not add any additional floor space to the existing building, the proposal is considered reasonable.

5.3 Off-Street Parking

Generally the Zoning Bylaw requires two parking spaces for properties with a laneway/carriage house and secondary suite. The RT-2D zone would require three parking spaces for the three dwelling units. It would be considered reasonable from a Zoning Bylaw perspective to allow the proposed two parking spaces; however this would have to be reviewed and approved by the Transportation Division as part of the application review process.

5.4 Private Open Space Requirements

All detached accessory dwelling units under the Laneway and Carriage House Design Guidelines are expected to include 160 square feet (14.86 square metres) of private open space, and 80 square feet (7.43 square metres) of private open space is required for secondary suites. The proposal currently indicates 160 square feet (14.86 square metres) of

private open space, allocated to the detached accessory dwelling unit, and 80 square feet (7.43 square metres) allocated to the secondary suite, meeting the requirements for open space. The required outdoor space was altered from the Pre-Application submission to include small planters that separate the detached accessory dwelling unit's outdoor space from the principal dwelling's outdoor space. This creates a clear separation between uses and enhances the privacy of the new detached accessory dwelling unit.

5.5 Development Permit Guidelines

A Minor Development Permit would be required to ensure the landscaping, private open space and other aspects of the rental units meet liveability expectations. The application would be evaluated against the general principles in the Laneway and Carriage House Development Permit Guidelines, Residential Infill Townhouse Guidelines and the Design Standards and Guidelines for Houses with Secondary Suites, as appropriate.

5.6 Tree Protection and Replacement

There are off-site trees at 719 Colborne Street that require an Arborist Report and Tree Permit Application as part of this application. These off-site trees will require protection and tree securities. As there are no changes to the building envelope, no trees have been proposed to be removed.

6. CONSULTATION

The applicant will be required to undertake public consultation as part of the Rezoning and Development Permit application process. Consultation includes a presentation to the Glenbrooke North Residents Association, an applicant-led Public Open House, presentations to the Advisory Planning Commission, and a Public Hearing.

7. REVIEW PROCESS

The anticipated next steps in the application review process include:

1. Preliminary report to the LUPC (**currently here**);
2. Preliminary information report to Council; (September 9, 2019)
3. Presentation to the Glenbrooke North Residents Association
4. Applicant-led Public Open House;
5. Review by the Advisory Planning Commission;
6. Report to the LUPC on consultation outcome and to recommend Council consideration of First and Second Readings of proposed Zoning Amendment Bylaw;
7. LUPC report to Council for consideration of First and Second Readings of proposed Zoning Amendment Bylaw and to schedule a Public Hearing;

8. Public Hearing and Council consideration of Third Reading of proposed Zoning Amendment Bylaw;
9. Council consideration of Final Reading and Adoption of proposed Zoning Amendment Bylaw; and
10. Director of Development Services issues Minor Development Permit.

8. INTERDEPARTMENTAL LIAISON

The City has now initiated a project-based team approach for reviewing development applications. A staff-led project team has been assigned to review this proposed project.

9. OPTIONS

The following options are offered for the LUPC's consideration:

1. That the Land Use and Planning Committee recommend that staff process the Rezoning and Development Permit applications as outlined in this report; and

2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends option 1.

ATTACHMENTS

Attachment 1: Site Context Map
Attachment 2: Applicant Rationale Letter
Attachment 3: Architectural and Landscape Drawings
Attachment 4: Pre-Application Review Staff Report to LUPC (April 8, 2019)

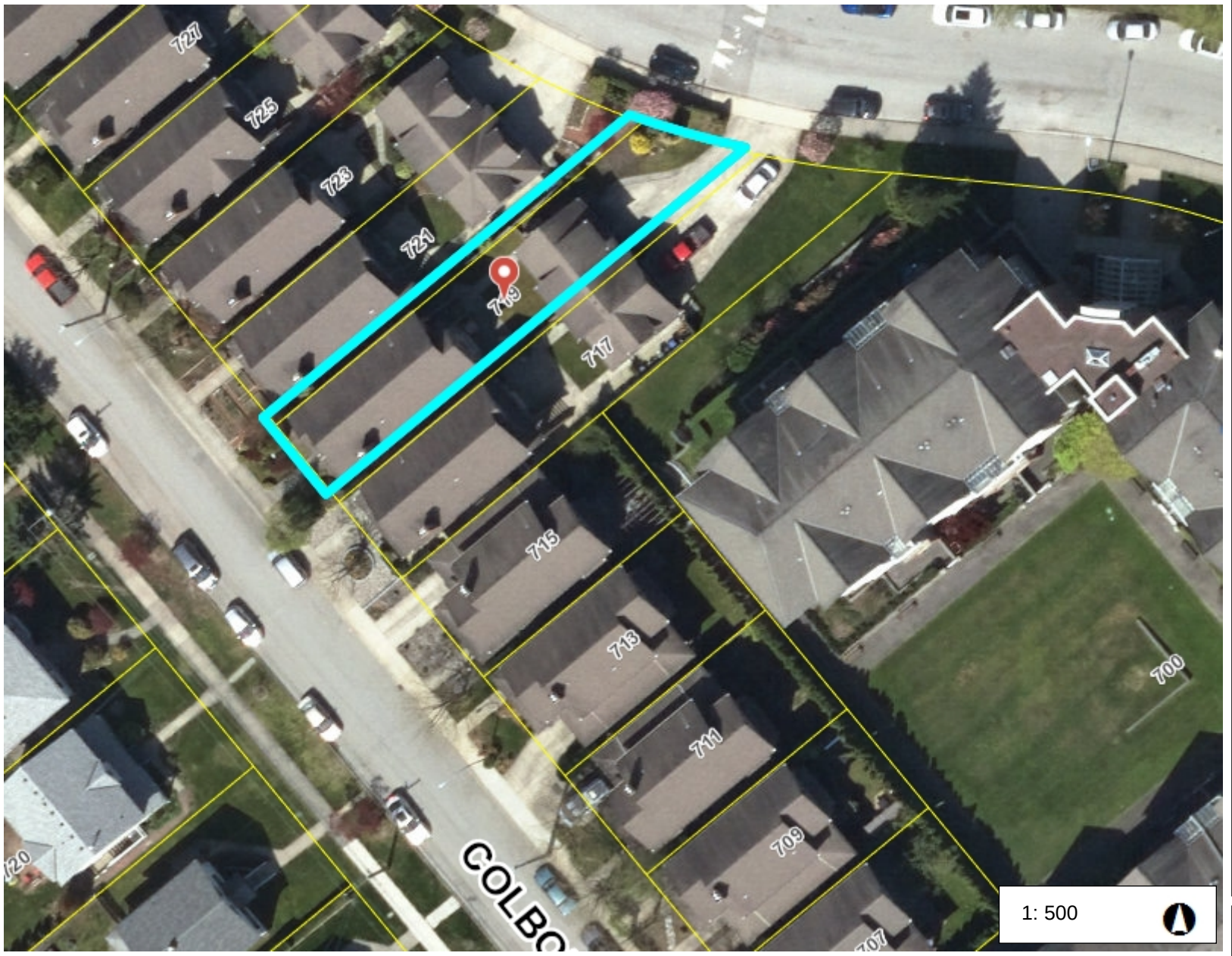
This report has been prepared by:
Cameron Barker, Planning Assistant

Emilie K Adin, MCIP
Director of Development Services

Corporation of the City of
NEW WESTMINSTER

Attachment 1

Site Context Map


727
725
723
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719
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711
709
707
700
720
1: 500

Corporation of the City of
NEW WESTMINSTER

Attachment 2

Applicant's Rationale

Letter

DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)

PROPOSED ZONING: CD - #

THE PROPOSED RE-ZONING OF THE SUBJECT PROPERTY IS TO ALLOW THE CONVERSION OF THE EXISTING BUILDINGS INTO A USE COMBINATION NOT PERMITTED UNDER THE CURRENT RT-2D ZONE.

THE OWNER WOULD LIKE TO CONVERT THE EXISTING *SINGLE DETACHED DWELLING* AND DETACHED TWO-CAR GARAGE / LOFT INTO THREE (3) DWELLING UNITS AND A TWO-CAR GARAGE. THE UNIT MIX WOULD CONSIST OF A PRINCIPAL DWELLING UNIT, ONE (1) ATTACHED ACCESSORY DWELLING UNIT, AND ONE (1) DETACHED ACCESSORY DWELLING UNIT OVER A TWO-CAR GARAGE. THE PROPERTY WOULD REMAIN A FEE SIMPLE LOT, WITH NO SUBDIVISION OR STRATIFICATION PROPOSED.

THE PRINCIPAL DWELLING UNIT WOULD OCCUPY THE UPPER, MAIN AND A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 1945.9 SQ FT.

THE ATTACHED ACCESSORY DWELLING UNIT WOULD OCCUPY A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 646.5 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD BE AT THE REAR OF THE EXISTING *SINGLE DETACHED DWELLING*. A MINIMUM OF 80 SQ FT OF OUTDOOR HARD SURFACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *SECONDARY SUITE DESIGN STANDARDS.*

THE DETACHED ACCESSORY DWELLING UNIT WOULD OCCUPY THE 'LOFT' SPACE OVER THE EXISTING GARAGE. ITS APPROXIMATE GROSS AREA WOULD BE 325.6 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD REMAIN UNCHANGED, FACING THE PRINCIPAL DWELLING UNIT/REAR YARD. A MINIMUM OF 160 SQ FT OF PRIVATE OPEN SPACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *LANEWAY AND CARRIAGE HOUSES DEVELOPMENT PERMIT GUIDELINES.*

BOTH ACCESSORY DWELLING UNITS WOULD BE ACCESSIBLE FROM COLBORNE STREET VIA AN EXISTING SHARED APPROX. 3'-6" WIDE PATH LOCATED IN THE SOUTH SIDE YARD. AS WELL, ACCESS TO THE GARAGE, REAR YARD PARKING, AND TO PARK CRESCENT ARE CURRENTLY PROVIDED AND NO CHANGES ARE PROPOSED. THE PROPERTY'S UNIQUE SITING WOULD ALLOW ALL THREE UNITS TO HAVE EASY ACCESS TO BOTH COLBORNE STREET AND PARK CRESCENT. THE GENEROUS REAR YARD EASILY FACILITATES THE PROVISION OF PRIVATE OUTDOOR SPACE TO EACH DWELLING UNIT.

THIS PROPOSAL MEETS MANY OF THE CITY'S LONG TERM HOUSING AND DENSITY AIMS. THIS PROPOSAL IS COMPATIBLE WITH BOTH THE CURRENT AND PROPOSED OCP LAND USE DESIGNATIONS FOR THE PROPERTY. THE *RESIDENTIAL-GROUND ORIENTED INFILL HOUSING* DESIGNATION WHICH AIMS TO ALLOW A MIX OF GROUND-ORIENTED INFILL HOUSING OPTIONS COMPLIMENTARY TO THE EXISTING NEIGHBOURHOOD CHARACTER ENCOMPASSES THE PROPOSED SCOPE AND CHARACTER OF THIS PROJECT. THIS PROPOSAL WOULD TRANSFORM A *SINGLE DETACHED DWELLING* INTO THREE (3) RESIDENTIAL UNITS OF VARYING SIZES, ALL BEING ACCOMMODATED WITHIN THE ENVELOPE OF EXISTING BUILDINGS. THE IMPACT TO NEIGHBOURS WOULD BE MINIMAL, AS THE MAJORITY OF THE ALTERATIONS PROPOSED ARE INTERIOR IN NATURE.

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PROPOSED PROJECT DESCRIPTION

PLANNING STUDY: RE-ZONING TO CD-#

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Attachment 3

Architectural and

Landscape Drawings

CD- # Re-zoning Scenario

2018.01.19

Existing Site Data:

site area		383.97 m^2	4133.0 sq. ft.
site width	min	8.65 m	28.37 ft.
site frontage width		8.65 m	28.37 ft.
site depth	min	41.48 m	136.09 ft.
site depth	max	47.49 m	155.80 ft.

Note:
areas and property dimensions are approximate

Uses		Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
414.3	Single Detached	yes	-	yes	CD zone proposed to allow for additional uses than those allowed under the RT-2D zone
414.4	Duplex	yes	-	yes	
414.5	Single Detached	yes	yes	yes	
	Principal Dwelling Unit (PDU)		-	(1) proposed	
419.10	Detached Accessory	yes	yes	yes	
419.11	Attached Accessory	yes	yes	yes	
	Attached Accessory Dwelling Unit (AADU)	no	-	(1) proposed	
	Detached Accessory Dwelling Unit (DADU)	no	-	(1) proposed	

General Regulations

Reference		Regulation (RT-2D zone)		Existing Condition		Proposed (CD zone)	Notes
	datum elevation			elevation	256.11 ft	no changes	
414.12	**Building height**	8.23 m	26.92 ft.	height	26.92 ft.	no changes	CD zone - proposed to have same building height restrictions as RT-2D
	w/ site coverage under 30%			elevation	283.03 ft	no changes	
	elevation						
414.16	**Lot Coverage**						
	Lot Coverage	35 %			22.2 %	no changes	CD zone - proposed to have same lot coverage allowances as RT-2D
	when 2 storeys above datum	134.39 m^2	1446.6 sq. ft.				
	Lot Coverage	30 %					
	when 3 storeys above datum	115.19 m^2	1239.9 sq. ft.				
-	**Floor areas - gross**	no restrictions		PDU- upper	922.8 sq ft	922.8 sq ft	CD zone would need to allow for unit mix proposed, and proposed areas of each unit type
				PDU-main	840.8 sq ft	840.8 sq ft	
				PDU-lower	828.80 sq ft	182.30 sq ft	
				AADU - lower	-	546.5 sq ft	
				DADU	-	325.6 sq ft	
				Garage	400.0 sq ft	400.0 sq ft	
				Garage loft	325.6 sq ft	-	
				Total	3318.0 sq ft	3318.0 sq ft	
	Principal Building Setbacks						
414.13	Front yard	3.05 m	10.0 ft		14.0 ft	no changes	CD zone - proposed to have same front, rear and sie yard restrictions as RT-2D
414.15	Interior side yard	2.13 m	7.0 ft		8.0 ft	no changes	
	total of subject property and neighbouring property						
	subject property	1.065 m	3.5 ft		4.0 ft	no changes	
414.14	Rear yard	7.62 m	25.0 ft		28.5 ft	no changes	
414.1	**Detached Accessory**						CD zone - proposed regulations to be the same as RT-2D for Detached Accessory
	Maximum Height	2 storeys (1 within roof)		2 storeys (1 within roof)			
		4.57 m	15.0 ft				
	Maximum site coverage	37.16 m^2	400 sq ft	400 sq ft		no changes	Detached Accessory proposed to allow DADU
	Min distance from Principal	3.05 m	10 ft	29.6 ft		no changes	
414.11	**Attached Accessory**						CD zone - proposed regulations to be the same as RT-2D for Attached Accessory Potental addition of rear deck off of Principal Dwelling Unit requested to be accomodated
	Maximum Height	4.57 m	15 ft			no changes	
	Site coverage	10% of site area					
		38.40 m^2	413.30 sq ft	front porch	120.0 sq ft	no changes	
				rear porch	55.0 sq ft	no changes	
				loft entry	9.0 sq ft	no changes	
				unused allowance	229.3 sq ft	no changes	
	Parking						
150.7	Parking	1 stall		stalls - garage	2	no changes	CD zone - proposed regulations ot require (2) stalls for the total of (3) proposed dwelling units
				stalls - surface tadem	2		

Note: * all data of existing conditions was gathered from orignal drawings supplied by Eric Pattison (under Decosse Pattison Architects) and has not been incependantly confirmed.
* City of New Westminster to provide feedback of any and all additional regualtions / restrictions that should be considered during potential re-zoning application process

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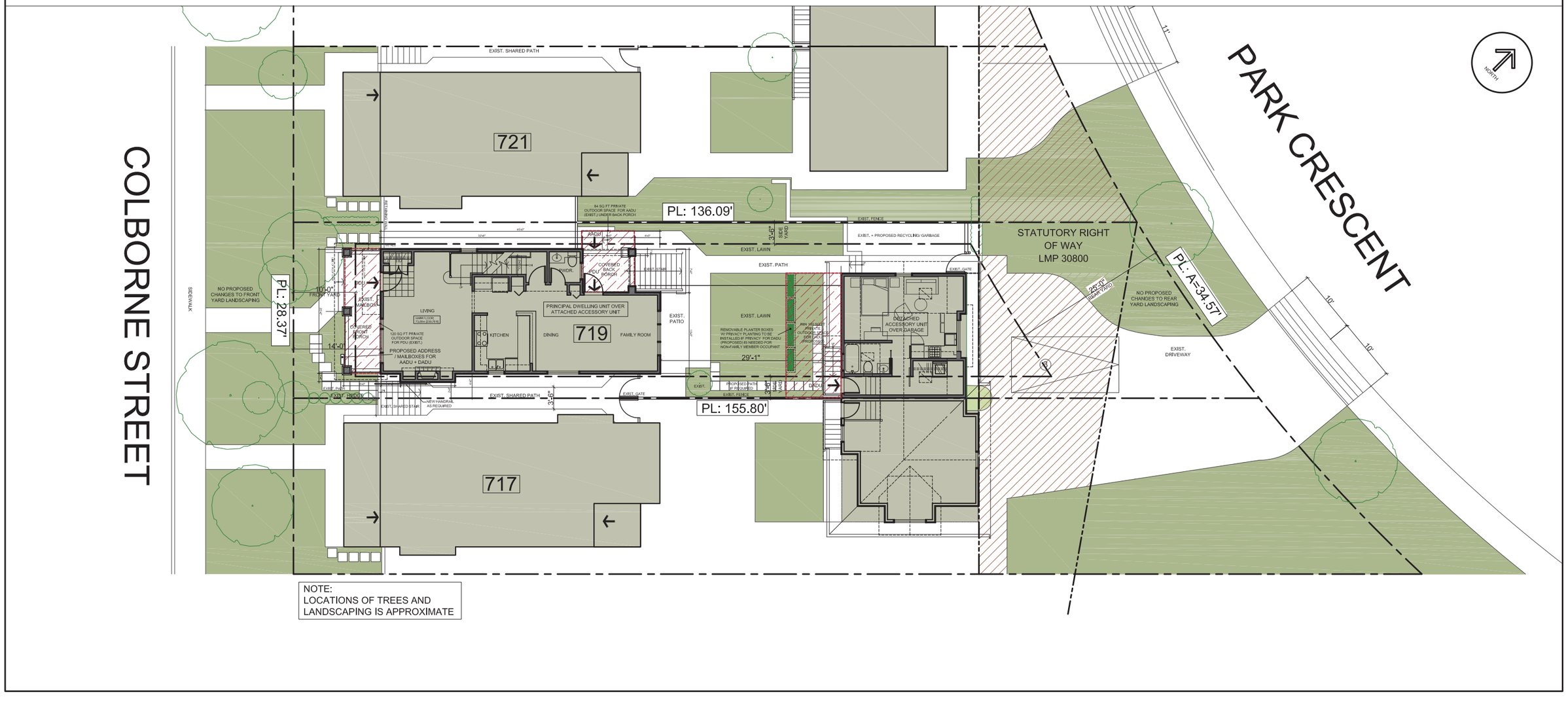
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Scale	Date	Dwn	Chkd
NTS	19.07.02	--	--

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ZONING DATA
PLANNING STUDY: RE-ZONING TO CD-#



NOTE:
LOCATIONS OF TREES AND LANDSCAPING IS APPROXIMATE

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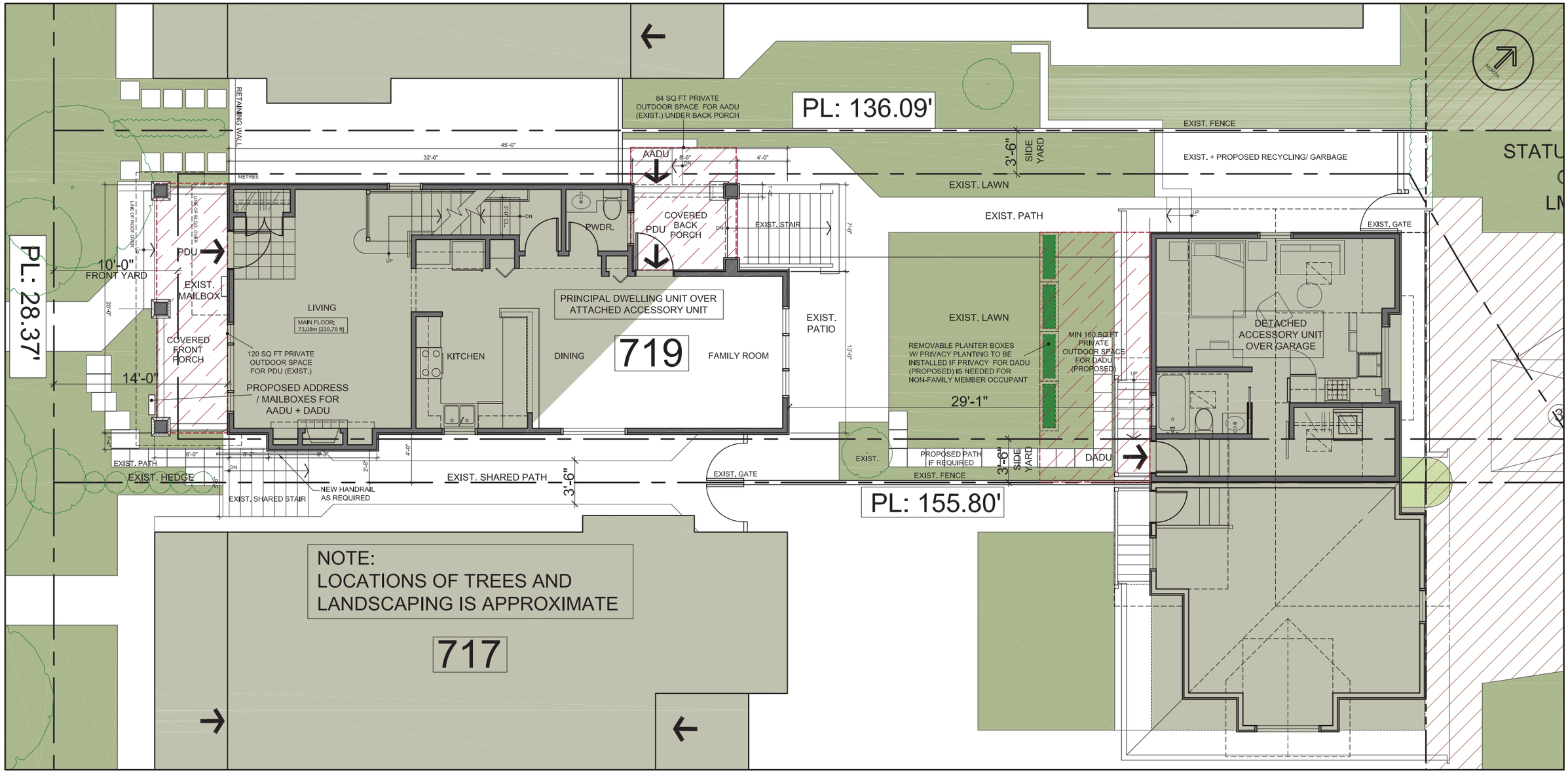
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project	File
1813	Planning Study: RE-ZONING TO CD-#

Scale	Date	Dwn	Chkd
1/16" = 1'-0"	19.07.02	--	--

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PROPOSED SITE PLAN
PLANNING STUDY: RE-ZONING TO CD-#



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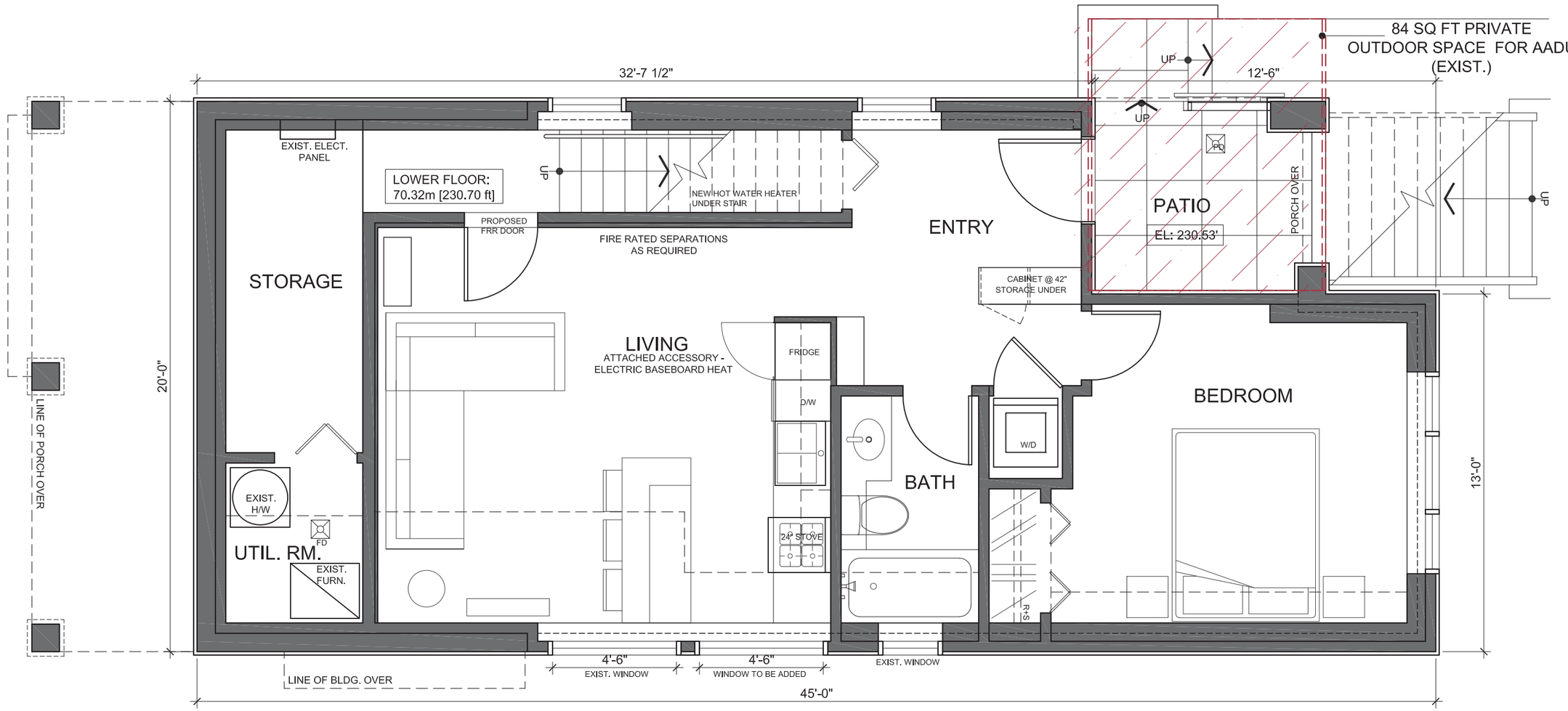
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HUNTER RESIDENCE
719 COLBORNE STREET
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Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale 1/8" = 1'-0"	Date 19.07.02	Dwn --	Chkd --

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PROPOSED SITE PLAN - PARTIAL
PLANNING STUDY: RE-ZONING TO CD-#



ATTACHED ACCESSORY SUITE CONCEPT PLAN

LOWER LEVEL OF PRINCIPAL BUILDING

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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HUNTER RESIDENCE
719 COLBORNE STREET
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Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale 1/4" = 1'-0"	Date 19.07.02	Dwn --	Chkd --

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PROPOSED ATTACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#

EXISTING CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

DISTANCE TO PL: 4'-0" / 1.21 m

AREA OF EXPOSED BUILDING FACE :	1109 sq ft	105.0 m^2
GLAZED OPENINGS:	57.0 sq ft	5.3 m^2

PERCENTAGE OF GLAZED OPENINGS: 5.1%

PERCENTAGE OF GLAZED OPENINGS:
ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4): 7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS

PROPOSED CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

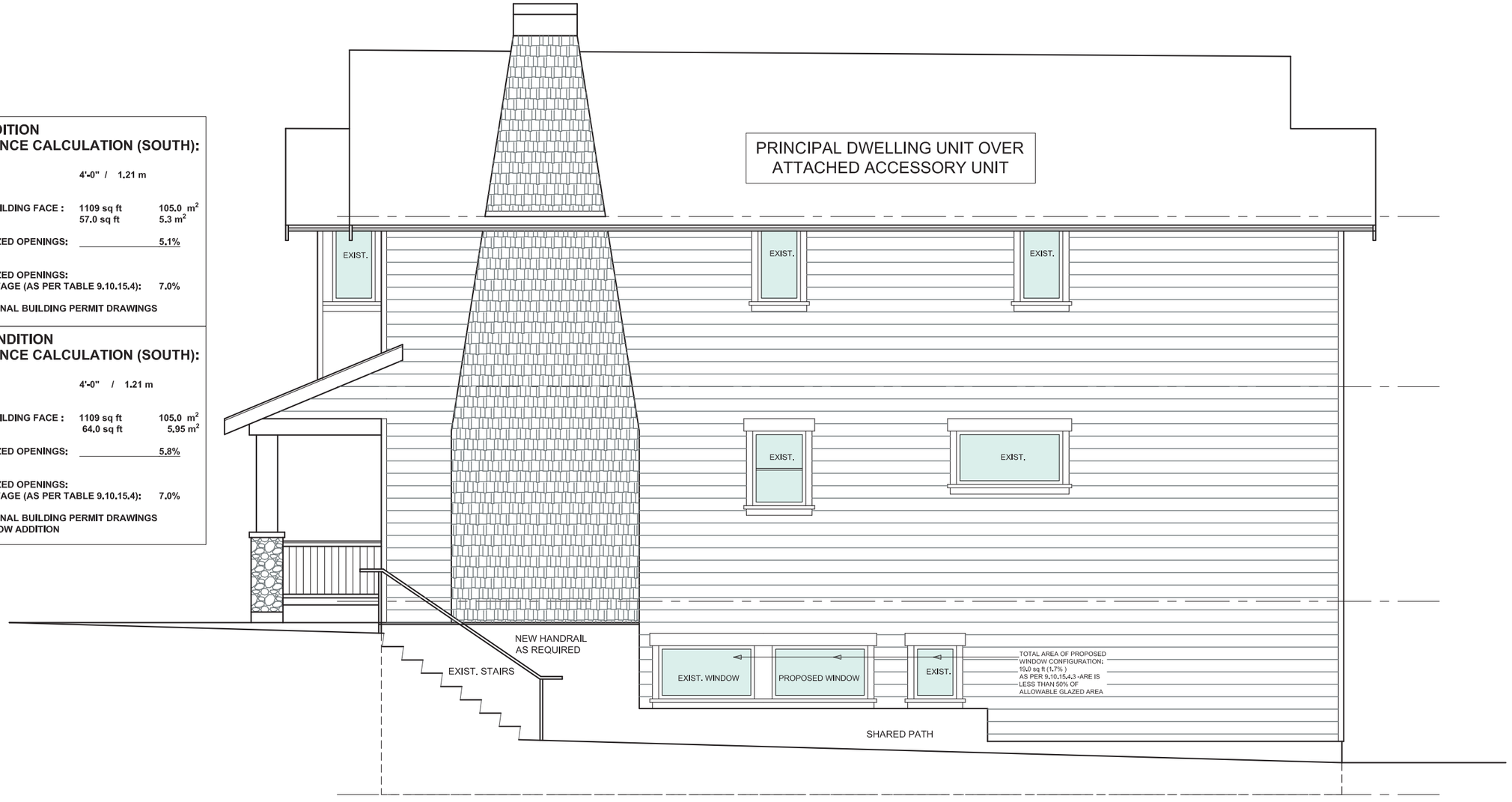
MIN DISTANCE TO PL: 4'-0" / 1.21 m

AREA OF EXPOSED BUILDING FACE :	1109 sq ft	105.0 m^2
GLAZED OPENINGS:	64.0 sq ft	5.95 m^2

PERCENTAGE OF GLAZED OPENINGS: 5.8%

PERCENTAGE OF GLAZED OPENINGS:
ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4): 7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS
AND PROPOSED WINDOW ADDITION



SOUTH ELEVATION
PRINCIPAL DWELLING UNIT + ATTACHED ACCESSORY DWELLING UNIT

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REVISION - 00

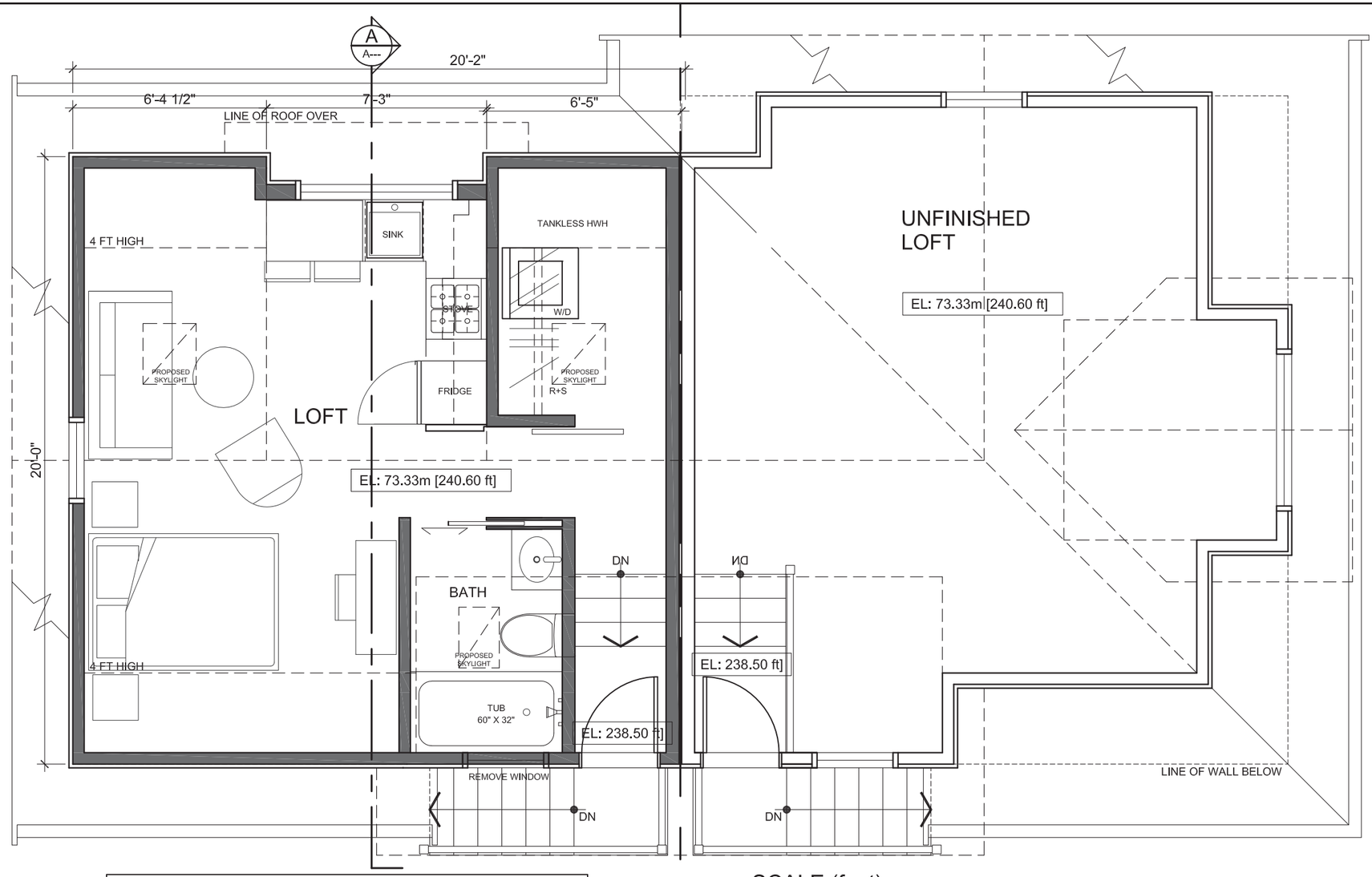
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HUNTER RESIDENCE
719 COLBORNE STREET
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Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale 3/16" = 1'-0"	Date 19.07.02	Dwn --	Chkd --

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PROPOSED SOUTH ELEVATION
PLANNING STUDY: RE-ZONING TO CD-#



DETACHED ACCESSORY SUITE: CONCEPT PLAN

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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HUNTER RESIDENCE
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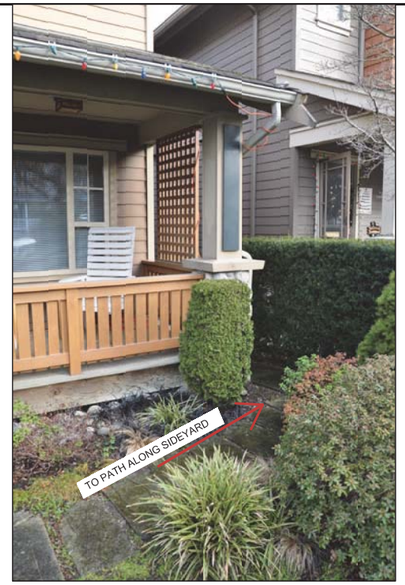
Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale 1/4" = 1'-0"	Date 19.07.02	Dwn --	Chkd --

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PROPOSED DETACHED ACCESSORY DWELLING UNIT
PLANNING STUDY: RE-ZONING TO CD-#



FROM COLBORNE STREET



FROM FRONT YARD



FROM SOUTH SIDE YARD



FROM SOUTH SIDE YARD



FROM BACK YARD



FROM BACK YARD



FROM BACK YARD

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A-08

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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn --	Chkd --

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SITE PHOTOS 1
PLANNING STUDY: RE-ZONING TO CD-#



FROM REAR YARD



FROM REAR YARD



FROM CRESCENT PARK

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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn --	Chkd --

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SITE PHOTOS 2

PLANNING STUDY: RE-ZONING TO CD-#

Corporation of the City of
NEW WESTMINSTER

Attachment 4

Pre-Application Review

Staff Report to LUPC

(April 8, 2019)

Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	4/8/2019
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	PAR01343
		Item #:	20/2019

Subject: **719 Colborne Street: Rezoning of RT-2D Property to Allow for Addition of a Secondary Suite and Detached Accessory Dwelling Unit - Preliminary Application Review**

RECOMMENDATION

THAT *the Land Use and Planning Committee provide preliminary feedback on the proposal, including on the questions outlined in Section 9 of this report, and instruct staff to include that and other feedback from staff in the pre-application review letter to the applicant.*

EXECUTIVE SUMMARY

The applicant has submitted a Pre-Application Review (PAR) to rezone 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the conversion of the lower level of the principal dwelling into a secondary suite.

Staff is seeking general feedback regarding the proposal from the Land Use and Planning Committee (LUPC), as well as specific feedback regarding:

- Inclusion of two additional dwelling units on a compact lot
- Proposed size of secondary suite
- Required private outdoor space for the rental units
- Parking requirements

1. PURPOSE

The purpose of this report is to seek preliminary feedback from the LUPC on the Pre-Application Review for the subject site.

2. POLICY AND REGULATIONS

2.1 Official Community Plan

The subject properties are designated (RGO) Residential Ground Oriented 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.*
>
> *Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.*
>
> *Maximum Density: Low density multiple unit residential.*

The proposal is consistent with the Official Community Plan (OCP) land use designation and no OCP amendment would be required.

2.2 Development Permit Area

The subject property is located within the Mainland Ground Oriented Housing DPA (DPA1.2) which is intended to ensure the design is complementary to surrounding housing and to encourage innovative infill housing. A Minor Development Permit would be required for the proposed development in order to review the private open space for the rental units, as well as any exterior upgrades and changes, and landscaping elements, should they be proposed.

2.3 Zoning Bylaw

The subject property is currently zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D). The intent of this zone is to "to allow single family residential development on compact lots." The applicant is proposing to rezone to a Comprehensive Development (CD) District with the RT-2D zone as a reference base. The RT-2D zone allows for a second story to be constructed within the roofline of the detached accessory building to maximum height of 15 feet (4.57 metres) measured from the finished floor of the building.

3. BACKGROUND

3.1 Site Characteristics and Context

The subject property fronts Colborne Street and backs onto Park Crescent and Terry Hughes Park, in the Glenbrooke North neighbourhood. The site is approximately 384 sq. m. (4,133 sq.ft.) and contains an existing single detached dwelling with a detached two car garage with habitable space above as shown in Attachment 4. The house was constructed in 2001.

The subject property is primarily surrounded by Single-Detached Dwellings zoned RS-1 or RT-2D, with one low-rise apartment zoned RM-5A located at the corner of Colborne Street and Seventh Avenue. The adjacent properties to the north west of the subject site have the same configuration, with habitable space above the detached garage.

4. PROJECT DESCRIPTION

4.1 Project Description

The applicant has submitted a Pre-Application Review (PAR) to rezone 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the conversion of the lower level of the principal dwelling into a secondary suite. The proposed development would retain the current dwelling and accessory structures on the site without any changes to the exterior, the existing 0.617 FSR or the two off-street parking spaces within the detached garage. A rezoning to a Comprehensive Development zone would be required in order to permit the two additional accessory dwelling units being proposed. The applicant's Letter of Intent and preliminary drawings are included in this report as Attachments 2 and 3.

4.2 Project Statistics

	Permitted / Required Under RT-2D Zoning	**Current/Proposed**
Site Area (gross)	3,000 sq.ft. (278.70 sq.m.)	4,133 sq.ft. (384 sq.m.)
Site Frontage	No less than 10% of perimeter	8.65m (28.38ft) or 8.00% of perimeter*
Setbacks		
Front Yard	10 feet (3.05m depth)	14.00 ft.
Rear Yard	Not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres)	51.60 ft. (15.72m) or 35% of site depth
Side Yard	Total of both side yards must not be less than 7 feet (2.13 metres)	8.40 ft. (2.55m) total
Site Coverage	35% (for buildings with two habitable levels above grade)	22.11%
	15% of site area for Detached accessory building	10.65% (440 sq. ft.)
Building Height	Principal Building (27 feet)	26.92 ft.
	Not to exceed two storeys or a height of 15 feet for Detached accessory buildings.	14.20 ft., 2 storeys
Off-Street Parking	1 (current use) 3 (proposed use)	2 spaces

*This may have been approved as part of a variance or development permit for the original project, which would be confirmed through review of a formal application.

5. DISCUSSION

5.1 Additional Accessory Dwelling Units

Currently the RT-2D zone does not permit secondary suites or detached accessory dwelling units. Consideration of their addition to the subject site is considered reasonable given that:

1. The size of the subject site (4,133 sq. /383.96 sq.m.) is consistent with the minimum lot size of the RS-5 Single Detached Residential Districts (Small Lots) zone (4,000 sq. ft. /371.61sq.m.). The RS-5 zone permits a laneway house as well as a secondary suite.

2. The proposed units would be constructed within the existing principle and accessory buildings with no added massing.

3. The proposed project increases housing choice in the neighbourhood by adding two additional units to the neighbourhood, which is consistent with the intent of the Residential Ground Oriented designation that encourages a mix of ground-oriented infill housing options.

Does the LUPC support that staff work with the applicant to bring forward a rezoning application to permit the addition of two dwelling units provided the proposal is consistent with relevant design guidelines for liveability?

5.2 Size of Detached Accessory Unit

The current application states that the proposed detached accessory dwelling unit is to be 325.6 sq.ft. (30.25 sq.m.), but the minimum size for a secondary suite is 350 sq.ft. (32.52 sq.m.), or 7% smaller than permitted. Given the proposed unit would be close to the permitted size, and the proposal would not add any additional floor space to the existing building, the proposal is considered reasonable.

Does the LUPC support that staff work with the applicant to bring forward a formal rezoning application including the proposed smaller than permitted rental unit?

5.3 Private Open Space

All detached accessory dwelling units under the Laneway and Carriage House Design Guidelines are expected to have 160 square feet (14.86 sq.m.) of private open space, and 80 square feet (7.43 sq.m.) of private open space is required for secondary suites. The proposal currently indicates only 80 sq.ft. (7.43 sq.m.) total of private open space, which would be allocated to the detached accessory dwelling unit, which would need to be addressed in a formal application. The location, functionality, and aesthetics of required outdoor space for the proposed development would be evaluated as part of subsequent formal applications.

Does the LUPC support that staff advise the applicant they should include the required outdoor space for both rental units as part of a formal rezoning application?

5.4 Off-Street Parking and Site Access

Generally the Zoning Bylaw requires two parking spaces for properties with a laneway/carriage house and secondary suite. The RT-2D zone would require three parking spaces for the three dwelling units. It would be considered reasonable from a Zoning Bylaw perspective to allow the proposed two parking spaces; however this would have to be reviewed and approved by the Transportation Division as part of a formal application.

Does the LUPC support that staff work with the applicant to bring forward a formal rezoning application with two parking spaces, subject to further review by staff?

5.5 Development Permit Guidelines

A Minor Development Permit would be required to ensure the private open space and other aspects of the rental units meet liveability expectations, and should other external changes to the property be proposed. The application would be evaluated against the Laneway and Carriage House Development Permit Guidelines and the Design Standards and Guidelines for Houses with Secondary Suites, and possibly the Residential Infill Townhouse Guidelines, as appropriate.

5.6 Tree Protection and Replacement

There are some off-site trees at 719 Colborne Street that would require an Arborist Report and Tree Permit Application as part of a formal zoning application. Staff would work with the applicant to retain as many healthy trees as possible and ensure compliance with Tree Protection Bylaw requirements.

6. CONSULTATION

Following the PAR stage, should the proponents decide to submit a formal application, they would be required to undertake public consultation as part of the Rezoning application process. Consultation includes a presentation to the Glenbrooke North Residents Association, a community open house, a presentation to the Advisory Planning Commission and other City committees as required, and a public hearing.

7. REVIEW PROCESS

Feedback from the LUPC and staff will be incorporated into a PAR letter that would be forwarded to the applicant. Should the proponents decide to submit a formal application, the proposed project will be reviewed in accordance with the City's Rezoning application review process.

8. INTERDEPARTMENTAL LIAISON

This PAR inquiry has been circulated to the Engineering, Development Services, Fire, Parks and Recreation, and Electrical Departments for review and comment. The City has a project team-based approach for reviewing development applications. A staff-led project team has conducted an initial review of the proposal and will continue with a more detailed review if the proponents proceed with submitting formal applications.

9. FEEDBACK FROM LAND USE AND PLANNING COMMITTEE (LUPC)

Staff is seeking general feedback from the LUPC on the proposal, as well as comments specifically on the following:

1. *That staff work with the applicant to bring forward a rezoning application to permit the addition of two dwelling units provided the proposal is consistent with relevant design guidelines for liveability?*

2. *That staff work with the applicant to bring forward a formal rezoning application the proposed smaller than permitted rental unit?*

3. *That staff advise the applicant they should include the required outdoor space for both rental units as part of a formal rezoning application?*

4. *That staff work with the applicant to bring forward a formal rezoning application with two parking spaces, subject to further review by staff?*

10. OPTIONS

The following options are offered for consideration of the LUPC:

1. That the Land Use and Planning Committee provide preliminary feedback on the proposal, including on the questions outlined in Section 9 of this report, and instruct staff to include that and other feedback from staff in the pre-application review letter to the applicant.

2. That the Land Use and Planning Committee provide staff with alternative feedback.

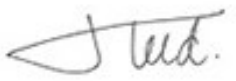
Staff recommends Option 1.

ATTACHMENTS

Attachment 1: Site Context Map
Attachment 2: Applicant's Letter of Intent
Attachment 3: Preliminary Plans
Attachment 4: Photo of existing detached accessory building

This report has been prepared by:
Cameron Barker, Planning Assistant

This report was reviewed by:
Jackie Teed, Manager of Planning



For:
Emilie K Adin, MCIP
Director of Development Services

Corporation of the City of
NEW WESTMINSTER

REPORT
Land Use and Planning Committee

To:	Mayor Coté and Members of Council	**Date**:	9/9/2019
From:	Land Use and Planning Committee	**File**:	REZ00186
		Item #:	338/2019

Subject: **719 Colborne Street: Rezoning for Secondary Suite and Detached Accessory Dwelling Unit - Preliminary Report**

RECOMMENDATION

THAT *Council direct staff to process the Rezoning and Minor Development Permit applications as outlined in this report.*

EXECUTIVE SUMMARY

A Rezoning and Minor Development Permit application have been received to rezone the subject property from RT-2D to a CD zone for the inclusion of a secondary suite and detached accessory dwelling unit. The lot currently contains a single detached dwelling with a detached two car garage with habitable space above. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the conversion of the lower level of the principal dwelling into a secondary suite.

COMMENTS AND ANALYSIS

At its meeting held on August 26, 2019, the Land Use and Planning Committee (LUPC) considered the staff report included as **Attachment 1** and referred a question regarding on-site parking to staff. The LUPC then passed the following motion regarding the project:

THAT *the Land Use and Planning Committee recommend that staff process the Rezoning and Development Permit applications as outlined in this report;*

OPTIONS

The Land Use and Planning Committee presents the following options for Council's consideration:

1. ***THAT*** *Council direct staff to process the Rezoning and Minor Development Permit applications as outlined in this report.*

2. ***THAT*** *Council provide staff with alternative feedback.*

The Land Use and Planning Committee recommends Option 1.

ATTACHMENTS

Attachment 1: Report to LUPC dated August 26, 2019

This report has been prepared by:
Cameron Barker, Planning Assistant

This report was reviewed by:
Rupinder Basi, Supervisor of Development Planning

Submitted on Behalf of the Land Use and Planning Committee

Emilie K Adin, MCIP
Director of Development Services

Approved for Presentation to Council

Lisa Spitale
Chief Administrative Officer

Corporation of the City of
NEW WESTMINSTER

Attachment *1*

Report to LUPC dated August 26, 2019

Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	8/26/2019
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	REZ00186
		Item #:	44/2019

Subject: **719 Colborne Street: Rezoning and Minor Development Permit Applications for a Secondary Suite and Detached Accessory Dwelling Unit in the RT-2D Zone - Preliminary Report**

RECOMMENDATION

THAT *the Land Use and Planning Committee recommend that staff process the Rezoning and Minor Development Permit applications as outlined in this report.*

EXECUTIVE SUMMARY

Rezoning and Minor Development Permit applications have been received to facilitate the installation of a secondary suite within the existing principal building as well as a detached accessory dwelling unit in an existing detached structure. The applicant previously submitted a Pre-Application Review (PAR) inquiry for this proposal, which was reviewed by the Land Use and Planning Committee (LUPC) on April 8, 2019. The feedback from the LUPC meeting has been incorporated into the proposal.

1. PURPOSE

The purpose of this report is to provide the LUPC with preliminary information on the proposed development and to seek LUPC support in the application review process outlined in this report.

2. POLICY AND REGULATIONS

2.1 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.

2.2 Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Applications for detached accessory dwelling units must comply with the Laneway and Carriage House Residential Development Permit Area Guidelines. A Minor Development Permit is required for the proposed development, which will be reviewed concurrently with this Rezoning application.

2.3 Zoning Bylaw

The subject properties are currently zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D) which allows one principal unit and a two storey detached accessory structure on compact lot. As the RT-2D zoning only allows a single principal unit a rezoning to a Comprehensive Development (CD) would be required for the addition of two accessory dwelling units.

3. BACKGROUND

3.1 Pre-Application Review

The applicant previously submitted a Pre-Application Review (PAR) inquiry for the proposed project, which was reviewed by the LUPC on April 8, 2019 (See **Attachment 4**). The LUPC was generally supportive of the project and provided the following comments:

- Tree protection barriers will be required for areas that are impacted by construction;
- Open space requirements will need to be resolved in the formal application for both the detached accessory dwelling unit and the secondary suite;
- Unit size and parking requirements appear to be reasonable;
- The creation of two additional forms of housing for the neighbourhood is a net positive for increased housing options.

The applicant made some minor landscape revisions to the proposal with the formal Rezoning application. These revisions are further discussed in Section 5 below.

3.2 Site Characteristics and Context

The subject site is located in the Glenbrooke North neighbourhood and is double fronting, being bound on the north east side by Park Crescent and on the south west side by Colborne Street. The property is large for a compact lot and has a total area of 384 square metres (4,133 square feet). The lot currently contains a single detached dwelling with a detached two car garage with habitable space above as shown in **Attachment 3**. The house was constructed in 2001.

The subject property is primarily surrounded by Single-Detached Dwellings zoned RS-1 or RT-2D, with one low-rise apartment zoned RM-5A located at the corner of Colborne Street and Seventh Avenue. The adjacent properties to the north west of the subject site have the same configuration, with habitable space above the detached garage.

4. PROJECT DESCRIPTION

4.1 Project Description

The applicant has submitted a Rezoning and Development Permit applications for 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the

conversion of the lower level of the principal dwelling into a secondary suite. The proposed development would retain the current dwelling and accessory structures on the site without any changes to the building exteriors, to the existing 0.617 FSR or to the two off-street parking spaces within the detached garage. A rezoning to a Comprehensive Development zone would be required in order to permit the two additional accessory dwelling units being proposed. The applicant's Letter of Intent is attached to this report as **Attachment 2**.

4.2 Project Statistics:

	Permitted / Required Under RT-2D Zoning	**Current/Proposed**
Site Area (gross)	3,000 sq.ft. (278.70 sq.m.)	4,133 sq.ft. (384 sq. m.)
Site Frontage	No less than 10% of perimeter	8.65 m (28.38ft) or 8% of perimeter (existing non-conforming)
Setbacks Front Yard Rear Yard Side Yard	 10 feet (3.05 metre depth) Not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres) Total of both side yards must not be less than 7 feet (2.13 metres)	 14.00 ft. 28.5 ft. (8.68m) or 18% of site depth (existing non-conforming) 8.40 ft. total
Site Coverage Maximum	35% (for buildings with two habitable levels above grade) 15% of site area for Detached accessory building	22.2% 9.6% (400 sq. ft.)
Building Height Maximum	Principal Building (27 feet) Not to exceed two storeys or a height of 15 feet for Detached accessory buildings.	26.92 ft. 14.20 ft., 2 storeys
Off-Street Parking	3 spaces	2 spaces (variance required)
Detached Accessory Unit Size	350 square feet minimum	325.6 sq. ft. (variance required)

5. DISCUSSION

5.1 Additional Accessory Dwelling Units

Currently the RT-2D zone does not permit secondary suites or detached accessory dwelling units. Consideration of their addition to the subject site is considered reasonable given that:

1. The size of the subject site (4,133 sq. /383.96 sq.m.) is large for RT-2D lots and consistent with the minimum lot size of the RS-5 Single Detached Residential Districts (Small Lots) zone (4,000 sq. ft. /371.61sq.m.). The RS-5 zone permits a laneway house as well as a secondary suite.

2. The proposed units would be constructed within the existing principal and accessory buildings with no added massing.

3. The proposed project increases housing choice in the neighbourhood by adding two additional units to the neighbourhood, which is consistent with the intent of the Residential Ground Oriented designation that encourages a mix of ground-oriented infill housing options.

5.2 Size of Detached Accessory Unit

The current application states that the proposed detached accessory dwelling unit is to be 30.25 square metres (325.6 square feet.), but the minimum size for a secondary suite is 32.52 square metres (350 square feet.), or 7% smaller than permitted. Given the proposed unit would be close to the permitted size, and the proposal would not add any additional floor space to the existing building, the proposal is considered reasonable.

5.3 Off-Street Parking

Generally the Zoning Bylaw requires two parking spaces for properties with a laneway/carriage house and secondary suite. The RT-2D zone would require three parking spaces for the three dwelling units. It would be considered reasonable from a Zoning Bylaw perspective to allow the proposed two parking spaces; however this would have to be reviewed and approved by the Transportation Division as part of the application review process.

5.4 Private Open Space Requirements

All detached accessory dwelling units under the Laneway and Carriage House Design Guidelines are expected to include 160 square feet (14.86 square metres) of private open space, and 80 square feet (7.43 square metres) of private open space is required for secondary suites. The proposal currently indicates 160 square feet (14.86 square metres) of

private open space, allocated to the detached accessory dwelling unit, and 80 square feet (7.43 square metres) allocated to the secondary suite, meeting the requirements for open space. The required outdoor space was altered from the Pre-Application submission to include small planters that separate the detached accessory dwelling unit's outdoor space from the principal dwelling's outdoor space. This creates a clear separation between uses and enhances the privacy of the new detached accessory dwelling unit.

5.5 Development Permit Guidelines

A Minor Development Permit would be required to ensure the landscaping, private open space and other aspects of the rental units meet liveability expectations. The application would be evaluated against the general principles in the Laneway and Carriage House Development Permit Guidelines, Residential Infill Townhouse Guidelines and the Design Standards and Guidelines for Houses with Secondary Suites, as appropriate.

5.6 Tree Protection and Replacement

There are off-site trees at 719 Colborne Street that require an Arborist Report and Tree Permit Application as part of this application. These off-site trees will require protection and tree securities. As there are no changes to the building envelope, no trees have been proposed to be removed.

6. CONSULTATION

The applicant will be required to undertake public consultation as part of the Rezoning and Development Permit application process. Consultation includes a presentation to the Glenbrooke North Residents Association, an applicant-led Public Open House, presentations to the Advisory Planning Commission, and a Public Hearing.

7. REVIEW PROCESS

The anticipated next steps in the application review process include:

1. Preliminary report to the LUPC (**currently here**);
2. Preliminary information report to Council; (September 9, 2019)
3. Presentation to the Glenbrooke North Residents Association
4. Applicant-led Public Open House;
5. Review by the Advisory Planning Commission;
6. Report to the LUPC on consultation outcome and to recommend Council consideration of First and Second Readings of proposed Zoning Amendment Bylaw;
7. LUPC report to Council for consideration of First and Second Readings of proposed Zoning Amendment Bylaw and to schedule a Public Hearing;

8. Public Hearing and Council consideration of Third Reading of proposed Zoning Amendment Bylaw;
9. Council consideration of Final Reading and Adoption of proposed Zoning Amendment Bylaw; and
10. Director of Development Services issues Minor Development Permit.

8. INTERDEPARTMENTAL LIAISON

The City has now initiated a project-based team approach for reviewing development applications. A staff-led project team has been assigned to review this proposed project.

9. OPTIONS

The following options are offered for the LUPC's consideration:

1. That the Land Use and Planning Committee recommend that staff process the Rezoning and Development Permit applications as outlined in this report; and

2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends option 1.

ATTACHMENTS

Attachment 1: Site Context Map
Attachment 2: Applicant Rationale Letter
Attachment 3: Architectural and Landscape Drawings
Attachment 4: Pre-Application Review Staff Report to LUPC (April 8, 2019)

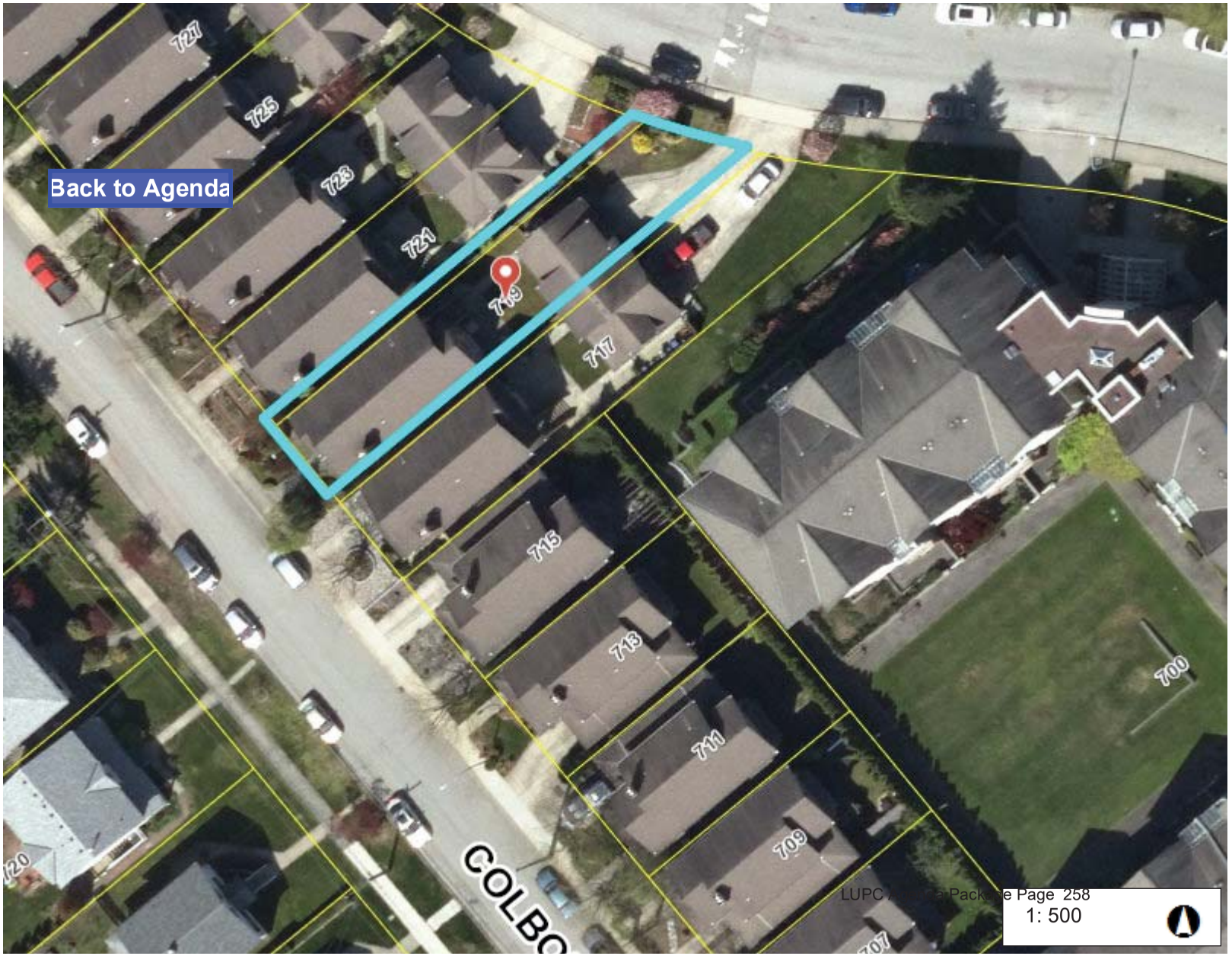
This report has been prepared by:
Cameron Barker, Planning Assistant

Emilie K Adin, MCIP
Director of Development Services

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Attachment 2

Site Context Map


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Corporation of the City of
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Attachment 3

Applicant's Rationale

Letter

DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)

PROPOSED ZONING: CD - #

THE PROPOSED RE-ZONING OF THE SUBJECT PROPERTY IS TO ALLOW THE CONVERSION OF THE EXISTING BUILDINGS INTO A USE COMBINATION NOT PERMITTED UNDER THE CURRENT RT-2D ZONE.

THE OWNER WOULD LIKE TO CONVERT THE EXISTING *SINGLE DETACHED DWELLING* AND DETACHED TWO-CAR GARAGE / LOFT INTO THREE (3) DWELLING UNITS AND A TWO-CAR GARAGE. THE UNIT MIX WOULD CONSIST OF A PRINCIPAL DWELLING UNIT, ONE (1) ATTACHED ACCESSORY DWELLING UNIT, AND ONE (1) DETACHED ACCESSORY DWELLING UNIT OVER A TWO-CAR GARAGE. THE PROPERTY WOULD REMAIN A FEE SIMPLE LOT, WITH NO SUBDIVISION OR STRATIFICATION PROPOSED.

THE PRINCIPAL DWELLING UNIT WOULD OCCUPY THE UPPER, MAIN AND A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 1945.9 SQ FT.

THE ATTACHED ACCESSORY DWELLING UNIT WOULD OCCUPY A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 646.5 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD BE AT THE REAR OF THE EXISTING *SINGLE DETACHED DWELLING*. A MINIMUM OF 80 SQ FT OF OUTDOOR HARD SURFACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *SECONDARY SUITE DESIGN STANDARDS.*

THE DETACHED ACCESSORY DWELLING UNIT WOULD OCCUPY THE 'LOFT' SPACE OVER THE EXISTING GARAGE. ITS APPROXIMATE GROSS AREA WOULD BE 325.6 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD REMAIN UNCHANGED, FACING THE PRINCIPAL DWELLING UNIT/REAR YARD. A MINIMUM OF 160 SQ FT OF PRIVATE OPEN SPACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *LANEWAY AND CARRIAGE HOUSES DEVELOPMENT PERMIT GUIDELINES.*

BOTH ACCESSORY DWELLING UNITS WOULD BE ACCESSIBLE FROM COLBORNE STREET VIA AN EXISTING SHARED APPROX. 3'-6" WIDE PATH LOCATED IN THE SOUTH SIDE YARD. AS WELL, ACCESS TO THE GARAGE, REAR YARD PARKING, AND TO PARK CRESCENT ARE CURRENTLY PROVIDED AND NO CHANGES ARE PROPOSED. THE PROPERTY'S UNIQUE SITING WOULD ALLOW ALL THREE UNITS TO HAVE EASY ACCESS TO BOTH COLBORNE STREET AND PARK CRESCENT. THE GENEROUS REAR YARD EASILY FACILITATES THE PROVISION OF PRIVATE OUTDOOR SPACE TO EACH DWELLING UNIT.

THIS PROPOSAL MEETS MANY OF THE CITY'S LONG TERM HOUSING AND DENSITY AIMS. THIS PROPOSAL IS COMPATIBLE WITH BOTH THE CURRENT AND PROPOSED OCP LAND USE DESIGNATIONS FOR THE PROPERTY. THE *RESIDENTIAL-GROUND ORIENTED INFILL HOUSING* DESIGNATION WHICH AIMS TO ALLOW A MIX OF GROUND-ORIENTED INFILL HOUSING OPTIONS COMPLIMENTARY TO THE EXISTING NEIGHBOURHOOD CHARACTER ENCOMPASSES THE PROPOSED SCOPE AND CHARACTER OF THIS PROJECT. THIS PROPOSAL WOULD TRANSFORM A *SINGLE DETACHED DWELLING* INTO THREE (3) RESIDENTIAL UNITS OF VARYING SIZES, ALL BEING ACCOMMODATED WITHIN THE ENVELOPE OF EXISTING BUILDINGS. THE IMPACT TO NEIGHBOURS WOULD BE MINIMAL, AS THE MAJORITY OF THE ALTERATIONS PROPOSED ARE INTERIOR IN NATURE.

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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn –	Chkd –

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PROPOSED PROJECT DESCRIPTION
PLANNING STUDY: RE-ZONING TO CD-#

Corporation of the City of
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Attachment 4

Architectural and Landscape Drawings

CD- # Re-zoning Scenario 2019.01.19

Existing Site Data:

site area		393.97 m^2	4133.6 sq. ft.
site width	min	8.65 m	28.37 ft.
site frontage width		8.65 m	28.37 ft.
site depth	min	41.48 m	136.08 ft.
site depth	max	47.49 m	155.86 ft.

Note:
areas and property dimensions are approximate

Uses		Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
414.3	Single Detached	yes	-	yes	CD zone proposed to allow for additional uses than those allowed under the RT-2D zone
414.4	Duplex	yes	-	yes	
414.5	Single Detached	yes	yes	yes	
	Principal Dwelling Unit (PDU)		-	(1) proposed	
419.10	Detached Accessory	yes	yes	yes	
419.11	Attached Accessory	yes	yes	yes	
	Attached Accessory Dwelling Unit (AADU)	no	-	(1) proposed	
	Detached Accessory Dwelling Unit (DADU)	no	-	(1) proposed	

General Regulations

Reference		Regulation (RT-2D zone)		Existing Condition		Proposed (CD zone)	Notes
	datum elevation			elevation	256.11 ft	no changes	
414.12	**Building height**	8.23 m	26.92 ft.	height	26.92 ft.	no changes	CD zone - proposed to have same
	w/ site coverage under 30%			elevation	283.03 ft	no changes	building height restrictions as RT-2D
	elevation						
414.16	**Lot Coverage**						
	Lot Coverage	35 %			22.2 %	no changes	CD zone - proposed to have same
	when 2 storeys above datum	134.39 m^2	1446.6 sq. ft.				lot coverage allowances as RT-2D
	Lot Coverage	30 %					
	when 3 storeys above datum	115.19 m^2	1239.9 sq. ft.				
-	**Floor areas - gross**	no restrictions		PDU- upper	922.8 sq ft	922.8 sq ft	CD zone would need to allow for
				PDU-main	840.8 sq ft	840.8 sq ft	unit mix proposed, and proposed
				PDU-lower	828.80 sq ft	182.30 sq ft	areas of each unit type
				AADU - lower	-	646.5 sq ft	
				DADU	-	326.8 sq ft	
				Garage	400.0 sq ft	400.0 sq ft	
				Garage loft	325.6 sq ft	-	
				Total	3318.0 sq ft	3318.0 sq ft	
	Principal Building Setbacks						
414.13	Front yard	3.05 m	10.0 ft		14.0 ft	no changes	CD zone - proposed to have same
414.15	Interior side yard	2.13 m	7.0 ft		8.0 ft	no changes	front, rear and sie yard restrictions
	total of subject property and neighbouring property						as RT-2D
	subject property	1.065 m	3.5 ft		4.0 ft	no changes	
414.14	Rear yard	7.62 m	25.0 ft		28.5 ft	no changes	
414.1	**Detached Accessory**						CD zone - proposed
	Maximum Height	2 storeys (1 within roof)		2 storeys (1 within roof)			regulations to be the same as RT-2D
		4.57 m	15.0 ft				for Detached Accessory
	Maximum site coverage	37.16 m^2	400 sq ft	400 sq ft		no changes	Deached Accessory proposed to
	Min distance from Principal	3.05 m	10 ft	29.6 ft		no changes	allow DADU
414.11	**Attached Accessory**						
	Maximum Height	4.57 m	15 ft			no changes	CD zone - proposed
	Site coverage	10% of site area					regulations to be the same as RT-2D
		38.40 m^2	413.30 sq ft	front porch	123.0 sq ft	no changes	for Attached Accessory
				rear porch	55.0 sq ft	no changes	Potential addition of rear deck off
				loft entry	9.0 sq ft	no changes	of Principal Dwelling Unit
				unused allowance	229.3 sq ft	no changes	requested to be accomodated
	Parking						
150.7	Parking	1 stall		stalls - garage	2	no changes	CD zone - proposed
				stalls - surface tadem	2		regulations to require (2) stalls for
							the total of (3) proposed dwelling units

Note:
* all data of existing conditions was gathered from original drawings supplied by Eric Pattison (under Decosse Pattison Architects) and has not been independantly confirmed.
* City of New Westminster to provide feedback of any and all additional regualtions / restrictions that should be considered during potential re-zoning application process

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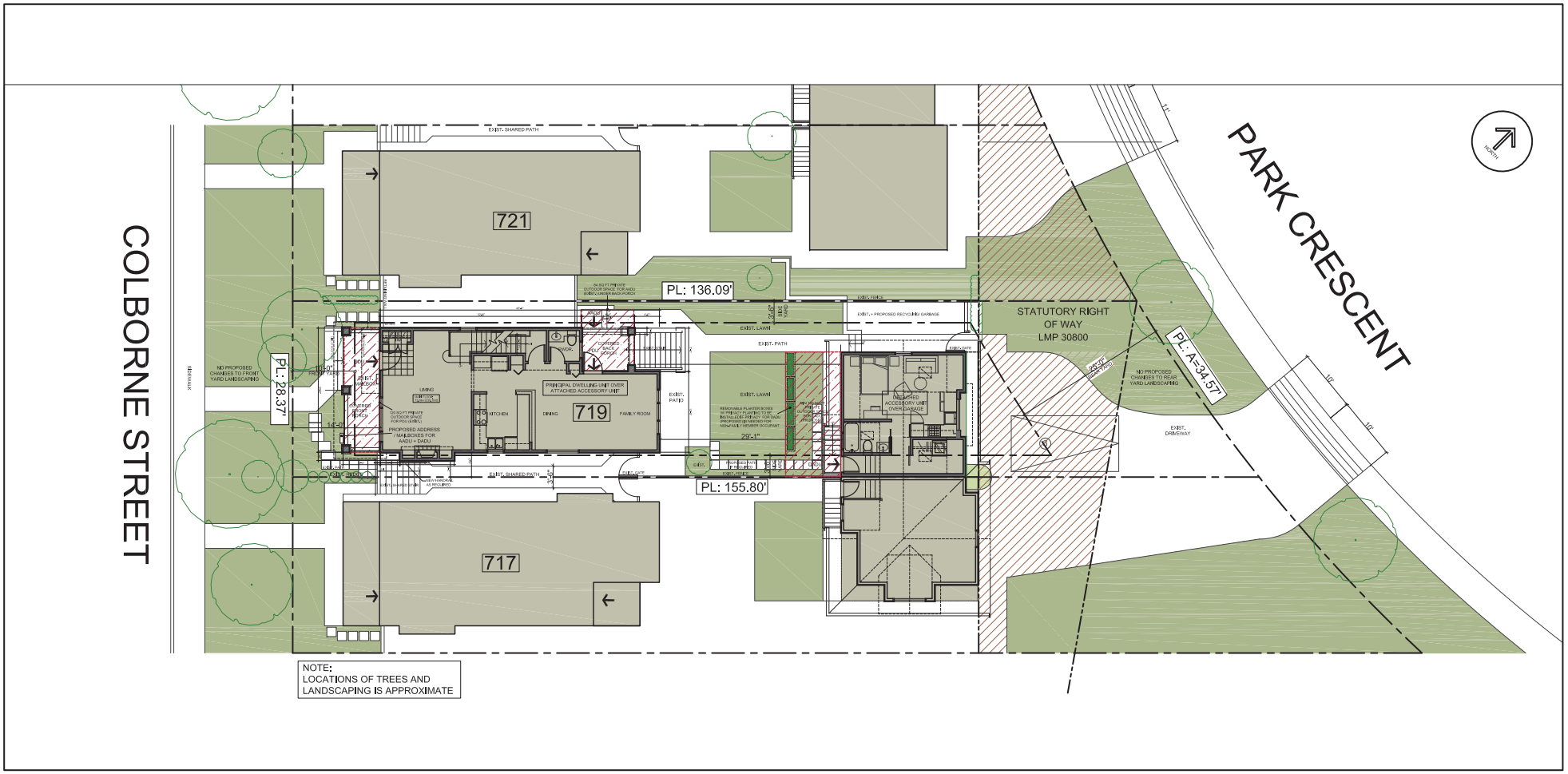
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ZONING DATA

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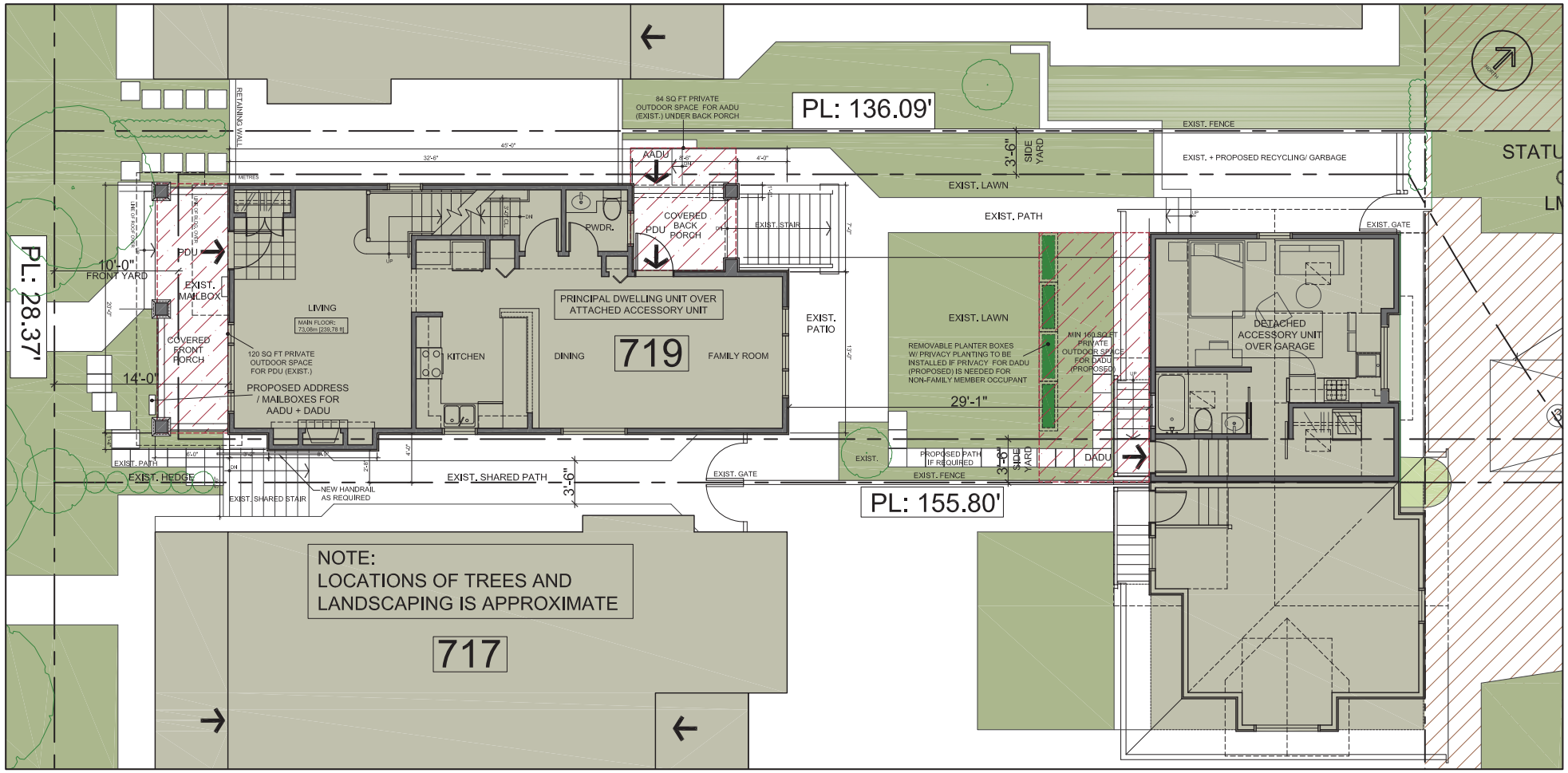
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PROPOSED SITE PLAN
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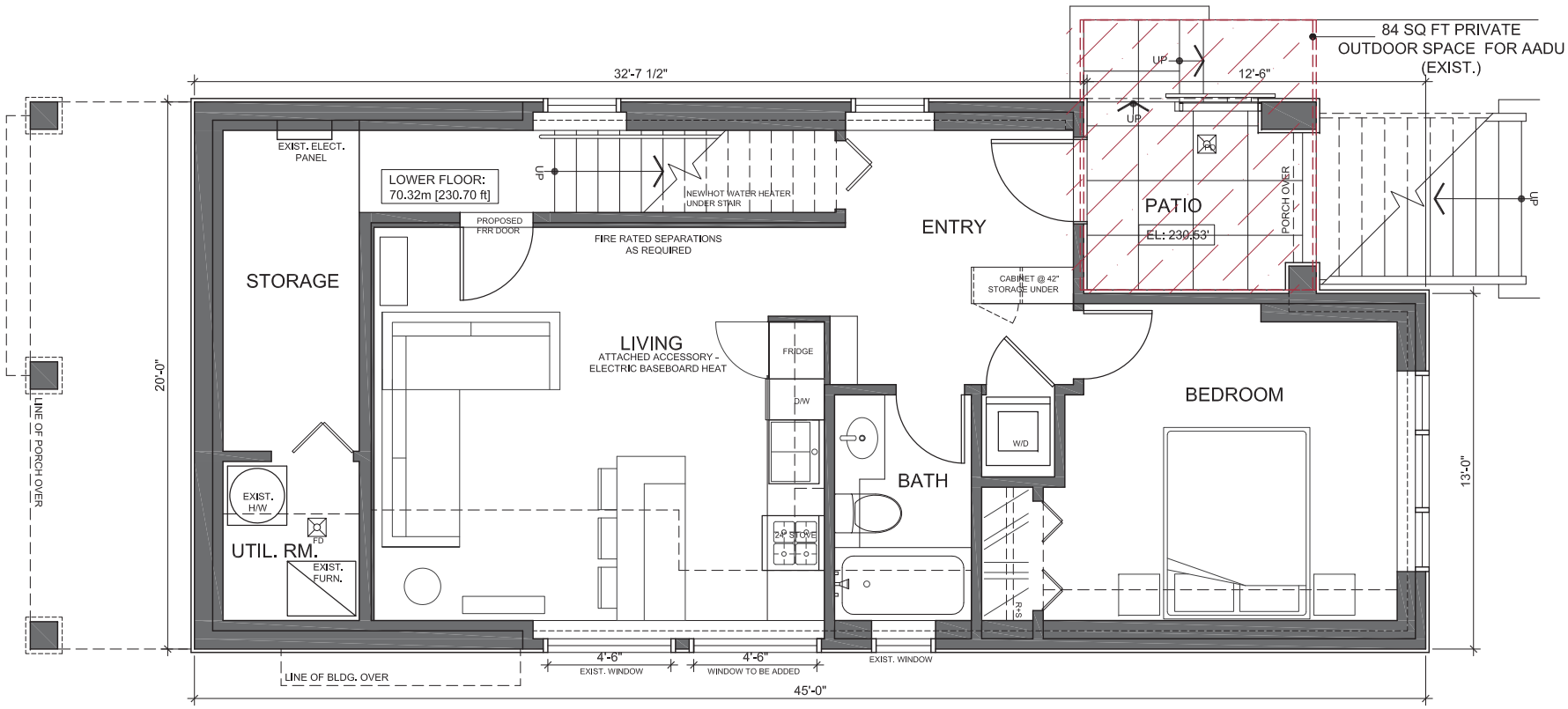
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PROPOSED SITE PLAN - PARTIAL

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ATTACHED ACCESSORY SUITE CONCEPT PLAN

LOWER LEVEL OF PRINCIPAL BUILDING

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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PROPOSED ATTACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#

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EXISTING CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

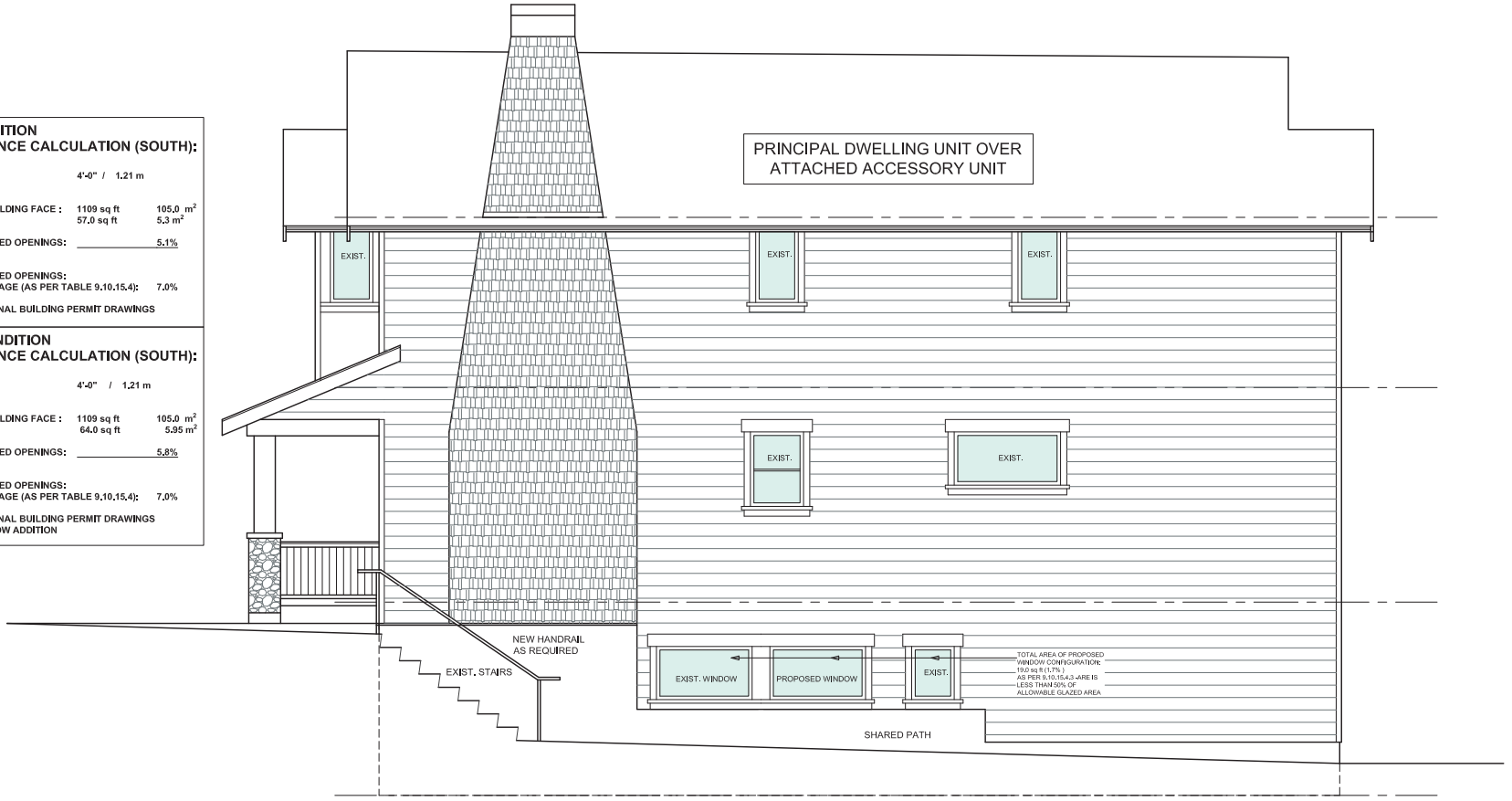
DISTANCE TO PL:	4'-0" / 1.21 m	
AREA OF EXPOSED BUILDING FACE :	1109 sq ft	105.0 m^2
GLAZED OPENINGS:	57.0 sq ft	5.3 m^2
PERCENTAGE OF GLAZED OPENINGS:		5.1%
PERCENTAGE OF GLAZED OPENINGS: ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4):		7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS

PROPOSED CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

MIN DISTANCE TO PL:	4'-0" / 1.21 m	
AREA OF EXPOSED BUILDING FACE :	1109 sq ft	105.0 m^2
GLAZED OPENINGS:	64.0 sq ft	5.95 m^2
PERCENTAGE OF GLAZED OPENINGS:		5.8%
PERCENTAGE OF GLAZED OPENINGS: ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4):		7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS AND PROPOSED WINDOW ADDITION



SOUTH ELEVATION
PRINCIPAL DWELLING UNIT + ATTACHED ACCESSORY DWELLING UNIT

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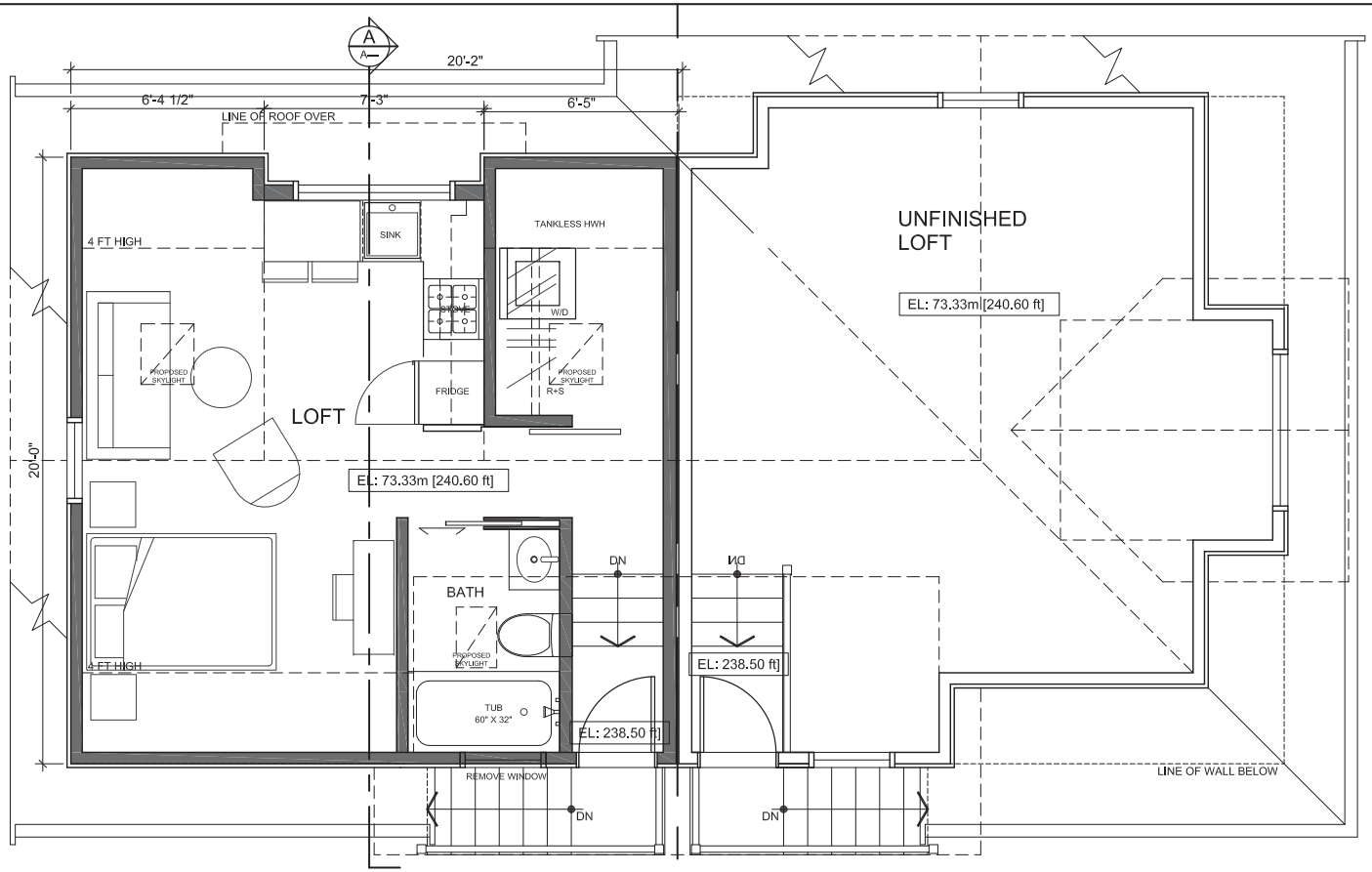
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PROPOSED SOUTH ELEVATION

PLANNING STUDY: RE-ZONING TO CD-#

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DETACHED ACCESSORY SUITE: CONCEPT PLAN

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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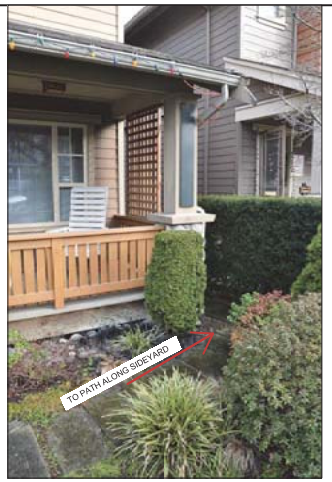
PROPOSED DETACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#

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FROM COLBORNE STREET



FROM FRONT YARD



FROM SOUTH SIDE YARD



FROM SOUTH SIDE YARD



FROM BACK YARD



FROM BACK YARD



FROM BACK YARD

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HUNTER RESIDENCE
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Project 1813	File Planning Study: RE-ZONING TO CD-#		
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SITE PHOTOS 1

PLANNING STUDY: RE-ZONING TO CD-#

Back to Agenda



FROM REAR YARD



FROM REAR YARD



FROM CRESCENT PARK

gronlund dare partnership
432 Buchanan Ave., New Westminster, BC. V3l 3Z8 t 604.522.2258 f 604.522.2034 gronlunddare@shaw.ca

REVISION - 01

A-09

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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
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SITE PHOTOS 2

PLANNING STUDY: RE-ZONING TO CD-#

City of New Westminster

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To:	Advisory Planning Commission	**Date:**	November 19, 2019
From:	Cameron Barker, Planning Assistant Mike Watson, Senior Planner	**File:**	REZ00186
Subject:	719 Colborne Street - Rezoning and Minor Development Permit Applications for a Secondary Suite and Detached Accessory Dwelling Unit in the RT-2D Zone		

RECOMMENDATION

THAT *the Advisory Planning Commission provide comments on the land use aspects of the proposed Rezoning and Minor Development Permit Applications for 719 Colborne Street as outlined in this report and consider a motion of support or non-support for the application.*

EXECUTIVE SUMMARY

A Rezoning and Minor Development Permit applications have been received to facilitate the installation of a secondary suite within the existing principal building as well as a detached accessory dwelling unit in an existing detached structure in the RT-2D zone. The application was reviewed by the Land Use and Planning Committee (LUPC) on August 26, 2019 **(see Appendix 5).**

1.0 PURPOSE

The purpose of this report is to provide information to the Advisory Planning Commission with preliminary information on the proposed development and to seek APC support in the application review process outlined in this report.

2.0 PROPOSAL

Project Description

The applicant has submitted a Rezoning and Minor Development Permit applications for 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the conversion of the lower level of the principal dwelling into a secondary suite. The proposed development would retain the current dwelling and accessory structures on the site without any changes to the building exteriors, to the existing 0.617 FSR or to the two off-street parking spaces within the detached garage. A rezoning to a Comprehensive Development zone would be required in order to permit the two additional accessory dwelling units being proposed. The applicant's Letter of Intent is attached to this report as **Appendix 2**.

Project Statistics:

	Permitted / Required Under RT-2D Zoning	**Current/Proposed**
Site Area (gross)	3,000 sq.ft. (278.70 sq.m.)	4,133 sq.ft. (384 sq. m.)
Site Frontage	No less than 10% of perimeter	8.65 m (28.38ft) or 8% of perimeter (existing non-conforming)
Setbacks		
Front Yard	10 feet (3.05 metre depth)	14.00 feet
Rear Yard	Not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres)	28.5 ft. (8.68m) or 18% of site depth (existing non-conforming)
Side Yard	Total of both side yards must not be less than 7 feet (2.13 metres)	8.40 ft. total
Site Coverage Maximum	35% (for buildings with two habitable levels above grade)	22.2%
	15% of site area for Detached accessory building	9.6% (400 sq. ft.)

Building Height Maximum	Principal Building (27 feet) Not to exceed two storeys or a height of 15 feet for Detached accessory buildings.	26.92 ft. 14.20 ft., 2 storeys
Off-Street Parking	3 spaces	2 spaces (variance required)
Detached Accessory Unit Size	350 square feet minimum	325.6 sq. ft. (variance required)

3.0 POLICY AND REGULATIONS

3.1 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.

3.2 Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2), which encourages small-scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Applications for detached accessory dwelling units must comply with the Laneway and Carriage House Residential Development Permit Area Guidelines. A Minor Development Permit is required for the proposed development, which will be reviewed concurrently with this Rezoning application.

3.3 Zoning Bylaw

The subject properties are currently zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D) which allows one principal unit and a two storey detached accessory structure on compact lot. As the RT-2D zoning only allows a single principal unit a rezoning to a Comprehensive Development (CD) would be required for the addition of two accessory dwelling units.

4.0 BACKGROUND

4.1 Site Characteristics and Context

The subject site is located in the Glenbrooke North neighbourhood and is double fronting, being bound on the north east side by Park Crescent and on the south west side by Colborne Street. The property is large for a compact lot and has a total area of 384 square metres (4,133 square feet). The lot currently contains a single detached dwelling with a detached two car garage with habitable space above as shown in **Appendix 4**. The house was constructed in 2001.

The subject property is primarily surrounded by Single-Detached Dwellings zoned RS-1 or RT-2D, with one low-rise apartment zoned RM-5A located at the corner of Colborne Street and Seventh Avenue. The adjacent properties to the north west of the subject site have the same configuration, with habitable space above the detached garage.

5.0 DISCUSSION

5.1 Additional Accessory Dwelling Units

Currently the RT-2D zone does not permit secondary suites or detached accessory dwelling units. Consideration of their addition to the subject site is considered reasonable given that:

1. The size of the subject site (4,133 sq. /383.96 sq.m.) is large for RT-2D lots and consistent with the minimum lot size of the RS-5 Single Detached Residential Districts (Small Lots) zone (4,000 sq. ft. /371.61sq.m.). The RS-5 zone permits a laneway house as well as a secondary suite.

2. The proposed units would be constructed within the existing principal and accessory buildings with no added massing.

3. The proposed project increases housing choice in the neighbourhood by adding two additional units to the neighbourhood, which is consistent with the intent of

the Residential Ground Oriented designation that encourages a mix of ground-oriented infill housing options.

5.2 Size of Detached Accessory Unit

The current application states that the proposed detached accessory dwelling unit is to be 30.25 square metres (325.6 square feet.), but the minimum size for a secondary suite is 32.52 square metres (350 square feet.), or 7% smaller than permitted. Given the proposed unit would be close to the permitted size, and the proposal would not add any additional floor space to the existing building, the proposal is considered reasonable.

5.3 Off-Street Parking

Generally the Zoning Bylaw requires two parking spaces for properties with a laneway/carriage house and secondary suite. The RT-2D zone would require three parking spaces for the three dwelling units. It would be considered reasonable from a Zoning Bylaw perspective to allow the proposed two parking spaces; however this would have to be reviewed and approved by the Transportation Division as part of the application review process.

5.4 Private Open Space Requirements

All detached accessory dwelling units under the Laneway and Carriage House Design Guidelines are expected to include 160 square feet (14.86 square metres) of private open space, and 80 square feet (7.43 square metres) of private open space is required for secondary suites. The proposal currently indicates 160 square feet (14.86 square metres) of private open space, allocated to the detached accessory dwelling unit, and 80 square feet (7.43 square metres) allocated to the secondary suite, meeting the requirements for open space. The required outdoor space was altered from the Pre-Application submission to include small planters that separate the detached accessory dwelling unit's outdoor space from the principal dwelling's outdoor space. This creates a clear separation between uses and enhances the privacy of the new detached accessory dwelling unit.

5.5 Development Permit Guidelines

A Minor Development Permit would be required to ensure the landscaping, private open space and other aspects of the rental units meet liveability expectations. The application would be evaluated against the general principles in the Laneway and Carriage House Development Permit Guidelines, Residential Infill Townhouse Guidelines and the Design Standards and Guidelines for Houses with Secondary Suites, as appropriate.

5.6 Tree Protection and Replacement

There are off-site trees at 719 Colborne Street that require a Tree Protection Permit as part of this application. These off-site trees will require protection and tree securities. As there are no changes to the building envelope, no trees have been proposed to be removed.

6.0 PUBLIC CONSULTATION

Glenbrooke North Residents Association

The application was presented to the Glenbrooke North Residents Association on September 26, 2019. There were approximately 23 residents in attendance and no concerns were raised regarding the project. Comments and discussion from the meeting are summarized as follows

- proposed size of the detached accessory unit;
- parking; and
- easement for the shared access path.

The applicant's summary of the meeting is attached in **Appendix 3.**

Applicant-Led Open House

Prior to the Residents Association presentation, the applicant held an open house on September 26, 2019, from 6pm to 7pm. The open house was attended by 3 people. Comments and discussion from the open house were in general support of the application.

The applicant's summary of the open house attached in **Appendix 3.**

7.0 APPLICATION REVIEW PROCESS AND NEXT STEPS

The anticipated next steps in the application review process include:

1. Preliminary report to the LUPC (August 26, 2019);
2. Preliminary information report to Council; (September 9, 2019)
3. Presentation to the Glenbrooke North Residents Association (September 26, 2019)
4. Applicant-led Public Open House (September 26, 2019);
5. Review by the Advisory Planning Commission **(we are currently here)**;

6. Report to the LUPC on consultation outcome and to recommend Council consideration of First and Second Readings of proposed Zoning Amendment Bylaw;
7. LUPC report to Council for consideration of First and Second Readings of proposed Zoning Amendment Bylaw and to schedule a Public Hearing;
8. Public Hearing and Council consideration of Third Reading of proposed Zoning Amendment Bylaw;
9. Council consideration of Final Reading and Adoption of proposed Zoning Amendment Bylaw; and
10. Director of Development Services issues Minor Development Permit.

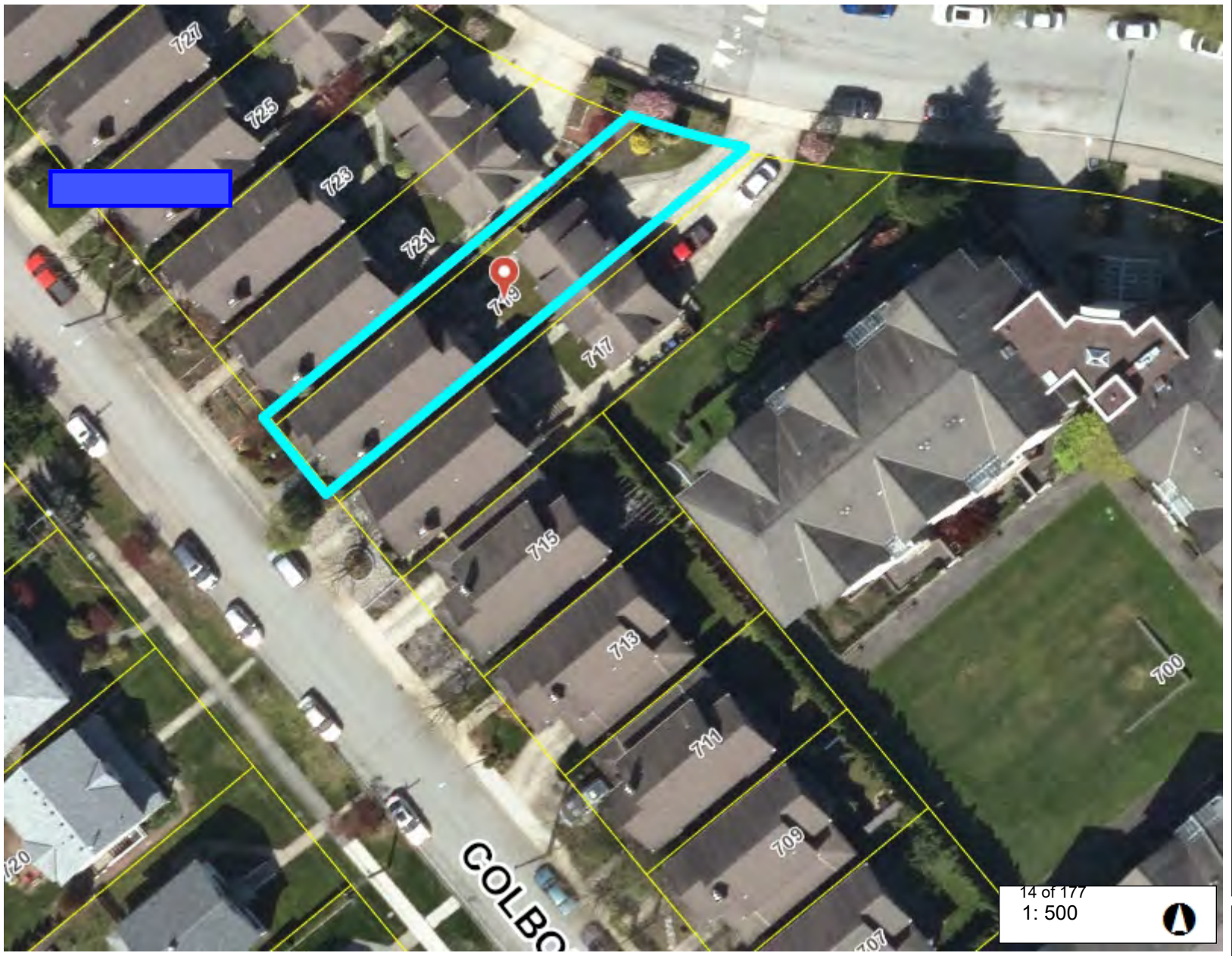
APPENDICES

Appendix 1: Site Context Map
Appendix 2: Applicant's Rationale Letter
Appendix 3: Applicant's Consultation Summary
Appendix 4: Architectural and Landscape Drawings
Appendix 5: Staff Report to LUPC (August 26, 2019)

Corporation of the City of
NEW WESTMINSTER

Appendix 1

Site Context Map


727
725
723
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717
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700
COLBO
14 of 177
1: 500

Corporation of the City of
NEW WESTMINSTER

Appendix 2

Applicant's Rationale Letter

DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)

PROPOSED ZONING: CD - #

THE PROPOSED RE-ZONING OF THE SUBJECT PROPERTY IS TO ALLOW THE CONVERSION OF THE EXISTING BUILDINGS INTO A USE COMBINATION NOT PERMITTED UNDER THE CURRENT RT-2D ZONE.

THE OWNER WOULD LIKE TO CONVERT THE EXISTING *SINGLE DETACHED DWELLING* AND DETACHED TWO-CAR GARAGE / LOFT INTO THREE (3) DWELLING UNITS AND A TWO-CAR GARAGE. THE UNIT MIX WOULD CONSIST OF A PRINCIPAL DWELLING UNIT, ONE (1) ATTACHED ACCESSORY DWELLING UNIT, AND ONE (1) DETACHED ACCESSORY DWELLING UNIT OVER A TWO-CAR GARAGE. THE PROPERTY WOULD REMAIN A FEE SIMPLE LOT, WITH NO SUBDIVISION OR STRATIFICATION PROPOSED.

THE PRINCIPAL DWELLING UNIT WOULD OCCUPY THE UPPER, MAIN AND A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING.* ITS APPROXIMATE GROSS AREA WOULD BE 1945.9 SQ FT.

THE ATTACHED ACCESSORY DWELLING UNIT WOULD OCCUPY A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING.* ITS APPROXIMATE GROSS AREA WOULD BE 646.5 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD BE AT THE REAR OF THE EXISTING *SINGLE DETACHED DWELLING*. A MINIMUM OF 80 SQ FT OF OUTDOOR HARD SURFACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *SECONDARY SUITE DESIGN STANDARDS.*

THE DETACHED ACCESSORY DWELLING UNIT WOULD OCCUPY THE 'LOFT' SPACE OVER THE EXISTING GARAGE. ITS APPROXIMATE GROSS AREA WOULD BE 325.6 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD REMAIN UNCHANGED, FACING THE PRINCIPAL DWELLING UNIT/REAR YARD. A MINIMUM OF 160 SQ FT OF PRIVATE OPEN SPACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *LANEWAY AND CARRIAGE HOUSES DEVELOPMENT PERMIT GUIDELINES.*

BOTH ACCESSORY DWELLING UNITS WOULD BE ACCESSIBLE FROM COLBORNE STREET VIA AN EXISTING SHARED APPROX. 3'-6" WIDE PATH LOCATED IN THE SOUTH SIDE YARD. AS WELL, ACCESS TO THE GARAGE, REAR YARD PARKING, AND TO PARK CRESCENT ARE CURRENTLY PROVIDED AND NO CHANGES ARE PROPOSED. THE PROPERTY'S UNIQUE SITING WOULD ALLOW ALL THREE UNITS TO HAVE EASY ACCESS TO BOTH COLBORNE STREET AND PARK CRESCENT. THE GENEROUS REAR YARD EASILY FACILITATES THE PROVISION OF PRIVATE OUTDOOR SPACE TO EACH DWELLING UNIT.

THIS PROPOSAL MEETS MANY OF THE CITY'S LONG TERM HOUSING AND DENSITY AIMS. THIS PROPOSAL IS COMPATIBLE WITH BOTH THE CURRENT AND PROPOSED OCP LAND USE DESIGNATIONS FOR THE PROPERTY. THE *RESIDENTIAL-GROUND ORIENTED INFILL HOUSING* DESIGNATION WHICH AIMS TO ALLOW A MIX OF GROUND-ORIENTED INFILL HOUSING OPTIONS COMPLIMENTARY TO THE EXISTING NEIGHBOURHOOD CHARACTER ENCOMPASSES THE PROPOSED SCOPE AND CHARACTER OF THIS PROJECT. THIS PROPOSAL WOULD TRANSFORM A *SINGLE DETACHED DWELLING* INTO THREE (3) RESIDENTIAL UNITS OF VARYING SIZES, ALL BEING ACCOMMODATED WITHIN THE ENVELOPE OF EXISTING BUILDINGS. THE IMPACT TO NEIGHBOURS WOULD BE MINIMAL, AS THE MAJORITY OF THE ALTERATIONS PROPOSED ARE INTERIOR IN NATURE.

gronlund dare partnership
432 Buchanan Ave., New Westminster, BC. V3l 3Z8 t 604.522.2258 f 604.522.2034 gronlunddare@shaw.ca

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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
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PROPOSED PROJECT DESCRIPTION

PLANNING STUDY: RE-ZONING TO CD-#

Corporation of the City of
NEW WESTMINSTER

Appendix 3

Applicant's Consultation

Summary

gdp gronlund dare partnership
432 Buchanan Ave, New Westminster, BC, V3L 3Z8 www.gronlunddare.com tel. 604-522-2258 fax. 604-522-2034 gronlunddare@shaw.ca

2019.10.18

Re: Summary of Public Consultation

Project: Rezoning application, 719 Colborne Street, New Westminster

Both a Public Open House and Resident's Association presentation took place on September 26th, 2019. The public open house was followed by a presentation to the Glenbrooke North Resident's Association by Tara Gronlund from gronlund dare partnership. This letter will summarize that evening's events.

Generally speaking, all attendees were in support of the project. There were issues raised, including the proposed size of the detached accessory unit, parking, and easement for the shared access path, along with questions to gain clarification regarding the scope of the proposed project. No attendees, however, voiced significant concerns or reservations regarding the general scope of the project being proposed. The Glenbrooke North Resident's Association has provided their support of the project (see attached material #7).

Public Open House / Glenbrooke North Resident's Association Meeting

Event details:

Date: Thursday, September 26th, 2019
Time: 6:00pm – 7:00pm - Open House
7:00pm – 8:00pm - Glenbrooke North Resident's Association meeting
Location: Spruce Room, Century House, 620 8th Street, New Westminster

Notification details:

Event invitations were provided to all neighbours on the mail-out list supplied by city staff on August 30th, 2019.

A total of (134) invitations were distributed on September 7th, 2019. (93) were mailed and (41) were hand delivered.

Newspaper ads, in accordance with city guidelines, were run in the New Westminster Record on September 12, 2019 and September 19, 2019

Number of attendees: (23) people attended both the open house and Resident's association meeting.
(12) attendees signed the sign-in sheet
(3) attendees only attended the open house
(3) attendees were City Staff
Cameron Barker, Planning Assistant,
Mike Watson, Senior Planning Analyst
Sylvain Watson, Senior Arborist
Both the applicant and representative from gronlund dare partnership were in attendance.

Attached material:

1. Event invitation ..... Page 3
2. Newspaper ads ..... Page 4
3. Boards on display ..... Pages 5 - 8
   8 mounted display boards were displayed
4. Project overview as presented ..... Page 9
5. Sign-in sheet ..... Page 10
6. Comment forms ..... Pages 11 - 14
   (4) comment forms were received at the event
   No additional comment forms were received by city staff or by gronlund dare partnership by the October 10th submission deadline.
7. Meeting Minutes ..... Pages 15 – 16
   Glenbrooke North Resident's Association meeting.

1. Event Invitation:

Open House Invitation

We would like to invite you to an open house on Thursday September 26th to discuss a re-zoning application that has been submitted for 719 Colborne Street, New Westminster.

The proposed re-zoning of the subject property would allow for the conversion of the existing buildings into a use combination not permitted under the current RT-2D zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principal Dwelling Unit, one (1) Attached Accessory Dwelling Unit, and one (1) Detached Accessory Dwelling unit over a two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed.



The open house will be a drop-in event with display boards providing information on the proposal. The applicant team will be on hand to answer questions and provide feedback. There will be no formal presentation. The open house will overlap with the Glenbrook North Resident's Association meeting.

Open House Details:

Date:	Thursday, September 26th, 2019
Time:	6:00pm – 7:00pm Open House 7:00pm – 8:00pm Glenbrook North Resident's Association meeting
Location:	Spruce Room, Century House, 620 8th Street, New Westminster

For more information, please contact:

Tara Gronlund (Gronlund Dare Partnership), at 604-522-2258 or tgronlund@shaw.ca. Or

Cameron Barker, City of New Westminster Planning Assistant at 604-527-4556, or cbarker@newwestcity.ca .

2. Newspaper Ad:

Open House Invitation

We would like to invite you to an open house on Thursday September 26th to discuss a re-zoning application that has been submitted for 719 Colborne Street, New Westminster.

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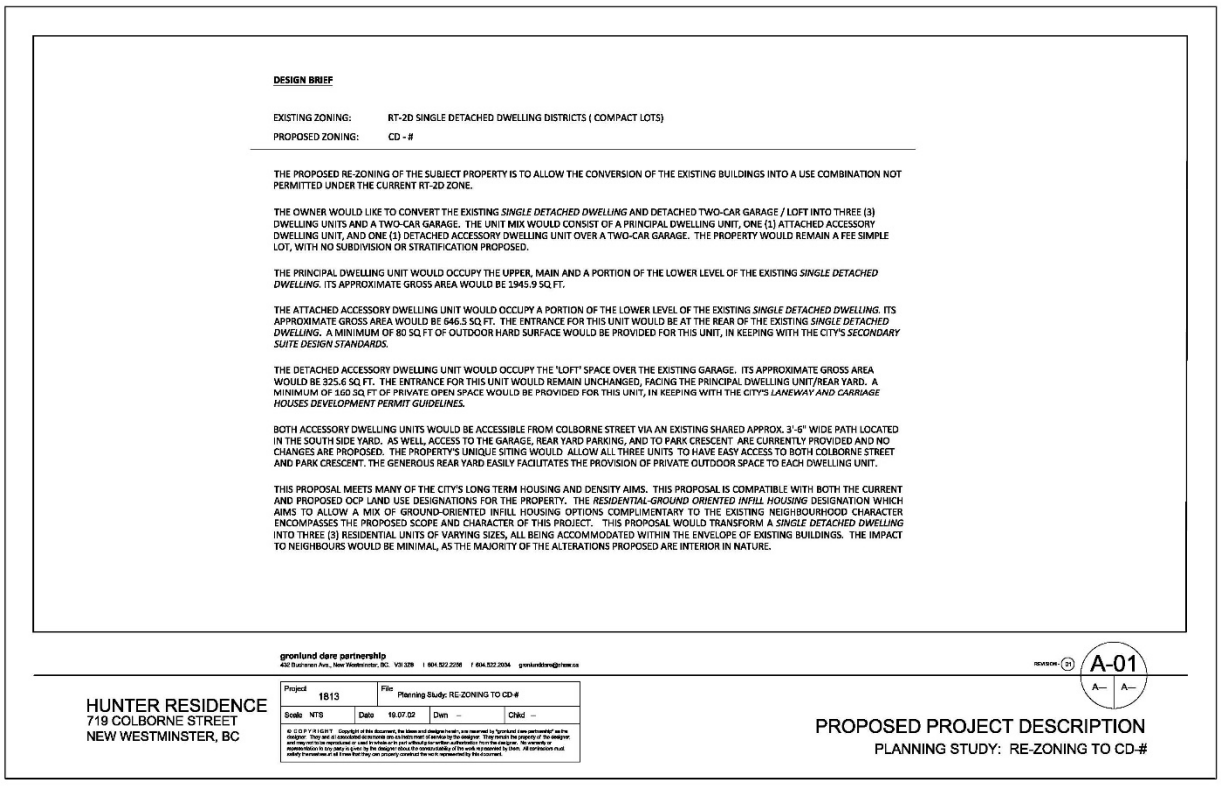
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Cameron Barker, City of New Westminster Planning Assistant at 604-527-4556, or cbarker@newwestcity.ca .

3. Boards on Display:



DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)

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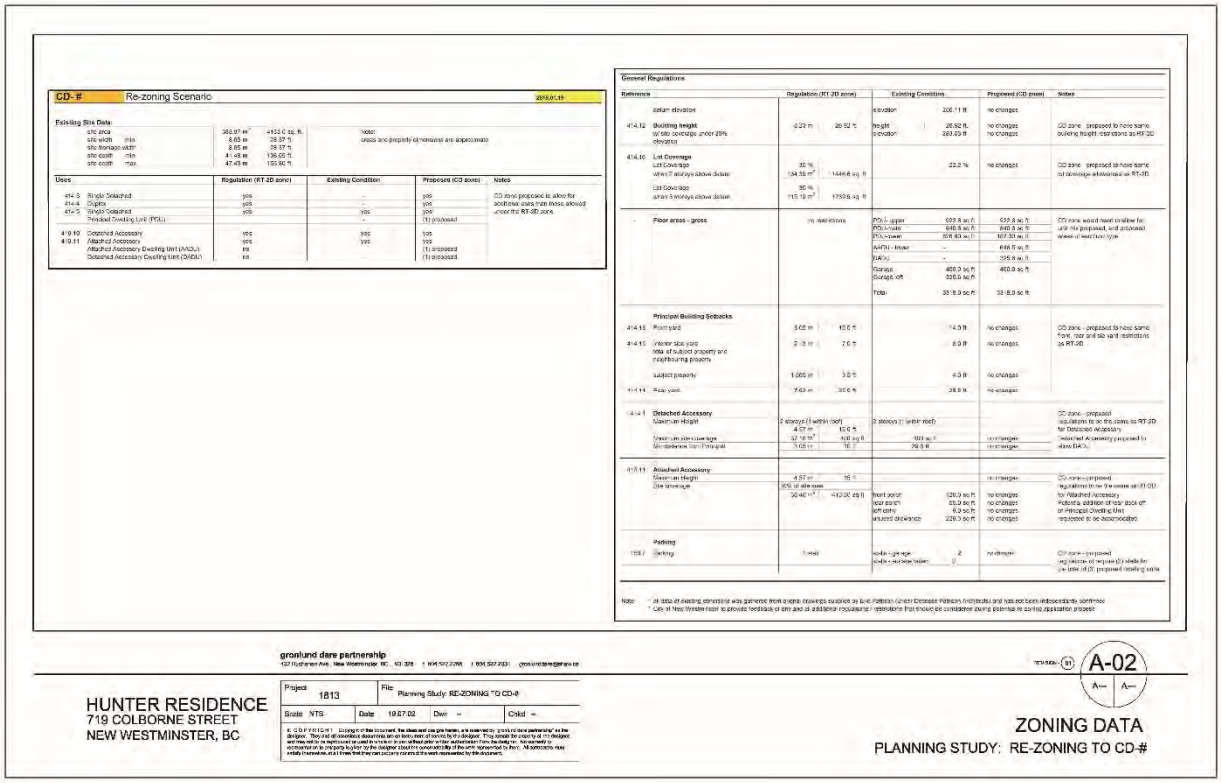
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REVISION: (0) A-01

PROPOSED PROJECT DESCRIPTION
PLANNING STUDY: RE-ZONING TO CD-#



CD-# Re-zoning Scenario 2019.07.19

Existing Site Data

site area	382.07 m²	4113.0 sq. ft.	Note: areas and property dimensions are approximate
site width min	8.65 m	28.37 ft	
site frontage width	8.65 m	28.37 ft	
site depth min	41.48 m	136.05 ft	
site depth max	47.49 m	155.80 ft	

Uses	Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
414.3 Single Detached	yes	--	yes	CD zone proposed to allow for additional uses from those allowed under the RT-2D zone.
414.4 Duplex	yes	--	yes	
414.5 Single Detached Principal Dwelling Unit (PDU)	yes	yes	yes	
	-	-	(1) proposed	
419.10 Detached Accessory	yes	yes	yes	
419.11 Attached Accessory	yes	yes	yes	
Attached Accessory Dwelling Unit (AADU)	no	--	(1) proposed	
Detached Accessory Dwelling Unit (DADU)	no	--	(1) proposed	

General Regulations

Reference	Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
	datum elevation	elevation 206.11 ft	no changes	
414.12	Building height (p) site coverage under 29% elevation	9.23 m 29.92 ft	height 26.92 ft, elevation 283.03 ft	no changes, no changes	CD zone - proposed to have same building height restrictions as RT-2D
414.10	Lot Coverage Lot Coverage where 7 storeys above datum	35 % 134.92 m² 1446.6 sq. ft	22.2 %	no changes	CD zone - proposed to have same lot coverage allowances as RT-2D
	Lot Coverage where 5 storeys above datum	30 % 115.19 m² 1239.6 sq. ft			
-	Floor areas - gross	no restrictions	PDU - upper 693.8 sq. ft, PDU - main 646.5 sq. ft, PDU - lower 507.30 sq. ft, AADU - lower -, DADU -, Garage 460.0 sq. ft, Garage, loft 325.6 sq. ft, Total 3813.9 sq. ft	693.8 sq. ft, 646.5 sq. ft, 507.30 sq. ft, 646.5 sq. ft, 325.6 sq. ft, 460.0 sq. ft, 3813.9 sq. ft	CD zone - would need to allow for unit mix proposed, and proposed areas of each unit type
	Principal Building Setbacks				
414.13	Front yard	3.05 m 10.0 ft	14.0 ft	no changes	CD zone - proposed to have same front, rear and side yard restrictions as RT-2D
414.15	Interior side yard total of subject property and neighbouring property	2.13 m 7.0 ft	8.0 ft	no changes	
	subject property	1.065 m 3.5 ft	4.0 ft	no changes	
414.14	Rear yard	7.63 m 25.0 ft	28.9 ft	no changes	
414.1	Detached Accessory Maximum Height	2 storeys (1 within roof) 4.57 m 15.0 ft	2 storeys (1 within roof)		CD zone - proposed regulations to be the same as RT-2D for Detached Accessory
	Maximum site coverage	37.16 m² 400 sq. ft	400 sq. ft	no changes	
	Min distance from Principal	3.05 m 10 ft	29.5 ft	no changes	
419.11	Attached Accessory Maximum Height	4.57 m 15 ft		no changes	CD zone - proposed regulations to be the same as RT-2D for Attached Accessory. Potential addition of new stack off of Principal Dwelling Unit, requested to be accomodated
	Site coverage	25% of site area 95.40 m² 1026.90 sq ft	front porch 126.0 sq ft, rear porch 65.0 sq ft, left stairs 6.0 sq ft, covered deck/area 229.3 sq ft	no changes, no changes, no changes, no changes	
	Parking				
159.7	Parking	1 stall	onsite - garage 2, onsite - outdoor (other) 0	no changes	CD zone - proposed regulations of required parking for the total of 3 proposed dwelling units

Note: * all data of existing conditions was gathered from original drawings supplied by Eric Peterson (Grant Dickson Peterson Architects) and has not been independently confirmed
** City of New Westminster to provide feedback of any and all additional requirements / regulations that should be considered during potential re-zoning application process

gronlund dare partnership

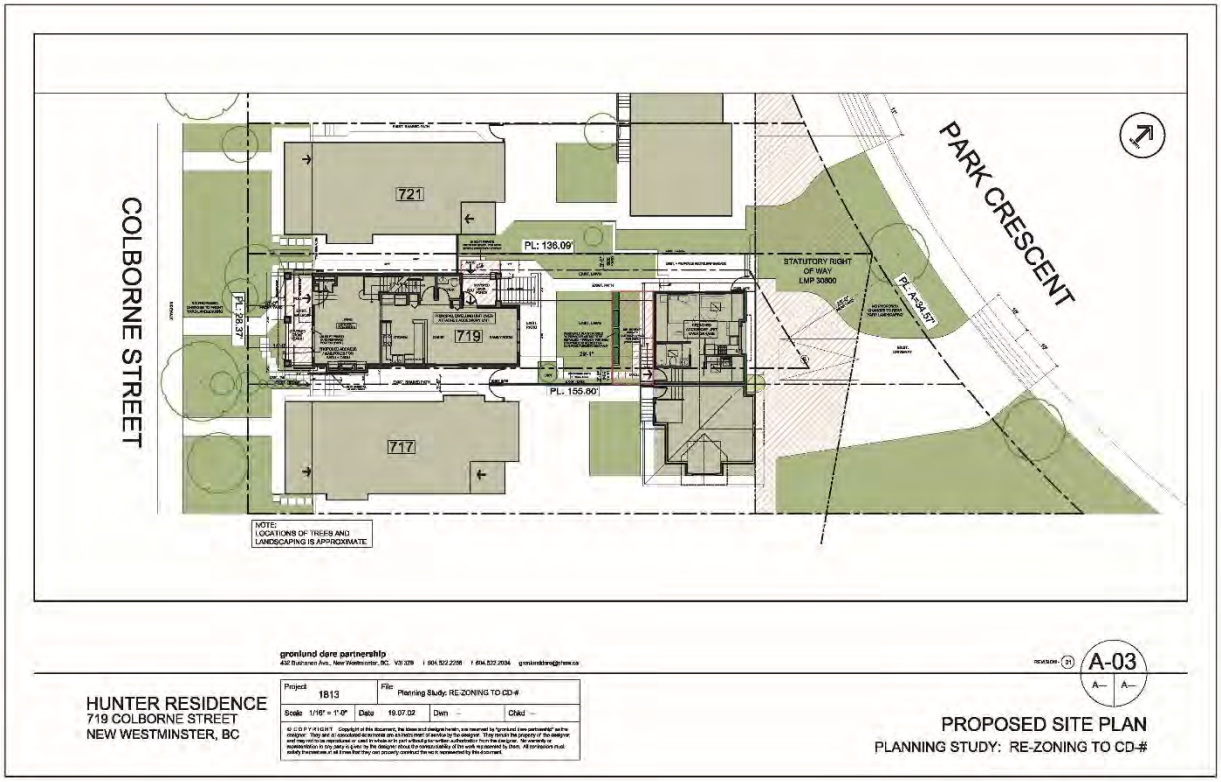
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

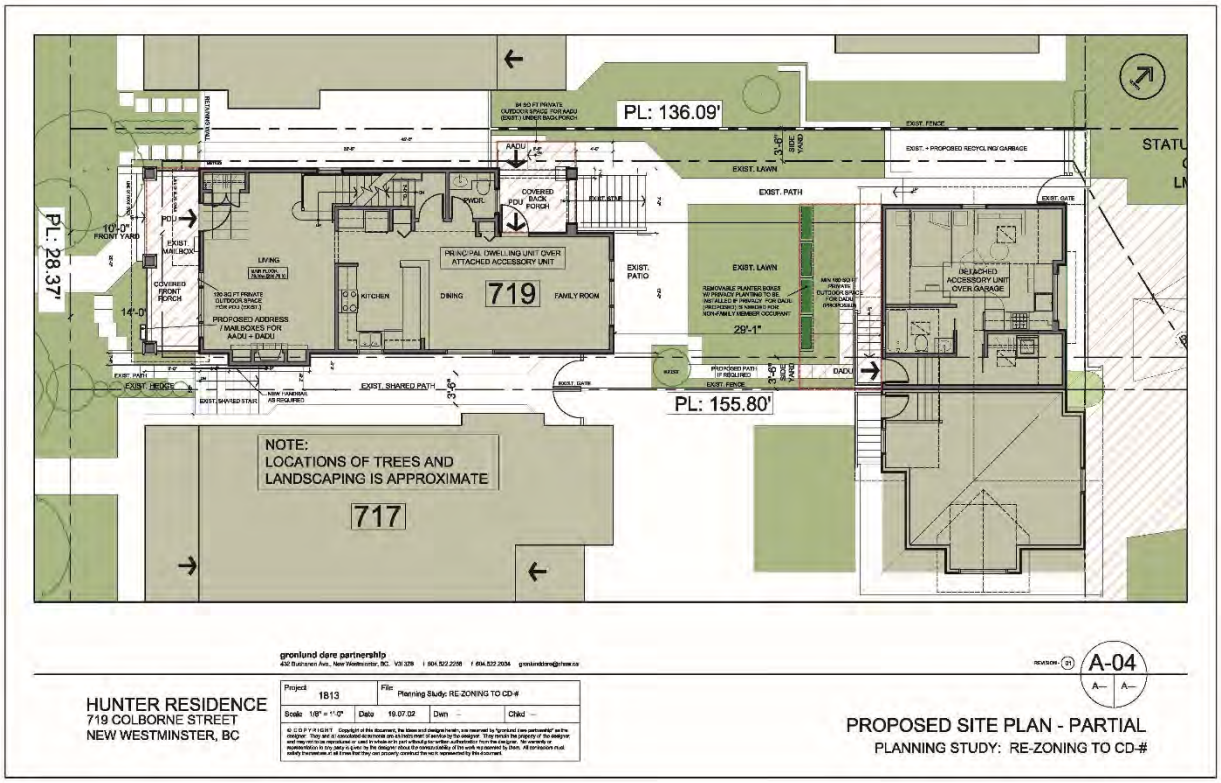
Project 1813	File Planning Study: RE-ZONING TO CD-#	
Scale NTS	Date 19.07.02	Dwn --	Chkd --

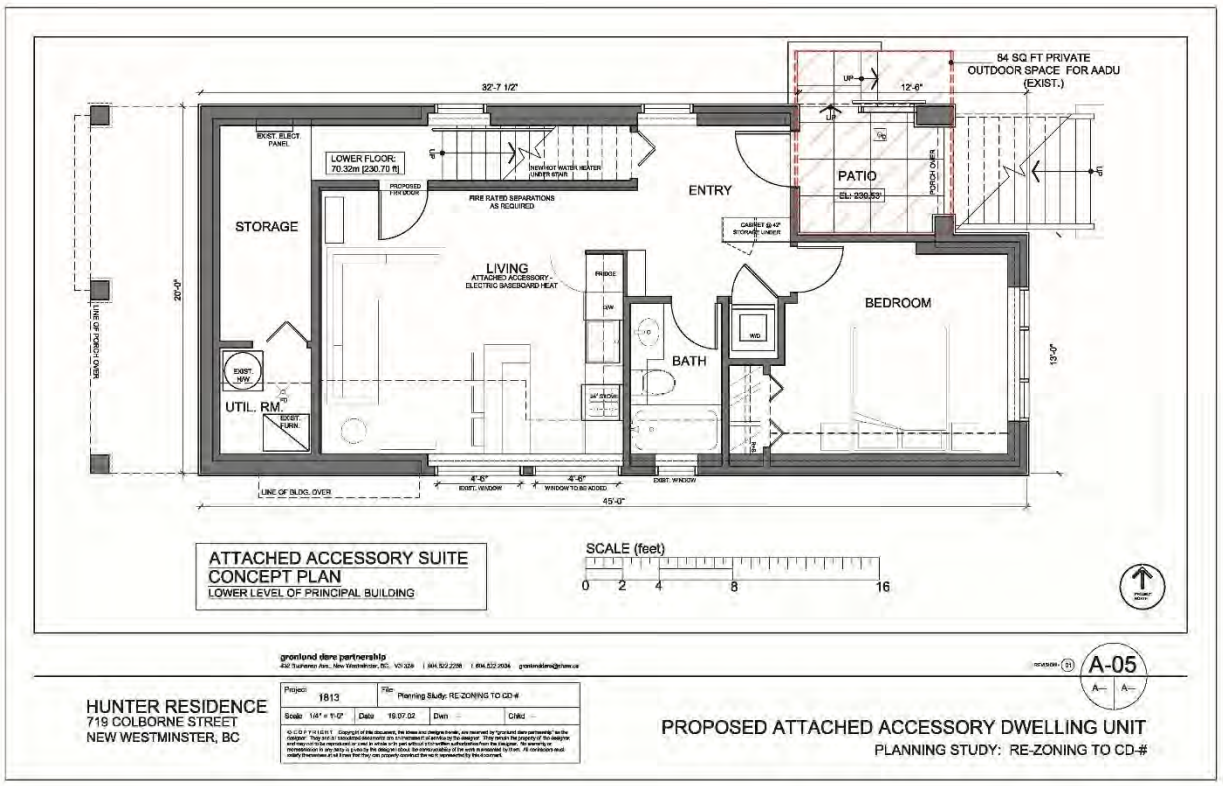
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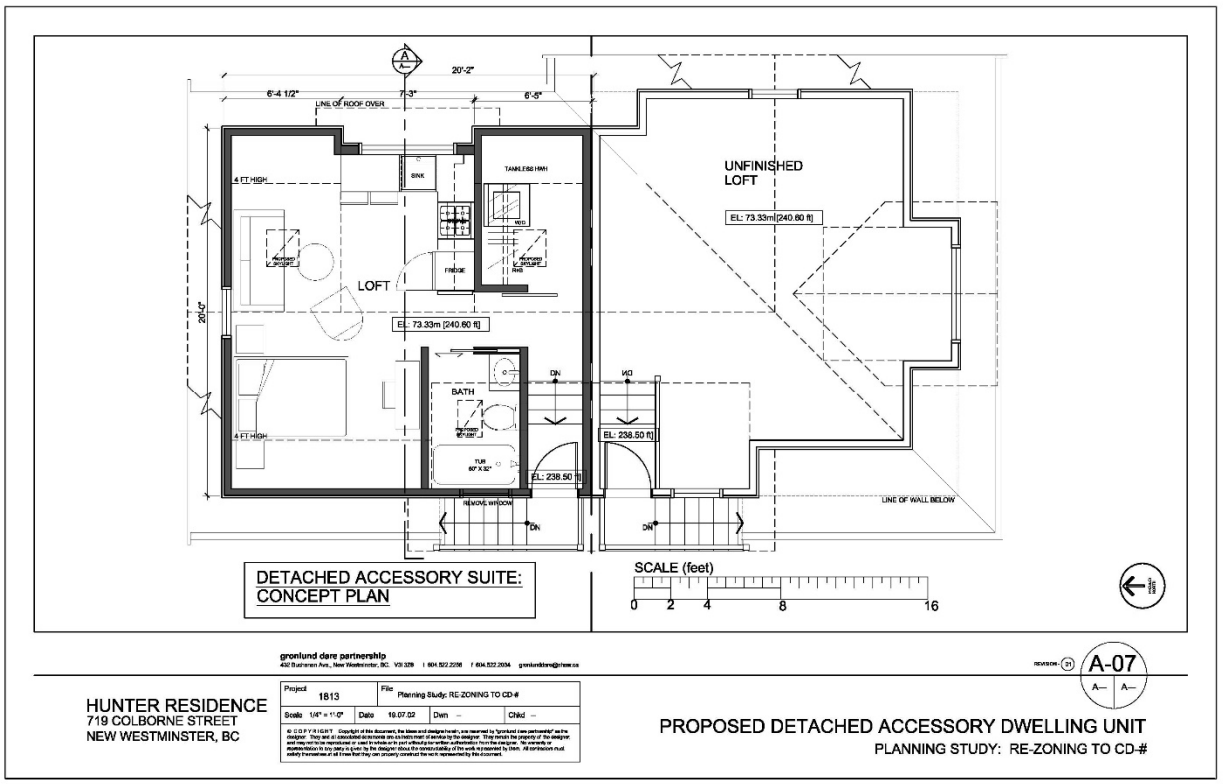
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ZONING DATA
PLANNING STUDY: RE-ZONING TO CD-#


COLBORNE STREET
PARK CRESCENT
721
719
717
PL: 136.09'
PL: 155.80'
PL: 28.37'
PL: 434.57'
STATUTORY RIGHT OF WAY LMP 30900
NOTE:
LOCATIONS OF TREES AND LANDSCAPING IS APPROXIMATE
gronlund dare partnership
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale 1/16" = 1'-0"
Date 19.07.02
Dwn
Chkd
A-03
PROPOSED SITE PLAN
PLANNING STUDY: RE-ZONING TO CD-#


PL: 136.09'
PL: 28.37'
PL: 155.80'
719
717
PRINCIPAL DWELLING UNIT OVER ATTACHED ACCESSORY UNIT
COVERED BACK PORCH
COVERED FRONT PORCH
PROPOSED ADDRESS / MAILBOXES FOR AADU + DADU
EXIST. MAILBOX
EXIST. PATH
EXIST. LAWN
EXIST. PATIO
EXIST. SHARED PATH
EXIST. HEDGE
EXIST. FENCE
EXIST. GATE
PROPOSED PATH 1' REQUIRED
(RE)ATTACHED ACCESSORY UNIT OVER GARAGE
AADU
DADU
NOTE:
LOCATIONS OF TREES AND LANDSCAPING IS APPROXIMATE
gronlund dare partnership
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale 1/8" = 1'-0"
Date 19.07.02
Dwn
Chkd
A-04
PROPOSED SITE PLAN - PARTIAL
PLANNING STUDY: RE-ZONING TO CD-#


84 SQ FT PRIVATE OUTDOOR SPACE FOR AADU (EXIST.)
32'-7 1/2"
12'-6"
LOWER FLOOR: 70.32m [230.70 ft]
STORAGE
ENTRY
PATIO
EL: 230.53'
LIVING
ATTACHED ACCESSORY - ELECTRIC BASEBOARD HEAT
BEDROOM
BATH
UTIL. RM.
20'-0"
13'-0"
45'-0"
ATTACHED ACCESSORY SUITE
CONCEPT PLAN
LOWER LEVEL OF PRINCIPAL BUILDING
SCALE (feet)
0 2 4 8 16
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
PROPOSED ATTACHED ACCESSORY DWELLING UNIT
PLANNING STUDY: RE-ZONING TO CD-#
A-05


20'-2"
6'-4 1/2"
7'-3"
6'-5"
LINE OF ROOF OVER
UNFINISHED LOFT
EL: 73.33m [240.60 ft]
LOFT
BATH
EL: 238.50 ft
LINE OF WALL BELOW
20'-0"
DETACHED ACCESSORY SUITE:
CONCEPT PLAN
SCALE (feet)
0 2 4 8 16
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
PROPOSED DETACHED ACCESSORY DWELLING UNIT
PLANNING STUDY: RE-ZONING TO CD-#
A-07


721
719
717
FROM COLBORNE STREET
FROM FRONT YARD
719
FROM SOUTH SIDE YARD
WINDOW TO BE ADDED
719
FROM SOUTH SIDE YARD
719
PROPOSED PDU
717
721
FROM BACK YARD
FROM BACK YARD
SKYLIGHTS TO BE ADDED
WINDOW TO BE REMOVED
721
FROM BACK YARD
gronlund dare partnership
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale NTS
Date 19.07.02
Drwn --
Chkd --
A-08
SITE PHOTOS 1
PLANNING STUDY: RE-ZONING TO CD-#


717
719
FROM REAR YARD
717
719
FROM REAR YARD
717
719
721
723
FROM CRESCENT PARK
gronlund dare partnership
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale NTS
Date 19.07.02
Drwn --
Chkd --
A-09
SITE PHOTOS 2
PLANNING STUDY: RE-ZONING TO CD-#

4. Project overview as presented:

   This re-zoning is being proposed to allow the conversion of the existing buildings into a use combination not permitted under the current RT-2D zone.

   The owner would like to convert the existing *single detached dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a principal dwelling unit, one (1) attached accessory dwelling unit (or secondary suite), and one (1) detached accessory dwelling unit over a two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed.

   The principal dwelling unit would occupy the upper, main and a portion of the lower level of the existing *house.* Its approximate gross area would be 1945.9 sq ft.

   The attached accessory dwelling unit would occupy a portion of the lower level of the existing *house.* Its approximate gross area would be 646.5 sq ft.. The entrance for this unit would be at the rear of the existing *house*. A minimum of 80 sq ft of outdoor hard surface would be provided for this unit, in keeping with the city's *secondary suite design standards.*

   The detached accessory dwelling unit would occupy the 'loft' space over the existing garage. Its approximate gross area would be 325.6 sq ft. The entrance for this unit would remain unchanged, facing the principal dwelling unit/rear yard. A minimum of 160 sq ft of private open space would be provided for this unit, in keeping with the city's *laneway and carriage houses development permit guidelines.*

   Both accessory dwelling units would be accessible from Colborne street via an existing shared approx. 3'-6" wide path located in the south side yard. As well, access to the garage, rear yard parking, and to Park Crescent are currently provided and no changes are proposed.

   The property's unique siting would allow all three units to have easy access to both Colborne Street and Park Crescent. While there are two parking spaces proposed in the existing garage, in keeping with the City's requirements for similar development scenarios, there is ample room on the long driveway approach to the garage for additional parking. As well, both accessible streets have parallel parking available.

   The type of gentle densification being proposed by a project such as this is very much in keeping with the long term planning aims of the City of New Westminster. This proposal is compatible with the current OCP land use designation for the property which is *residential-ground oriented infill housing*. This designation aims to allow a mix of ground-oriented infill housing options complimentary to the existing neighbourhood character. This proposal meets the planning aims of that designation transforming an existing single family dwelling into three (3) residential units of varying sizes. The units, by being accommodated within the envelope of existing buildings means that the impact to neighbours would be minimal, both during construction and after occupancy.

5. Sign-in Sheet:

Sign-In Sheet

Open House
September 26, 2019

Rezoning Application for 719 Colborne Street, New Westminster

The purpose of this sign-in sheet is to collect information about open house attendees and will be provided to the City of New Westminster. Your name and contact information will not be disclosed publicly.

Name	Address	Email
ROLANDO JUNGO	S22 COLBORNE ST	S22
Jane Chiu	S22 Colborne St.	S22
A. MACINNES	S22 700 PARK CRESC.	S22
JASON KIM	S22 COLBORNE ST	S22
DOUG BJORNSON	S22 8TH AVE.	
John Ragone	S22 8th Ave	S22
Robert Iantria		
Jane Armstrong	S22 Colborne St	S22
Anne Norman	S22 4th Str.	
Wade Armstrong	S22 Colborne ST.	
Maya McClellan	S22 Durham St	
Angela Lee	S22 SeventhAve	

6. Comment Forms:
   Submitted at Open House:

Open House Comment Form for 719 Colborne Street, New Westminster

Please complete the below feedback form and deposit it in the collection box at the sign-in desk. You can also forward your comments to Tara Gronlund (Gronlund Dare Partnership) at tgronlund@shaw.ca by October 10, 2019. The information will be submitted to the City of New Westminster and will be a part of the public record for the Rezoning application. Your name and contact information will not be disclosed publicly.

Please tell us about yourself (optional):

Name: ROLAND JUNG

Address: S22 COLBORNE ST.

Email: S22

The owner would like to rezone of 719 Colborne Street, New Westminster from RT-2D to allow for the conversion of the existing buildings into a use combination not permitted under the current zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principle Dwelling Unit, one (1) Secondary Suite, and one (1) Detached Accessory Dwelling unit over the two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed. Please provide your feedback on this proposal.

I AM IN SUPPORT OF THIS PROPOSAL. DUE TO MY UNDERSTANDING, THE INTENT WOULD BE TO PROVIDE THE ADDITIONAL DWELLING UNITS TO YOUNG FAMILY MEMBERS. DUE TO THE HIGH COST OF OWNERSHIP OF PROPERTY IN THE LOWER MAINLAND, THE PROPOSAL IS JUST. ADDITIONALLY IT ALLOWS FOR MULTI GENERATIONS TO REMAIN LIVING IN CLOSE PROXIMITY TO ONE ANOTHER, WHILE ALLOWING FOR INDIVIDUAL PRIVATE AND PERSONAL SPACES.

(Please turn over to provide more comments)

Submitted at Open House:

Open House Comment Form for 719 Colborne Street, New Westminster

Please complete the below feedback form and deposit it in the collection box at the sign-in desk. You can also forward your comments to Tara Gronlund (Gronlund Dare Partnership) at tgronlund@shaw.ca by October 10, 2019. The information will be submitted to the City of New Westminster and will be a part of the public record for the Rezoning application. Your name and contact information will not be disclosed publicly.

Please tell us about yourself (optional):

Name: _____

Address: _____

Email: _____

The owner would like to rezone of 719 Colborne Street, New Westminster from RT-2D to allow for the conversion of the existing buildings into a use combination not permitted under the current zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principle Dwelling Unit, one (1) Secondary Suite, and one (1) Detached Accessory Dwelling unit over the two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed. Please provide your feedback on this proposal.

It would be a great and much needed option. A change in rezoning would allow for conversion to rentable units/suites. Rent is so high and there is limited amount of affordable housing option. Also for aging parents, siblings or children to be close to home but have their own space. I am all for this!

(Please turn over to provide more comments)

Submitted at Open House:

Open House Comment Form for 719 Colborne Street, New Westminster

Please complete the below feedback form and deposit it in the collection box at the sign-in desk. You can also forward your comments to Tara Gronlund (Gronlund Dare Partnership) at tgronlund@shaw.ca by October 10, 2019. The information will be submitted to the City of New Westminster and will be a part of the public record for the Rezoning application. Your name and contact information will not be disclosed publicly.

Please tell us about yourself (optional):

Name: John Ragone

Address: S22 8th Ave

Email: S22

The owner would like to rezone of 719 Colborne Street, New Westminster from RT-2D to allow for the conversion of the existing buildings into a use combination not permitted under the current zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principle Dwelling Unit, one (1) Secondary Suite, and one (1) Detached Accessory Dwelling unit over the two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed. Please provide your feedback on this proposal.

Love this creative use of space to increase living units in our neighbourhood without reducing the number of properties with a single family architecture! And I'm sure it's a profitable decision as well. Fully in support!

(Please turn over to provide more comments)

Submitted at Open House:

Open House Comment Form for 719 Colborne Street, New Westminster

Please complete the below feedback form and deposit it in the collection box at the sign-in desk. You can also forward your comments to Tara Gronlund (Gronlund Dare Partnership) at tgronlund@shaw.ca by October 10, 2019. The information will be submitted to the City of New Westminster and will be a part of the public record for the Rezoning application. Your name and contact information will not be disclosed publicly.

Please tell us about yourself (optional):

Name: Jane + Wade Armstrong

Address: S22 Colborne St.

Email: S22

The owner would like to rezone of 719 Colborne Street, New Westminster from RT-2D to allow for the conversion of the existing buildings into a use combination not permitted under the current zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principle Dwelling Unit, one (1) Secondary Suite, and one (1) Detached Accessory Dwelling unit over the two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed. Please provide your feedback on this proposal.

We are immediate neighboors to the Northish of 719 Colborne. We are for the ~~the~~ rezoning + believe it is a good location for density, considering the double frontage + the open space offered by Terry Hughes Park. We like how it also allows "downsizing" of the 2400 sq. ft. house into approx ~1600 sqft Principle Dwelling + ~800 sqft Secondary suite. We are also interested in rezoning our property @ 721 Colborne to include a Secondary Suite, + possibly a Detached Accessory Dwelling unit over the garage.

(Please turn over to provide more comments)

7. Glenbrooke North Resident's Association meeting minutes

Glenbrooke North Residents Association
September 26, 2019
Century House, Spruce Room, 620 Eighth Street, NW
Minutes

The meeting was called to order at 7:04 pm. Attendance 20
Present:
President: Nikki Binns
Vice President: Charlie Hunter
Secretary: Marya McLellan
Treasurer: Ellen Berg
Directors: Doug Bjornson, Robert Iantria, Angela Lee
Absent: Matt Church

Guests:
Cameron Barker, Planning Assistant, Development Services, City of NW
Tara Gronlund, ABID, MArch, IA AIBC, gronlund dare partnership
Sylvain Martel, Senior Arborist, Parks & Recreation, City of New Westminster
Mike Watson, Senior Planning Analyst, Development Services, City of NW

Motion to adopt the Minutes of May 26, 2019 meeting moved by Jim Goring and seconded by Doug Bjornson, Carried

Motion to adopt Agenda moved by Jim Goring and seconded by Annette Vowles, Carried

Treasurers Report by Ellen Berg: Our bank balance is $963.97.

Neighbourhood Traffic Advisory Committee Report by Doug Bjornson.
Traffic calming measures are being planned for the Herbert Spencer School area. Doug is still pressing for the crosswalk at 5th St and 8th Ave. A marked crosswalk is being planned for 4th St and 6th Ave. Nikki noted seeing an elderly pedestrian crossing the 6 lanes of traffic between the Mall and the apartments on McBride Blvd between 10th and 8th Ave and was nearly hit. Doug has long been pressing the City for a fence along the middle of the boulevard to stop people trying to cross in this dangerous location.

Community Policing Committee by John Ragone:
John reported on the meeting he attended on September 19th. Year-to-date: Break & Enters have increased 11%, Theft from Auto's have decreased by 10%, and Theft of Auto have increased by 10%. There have been 5 Auto Thefts in GN. There was a robbery at the TD Canada Trust, 500 BL of 6th Street and the suspect was arrested and is currently in custody.

If you have any police related information for John to pass along at the CPC meetings, please contact him at johnragone@live.co.uk . The next meeting is Nov 21, 2019.

John also volunteers on the Community Livability and Social Equity: Grants for Living committee. For more information on the grants available visit: www.newwestcity.ca/grants The deadline to apply is Nov 8th.

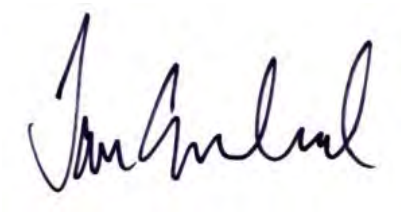
City's Tree Planting Master Plan 2010-2030 presentation by Sylvain Martel:
The PowerPoint presentation was originally presented to Council on June 24, 2019 and covered goals, objectives, defined the priority areas in the City, set a planting schedule, and defined what would be planted. During the presentation, Sylvain answered residents' questions. Several residents expressed an interest in having the City (like the City of Vancouver) provide trees at a lower cost for residents to purchase and plant on their properties.

718 Colborne Street re-zoning presentation by Tara Gronlund:
Tara went through the project and explained the display boards showing the existing property and the conversion from a Single Detached Dwelling and detached two-car garage and loft, into three dwelling units and a two-car garage. The unit mix would consist of a Principal Dwelling Unit, one Attached Accessory Dwelling Unit, and one Detached Accessory Dwelling Unit over the two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed. Residents asked questions and were in favour of the project.

We have the Spruce Room in Century House reserved for Thursday, November 28, 2019 at 7 pm. Unless there is a need, we will cancel this meeting. We will then hold our Annual General Meeting on January 30, 2020.

If further information is required, please contact Tara Gronlund of gronlund dare partnership.

Regards,



Tara Gronlund ABID, MARCH, IA AIBC

gronlund dare partnership

tel 604-522-2258

gronlunddare@shaw.ca

Corporation of the City of
NEW WESTMINSTER

Appendix 4

Architectural and Landscape Drawings

CD- # Re-zoning Scenario

2015.01.19

Existing Site Data:

site area		383.97 m^2	4133.0 sq. ft.
site width	min	8.65 m	28.37 ft.
site frontage width		8.65 m	28.37 ft.
site depth	min	41.48 m	136.09 ft.
site depth	max	47.49 m	155.80 ft.

Note:
areas and property dimensions are approximate

Uses		Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
414.3	Single Detached	yes	-	yes	CD zone proposed to allow for additional uses than those allowed under the RT-2D zone
414.4	Duplex	yes	-	yes	
414.5	Single Detached	yes	yes	yes	
	Principal Dwelling Unit (PDU)		-	(1) proposed	
419.10	Detached Accessory	yes	yes	yes	
419.11	Attached Accessory	yes	yes	yes	
	Attached Accessory Dwelling Unit (AADU)	no	-	(1) proposed	
	Detached Accessory Dwelling Unit (DADU)	no	-	(1) proposed	

General Regulations

Reference		Regulation (RT-2D zone)		Existing Condition		Proposed (CD zone)	Notes
	datum elevation			elevation	256.11 ft	no changes	
414.12	**Building height**	8.23 m	26.92 ft.	height	26.92 ft.	no changes	CD zone - proposed to have same building height restrictions as RT-2D
	w/ site coverage under 30%			elevation	283.03 ft	no changes	
	elevation						
414.16	**Lot Coverage**						
	Lot Coverage	35 %			22.2 %	no changes	CD zone - proposed to have same lot coverage allowances as RT-2D
	when 2 storeys above datum	134.39 m^2	1446.6 sq. ft.				
	Lot Coverage	30 %					
	when 3 storeys above datum	115.19 m^2	1239.9 sq. ft.				
-	**Floor areas - gross**	no restrictions		PDU- upper	922.8 sq ft	922.8 sq ft	CD zone would need to allow for unit mix proposed, and proposed areas of each unit type
				PDU-main	840.8 sq ft	840.8 sq ft	
				PDU-lower	828.80 sq ft	132.30 sq ft	
				AADU - lower	-	346.5 sq ft	
				DADU	-	325.6 sq ft	
				Garage	400.0 sq ft	400.0 sq ft	
				Garage loft	325.6 sq ft	-	
				Total	3318.0 sq ft	3318.0 sq ft	
	Principal Building Setbacks						
414.13	Front yard	3.05 m	10.0 ft		14.0 ft	no changes	CD zone - proposed to have same front, rear and side yard restrictions as RT-2D
414.15	Interior side yard total of subject property and neighbouring property	2.13 m	7.0 ft		8.0 ft	no changes	
	subject property	1.065 m	3.5 ft		4.0 ft	no changes	
414.14	Rear yard	7.62 m	25.0 ft		28.5 ft	no changes	
414.1	**Detached Accessory**						CD zone - proposed regulations to be the same as RT-2D for Detached Accessory
	Maximum Height	2 storeys (1 within roof)		2 storeys (1 within roof)			
		4.57 m	15.0 ft				
	Maximum site coverage	37.16 m^2	400 sq ft	400 sq ft		no changes	Detached Accessory proposed to allow DADU
	Min distance from Principal	3.05 m	10 ft	29.6 ft		no changes	
414.11	**Attached Accessory**						
	Maximum Height	4.57 m	15 ft			no changes	CD zone - proposed regulations to be the same as RT-2D for Attached Accessory Potential addition of rear deck off of Principal Dwelling Unit requested to be accomodated
	Site coverage	10% of site area					
		38.40 m^2	413.30 sq ft	front porch	120.0 sq ft	no changes	
				rear porch	55.0 sq ft	no changes	
				loft entry	9.0 sq ft	no changes	
				unused allowance	229.3 sq ft	no changes	
	Parking						
150.7	Parking	1 stall		stalls - garage	2	no changes	CD zone - proposed regulations ot require (2) stalls for the total of (3) proposed dwelling units
				stalls - surface tadem	2		

Note: * all data of existing conditions was gathered from orignal drawings supplied by Eric Pattison (under Decosse Pattison Architects) and has not been independantly confirmed.
* City of New Westminster to provide feedback of any and all additional regualtions / restrictions that should be considered during potential re-zoning application process

gronlund dare partnership
432 Buchanan Ave., New Westminster, BC. V3l 3Z8 t 604.522.2258 f 604.522.2034 gronlunddare@shaw.ca

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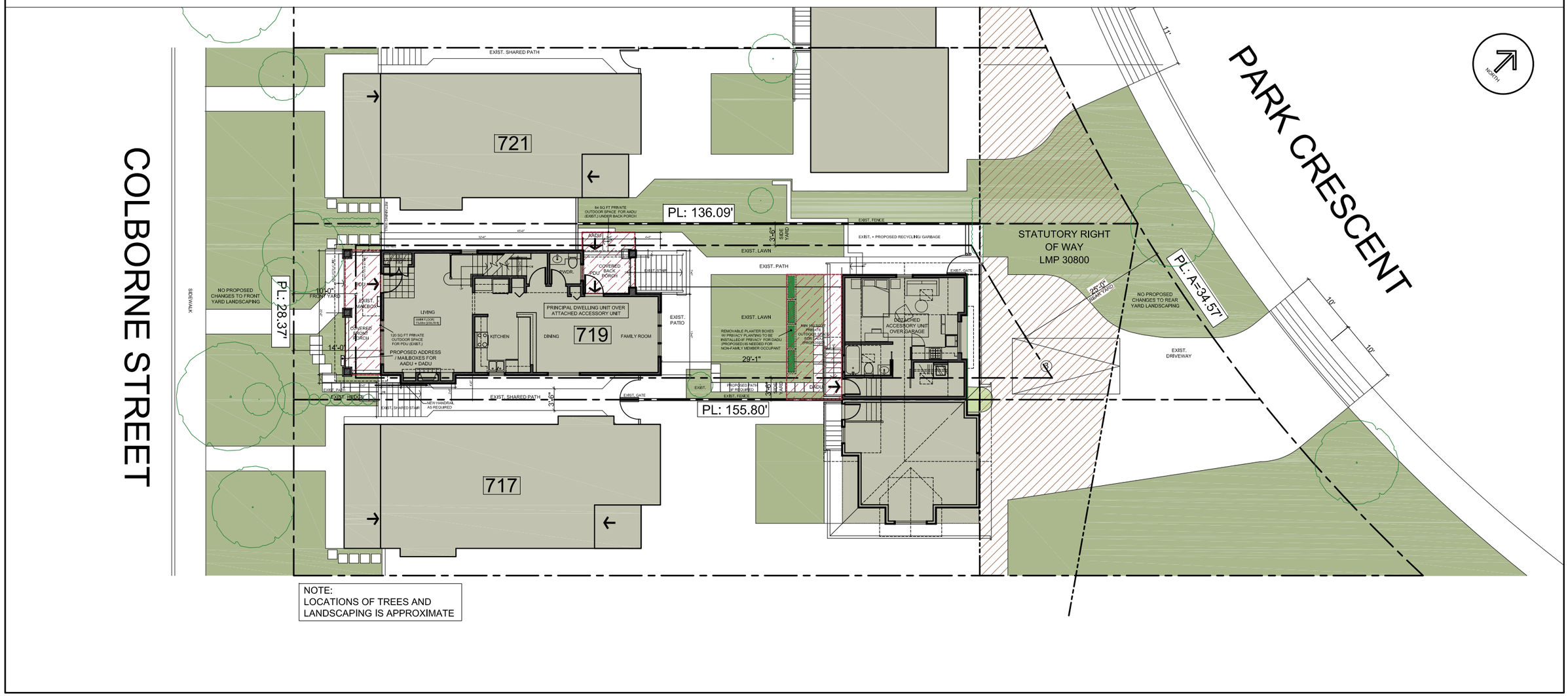
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn --	Chkd --

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ZONING DATA

PLANNING STUDY: RE-ZONING TO CD-#



NOTE:
LOCATIONS OF TREES AND LANDSCAPING IS APPROXIMATE

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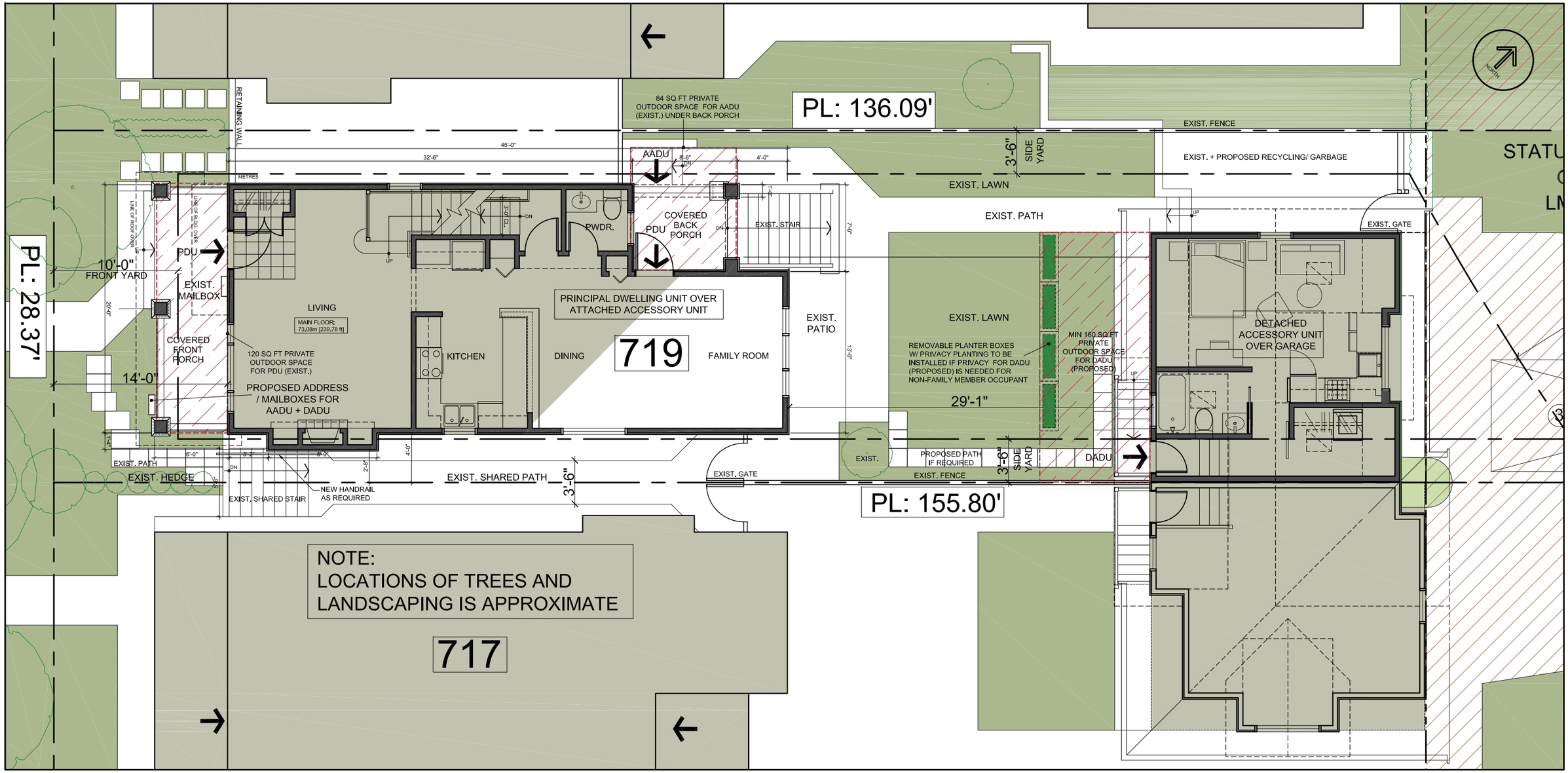
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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale 1/16" = 1'-0"	Date 19.07.02	Dwn --	Chkd --

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PROPOSED SITE PLAN
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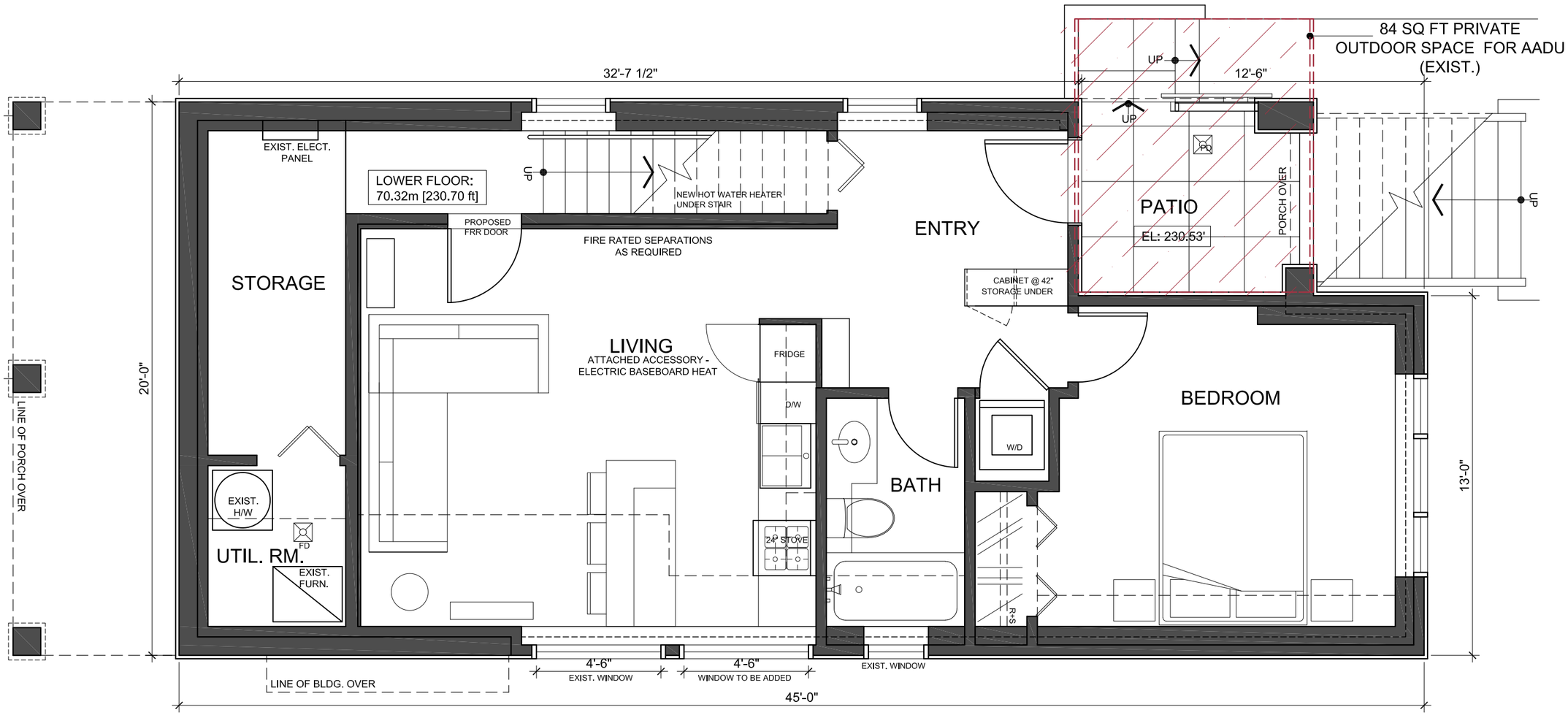
HUNTER RESIDENCE
719 COLBORNE STREET
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PROPOSED SITE PLAN - PARTIAL

PLANNING STUDY: RE-ZONING TO CD-#



ATTACHED ACCESSORY SUITE CONCEPT PLAN

LOWER LEVEL OF PRINCIPAL BUILDING

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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HUNTER RESIDENCE

719 COLBORNE STREET
NEW WESTMINSTER, BC

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Scale 1/4" = 1'-0"	Date 19.07.02	Dwn --	Chkd --

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PROPOSED ATTACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#

EXISTING CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

DISTANCE TO PL: 4'-0" / 1.21 m

AREA OF EXPOSED BUILDING FACE : 1109 sq ft 105.0 m^2
GLAZED OPENINGS: 57.0 sq ft 5.3 m^2

PERCENTAGE OF GLAZED OPENINGS: 5.1%

PERCENTAGE OF GLAZED OPENINGS:
ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4): 7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS

PROPOSED CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

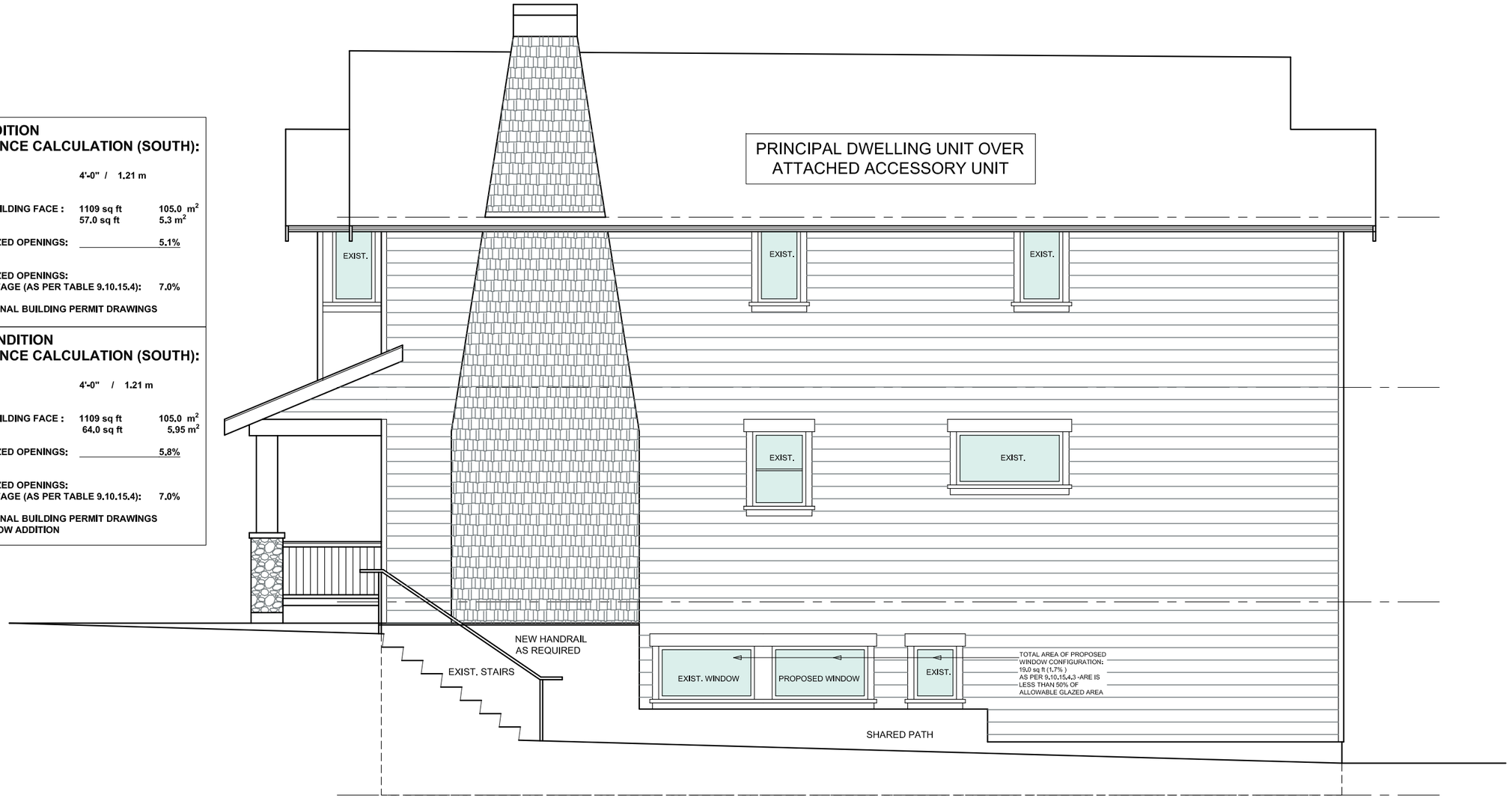
MIN DISTANCE TO PL: 4'-0" / 1.21 m

AREA OF EXPOSED BUILDING FACE : 1109 sq ft 105.0 m^2
GLAZED OPENINGS: 64.0 sq ft 5.95 m^2

PERCENTAGE OF GLAZED OPENINGS: 5.8%

PERCENTAGE OF GLAZED OPENINGS:
ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4): 7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS
AND PROPOSED WINDOW ADDITION



SOUTH ELEVATION
PRINCIPAL DWELLING UNIT + ATTACHED ACCESSORY DWELLING UNIT

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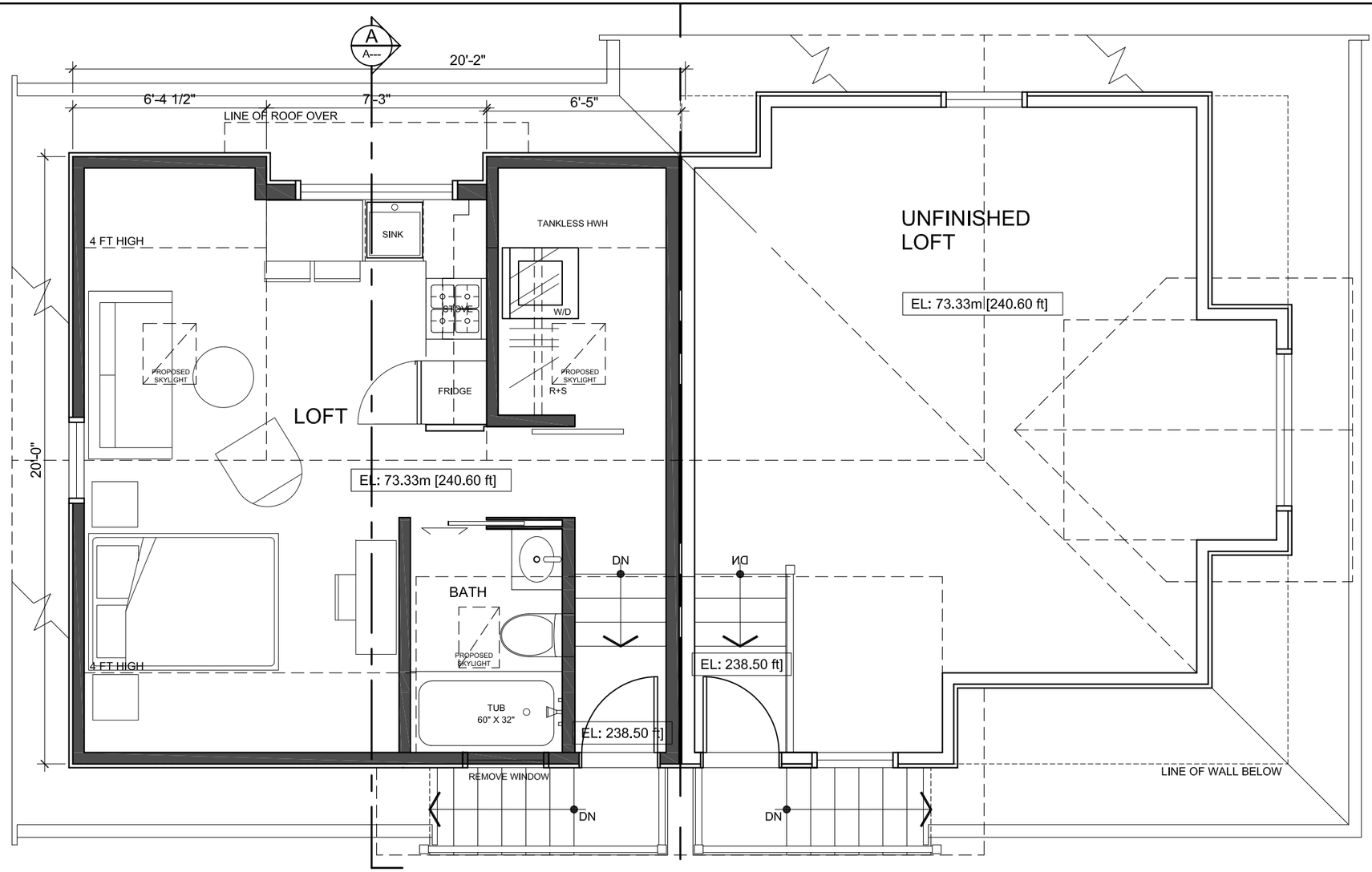
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HUNTER RESIDENCE
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NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale 3/16" = 1'-0"	Date 19.07.02	Dwn --	Chkd --

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PROPOSED SOUTH ELEVATION
PLANNING STUDY: RE-ZONING TO CD-#



DETACHED ACCESSORY SUITE: CONCEPT PLAN

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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HUNTER RESIDENCE
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Project 1813	File Planning Study: RE-ZONING TO CD-#		
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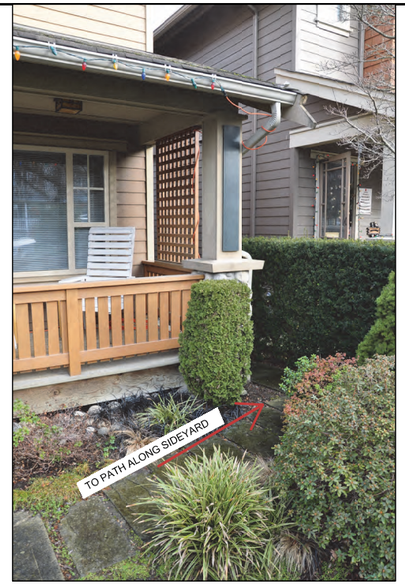
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PROPOSED DETACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#



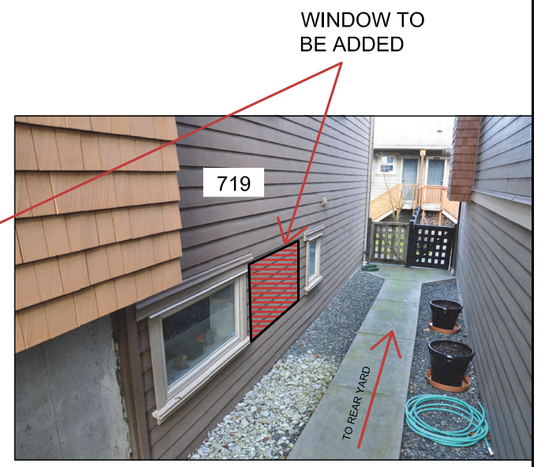
FROM COLBORNE STREET



FROM FRONT YARD



FROM SOUTH SIDE YARD



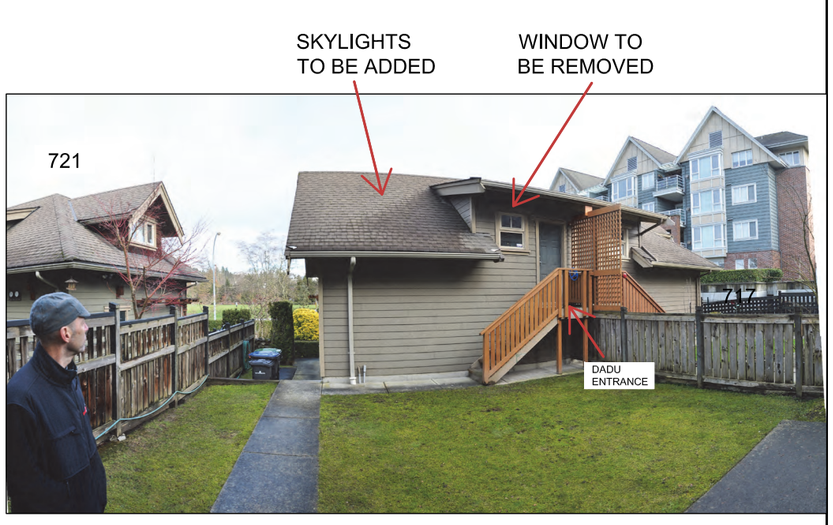
FROM SOUTH SIDE YARD



FROM BACK YARD



FROM BACK YARD



FROM BACK YARD

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HUNTER RESIDENCE
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SITE PHOTOS 1

PLANNING STUDY: RE-ZONING TO CD-#



FROM REAR YARD



FROM REAR YARD



FROM CRESCENT PARK

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HUNTER RESIDENCE
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Project 1813	File Planning Study: RE-ZONING TO CD-#		
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SITE PHOTOS 2

PLANNING STUDY: RE-ZONING TO CD-#

Corporation of the City of
NEW WESTMINSTER

Appendix 5

Staff Report to LUPC

(August 26, 2019)

Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	8/26/2019
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	REZ00186
		Item #:	44/2019

Subject: **719 Colborne Street: Rezoning and Minor Development Permit Applications for a Secondary Suite and Detached Accessory Dwelling Unit in the RT-2D Zone - Preliminary Report**

RECOMMENDATION

THAT *the Land Use and Planning Committee recommend that staff process the Rezoning and Minor Development Permit applications as outlined in this report.*

EXECUTIVE SUMMARY

Rezoning and Minor Development Permit applications have been received to facilitate the installation of a secondary suite within the existing principal building as well as a detached accessory dwelling unit in an existing detached structure. The applicant previously submitted a Pre-Application Review (PAR) inquiry for this proposal, which was reviewed by the Land Use and Planning Committee (LUPC) on April 8, 2019. The feedback from the LUPC meeting has been incorporated into the proposal.

1. PURPOSE

The purpose of this report is to provide the LUPC with preliminary information on the proposed development and to seek LUPC support in the application review process outlined in this report.

2. POLICY AND REGULATIONS

2.1 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.

2.2 Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Applications for detached accessory dwelling units must comply with the Laneway and Carriage House Residential Development Permit Area Guidelines. A Minor Development Permit is required for the proposed development, which will be reviewed concurrently with this Rezoning application.

2.3 Zoning Bylaw

The subject properties are currently zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D) which allows one principal unit and a two storey detached accessory structure on compact lot. As the RT-2D zoning only allows a single principal unit a rezoning to a Comprehensive Development (CD) would be required for the addition of two accessory dwelling units.

3. BACKGROUND

3.1 Pre-Application Review

The applicant previously submitted a Pre-Application Review (PAR) inquiry for the proposed project, which was reviewed by the LUPC on April 8, 2019 (See **Attachment 4**). The LUPC was generally supportive of the project and provided the following comments:

- Tree protection barriers will be required for areas that are impacted by construction;
- Open space requirements will need to be resolved in the formal application for both the detached accessory dwelling unit and the secondary suite;
- Unit size and parking requirements appear to be reasonable;
- The creation of two additional forms of housing for the neighbourhood is a net positive for increased housing options.

The applicant made some minor landscape revisions to the proposal with the formal Rezoning application. These revisions are further discussed in Section 5 below.

3.2 Site Characteristics and Context

The subject site is located in the Glenbrooke North neighbourhood and is double fronting, being bound on the north east side by Park Crescent and on the south west side by Colborne Street. The property is large for a compact lot and has a total area of 384 square metres (4,133 square feet). The lot currently contains a single detached dwelling with a detached two car garage with habitable space above as shown in **Attachment 3**. The house was constructed in 2001.

The subject property is primarily surrounded by Single-Detached Dwellings zoned RS-1 or RT-2D, with one low-rise apartment zoned RM-5A located at the corner of Colborne Street and Seventh Avenue. The adjacent properties to the north west of the subject site have the same configuration, with habitable space above the detached garage.

4. PROJECT DESCRIPTION

4.1 Project Description

The applicant has submitted a Rezoning and Development Permit applications for 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit and the

conversion of the lower level of the principal dwelling into a secondary suite. The proposed development would retain the current dwelling and accessory structures on the site without any changes to the building exteriors, to the existing 0.617 FSR or to the two off-street parking spaces within the detached garage. A rezoning to a Comprehensive Development zone would be required in order to permit the two additional accessory dwelling units being proposed. The applicant's Letter of Intent is attached to this report as **Attachment 2**.

4.2 Project Statistics:

	Permitted / Required Under RT-2D Zoning	**Current/Proposed**
Site Area (gross)	3,000 sq.ft. (278.70 sq.m.)	4,133 sq.ft. (384 sq. m.)
Site Frontage	No less than 10% of perimeter	8.65 m (28.38ft) or 8% of perimeter (existing non-conforming)
Setbacks Front Yard Rear Yard Side Yard	 10 feet (3.05 metre depth) Not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres) Total of both side yards must not be less than 7 feet (2.13 metres)	 14.00 ft. 28.5 ft. (8.68m) or 18% of site depth (existing non-conforming) 8.40 ft. total
Site Coverage Maximum	35% (for buildings with two habitable levels above grade) 15% of site area for Detached accessory building	22.2% 9.6% (400 sq. ft.)
Building Height Maximum	Principal Building (27 feet) Not to exceed two storeys or a height of 15 feet for Detached accessory buildings.	26.92 ft. 14.20 ft., 2 storeys
Off-Street Parking	3 spaces	2 spaces (variance required)
Detached Accessory Unit Size	350 square feet minimum	325.6 sq. ft. (variance required)

5. DISCUSSION

5.1 Additional Accessory Dwelling Units

Currently the RT-2D zone does not permit secondary suites or detached accessory dwelling units. Consideration of their addition to the subject site is considered reasonable given that:

1. The size of the subject site (4,133 sq. /383.96 sq.m.) is large for RT-2D lots and consistent with the minimum lot size of the RS-5 Single Detached Residential Districts (Small Lots) zone (4,000 sq. ft. /371.61sq.m.). The RS-5 zone permits a laneway house as well as a secondary suite.

2. The proposed units would be constructed within the existing principal and accessory buildings with no added massing.

3. The proposed project increases housing choice in the neighbourhood by adding two additional units to the neighbourhood, which is consistent with the intent of the Residential Ground Oriented designation that encourages a mix of ground-oriented infill housing options.

5.2 Size of Detached Accessory Unit

The current application states that the proposed detached accessory dwelling unit is to be 30.25 square metres (325.6 square feet.), but the minimum size for a secondary suite is 32.52 square metres (350 square feet.), or 7% smaller than permitted. Given the proposed unit would be close to the permitted size, and the proposal would not add any additional floor space to the existing building, the proposal is considered reasonable.

5.3 Off-Street Parking

Generally the Zoning Bylaw requires two parking spaces for properties with a laneway/carriage house and secondary suite. The RT-2D zone would require three parking spaces for the three dwelling units. It would be considered reasonable from a Zoning Bylaw perspective to allow the proposed two parking spaces; however this would have to be reviewed and approved by the Transportation Division as part of the application review process.

5.4 Private Open Space Requirements

All detached accessory dwelling units under the Laneway and Carriage House Design Guidelines are expected to include 160 square feet (14.86 square metres) of private open space, and 80 square feet (7.43 square metres) of private open space is required for secondary suites. The proposal currently indicates 160 square feet (14.86 square metres) of

private open space, allocated to the detached accessory dwelling unit, and 80 square feet (7.43 square metres) allocated to the secondary suite, meeting the requirements for open space. The required outdoor space was altered from the Pre-Application submission to include small planters that separate the detached accessory dwelling unit's outdoor space from the principal dwelling's outdoor space. This creates a clear separation between uses and enhances the privacy of the new detached accessory dwelling unit.

5.5 Development Permit Guidelines

A Minor Development Permit would be required to ensure the landscaping, private open space and other aspects of the rental units meet liveability expectations. The application would be evaluated against the general principles in the Laneway and Carriage House Development Permit Guidelines, Residential Infill Townhouse Guidelines and the Design Standards and Guidelines for Houses with Secondary Suites, as appropriate.

5.6 Tree Protection and Replacement

There are off-site trees at 719 Colborne Street that require an Arborist Report and Tree Permit Application as part of this application. These off-site trees will require protection and tree securities. As there are no changes to the building envelope, no trees have been proposed to be removed.

6. CONSULTATION

The applicant will be required to undertake public consultation as part of the Rezoning and Development Permit application process. Consultation includes a presentation to the Glenbrooke North Residents Association, an applicant-led Public Open House, presentations to the Advisory Planning Commission, and a Public Hearing.

7. REVIEW PROCESS

The anticipated next steps in the application review process include:

1. Preliminary report to the LUPC (**currently here**);
2. Preliminary information report to Council; (September 9, 2019)
3. Presentation to the Glenbrooke North Residents Association
4. Applicant-led Public Open House;
5. Review by the Advisory Planning Commission;
6. Report to the LUPC on consultation outcome and to recommend Council consideration of First and Second Readings of proposed Zoning Amendment Bylaw;
7. LUPC report to Council for consideration of First and Second Readings of proposed Zoning Amendment Bylaw and to schedule a Public Hearing;

8. Public Hearing and Council consideration of Third Reading of proposed Zoning Amendment Bylaw;
9. Council consideration of Final Reading and Adoption of proposed Zoning Amendment Bylaw; and
10. Director of Development Services issues Minor Development Permit.

8. INTERDEPARTMENTAL LIAISON

The City has now initiated a project-based team approach for reviewing development applications. A staff-led project team has been assigned to review this proposed project.

9. OPTIONS

The following options are offered for the LUPC's consideration:

1. That the Land Use and Planning Committee recommend that staff process the Rezoning and Development Permit applications as outlined in this report; and

2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends option 1.

ATTACHMENTS

Attachment 1: Site Context Map
Attachment 2: Applicant Rationale Letter
Attachment 3: Architectural and Landscape Drawings
Attachment 4: Pre-Application Review Staff Report to LUPC (April 8, 2019)

This report has been prepared by:
Cameron Barker, Planning Assistant

Emilie K Adin, MCIP
Director of Development Services

Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	1/27/2020
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	REZ00186
		Item #:	5/2020

Subject: **719 Colborne Street: Rezoning and Minor Development Permit Applications for Two Accessory Dwellings - Bylaw for Consideration of Readings**

RECOMMENDATION

THAT *the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second Readings and forward the Bylaw to a Public Hearing on February 24, 2020.*

EXECUTIVE SUMMARY

Rezoning and Minor Development Permit applications have been received to facilitate the addition of two accessory dwelling units at 719 Colborne Street. One unit is a secondary suite located within the basement of the existing principal building and the second is a unit on the upper level of an existing detached accessory structure. The proposal includes limited changes to the exterior of the buildings and no additional floor space or massing.

The applicant has undertaken public consultation for the project which included an open house and presentation to the Glenbrook North Residents Association, both of which occurred on September 26, 2019. The proposal has also been reviewed and supported by the Advisory Planning Commission on November, 19 2019.

1. PURPOSE

The purpose of this report is to request that the LUPC recommend that Council consider Zoning Amendment Bylaw No.8176, 2020 for First and Second readings and forward the Bylaw to a Public Hearing on February 24, 2020.

2. POLICY AND REGULATIONS

Information on the policy context and existing regulations related to the proposed development have been provided in **Appendix C**.

3. BACKGROUND

3.1 Pre-Application Review

Prior to submitting a formal application for Rezoning and Minor Development Permit, the applicant completed a Pre-Application Review (PAR) for the proposed project, which was reviewed by the Land Use and Planning Committee (LUPC) on April 8, 2019. The LUPC was generally supportive of the project and provided the following comments:

- Tree protection barriers will be required for areas that are impacted by construction;
- Open space requirements will need to be resolved in the formal application for both the detached accessory dwelling unit and the secondary suite;
- Unit size and parking requirements appear to be reasonable;
- The creation of two additional forms of housing for the neighbourhood is a net positive for increased housing options.

3.2 Site Characteristics and Context

The subject site is located in the Glenbrooke North neighbourhood and is a double fronting lot, being bound on the northeast side by Park Crescent and on the southwest side by Colborne Street. The property is large for a compact lot and has a total area of 384 square metres (4,133 square feet). The lot currently contains a single detached dwelling with a detached two car garage with habitable space above. The house and detached accessory building were constructed in 2001.

The subject property is primarily surrounded by Single-Detached Dwellings zoned RS-1 or RT-2D, with one low-rise apartment zoned RM-5A located at the corner of Colborne Street and Seventh Avenue. The adjacent properties to the north west of the subject site have the same configuration, with habitable space above the detached garage.



719 Colborne St.

4. PROJECT DESCRIPTION

4.1 Project Description

The applicant has submitted Rezoning and Development Permit applications for 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit (see Figure 1 below for an image of the garage and location of the proposed detached accessory dwelling unit (DADU)) and the conversion of the lower level of the principal dwelling into a secondary suite. The proposed development would retain the current dwelling and accessory structures on the site without any changes to the building exteriors, to the existing 0.617 FSR or to the two off-street parking spaces within the detached garage. A rezoning to Comprehensive Development District (719 Colborne) (CD-91 is required in order to permit the two additional accessory dwelling units proposed. The Letter of Intent is included in the applicant submission attached to this report as **Appendix B** and a copy of the Zoning Bylaw Amendment No. 8176, 2020 is attached in **Appendix A.**



Figure 1: Detached Accessory Building – Proposed Detached Dwelling Unit (DADU) on Upper Floor

4.2 Project Statistics:

	Permitted / Required Under RT-2D Zoning	Current/Proposed
Site Area (gross)	3,000 sq.ft. (278.70 sq.m.)	4,133 sq.ft. (384 sq. m.)
Site Frontage	No less than 10% of perimeter	8.65 m (28.38ft) or 8% of perimeter (existing non-conforming)
Setbacks		
Front Yard	10 feet (3.05 metre depth)	4.27 metres (14 ft.)
Rear Yard	Not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres)	8.68 metres (28.5 ft.)
Side Yard	2.13 metres (7 feet) minimum for the total of both side yards	2.56 metres (8.4 ft.) total

Site Coverage Maximum	35% (for buildings with two habitable levels above grade) 15% of site area for Detached accessory building	22.2% 9.6%
Principal Building Height Maximum	8.23 metres (27 ft.)	8.21 metres (26.92 ft.)
Detached Accessory Building Height	4.57 metres (15 ft.) 2 storeys	4.33 metres (14.20 ft.) 2 storeys
Off-Street Parking	3 spaces	2 spaces (variance required)
Detached Accessory Unit Size	350 square feet minimum	325.6 sq. ft. (variance required)

5. DISCUSSION

5.1 Additional Accessory Dwelling Units

Currently the RT-2D zone does not permit secondary suites or detached accessory dwelling units. The addition of two accessory dwelling units to this site, as proposed, is considered reasonable given that:

1. The size of the subject site (4,133 sq. /383.96 sq.m.) is large for RT-2D lots and consistent with the minimum lot size of the RS-5 Single Detached Residential Districts (Small Lots) zone (4,000 sq. ft. /371.61sq.m.), which permits both a laneway house and a secondary suite.

2. The proposed units would be constructed within the existing principal and accessory buildings with no added massing.

3. The proposed project increases housing choice in the neighbourhood by adding two additional rental dwelling units to the neighbourhood, which is consistent with the intent of the Residential Ground Oriented designation to encourage a mix of ground-oriented infill housing options.

5.2 Size of Detached Accessory Unit

The applicant is proposing a detached accessory dwelling unit with an area of 30.25 square metres (325.6 square feet.), which is less than the minimum size for a dwelling unit (bachelor suite) of 32.52 square metres (350 square feet.). The proposed dwelling unit uses all of the available existing space above the garage, and the unit could not be increased in size without additions to the building. The dwelling unit also includes an additional 3.34 square metres (36 sq.ft.) of under height space which does not count as floor space, but which can still be used to improve livability and provide drawers, dressers and other storage.

5.3 Off-Street Parking

The Zoning Bylaw requires two parking spaces for properties with two accessory dwelling units (laneway/carriage house and secondary suite) and the applicant has proposed that the Comprehensive Zoning District for this site use the same standards. The Transportation Division has reviewed the proposed development and has not identified any concerns.

5.4 Private Open Space Requirements

All detached accessory dwelling units under the Laneway and Carriage House Design Guidelines are expected to include 160 square feet (14.86 square metres) of private open space, and 80 square feet (7.43 square metres) of private open space is required for secondary suites. The proposal includes 160 square feet (14.86 square metres) of private open space which would be allocated to the detached accessory dwelling unit, and 80 square feet (7.43 square metres) allocated to the secondary suite, meeting the requirements for open space.

5.5 Design Guidelines

The application is consistent with the general principles outlined in the Laneway and Carriage House Development Permit Guidelines, Residential Infill Townhouse Guidelines and the Design Standards and Guidelines for Houses with Secondary Suites. Should the rezoning be adopted, the Director of Development Services would be able consider issuance of the Minor Development Permit.

5.6 Tree Protection and Replacement

There are off-site trees at 719 Colborne Street that require an Arborist Report and Tree Permit Application as part of this application. These off-site trees will require protection and tree securities. As there are no changes to the building envelope, no trees have been proposed to be removed.

6. PUBLIC CONSULTATION

6.1 Glenbrooke North Residents Association

The application was presented to the Glenbrooke North Residents Association on September 26, 2019. There were approximately 23 residents in attendance. Comments and discussion from the meeting are summarized as follows:

- proposed size of the detached accessory unit;
- parking; and
- easement for the shared access path.

The applicant's summary of the meeting is attached in **Appendix D.**

6.2 Applicant-Led Open House

Prior to the Residents Association meeting, the applicant held an open house on September 26, 2019, from 6pm to 7pm. The open house was attended by 3 people. Comments and discussion from the open house were in general support of the application. The applicant's summary of the open house attached in **Appendix D.**

6.3 Advisory Planning Commission

The Advisory Planning Commission reviewed the proposed project on November 19, 2019, and following discussion, adopted the following motion of support:

> **MOVED and SECONDED**
> *THAT the Advisory Planning Commission recommend that Council support the proposed rezoning and minor development permit applications for 719 Colborne Street, as outlined in the staff report dated November 19, 2019.*

The minutes of the November 19, 2019 Advisory Planning Commission Meeting are available on the City's website at: www.newwestcity.ca./APC.

7. APPLICATION REVIEW PROCESS AND NEXT STEPS

The anticipated next steps in the application review process include:

1. Preliminary report to the LUPC (August 26, 2019);
2. Preliminary information report to Council; (September 9, 2019);
3. Presentation to the Glenbrooke North Residents Association (September 26, 2019);
4. Applicant-led Public Open House (September 26, 2019);
5. Review by the Advisory Planning Commission (November 19, 2019);

6. Land Use and Planning Committee Report for Consideration of First and Second Readings of Zoning Amendment Bylaw **(we are here)**;
7. Council Report for Consideration of First and Second Readings of Zoning Amendment Bylaw and to schedule a Public Hearing (February 3, 2020);
8. Public Hearing and Council consideration of Third Reading of Zoning Amendment Bylaw (February 24, 2020);
9. Council consideration of Final Reading and Adoption of proposed Zoning Amendment Bylaw; and
10. Director of Development Services issues Minor Development Permit.

8. ADOPTION AND SERVICING REQUIREMENTS

8.1 Adoption Requirements

Items that will need to be addressed by the applicant prior to the adoption of Zoning Amendment Bylaw No.8176, 2020, include, but are not limited to, the following:

- Retention of a Mechanical Engineer to confirm adequate connection sizes from water, storm and sanitary services to the site; and
- Any other required documentation.

8.2 Site Servicing and Off-Site Improvements

The proposal has been reviewed by the City's Engineering Department regarding required site servicing and off-site improvements. The attached Engineering Services Memo (**Appendix E**) outlines the retention of a mechanical engineer to confirm adequate sizes from water, storm and sanitary services to the site. Any required improvements would need to be provided in accordance with City standards, as determined by the Director of Engineering. The applicant has reviewed and agreed to the works identified in this memo.

9. INTERDEPARTMENTAL LIAISON

A project-based, interdepartmental team has reviewed this development proposal.

10. OPTIONS

The following options are offered for the LUPC's consideration:

1. That the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second readings and forward the Bylaw to a Public Hearing on February 24, 2020.

2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends option 1.

ATTACHMENTS

Appendix A - Zoning Amendment Bylaw No 8179, 2020
Appendix B - Applicant Submission Package
Appendix C - Background Policy and Regulations
Appendix D - Applicant Consultation Summary
Appendix E - Engineering Servicing Memo

This report has been prepared by:
Mike Watson, Senior Planner

This report was reviewed by:
Jackie Teed, Senior Manager of Development Services

Emilie K Adin, MCIP
Director of Development Services

Corporation of the City of
NEW WESTMINSTER

Appendix A:

Zoning Amendment Bylaw No. 8176, 2020

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (719 Colborne Street)
NO. 8176, 2020

ADOPTED _____

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 (719 Colborne Street) No. 8176, 2020".

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

   a) Section 1000 Comprehensive Development Districts of Zoning Bylaw 6680, 2001 is hereby amended by inserting as section 1091 the Schedule attached to this Bylaw as Schedule A.

   b) That the portion(s) of certain parcels of land situated within the City of New Westminster, British Columbia and more particularly described as:

      Legal Description: LOT 30, NEW WEST DISTRICT, PLAN LMP48946 SUBURBAN BLOCK 13, GROUP 1.

      Parcel Identifier: 024-959-111

      (municipally known as 719 Colborne Street)

      and which is presently Single Detached Dwelling Districts (Compact Lots) (RT-2D) are hereby rezoned to Comprehensive Development District (719 Colborne Street) (CD-91) and the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 is hereby amended to record this rezoning.

GIVEN FIRST READING this _____ day of _____, 2020.

GIVEN SECOND READING this _____ day of _____, 2020.

PUBLIC HEARING held this _____ day of _____, 2020.

GIVEN THIRD READING this _____ day of _____, 2020.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2020.

_____
MAYOR

_____
CITY CLERK

Corporation of the City of
NEW WESTMINSTER

Schedule A to Bylaw 8176, 2020:

Comprehensive Development District (719 Colborne Street) (CD-91)

1091 Comprehensive Development District (719 Colborne Street) (CD-91)

1091 .1 The intent of this zoning district is to allow a principal dwelling unit, an attached accessory dwelling unit and a detached accessory dwelling unit.

Comprehensive Development Districts (719 Colborne Street) (CD-91) Regulations

1091 .2 Development of sites zoned CD-91 shall comply with the regulations and requirements of the Single Detached Dwelling Districts(Compact Lots)(RT-2D), except:

(a) a detached accessory dwelling unit shall be permitted on the second level of a detached accessory building with a maximum floor area of 33 sq. metres(355.2 sq. ft.);
(b) the minimum floor area of a detached accessory dwelling unit shall be not less than 99 square metres (325 sq. ft.);
(c) a secondary suite shall be permitted in accordance with the requirements of the Single Detached Residential Districts (RS-1);
(d) a minimum of one parking space shall be provided per unit, except where a lot contains a single detached dwelling with secondary suite and a detached accessory dwelling unit, a minimum of two parking spaces shall be provided.

Corporation of the City of
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Appendix B:

Applicant Submission Package

DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)

PROPOSED ZONING: CD - #

THE PROPOSED RE-ZONING OF THE SUBJECT PROPERTY IS TO ALLOW THE CONVERSION OF THE EXISTING BUILDINGS INTO A USE COMBINATION NOT PERMITTED UNDER THE CURRENT RT-2D ZONE.

THE OWNER WOULD LIKE TO CONVERT THE EXISTING *SINGLE DETACHED DWELLING* AND DETACHED TWO-CAR GARAGE / LOFT INTO THREE (3) DWELLING UNITS AND A TWO-CAR GARAGE. THE UNIT MIX WOULD CONSIST OF A PRINCIPAL DWELLING UNIT, ONE (1) ATTACHED ACCESSORY DWELLING UNIT, AND ONE (1) DETACHED ACCESSORY DWELLING UNIT OVER A TWO-CAR GARAGE. THE PROPERTY WOULD REMAIN A FEE SIMPLE LOT, WITH NO SUBDIVISION OR STRATIFICATION PROPOSED.

THE PRINCIPAL DWELLING UNIT WOULD OCCUPY THE UPPER, MAIN AND A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING.* ITS APPROXIMATE GROSS AREA WOULD BE 1945.9 SQ FT.

THE ATTACHED ACCESSORY DWELLING UNIT WOULD OCCUPY A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING.* ITS APPROXIMATE GROSS AREA WOULD BE 646.5 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD BE AT THE REAR OF THE EXISTING *SINGLE DETACHED DWELLING*. A MINIMUM OF 80 SQ FT OF OUTDOOR HARD SURFACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *SECONDARY SUITE DESIGN STANDARDS.*

THE DETACHED ACCESSORY DWELLING UNIT WOULD OCCUPY THE 'LOFT' SPACE OVER THE EXISTING GARAGE. ITS APPROXIMATE GROSS AREA WOULD BE 325.6 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD REMAIN UNCHANGED, FACING THE PRINCIPAL DWELLING UNIT/REAR YARD. A MINIMUM OF 160 SQ FT OF PRIVATE OPEN SPACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *LANEWAY AND CARRIAGE HOUSES DEVELOPMENT PERMIT GUIDELINES.*

BOTH ACCESSORY DWELLING UNITS WOULD BE ACCESSIBLE FROM COLBORNE STREET VIA AN EXISTING SHARED APPROX. 3'-6" WIDE PATH LOCATED IN THE SOUTH SIDE YARD. AS WELL, ACCESS TO THE GARAGE, REAR YARD PARKING, AND TO PARK CRESCENT ARE CURRENTLY PROVIDED AND NO CHANGES ARE PROPOSED. THE PROPERTY'S UNIQUE SITING WOULD ALLOW ALL THREE UNITS TO HAVE EASY ACCESS TO BOTH COLBORNE STREET AND PARK CRESCENT. THE GENEROUS REAR YARD EASILY FACILITATES THE PROVISION OF PRIVATE OUTDOOR SPACE TO EACH DWELLING UNIT.

THIS PROPOSAL MEETS MANY OF THE CITY'S LONG TERM HOUSING AND DENSITY AIMS. THIS PROPOSAL IS COMPATIBLE WITH BOTH THE CURRENT AND PROPOSED OCP LAND USE DESIGNATIONS FOR THE PROPERTY. THE *RESIDENTIAL-GROUND ORIENTED INFILL HOUSING* DESIGNATION WHICH AIMS TO ALLOW A MIX OF GROUND-ORIENTED INFILL HOUSING OPTIONS COMPLIMENTARY TO THE EXISTING NEIGHBOURHOOD CHARACTER ENCOMPASSES THE PROPOSED SCOPE AND CHARACTER OF THIS PROJECT. THIS PROPOSAL WOULD TRANSFORM A *SINGLE DETACHED DWELLING* INTO THREE (3) RESIDENTIAL UNITS OF VARYING SIZES, ALL BEING ACCOMMODATED WITHIN THE ENVELOPE OF EXISTING BUILDINGS. THE IMPACT TO NEIGHBOURS WOULD BE MINIMAL, AS THE MAJORITY OF THE ALTERATIONS PROPOSED ARE INTERIOR IN NATURE.

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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn --	Chkd --

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PROPOSED PROJECT DESCRIPTION

PLANNING STUDY: RE-ZONING TO CD-#

CD- # Re-zoning Scenario

2015.01.19

Existing Site Data:

site area		383.97 m^2	4133.0 sq. ft.
site width	min	8.65 m	28.37 ft.
site frontage width		8.65 m	28.37 ft.
site depth	min	41.48 m	136.09 ft.
site depth	max	47.49 m	155.80 ft.

Note:
areas and property dimensions are approximate

Uses		Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
414.3	Single Detached	yes	-	yes	CD zone proposed to allow for additional uses than those allowed under the RT-2D zone
414.4	Duplex	yes	-	yes	
414.5	Single Detached	yes	yes	yes	
	Principal Dwelling Unit (PDU)		-	(1) proposed	
419.10	Detached Accessory	yes	yes	yes	
419.11	Attached Accessory	yes	yes	yes	
	Attached Accessory Dwelling Unit (AADU)	no	-	(1) proposed	
	Detached Accessory Dwelling Unit (DADU)	no	-	(1) proposed	

General Regulations

Reference		Regulation (RT-2D zone)		Existing Condition		Proposed (CD zone)	Notes
	datum elevation			elevation	256.11 ft	no changes	
414.12	**Building height**	8.23 m	26.92 ft.	height	26.92 ft.	no changes	CD zone - proposed to have same building height restrictions as RT-2D
	w/ site coverage under 30%			elevation	283.03 ft	no changes	
	elevation						
414.16	**Lot Coverage**						
	Lot Coverage	35 %			22.2 %	no changes	CD zone - proposed to have same lot coverage allowances as RT-2D
	when 2 storeys above datum	134.39 m^2	1446.6 sq. ft.				
	Lot Coverage	30 %					
	when 3 storeys above datum	115.19 m^2	1239.9 sq. ft.				
-	**Floor areas - gross**	no restrictions		PDU- upper	922.8 sq ft	922.8 sq ft	CD zone would need to allow for unit mix proposed, and proposed areas of each unit type
				PDU-main	840.8 sq ft	840.8 sq ft	
				PDU-lower	828.80 sq ft	132.30 sq ft	
				AADU - lower	-	346.5 sq ft	
				DADU	-	325.6 sq ft	
				Garage	400.0 sq ft	400.0 sq ft	
				Garage loft	325.6 sq ft	-	
				Total	3318.0 sq ft	3318.0 sq ft	
	Principal Building Setbacks						
414.13	Front yard	3.05 m	10.0 ft		14.0 ft	no changes	CD zone - proposed to have same front, rear and side yard restrictions as RT-2D
414.15	Interior side yard total of subject property and neighbouring property	2.13 m	7.0 ft		8.0 ft	no changes	
	subject property	1.065 m	3.5 ft		4.0 ft	no changes	
414.14	Rear yard	7.62 m	25.0 ft		28.5 ft	no changes	
414.1	**Detached Accessory**						CD zone - proposed regulations to be the same as RT-2D for Detached Accessory
	Maximum Height	2 storeys (1 within roof)		2 storeys (1 within roof)			
		4.57 m	15.0 ft				
	Maximum site coverage	37.16 m^2	400 sq ft	400 sq ft		no changes	Detached Accessory proposed to allow DADU
	Min distance from Principal	3.05 m	10 ft	29.6 ft		no changes	
414.11	**Attached Accessory**						
	Maximum Height	4.57 m	15 ft			no changes	CD zone - proposed regulations to be the same as RT-2D for Attached Accessory Potential addition of rear deck off of Principal Dwelling Unit requested to be accomodated
	Site coverage	10% of site area					
		38.40 m^2	413.30 sq ft	front porch	120.0 sq ft	no changes	
				rear porch	55.0 sq ft	no changes	
				loft entry	9.0 sq ft	no changes	
				unused allowance	229.3 sq ft	no changes	
	Parking						
150.7	Parking	1 stall		stalls - garage	2	no changes	CD zone - proposed regulations ot require (2) stalls for the total of (3) proposed dwelling units
				stalls - surface tadem	2		

Note: * all data of existing conditions was gathered from orignal drawings supplied by Eric Pattison (under Decosse Pattison Architects) and has not been independantly confirmed.
* City of New Westminster to provide feedback of any and all additional regualtions / restrictions that should be considered during potential re-zoning application process

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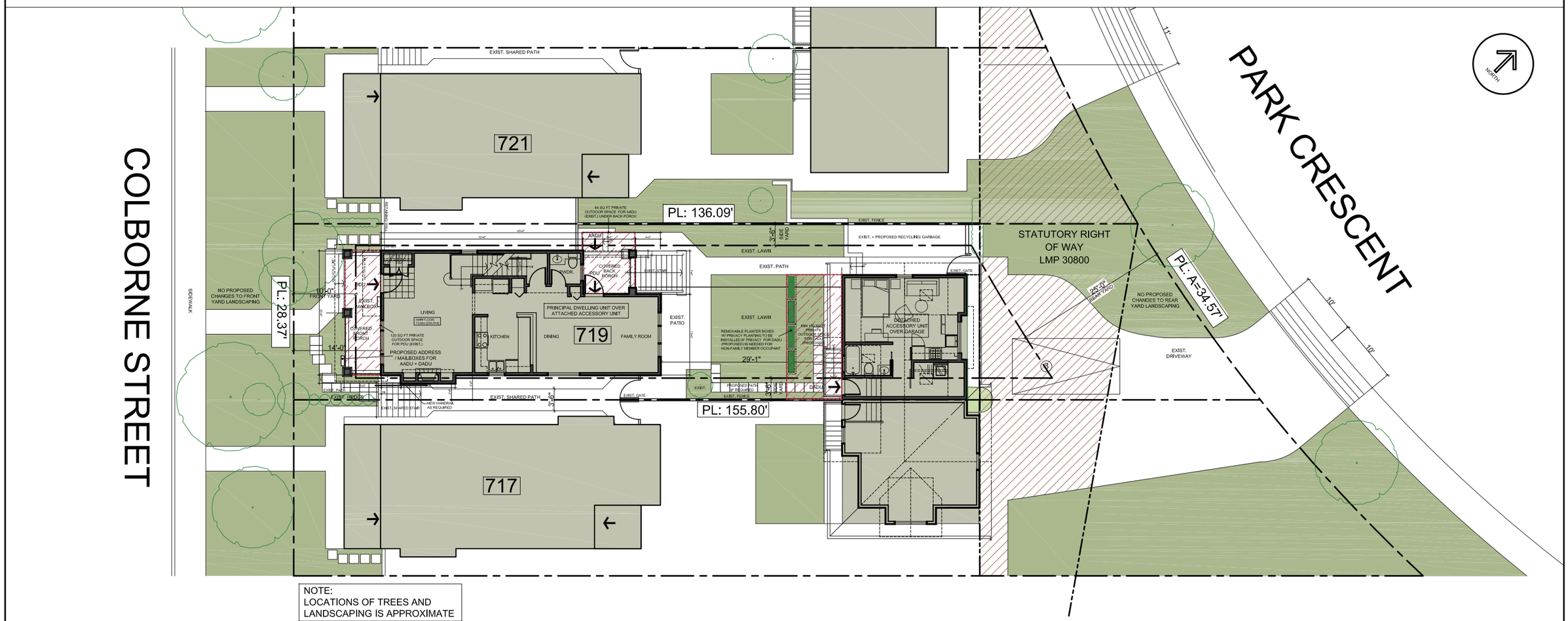
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ZONING DATA
PLANNING STUDY: RE-ZONING TO CD-#



NOTE:
LOCATIONS OF TREES AND
LANDSCAPING IS APPROXIMATE

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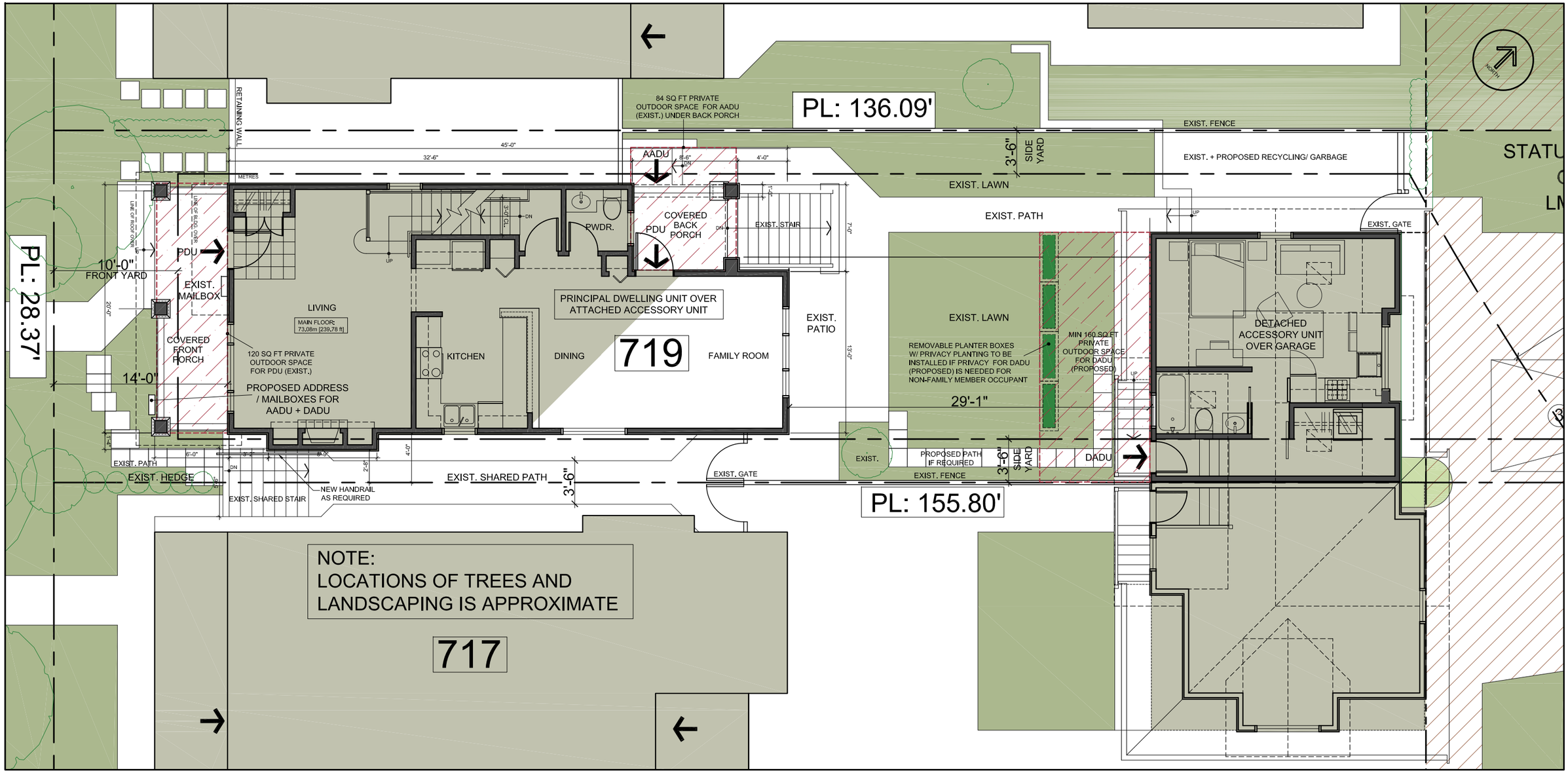
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Project 1813	File Planning Study: RE-ZONING TO CD-#		
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PROPOSED SITE PLAN
PLANNING STUDY: RE-ZONING TO CD-#



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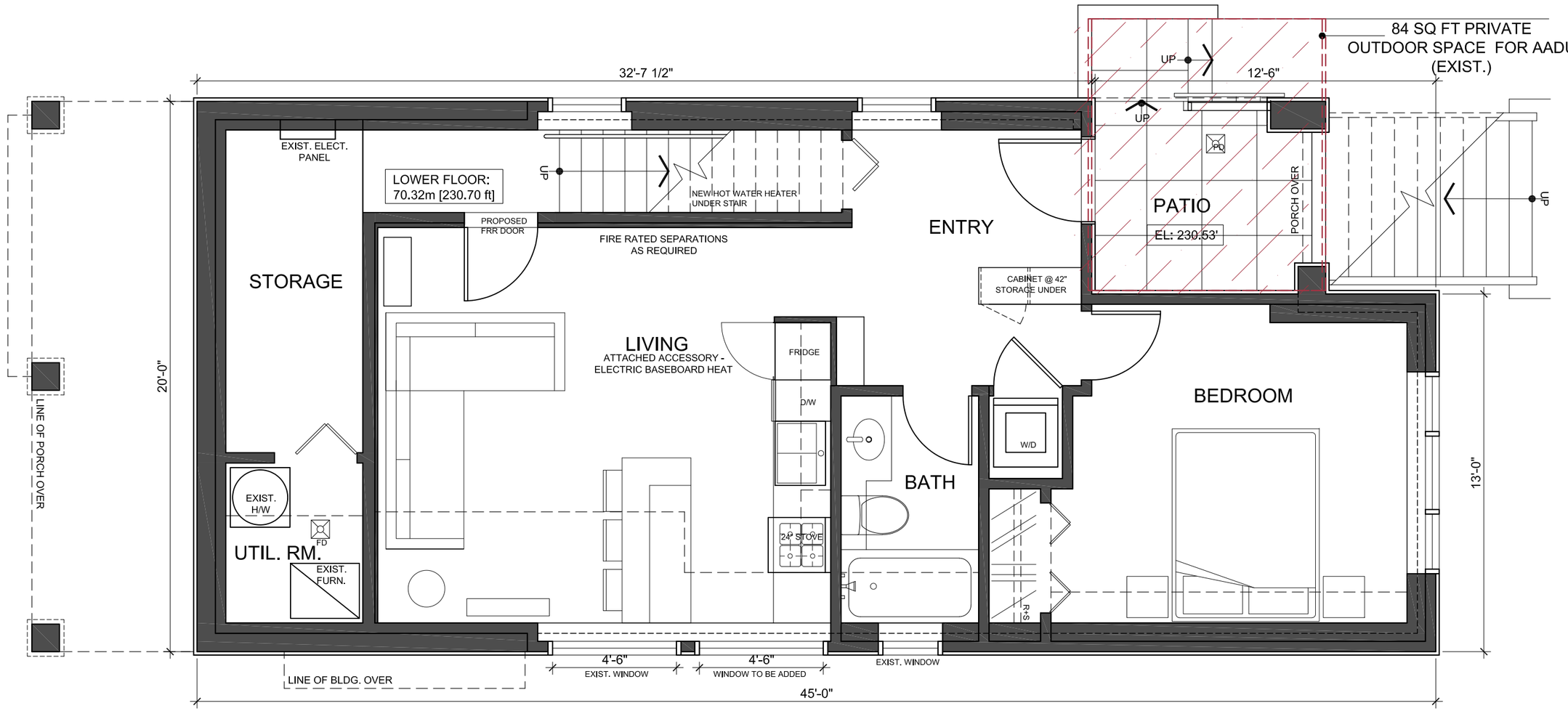
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PROPOSED SITE PLAN - PARTIAL
PLANNING STUDY: RE-ZONING TO CD-#



ATTACHED ACCESSORY SUITE CONCEPT PLAN

LOWER LEVEL OF PRINCIPAL BUILDING

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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PROPOSED ATTACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#

EXISTING CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

DISTANCE TO PL: 4'-0" / 1.21 m

AREA OF EXPOSED BUILDING FACE : 1109 sq ft 105.0 m^2
GLAZED OPENINGS: 57.0 sq ft 5.3 m^2

PERCENTAGE OF GLAZED OPENINGS: 5.1%

PERCENTAGE OF GLAZED OPENINGS:
ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4): 7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS

PROPOSED CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

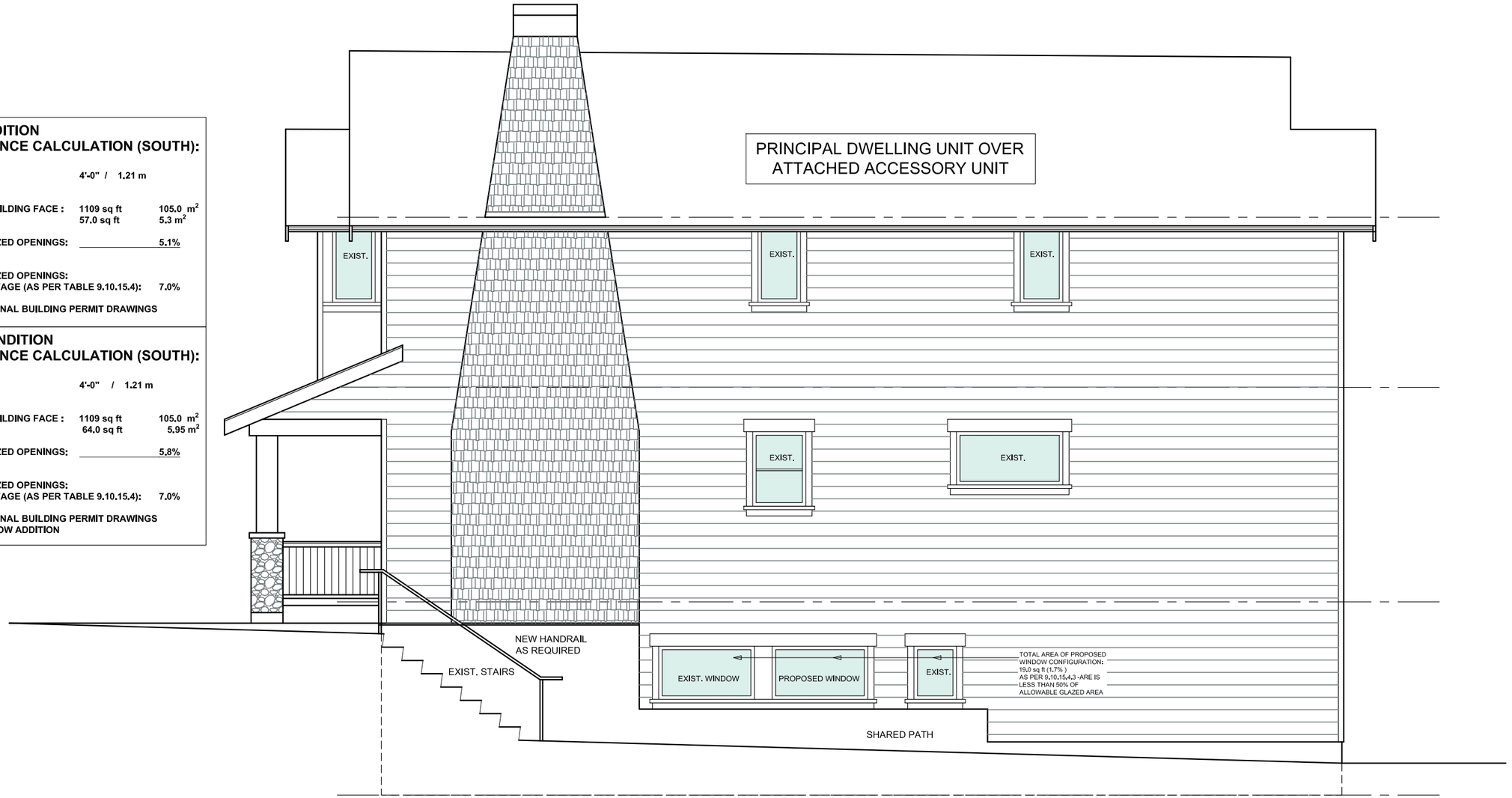
MIN DISTANCE TO PL: 4'-0" / 1.21 m

AREA OF EXPOSED BUILDING FACE : 1109 sq ft 105.0 m^2
GLAZED OPENINGS: 64.0 sq ft 5.95 m^2

PERCENTAGE OF GLAZED OPENINGS: 5.8%

PERCENTAGE OF GLAZED OPENINGS:
ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4): 7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS
AND PROPOSED WINDOW ADDITION



SOUTH ELEVATION
PRINCIPAL DWELLING UNIT + ATTACHED ACCESSORY DWELLING UNIT

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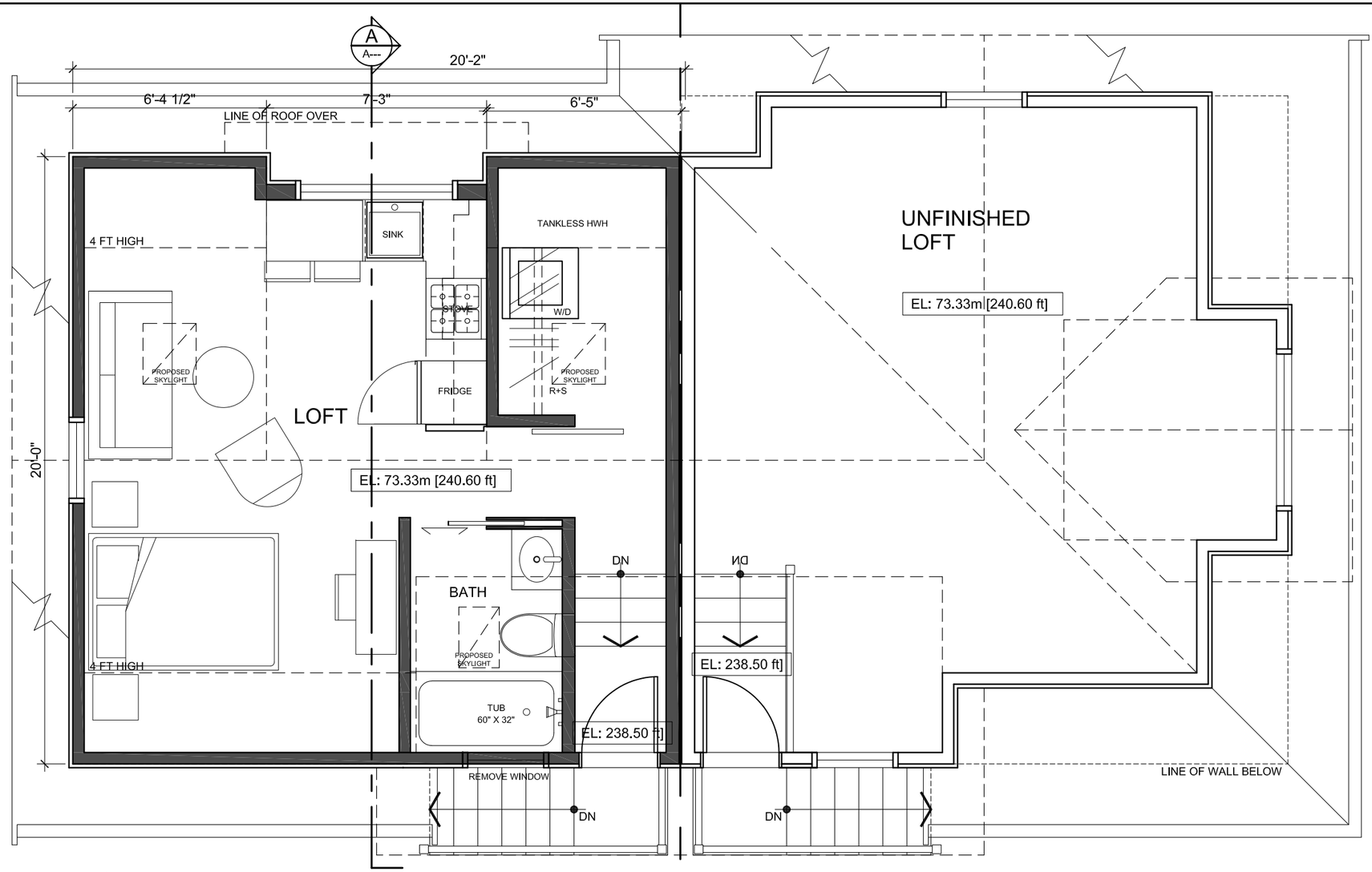
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PROPOSED SOUTH ELEVATION
PLANNING STUDY: RE-ZONING TO CD-#



DETACHED ACCESSORY SUITE: CONCEPT PLAN

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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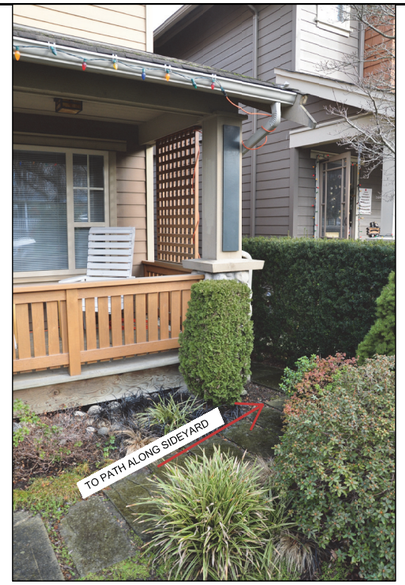
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PROPOSED DETACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#



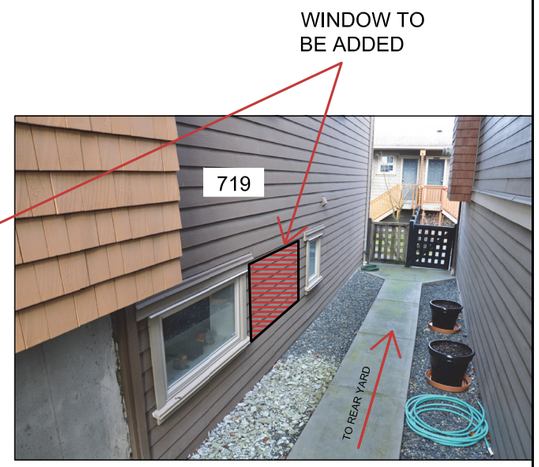
FROM COLBORNE STREET



FROM FRONT YARD



FROM SOUTH SIDE YARD



FROM SOUTH SIDE YARD



FROM BACK YARD



FROM BACK YARD



FROM BACK YARD

gronlund dare partnership
432 Buchanan Ave., New Westminster, BC. V3l 3Z8 t 604.522.2258 f 604.522.2034 gronlunddare@shaw.ca

REVISION - 01

A-08

A-- | A--

HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn --	Chkd --

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SITE PHOTOS 1

PLANNING STUDY: RE-ZONING TO CD-#



FROM REAR YARD



FROM REAR YARD



FROM CRESCENT PARK

gronlund dare partnership
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REVISION - 01

A-09

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SITE PHOTOS 2

PLANNING STUDY: RE-ZONING TO CD-#

Corporation of the City of
NEW WESTMINSTER

Appendix C:

Background Policy and Regulation

Appendix C: Background Policy and Regulations

2.1 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.

2.2 Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Applications for detached accessory dwelling units must comply with the Laneway and Carriage House Residential Development Permit Area Guidelines. A Minor Development Permit is required for the proposed development, which will be reviewed concurrently with this Rezoning application.

2.3 Zoning Bylaw

The subject properties are currently zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D) which allows one principal unit and a two storey detached accessory structure on a compact lot. As the RT-2D zoning only allows a single principal unit, a rezoning to a Comprehensive Development (CD) would be required for the addition of two accessory dwelling units.

Corporation of the City of
NEW WESTMINSTER

Appendix D:

Applicant Public Consultation Summary

gdp gronlund dare partnership

432 Buchanan Ave, New Westminster, BC, V3L 3Z8 www.gronlunddare.com tel. 604-522-2258 fax. 604-522-2034 gronlunddare@shaw.ca

2019.10.18

Re: Summary of Public Consultation

Project: Rezoning application, 719 Colborne Street, New Westminster

Both a Public Open House and Resident's Association presentation took place on September 26th, 2019. The public open house was followed by a presentation to the Glenbrooke North Resident's Association by Tara Gronlund from gronlund dare partnership. This letter will summarize that evening's events.

Generally speaking, all attendees were in support of the project. There were issues raised, including the proposed size of the detached accessory unit, parking, and easement for the shared access path, along with questions to gain clarification regarding the scope of the proposed project. No attendees, however, voiced significant concerns or reservations regarding the general scope of the project being proposed. The Glenbrooke North Resident's Association has provided their support of the project (see attached material #7).

Public Open House / Glenbrooke North Resident's Association Meeting

Event details:

Date: Thursday, September 26th, 2019
Time: 6:00pm – 7:00pm - Open House
7:00pm – 8:00pm - Glenbrooke North Resident's Association meeting
Location: Spruce Room, Century House, 620 8th Street, New Westminster

Notification details:

Event invitations were provided to all neighbours on the mail-out list supplied by city staff on August 30th, 2019.

A total of (134) invitations were distributed on September 7th, 2019. (93) were mailed and (41) were hand delivered.

Newspaper ads, in accordance with city guidelines, were run in the New Westminster Record on September 12, 2019 and September 19, 2019

Number of attendees: (23) people attended both the open house and Resident's association meeting.
(12) attendees signed the sign-in sheet
(3) attendees only attended the open house
(3) attendees were City Staff
Cameron Barker, Planning Assistant,
Mike Watson, Senior Planning Analyst
Sylvain Watson, Senior Arborist
Both the applicant and representative from gronlund dare partnership were in attendance.

Attached material:

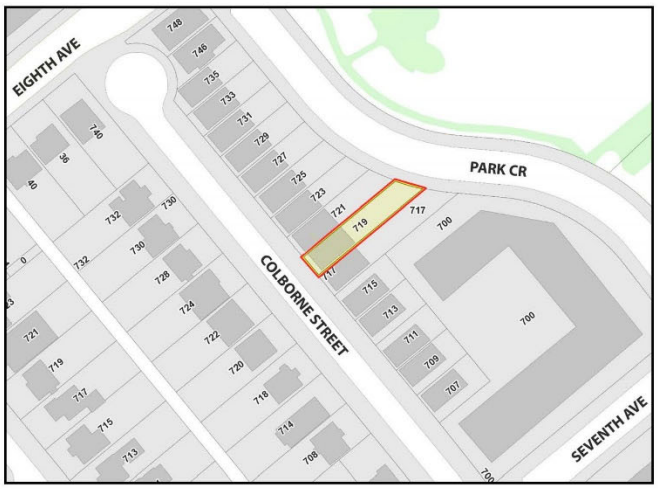
1. Event invitation ..... Page 3
2. Newspaper ads ..... Page 4
3. Boards on display ..... Pages 5 - 8
   8 mounted display boards were displayed
4. Project overview as presented ..... Page 9
5. Sign-in sheet ..... Page 10
6. Comment forms ..... Pages 11 - 14
   (4) comment forms were received at the event
   No additional comment forms were received by city staff or by gronlund dare partnership by the October 10th submission deadline.
7. Meeting Minutes ..... Pages 15 – 16
   Glenbrooke North Resident's Association meeting.

1. Event Invitation:

Open House Invitation

We would like to invite you to an open house on Thursday September 26th to discuss a re-zoning application that has been submitted for 719 Colborne Street, New Westminster.

The proposed re-zoning of the subject property would allow for the conversion of the existing buildings into a use combination not permitted under the current RT-2D zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principal Dwelling Unit, one (1) Attached Accessory Dwelling Unit, and one (1) Detached Accessory Dwelling unit over a two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed.



The open house will be a drop-in event with display boards providing information on the proposal. The applicant team will be on hand to answer questions and provide feedback. There will be no formal presentation. The open house will overlap with the Glenbrook North Resident's Association meeting.

Open House Details:

Date:	Thursday, September 26th, 2019
Time:	6:00pm – 7:00pm Open House 7:00pm – 8:00pm Glenbrook North Resident's Association meeting
Location:	Spruce Room, Century House, 620 8th Street, New Westminster

For more information, please contact:

Tara Gronlund (Gronlund Dare Partnership), at 604-522-2258 or tgronlund@shaw.ca. Or

Cameron Barker, City of New Westminster Planning Assistant at 604-527-4556, or cbarker@newwestcity.ca .

2. Newspaper Ad:

Open House Invitation

We would like to invite you to an open house on Thursday September 26th to discuss a re-zoning application that has been submitted for 719 Colborne Street, New Westminster.

The proposed re-zoning of the subject property would allow for the conversion of the existing buildings into a use combination not permitted under the current RT-2D zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principal Dwelling Unit, one (1) Attached Accessory Dwelling Unit, and one (1) Detached Accessory Dwelling unit over a two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed.



The open house will be a drop-in event with display boards providing information on the proposal. The applicant team will be on hand to answer questions and provide feedback. There will be no formal presentation. The open house will overlap with the Glenbrook North Resident's Association meeting.

Open House Details:

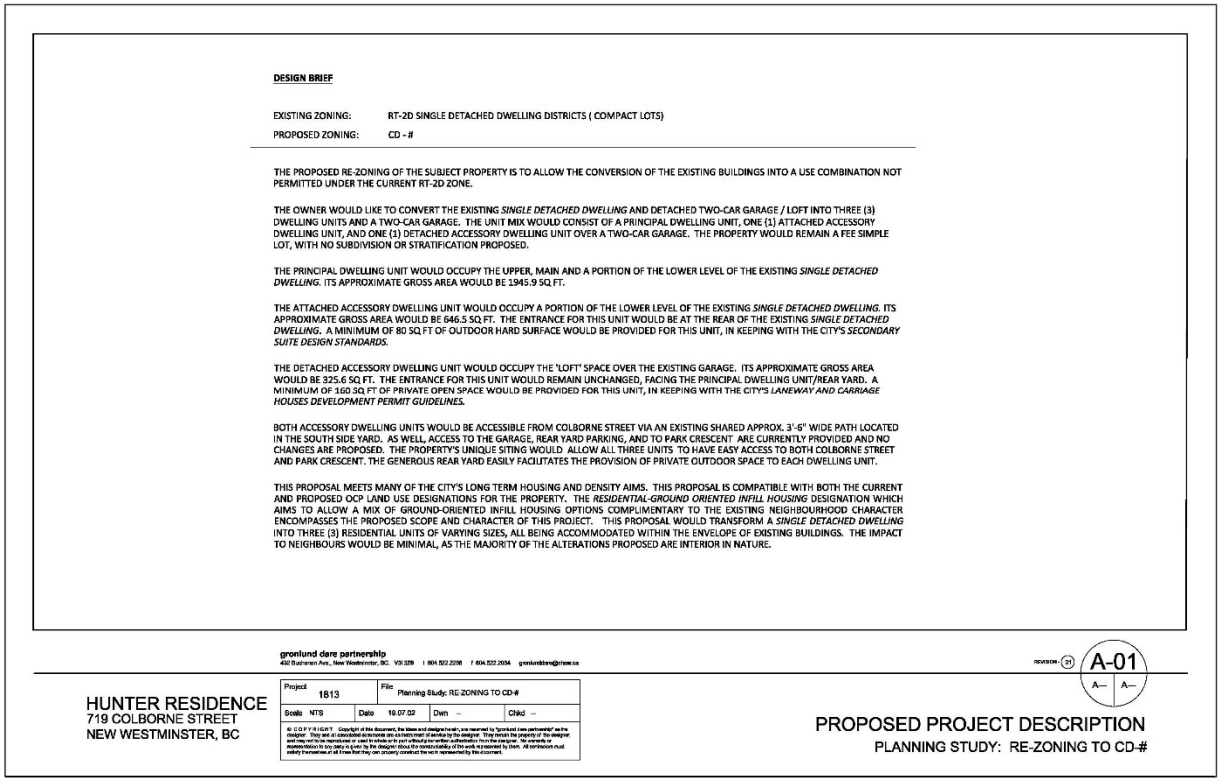
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For more information, please contact:

Tara Gronlund at Gronlund Dare Partnership, at 604-522-2258 or tgronlund@shaw.ca. Or

Cameron Barker, City of New Westminster Planning Assistant at 604-527-4556, or cbarker@newwestcity.ca .

3. Boards on Display:



DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)

PROPOSED ZONING: CD - #

THE PROPOSED RE-ZONING OF THE SUBJECT PROPERTY IS TO ALLOW THE CONVERSION OF THE EXISTING BUILDINGS INTO A USE COMBINATION NOT PERMITTED UNDER THE CURRENT RT-2D ZONE.

THE OWNER WOULD LIKE TO CONVERT THE EXISTING *SINGLE DETACHED DWELLING* AND DETACHED TWO-CAR GARAGE / LOFT INTO THREE (3) DWELLING UNITS AND A TWO-CAR GARAGE. THE UNIT MIX WOULD CONSIST OF A PRINCIPAL DWELLING UNIT, ONE (1) ATTACHED ACCESSORY DWELLING UNIT, AND ONE (1) DETACHED ACCESSORY DWELLING UNIT OVER A TWO-CAR GARAGE. THE PROPERTY WOULD REMAIN A FEE SIMPLE LOT, WITH NO SUBDIVISION OR STRATIFICATION PROPOSED.

THE PRINCIPAL DWELLING UNIT WOULD OCCUPY THE UPPER, MAIN AND A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 1945.9 SQ.FT.

THE ATTACHED ACCESSORY DWELLING UNIT WOULD OCCUPY A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 646.5 SQ.FT. THE ENTRANCE FOR THIS UNIT WOULD BE AT THE REAR OF THE EXISTING *SINGLE DETACHED DWELLING*. A MINIMUM OF 80 SQ.FT OF OUTDOOR HARD SURFACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *SECONDARY SUITE DESIGN STANDARDS*.

THE DETACHED ACCESSORY DWELLING UNIT WOULD OCCUPY THE 'LOFT' SPACE OVER THE EXISTING GARAGE. ITS APPROXIMATE GROSS AREA WOULD BE 325.6 SQ.FT. THE ENTRANCE FOR THIS UNIT WOULD REMAIN UNCHANGED, FACING THE PRINCIPAL DWELLING UNIT/REAR YARD. A MINIMUM OF 160 SQ.FT OF PRIVATE OPEN SPACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *LANEWAY AND CARRIAGE HOUSES DEVELOPMENT PERMIT GUIDELINES.*

BOTH ACCESSORY DWELLING UNITS WOULD BE ACCESSIBLE FROM COLBORNE STREET VIA AN EXISTING SHARED APPROX. 3'-6" WIDE PATH LOCATED IN THE SOUTH SIDE YARD. AS WELL, ACCESS TO THE GARAGE, REAR YARD PARKING, AND TO PARK CRESCENT ARE CURRENTLY PROVIDED AND NO CHANGES ARE PROPOSED. THE PROPERTY'S UNIQUE SITING WOULD ALLOW ALL THREE UNITS TO HAVE EASY ACCESS TO BOTH COLBORNE STREET AND PARK CRESCENT. THE GENEROUS REAR YARD EASILY FACILITATES THE PROVISION OF PRIVATE OUTDOOR SPACE TO EACH DWELLING UNIT.

THIS PROPOSAL MEETS MANY OF THE CITY'S LONG TERM HOUSING AND DENSITY AIMS. THIS PROPOSAL IS COMPATIBLE WITH BOTH THE CURRENT AND PROPOSED OCP LAND USE DESIGNATIONS FOR THE PROPERTY. THE *RESIDENTIAL-GROUND ORIENTED INFILL HOUSING* DESIGNATION WHICH AIMS TO ALLOW A MIX OF GROUND-ORIENTED INFILL HOUSING OPTIONS COMPLIMENTARY TO THE EXISTING NEIGHBOURHOOD CHARACTER ENCOMPASSES THE PROPOSED SCOPE AND CHARACTER OF THIS PROJECT. THIS PROPOSAL WOULD TRANSFORM A *SINGLE DETACHED DWELLING* INTO THREE (3) RESIDENTIAL UNITS OF VARYING SIZES, ALL BEING ACCOMMODATED WITHIN THE ENVELOPE OF EXISTING BUILDINGS. THE IMPACT TO NEIGHBOURS WOULD BE MINIMAL, AS THE MAJORITY OF THE ALTERATIONS PROPOSED ARE INTERIOR IN NATURE.

gronlund dare partnership

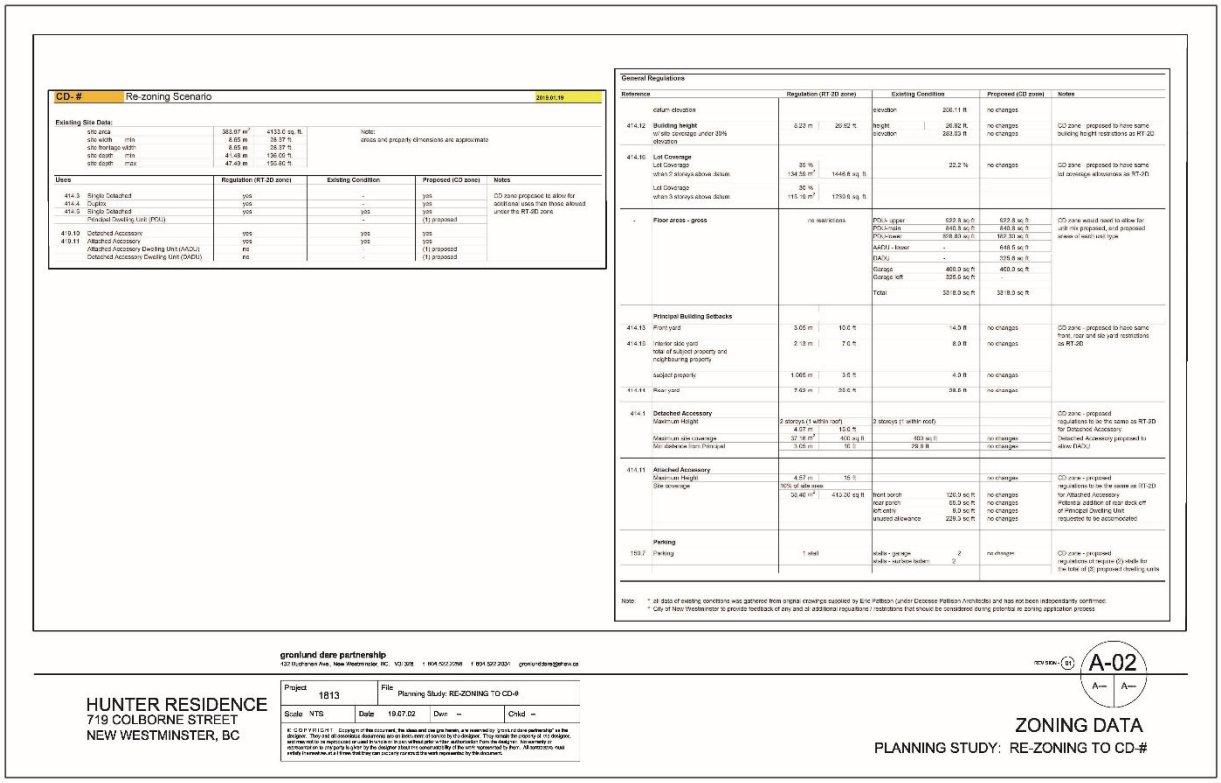
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719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn --	Chkd --

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REVISION: (0) A-01

PROPOSED PROJECT DESCRIPTION
PLANNING STUDY: RE-ZONING TO CD-#



CD-# Re-zoning Scenario 2018.01.19

Existing Site Data:

site area	365.07 m²	4133.0 sq. ft.	Note: areas and property dimensions are approximate
site width min	8.65 m	28.37 ft	
site frontage width	8.65 m	28.37 ft	
site depth min	41.48 m	136.00 ft	
site depth max	47.49 m	155.80 ft	

Uses		Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
414.3	Single Detached	yes	-	yes	CD zone proposed to allow for additional uses than those allowed under the RT-2D zone
414.4	Duplex	yes	-	yes	
414.5	Single Detached Principal Dwelling Unit (PDU)	yes	yes	yes (1) proposed	
419.10	Detached Accessory	yes	yes	yes	
419.11	Attached Accessory	yes	yes	yes	
	Attached Accessory Dwelling Unit (AADU)	no	-	(1) proposed	
	Detached Accessory Dwelling Unit (DADU)	no	-	(1) proposed	

General Regulations

Reference		Regulation (RT-2D zone)		Existing Condition		Proposed (CD zone)	Notes
	datum elevation			elevation	206.11 ft	no changes	
414.12	Building height w/ site coverage under 29% elevation	8.23 m	26.82 ft	height / elevation	26.82 ft, 283.03 ft	no changes, no changes	CD zone - proposed to have same building height restrictions as RT-2D
414.10	Lot Coverage: Lot Coverage when 7 storeys above datum	35 % (34.56 m²	1446.6 sq. ft)		22.2 %	no changes	CD zone - proposed to have same lot coverage allowances as RT-2D
	Lot Coverage: when 5 storeys above datum	35 % (115.16 m²	1250.6 sq. ft)				
-	Floor areas - gross	no restrictions		POU - upper	692.8 sq ft	692.8 sq ft	CD zone would need to allow for unit mix proposed, and proposed areas of each unit type
				POU - main	646.5 sq ft	646.5 sq ft	
				POU - lower	606.83 sq ft	167.33 sq ft	
				AADU - lower	-	646.5 sq ft	
				DADU	-	325.6 sq ft	
				Garage	460.0 sq ft	460.0 sq ft	
				Garage loft	325.6 sq ft	-	
				Total	3518.0 sq ft	3518.0 sq ft	
	Principal Building Setbacks						
414.13	Front yard	3.05 m	10.0 ft		14.0 ft	no changes	CD zone - proposed to have same front, rear and side yard restrictions as RT-2D
414.15	Interior side yard: total of subject property and neighbouring property	2.13 m	7.0 ft		8.0 ft	no changes	
	subject property	1.065 m	3.5 ft		4.0 ft	no changes	
414.14	Rear yard	7.63 m	25.0 ft		39.8 ft	no changes	
414.1	Detached Accessory: Maximum Height	2 storeys (1 within roof) 4.57 m	15.0 ft	2 storeys (1 within roof)			CD zone - proposed regulations to be the same as RT-2D for Detached Accessory
	Maximum site coverage	37.16 m²	400 sq ft	403 sq ft		no changes	Detached Accessory proposed to allow DADU
	Min distance from Principal	3.05 m	10 ft	29.8 ft		no changes	
414.11	Attached Accessory: Maximum Height	4.57 m	15 ft			no changes	CD zone - proposed regulations to be the same as RT-2D for Attached Accessory. Potential addition of rear dock off of Principal Dwelling Unit requested to be accommodated
	Site coverage	10% of site area 36.46 m²	392.50 sq ft	front porch	120.0 sq ft	no changes	
				rear porch	65.0 sq ft	no changes	
				loft entry	8.0 sq ft	no changes	
				unused allowance	229.5 sq ft	no changes	
	Parking						
150.7	Parking	1 stall		visits - garage	2	no changes	CD zone - proposed regulations of require (2) visits for the total of (5) proposed dwelling units
				visits - surface ladder	2		

Note: * all data of existing conditions was gathered from original drawings supplied by Eric Pattison (under Diocese Pattison Architects) and has not been independently confirmed.
* City of New Westminster to provide feedback of any and all additional regulations / restrictions that should be considered during potential re-zoning application process

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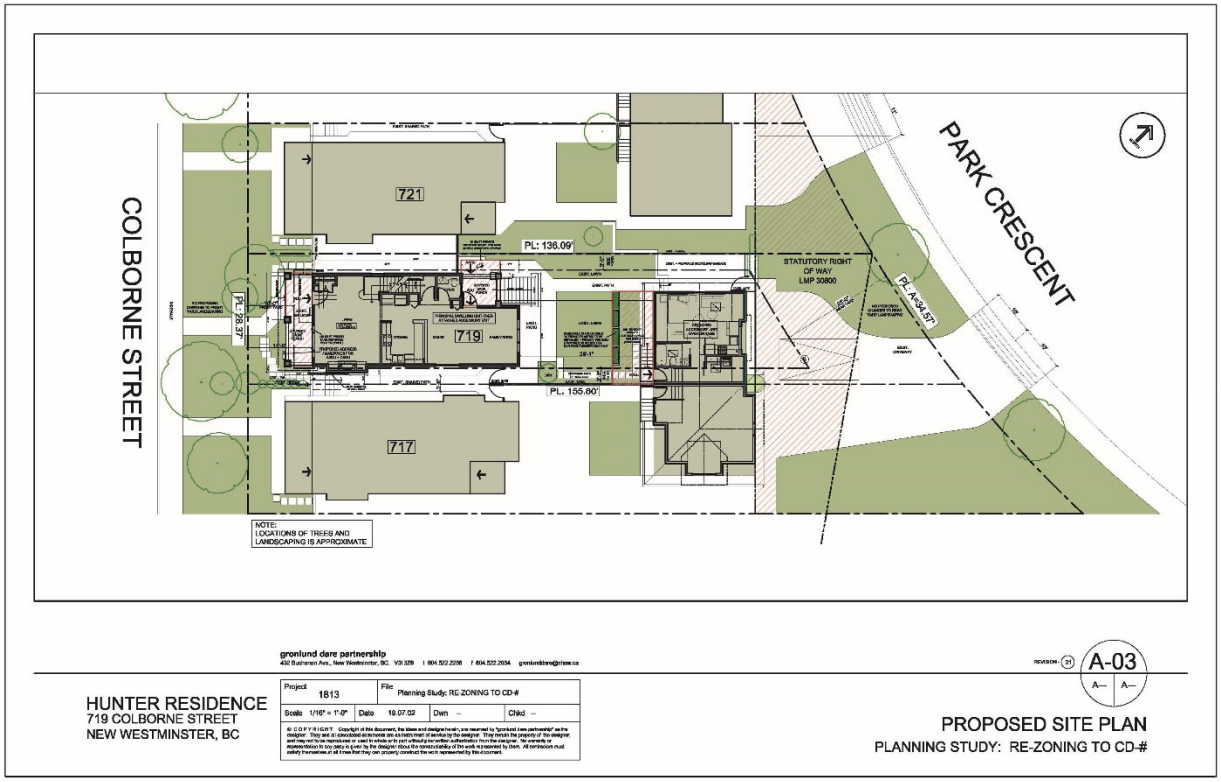
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Scale NTS	Date 19.07.02	Dwn --	Chkd --

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REVISION: (0) A-02

ZONING DATA
PLANNING STUDY: RE-ZONING TO CD-#



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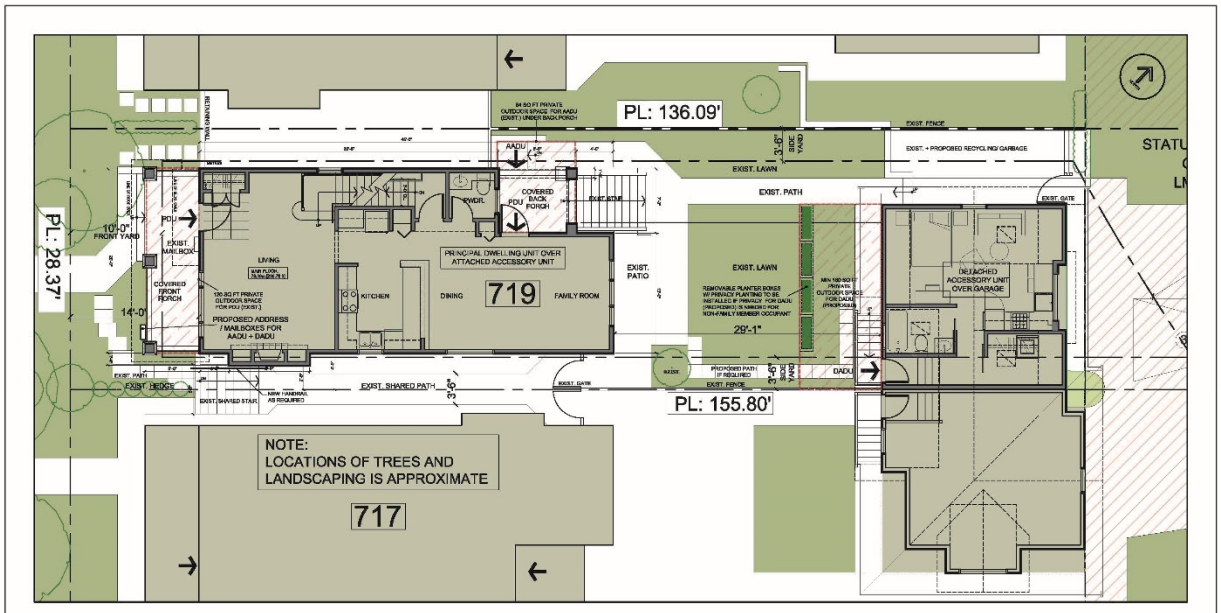
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A-03

PROPOSED SITE PLAN
PLANNING STUDY: RE-ZONING TO CD-#



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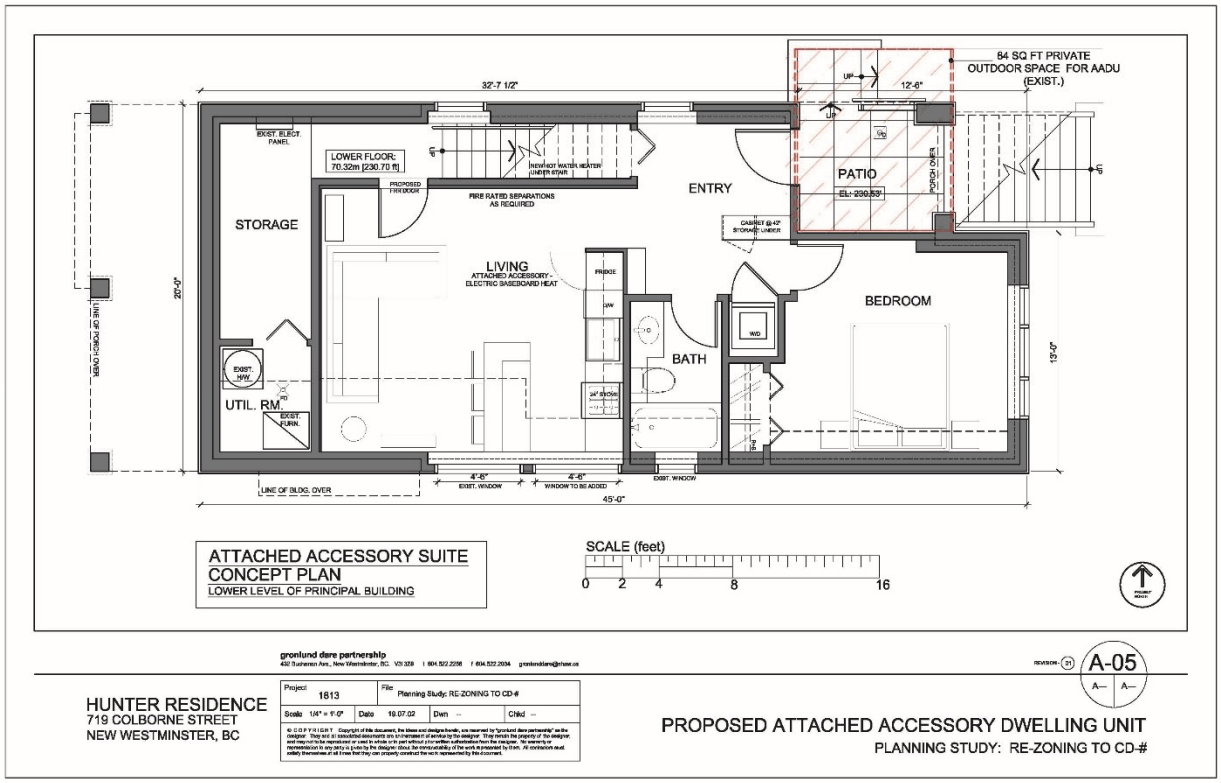
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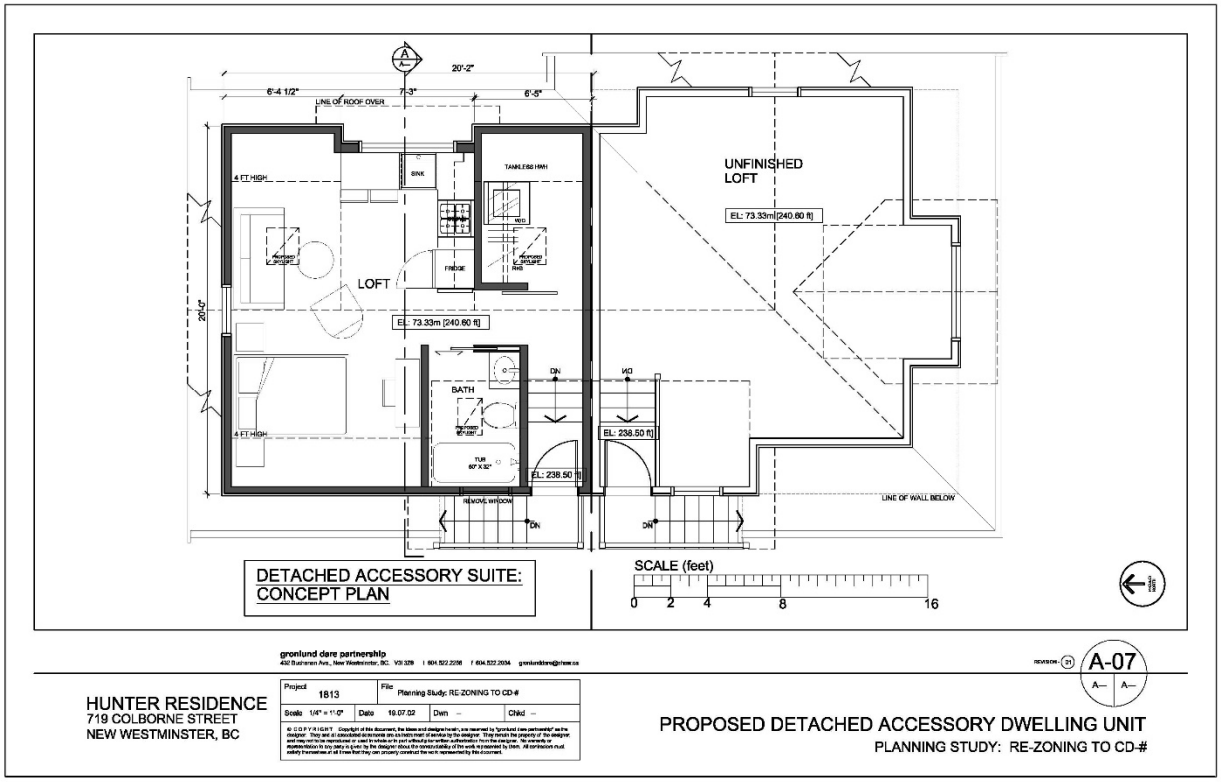
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A-04

PROPOSED SITE PLAN - PARTIAL
PLANNING STUDY: RE-ZONING TO CD-#


84 SQ FT PRIVATE OUTDOOR SPACE FOR AADU (EXIST.)
32'-7 1/2"
12'-6"
EXIST. ELECT. PANEL
LOWER FLOOR: 70.32m [230.70 ft]
PROPOSED FIRE DOOR
FIRE RATED SEPARATIONS AS REQUIRED
NEW HOT WATER HEATER UNDER STAIR
ENTRY
PATIO
EL: 230.53'
PORCH OVER
STORAGE
CABINET @ 42" STORAGE UNDER
LIVING
ATTACHED ACCESSORY - ELECTRIC BASEBOARD HEAT
FRIDGE
BEDROOM
BATH
W/D
EXIST. HW.
UTIL. RM.
EXIST. FURN.
20'-0"
13'-0"
LINE OF ROOF OVER
4'-6"
EXIST. WINDOW
4'-6"
WINDOW TO BE ADDED
EXIST. WINDOW
45'-0"
ATTACHED ACCESSORY SUITE
CONCEPT PLAN
LOWER LEVEL OF PRINCIPAL BUILDING
SCALE (feet)
0 2 4 8 16
gronlund dare partnership
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NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale 1/4" = 1'-0"
Date 19.07.02
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Chkd --
A-05
PROPOSED ATTACHED ACCESSORY DWELLING UNIT
PLANNING STUDY: RE-ZONING TO CD-#

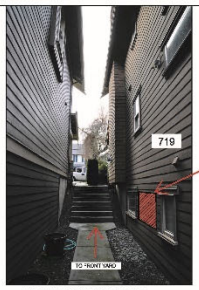

20'-2"
6'-4 1/2"
7'-3"
6'-5"
LINE OF ROOF OVER
4 FT HIGH
SINK
TANKLESS HWH
W/D
FRIDGE
LOFT
EL: 73.33m [240.60 ft]
UNFINISHED LOFT
EL: 73.33m [240.60 ft]
20'-0"
BATH
DN
W/D
EL: 238.50 ft
TUB
EL: 238.50 ft
REMOVE WINDOW
LINE OF WALL BELOW
DETACHED ACCESSORY SUITE:
CONCEPT PLAN
SCALE (feet)
0 2 4 8 16
gronlund dare partnership
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Project 1813
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Scale 1/4" = 1'-0"
Date 19.07.02
Dwn --
Chkd --
A-07
PROPOSED DETACHED ACCESSORY DWELLING UNIT
PLANNING STUDY: RE-ZONING TO CD-#



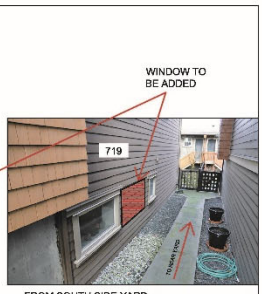
FROM COLBORNE STREET



FROM FRONT YARD



FROM SOUTH SIDE YARD



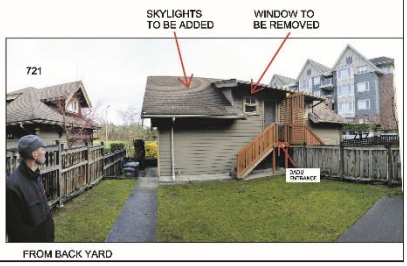
FROM SOUTH SIDE YARD



FROM BACK YARD



FROM BACK YARD



FROM BACK YARD

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Dwn	--	Chkd	--

A-08

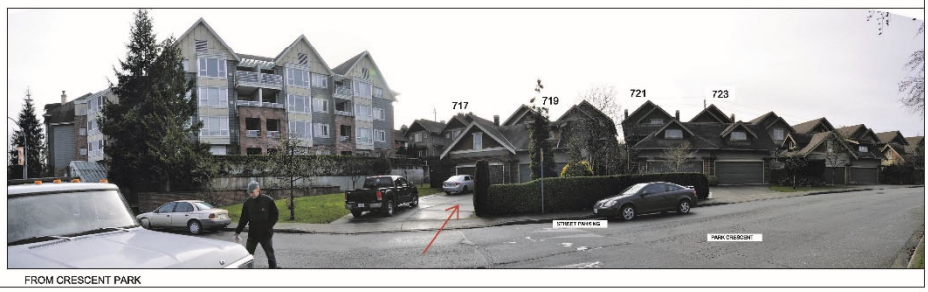
SITE PHOTOS 1
PLANNING STUDY: RE-ZONING TO CD-#



FROM REAR YARD



FROM REAR YARD



FROM CRESCENT PARK

gronlund dare partnership

HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project	1813	File	Planning Study: RE-ZONING TO CD-#
Scale	NTS	Date	19.07.02
Dwn	--	Chkd	--

A-09

SITE PHOTOS 2
PLANNING STUDY: RE-ZONING TO CD-#

4. Project overview as presented:

   This re-zoning is being proposed to allow the conversion of the existing buildings into a use combination not permitted under the current RT-2D zone.

   The owner would like to convert the existing *single detached dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a principal dwelling unit, one (1) attached accessory dwelling unit (or secondary suite), and one (1) detached accessory dwelling unit over a two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed.

   The principal dwelling unit would occupy the upper, main and a portion of the lower level of the existing *house.* Its approximate gross area would be 1945.9 sq ft.

   The attached accessory dwelling unit would occupy a portion of the lower level of the existing *house.* Its approximate gross area would be 646.5 sq ft.. The entrance for this unit would be at the rear of the existing *house*. A minimum of 80 sq ft of outdoor hard surface would be provided for this unit, in keeping with the city's *secondary suite design standards.*

   The detached accessory dwelling unit would occupy the 'loft' space over the existing garage. Its approximate gross area would be 325.6 sq ft. The entrance for this unit would remain unchanged, facing the principal dwelling unit/rear yard. A minimum of 160 sq ft of private open space would be provided for this unit, in keeping with the city's *laneway and carriage houses development permit guidelines.*

   Both accessory dwelling units would be accessible from Colborne street via an existing shared approx. 3'-6" wide path located in the south side yard. As well, access to the garage, rear yard parking, and to Park Crescent are currently provided and no changes are proposed.

   The property's unique siting would allow all three units to have easy access to both Colborne Street and Park Crescent. While there are two parking spaces proposed in the existing garage, in keeping with the City's requirements for similar development scenarios, there is ample room on the long driveway approach to the garage for additional parking. As well, both accessible streets have parallel parking available.

   The type of gentle densification being proposed by a project such as this is very much in keeping with the long term planning aims of the City of New Westminster. This proposal is compatible with the current OCP land use designation for the property which is *residential-ground oriented infill housing*. This designation aims to allow a mix of ground-oriented infill housing options complimentary to the existing neighbourhood character. This proposal meets the planning aims of that designation transforming an existing single family dwelling into three (3) residential units of varying sizes. The units, by being accommodated within the envelope of existing buildings means that the impact to neighbours would be minimal, both during construction and after occupancy.

7. Glenbrooke North Resident's Association meeting minutes

Glenbrooke North Residents Association
September 26, 2019
Century House, Spruce Room, 620 Eighth Street, NW
Minutes

The meeting was called to order at 7:04 pm. Attendance 20
Present:
President: Nikki Binns
Vice President: Charlie Hunter
Secretary: Marya McLellan
Treasurer: Ellen Berg
Directors: Doug Bjornson, Robert Iantria, Angela Lee
Absent: Matt Church

Guests:
Cameron Barker, Planning Assistant, Development Services, City of NW
Tara Gronlund, ABID, MArch, IA AIBC, gronlund dare partnership
Sylvain Martel, Senior Arborist, Parks & Recreation, City of New Westminster
Mike Watson, Senior Planning Analyst, Development Services, City of NW

Motion to adopt the Minutes of May 26, 2019 meeting moved by Jim Goring and seconded by Doug Bjornson, Carried

Motion to adopt Agenda moved by Jim Goring and seconded by Annette Vowles, Carried

Treasurers Report by Ellen Berg: Our bank balance is $963.97.

Neighbourhood Traffic Advisory Committee Report by Doug Bjornson.
Traffic calming measures are being planned for the Herbert Spencer School area. Doug is still pressing for the crosswalk at 5th St and 8th Ave. A marked crosswalk is being planned for 4th St and 6th Ave. Nikki noted seeing an elderly pedestrian crossing the 6 lanes of traffic between the Mall and the apartments on McBride Blvd between 10th and 8th Ave and was nearly hit. Doug has long been pressing the City for a fence along the middle of the boulevard to stop people trying to cross in this dangerous location.

Community Policing Committee by John Ragone:
John reported on the meeting he attended on September 19th. Year-to-date: Break & Enters have increased 11%, Theft from Auto's have decreased by 10%, and Theft of Auto have increased by 10%. There have been 5 Auto Thefts in GN. There was a robbery at the TD Canada Trust, 500 BL of 6th Street and the suspect was arrested and is currently in custody.

If you have any police related information for John to pass along at the CPC meetings, please contact him at johnragone@live.co.uk . The next meeting is Nov 21, 2019.

John also volunteers on the Community Livability and Social Equity: Grants for Living committee. For more information on the grants available visit: www.newwestcity.ca/grants The deadline to apply is Nov 8th.

City's Tree Planting Master Plan 2010-2030 presentation by Sylvain Martel:
The PowerPoint presentation was originally presented to Council on June 24, 2019 and covered goals, objectives, defined the priority areas in the City, set a planting schedule, and defined what would be planted. During the presentation, Sylvain answered residents' questions. Several residents expressed an interest in having the City (like the City of Vancouver) provide trees at a lower cost for residents to purchase and plant on their properties.

718 Colborne Street re-zoning presentation by Tara Gronlund:
Tara went through the project and explained the display boards showing the existing property and the conversion from a Single Detached Dwelling and detached two-car garage and loft, into three dwelling units and a two-car garage. The unit mix would consist of a Principal Dwelling Unit, one Attached Accessory Dwelling Unit, and one Detached Accessory Dwelling Unit over the two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed. Residents asked questions and were in favour of the project.

We have the Spruce Room in Century House reserved for Thursday, November 28, 2019 at 7 pm. Unless there is a need, we will cancel this meeting. We will then hold our Annual General Meeting on January 30, 2020.

If further information is required, please contact Tara Gronlund of gronlund dare partnership.

Regards,



Tara Gronlund ABID, MARCH, IA AIBC

gronlund dare partnership

tel 604-522-2258

gronlunddare@shaw.ca

Corporation of the City of
NEW WESTMINSTER

Appendix E:

Engineering Servicing Memo

NEW WESTMINSTER
Engineering Services

Memorandum

To: Cameron Barker, Planning Assistant Date: March 29, 2019

From: Roger Chang, Engineering Technologist File: PRJ-009005

Subject: WORKS AND SERVICES REQUIREMENTS FOR 719 COLBORNE STREET – PAR01343.

We are responding to application as referenced above dated February 4, 2019 for the proposed small-scale rezoning of the subject property to include a principle dwelling unit, and attached accessory dwelling unit below the principle dwelling and a third unit over an existing garage.

Provided you are successful in obtaining approval for the Rezoning and Development Permit, Engineering Department requirements include but are not necessarily limited to the following:

1. Retain a Mechanical Engineer to provide the City with a Signed and Sealed Engineering Letter stating the adequate services connection sizes needed for water, storm and sanitary to service the additional units proposed on the subject property. The letter shall indicate the existing service connection sizes and material. If the existing service connection sizes are inadequate to service the proposed additional units, cash deposits towards the estimated cost of upgrading the services, by the City, will be required.

2. The required number of off-street parking spaces by Zoning Bylaw should be provided on the site. If a parking variance is needed, the applicant should provide the City with evidence-based justification, in terms of parking demand of the proposed development and potential impacts on on-street parking of adjacent streets for further consideration.

3. The existing shared driveway access off Park Crescent will be maintained for 717 and 719 Colborne Street.

If you have any questions, please contact me at 604-527-4633 or rchang@newwestcity.ca.

Regards,

Roger Chang
Engineering Technologist

cc E. Wat, Manager, Infrastructure Planning
C. Dobrescu, Utilities and Special Projects Engineer
G. Otieno, Infrastructure Engineer
F. Jin, Transportation Technologist
E. Mashig, Manager, Park Horticulture & Open Space Planning
A. Hannula, Manager, Electrical Engineering Design & Planning
M. Racanello, Plan Reviewer
L. Wang, Plan Reviewer

Corporation of the City of
NEW WESTMINSTER

REPORT
Land Use and Planning Committee

To:	Mayor Coté and Members of Council	**Date**:	2/3/2020
From:	Land Use and Planning Committee	**File**:	REZ00186
		Item #:	31/2020

Subject: **719 Colborne Street: Rezoning and Minor Development Permit Applications for Two Accessory Dwellings - Bylaw for Two Readings**

RECOMMENDATION

THAT *Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second Readings and forward the Bylaw to a Public Hearing on February 24, 2020.*

EXECUTIVE SUMMARY

Rezoning and Minor Development Permit applications have been received to facilitate the addition of two accessory dwelling units at 719 Colborne Street. One unit is a secondary suite located within the basement of the existing principal building and the second is a unit on the upper level of an existing detached accessory structure. The proposal includes limited changes to the exterior of the buildings and no additional floor space or massing.

The applicant has undertaken public consultation for the project which included an open house and presentation to the Glenbrook North Residents Association, both of which occurred on September 26, 2019. The proposal has also been reviewed and supported by the Advisory Planning Commission on November, 19 2019.

COMMENTS AND ANALYSIS

Land Use and Planning Committee Meeting

At its meeting held on January 27, 2020, the Land Use and Planning Committee (LUPC) considered the staff report attached to this report a as Appendix A. The LUPC inquired with

staff as to whether the spaces to be used as accessory dwelling units were currently occupied separately, to which staff advised that they were not. The LUPC passed the following motions:

> ***THAT*** *the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second Readings and forward the Bylaw to a Public Hearing on February 24, 2020.*
>
> **CARRIED.**
>
> All members of the Committee present voted in favour of the motion.

ADOPTION REQUIREMENTS

Adoption Requirements

Items that will need to be addressed by the applicant prior to the adoption of Zoning Amendment Bylaw No.8176, 2020, include, but are not limited to, the following:

- Retention of a Mechanical Engineer to confirm adequate connection sizes from water, storm and sanitary services to the site; and
- Any other required documentation.

Site Servicing and Off-Site Improvements

The proposal has been reviewed by the City's Engineering Department regarding required site servicing and off-site improvements. The attached Engineering Services Memo (Appendix E of LUPC Report Attached to this Report as Appendix A) outlines the retention of a mechanical engineer to confirm adequate sizes from water, storm and sanitary services to the site. Any required improvements would need to be provided in accordance with City standards, as determined by the Director of Engineering. The applicant has reviewed and agreed to the works identified in this memo.

OPTIONS

The following options are offered for Council's consideration:

1. That Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second Readings and forward the Bylaw to a Public Hearing on February 24, 2020.

2. That Council provide staff with alternative direction.

Staff recommends Option 1.

ATTACHMENTS

Appendix A: Report to LUPC dated January 27, 2020
Appendix B - Zoning Amendment Bylaw No 8179, 2020

This report has been prepared by:
Mike Watson, Senior Planner

This report was reviewed by:
Jackie Teed, Senior Manager of Development Services

Submitted on Behalf of the Land Use and Planning Committee

Emilie K Adin, MCIP
Director of Development Services

Approved for Presentation to Council

Lisa Spitale
Chief Administrative Officer

Corporation of the City of
NEW WESTMINSTER

Appendix A

Report to LUPC dated January 27, 2020

Corporation of the City of
NEW WESTMINSTER

REPORT
Development Services

To:	Land Use and Planning Committee	**Date**:	1/27/2020
From:	Emilie K Adin, MCIP Director of Development Services	**File**:	REZ00186
		Item #:	5/2020

Subject: **719 Colborne Street: Rezoning and Minor Development Permit Applications for Two Accessory Dwellings - Bylaw for Consideration of Readings**

RECOMMENDATION

THAT *the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second Readings and forward the Bylaw to a Public Hearing on February 24, 2020.*

EXECUTIVE SUMMARY

Rezoning and Minor Development Permit applications have been received to facilitate the addition of two accessory dwelling units at 719 Colborne Street. One unit is a secondary suite located within the basement of the existing principal building and the second is a unit on the upper level of an existing detached accessory structure. The proposal includes limited changes to the exterior of the buildings and no additional floor space or massing.

The applicant has undertaken public consultation for the project which included an open house and presentation to the Glenbrook North Residents Association, both of which occurred on September 26, 2019. The proposal has also been reviewed and supported by the Advisory Planning Commission on November, 19 2019.

1. PURPOSE

The purpose of this report is to request that the LUPC recommend that Council consider Zoning Amendment Bylaw No.8176, 2020 for First and Second readings and forward the Bylaw to a Public Hearing on February 24, 2020.

2. POLICY AND REGULATIONS

Information on the policy context and existing regulations related to the proposed development have been provided in **Appendix C**.

3. BACKGROUND

3.1 Pre-Application Review

Prior to submitting a formal application for Rezoning and Minor Development Permit, the applicant completed a Pre-Application Review (PAR) for the proposed project, which was reviewed by the Land Use and Planning Committee (LUPC) on April 8, 2019. The LUPC was generally supportive of the project and provided the following comments:

- Tree protection barriers will be required for areas that are impacted by construction;
- Open space requirements will need to be resolved in the formal application for both the detached accessory dwelling unit and the secondary suite;
- Unit size and parking requirements appear to be reasonable;
- The creation of two additional forms of housing for the neighbourhood is a net positive for increased housing options.

3.2 Site Characteristics and Context

The subject site is located in the Glenbrooke North neighbourhood and is a double fronting lot, being bound on the northeast side by Park Crescent and on the southwest side by Colborne Street. The property is large for a compact lot and has a total area of 384 square metres (4,133 square feet). The lot currently contains a single detached dwelling with a detached two car garage with habitable space above. The house and detached accessory building were constructed in 2001.

The subject property is primarily surrounded by Single-Detached Dwellings zoned RS-1 or RT-2D, with one low-rise apartment zoned RM-5A located at the corner of Colborne Street and Seventh Avenue. The adjacent properties to the north west of the subject site have the same configuration, with habitable space above the detached garage.



719 Colborne St.

4. PROJECT DESCRIPTION

4.1 Project Description

The applicant has submitted Rezoning and Development Permit applications for 719 Colborne Street to allow for two additional dwelling units on the lot, currently zoned Single Detached Dwelling Districts (Compact Lots) RT-2D. The proposal includes the conversion of an existing room above the garage into a detached accessory dwelling unit (see Figure 1 below for an image of the garage and location of the proposed detached accessory dwelling unit (DADU)) and the conversion of the lower level of the principal dwelling into a secondary suite. The proposed development would retain the current dwelling and accessory structures on the site without any changes to the building exteriors, to the existing 0.617 FSR or to the two off-street parking spaces within the detached garage. A rezoning to Comprehensive Development District (719 Colborne) (CD-91 is required in order to permit the two additional accessory dwelling units proposed. The Letter of Intent is included in the applicant submission attached to this report as **Appendix B** and a copy of the Zoning Bylaw Amendment No. 8176, 2020 is attached in **Appendix A.**



Figure 1: Detached Accessory Building – Proposed Detached Dwelling Unit (DADU) on Upper Floor

4.2 Project Statistics:

	Permitted / Required Under RT-2D Zoning	Current/Proposed
Site Area (gross)	3,000 sq.ft. (278.70 sq.m.)	4,133 sq.ft. (384 sq. m.)
Site Frontage	No less than 10% of perimeter	8.65 m (28.38ft) or 8% of perimeter (existing non-conforming)
Setbacks		
Front Yard	10 feet (3.05 metre depth)	4.27 metres (14 ft.)
Rear Yard	Not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres)	8.68 metres (28.5 ft.)
Side Yard	2.13 metres (7 feet) minimum for the total of both side yards	2.56 metres (8.4 ft.) total

Site Coverage Maximum	35% (for buildings with two habitable levels above grade) 15% of site area for Detached accessory building	22.2% 9.6%
Principal Building Height Maximum	8.23 metres (27 ft.)	8.21 metres (26.92 ft.)
Detached Accessory Building Height	4.57 metres (15 ft.) 2 storeys	4.33 metres (14.20 ft.) 2 storeys
Off-Street Parking	3 spaces	2 spaces (variance required)
Detached Accessory Unit Size	350 square feet minimum	325.6 sq. ft. (variance required)

5. DISCUSSION

5.1 Additional Accessory Dwelling Units

Currently the RT-2D zone does not permit secondary suites or detached accessory dwelling units. The addition of two accessory dwelling units to this site, as proposed, is considered reasonable given that:

1. The size of the subject site (4,133 sq. /383.96 sq.m.) is large for RT-2D lots and consistent with the minimum lot size of the RS-5 Single Detached Residential Districts (Small Lots) zone (4,000 sq. ft. /371.61sq.m.), which permits both a laneway house and a secondary suite.

2. The proposed units would be constructed within the existing principal and accessory buildings with no added massing.

3. The proposed project increases housing choice in the neighbourhood by adding two additional rental dwelling units to the neighbourhood, which is consistent with the intent of the Residential Ground Oriented designation to encourage a mix of ground-oriented infill housing options.

5.2 Size of Detached Accessory Unit

The applicant is proposing a detached accessory dwelling unit with an area of 30.25 square metres (325.6 square feet.), which is less than the minimum size for a dwelling unit (bachelor suite) of 32.52 square metres (350 square feet.). The proposed dwelling unit uses all of the available existing space above the garage, and the unit could not be increased in size without additions to the building. The dwelling unit also includes an additional 3.34 square metres (36 sq.ft.) of under height space which does not count as floor space, but which can still be used to improve livability and provide drawers, dressers and other storage.

5.3 Off-Street Parking

The Zoning Bylaw requires two parking spaces for properties with two accessory dwelling units (laneway/carriage house and secondary suite) and the applicant has proposed that the Comprehensive Zoning District for this site use the same standards. The Transportation Division has reviewed the proposed development and has not identified any concerns.

5.4 Private Open Space Requirements

All detached accessory dwelling units under the Laneway and Carriage House Design Guidelines are expected to include 160 square feet (14.86 square metres) of private open space, and 80 square feet (7.43 square metres) of private open space is required for secondary suites. The proposal includes 160 square feet (14.86 square metres) of private open space which would be allocated to the detached accessory dwelling unit, and 80 square feet (7.43 square metres) allocated to the secondary suite, meeting the requirements for open space.

5.5 Design Guidelines

The application is consistent with the general principles outlined in the Laneway and Carriage House Development Permit Guidelines, Residential Infill Townhouse Guidelines and the Design Standards and Guidelines for Houses with Secondary Suites. Should the rezoning be adopted, the Director of Development Services would be able consider issuance of the Minor Development Permit.

5.6 Tree Protection and Replacement

There are off-site trees at 719 Colborne Street that require an Arborist Report and Tree Permit Application as part of this application. These off-site trees will require protection and tree securities. As there are no changes to the building envelope, no trees have been proposed to be removed.

6. PUBLIC CONSULTATION

6.1 Glenbrooke North Residents Association

The application was presented to the Glenbrooke North Residents Association on September 26, 2019. There were approximately 23 residents in attendance. Comments and discussion from the meeting are summarized as follows:

- proposed size of the detached accessory unit;
- parking; and
- easement for the shared access path.

The applicant's summary of the meeting is attached in **Appendix D.**

6.2 Applicant-Led Open House

Prior to the Residents Association meeting, the applicant held an open house on September 26, 2019, from 6pm to 7pm. The open house was attended by 3 people. Comments and discussion from the open house were in general support of the application. The applicant's summary of the open house attached in **Appendix D.**

6.3 Advisory Planning Commission

The Advisory Planning Commission reviewed the proposed project on November 19, 2019, and following discussion, adopted the following motion of support:

> **MOVED and SECONDED**
> *THAT the Advisory Planning Commission recommend that Council support the proposed rezoning and minor development permit applications for 719 Colborne Street, as outlined in the staff report dated November 19, 2019.*

The minutes of the November 19, 2019 Advisory Planning Commission Meeting are available on the City's website at: www.newwestcity.ca./APC.

7. APPLICATION REVIEW PROCESS AND NEXT STEPS

The anticipated next steps in the application review process include:

1. Preliminary report to the LUPC (August 26, 2019);
2. Preliminary information report to Council; (September 9, 2019);
3. Presentation to the Glenbrooke North Residents Association (September 26, 2019);
4. Applicant-led Public Open House (September 26, 2019);
5. Review by the Advisory Planning Commission (November 19, 2019);

6. Land Use and Planning Committee Report for Consideration of First and Second Readings of Zoning Amendment Bylaw **(we are here)**;
7. Council Report for Consideration of First and Second Readings of Zoning Amendment Bylaw and to schedule a Public Hearing (February 3, 2020);
8. Public Hearing and Council consideration of Third Reading of Zoning Amendment Bylaw (February 24, 2020);
9. Council consideration of Final Reading and Adoption of proposed Zoning Amendment Bylaw; and
10. Director of Development Services issues Minor Development Permit.

8. ADOPTION AND SERVICING REQUIREMENTS

8.1 Adoption Requirements

Items that will need to be addressed by the applicant prior to the adoption of Zoning Amendment Bylaw No.8176, 2020, include, but are not limited to, the following:

- Retention of a Mechanical Engineer to confirm adequate connection sizes from water, storm and sanitary services to the site; and
- Any other required documentation.

8.2 Site Servicing and Off-Site Improvements

The proposal has been reviewed by the City's Engineering Department regarding required site servicing and off-site improvements. The attached Engineering Services Memo (**Appendix E**) outlines the retention of a mechanical engineer to confirm adequate sizes from water, storm and sanitary services to the site. Any required improvements would need to be provided in accordance with City standards, as determined by the Director of Engineering. The applicant has reviewed and agreed to the works identified in this memo.

9. INTERDEPARTMENTAL LIAISON

A project-based, interdepartmental team has reviewed this development proposal.

10. OPTIONS

The following options are offered for the LUPC's consideration:

1. That the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 8176, 2020 for First and Second readings and forward the Bylaw to a Public Hearing on February 24, 2020.

2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends option 1.

ATTACHMENTS

Appendix A - Zoning Amendment Bylaw No 8179, 2020
Appendix B - Applicant Submission Package
Appendix C - Background Policy and Regulations
Appendix D - Applicant Consultation Summary
Appendix E - Engineering Servicing Memo

This report has been prepared by:
Mike Watson, Senior Planner

This report was reviewed by:
Jackie Teed, Senior Manager of Development Services

Emilie K Adin, MCIP
Director of Development Services

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Corporation of the City of
NEW WESTMINSTER

Appendix A:

Zoning Amendment Bylaw No. 8176, 2020

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (719 Colborne Street)
NO. 8176, 2020

ADOPTED _____

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 (719 Colborne Street) No. 8176, 2020".

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

   a) Section 1000 Comprehensive Development Districts of Zoning Bylaw 6680, 2001 is hereby amended by inserting as section 1091 the Schedule attached to this Bylaw as Schedule A.

   b) That the portion(s) of certain parcels of land situated within the City of New Westminster, British Columbia and more particularly described as:

      Legal Description: LOT 30, NEW WEST DISTRICT, PLAN LMP48946 SUBURBAN BLOCK 13, GROUP 1.

      Parcel Identifier: 024-959-111

      (municipally known as 719 Colborne Street)

      and which is presently Single Detached Dwelling Districts (Compact Lots) (RT-2D) are hereby rezoned to Comprehensive Development District (719 Colborne Street) (CD-91) and the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 is hereby amended to record this rezoning.

GIVEN FIRST READING this _____ day of _____, 2020.

GIVEN SECOND READING this _____ day of _____, 2020.

PUBLIC HEARING held this _____ day of _____, 2020.

GIVEN THIRD READING this _____ day of _____, 2020.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this

_____ day of _____, 2020.

_____
MAYOR

_____
CITY CLERK

Corporation of the City of
NEW WESTMINSTER

Schedule A to Bylaw 8176, 2020:

Comprehensive Development District (719 Colborne Street) (CD-91)

1091 Comprehensive Development District (719 Colborne Street) (CD-91)

1091 .1 The intent of this zoning district is to allow a principal dwelling unit, an attached accessory dwelling unit and a detached accessory dwelling unit.

Comprehensive Development Districts (719 Colborne Street) (CD-91) Regulations

1091 .2 Development of sites zoned CD-91 shall comply with the regulations and requirements of the Single Detached Dwelling Districts(Compact Lots)(RT-2D), except:

(a) a detached accessory dwelling unit shall be permitted on the second level of a detached accessory building with a maximum floor area of 33 sq. metres(355.2 sq. ft.);

(b) the minimum floor area of a detached accessory dwelling unit shall be not less than 99 square metres (325 sq. ft.);

(c) a secondary suite shall be permitted in accordance with the requirements of the Single Detached Residential Districts (RS-1);

(d) a minimum of one parking space shall be provided per unit, except where a lot contains a single detached dwelling with secondary suite and a detached accessory dwelling unit, a minimum of two parking spaces shall be provided.

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Corporation of the City of
NEW WESTMINSTER

Appendix B:

Applicant Submission Package

DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)

PROPOSED ZONING: CD - #

THE PROPOSED RE-ZONING OF THE SUBJECT PROPERTY IS TO ALLOW THE CONVERSION OF THE EXISTING BUILDINGS INTO A USE COMBINATION NOT PERMITTED UNDER THE CURRENT RT-2D ZONE.

THE OWNER WOULD LIKE TO CONVERT THE EXISTING *SINGLE DETACHED DWELLING* AND DETACHED TWO-CAR GARAGE / LOFT INTO THREE (3) DWELLING UNITS AND A TWO-CAR GARAGE. THE UNIT MIX WOULD CONSIST OF A PRINCIPAL DWELLING UNIT, ONE (1) ATTACHED ACCESSORY DWELLING UNIT, AND ONE (1) DETACHED ACCESSORY DWELLING UNIT OVER A TWO-CAR GARAGE. THE PROPERTY WOULD REMAIN A FEE SIMPLE LOT, WITH NO SUBDIVISION OR STRATIFICATION PROPOSED.

THE PRINCIPAL DWELLING UNIT WOULD OCCUPY THE UPPER, MAIN AND A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 1945.9 SQ FT.

THE ATTACHED ACCESSORY DWELLING UNIT WOULD OCCUPY A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 646.5 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD BE AT THE REAR OF THE EXISTING *SINGLE DETACHED DWELLING*. A MINIMUM OF 80 SQ FT OF OUTDOOR HARD SURFACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *SECONDARY SUITE DESIGN STANDARDS.*

THE DETACHED ACCESSORY DWELLING UNIT WOULD OCCUPY THE 'LOFT' SPACE OVER THE EXISTING GARAGE. ITS APPROXIMATE GROSS AREA WOULD BE 325.6 SQ FT. THE ENTRANCE FOR THIS UNIT WOULD REMAIN UNCHANGED, FACING THE PRINCIPAL DWELLING UNIT/REAR YARD. A MINIMUM OF 160 SQ FT OF PRIVATE OPEN SPACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *LANEWAY AND CARRIAGE HOUSES DEVELOPMENT PERMIT GUIDELINES.*

BOTH ACCESSORY DWELLING UNITS WOULD BE ACCESSIBLE FROM COLBORNE STREET VIA AN EXISTING SHARED APPROX. 3'-6" WIDE PATH LOCATED IN THE SOUTH SIDE YARD. AS WELL, ACCESS TO THE GARAGE, REAR YARD PARKING, AND TO PARK CRESCENT ARE CURRENTLY PROVIDED AND NO CHANGES ARE PROPOSED. THE PROPERTY'S UNIQUE SITING WOULD ALLOW ALL THREE UNITS TO HAVE EASY ACCESS TO BOTH COLBORNE STREET AND PARK CRESCENT. THE GENEROUS REAR YARD EASILY FACILITATES THE PROVISION OF PRIVATE OUTDOOR SPACE TO EACH DWELLING UNIT.

THIS PROPOSAL MEETS MANY OF THE CITY'S LONG TERM HOUSING AND DENSITY AIMS. THIS PROPOSAL IS COMPATIBLE WITH BOTH THE CURRENT AND PROPOSED OCP LAND USE DESIGNATIONS FOR THE PROPERTY. THE *RESIDENTIAL-GROUND ORIENTED INFILL HOUSING* DESIGNATION WHICH AIMS TO ALLOW A MIX OF GROUND-ORIENTED INFILL HOUSING OPTIONS COMPLIMENTARY TO THE EXISTING NEIGHBOURHOOD CHARACTER ENCOMPASSES THE PROPOSED SCOPE AND CHARACTER OF THIS PROJECT. THIS PROPOSAL WOULD TRANSFORM A *SINGLE DETACHED DWELLING* INTO THREE (3) RESIDENTIAL UNITS OF VARYING SIZES, ALL BEING ACCOMMODATED WITHIN THE ENVELOPE OF EXISTING BUILDINGS. THE IMPACT TO NEIGHBOURS WOULD BE MINIMAL, AS THE MAJORITY OF THE ALTERATIONS PROPOSED ARE INTERIOR IN NATURE.

gronlund dare partnership
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REVISION - 01

A-01

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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn –	Chkd –

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PROPOSED PROJECT DESCRIPTION

PLANNING STUDY: RE-ZONING TO CD-#

CD- # Re-zoning Scenario

2019.01.19

Existing Site Data:

site area		383.97 m^2	4133.0 sq. ft.
site width	min	8.65 m	28.37 ft.
site frontage width		8.65 m	28.37 ft.
site depth	min	41.48 m	136.09 ft.
site depth	max	47.49 m	155.80 ft.

Note:
areas and property dimensions are approximate

Uses		Regulation (RT-2D zone)	Existing Conditon	Proposed (CD zone)	Notes
414.3	Single Detached	yes	-	yes	CD zone proposed to allow for additional uses than those allowed under the RT-2D zone
414.4	Duplex	yes	-	yes	
414.5	Single Detached	yes	yes	yes	
	Principal Dwelling Unit (PDU)		-	(1) proposed	
419.10	Detached Accessory	yes	yes	yes	
419.11	Attached Accessory	yes	yes	yes	
	Attached Accessory Dwelling Unit (AADU)	no	-	(1) proposed	
	Detached Accessory Dwelling Unit (DADU)	no	-	(1) proposed	

General Regulations

Reference		Regulation (RT-2D zone)		Existing Condition		Proposed (CD zone)	Notes
	datum elevation			elevation	256.11 ft	no changes	
414.12	**Building height**	8.23 m	26.92 ft.	height	26.92 ft.	no changes	CD zone - proposed to have same building height restrictions as RT-2D
	w/ site coverage under 30%			elevation	283.03 ft	no changes	
	elevation						
414.16	**Lot Coverage**						
	Lot Coverage	35 %			22.2 %	no changes	CD zone - proposed to have same lot coverage allowances as RT-2D
	when 2 storeys above datum	134.39 m^2	1446.6 sq. ft.				
	Lot Coverage	30 %					
	when 3 storeys above datum	115.19 m^2	1239.9 sq. ft.				
-	**Floor areas - gross**	no restrictions		PDU- upper	922.8 sq ft	922.8 sq ft	CD zone would need to allow for unit mix propcsed, and proposed areas of each unit type
				PDU-main	840.8 sq ft	840.8 sq ft	
				PDU-lower	828.80 sq ft	182.30 sq ft	
				AADU - lower	-	646.5 sq ft	
				DADU	-	325.6 sq ft	
				Garage	400.0 sq ft	400.0 sq ft	
				Garage loft	325.6 sq ft	-	
				Total	3318.0 sq ft	3318.0 sq ft	
	Principal Building Setbacks						
414.13	Front yard	3.05 m	10.0 ft		14.0 ft	no changes	CD zone - proposed to have same front, rear and sie yard restrictions as RT-2D
414.15	Interior side yard total of subject property and neighbouring property	2.13 m	7.0 ft		8.0 ft	no changes	
	subject property	1.065 m	3.5 ft		4.0 ft	no changes	
414.14	Rear yard	7.62 m	25.0 ft		28.5 ft	no changes	
414.1	**Detached Accessory**						CD zone - proposed
	Maximum Height	2 storeys (1 within roof)		2 storeys (1 within roof)			regulations to be the same as RT-2D for Detached Accessory
		4.57 m	15.0 ft				
	Maximum site coverage	37.16 m^2	400 sq ft	400 sq ft		no changes	Detached Accessory proposed to allow DADU
	Min distance from Principal	3.05 m	10 ft	29.6 ft		no changes	
414.11	**Attached Accessory**						
	Maximum Height	4.57 m	15 ft			no changes	CD zone - proposed
	Site coverage	10% of site area					regulations to be the same as RT-2D for Attached Accessory Potential addition of rear deck off of Principal Dwelling Unit requested to be accomodated
		38.40 m^2	413.30 sq ft	front porch	120.0 sq ft	no changes	
				rear porch	55.0 sq ft	no changes	
				loft entry	9.0 sq ft	no changes	
				unused allowance	229.3 sq ft	no changes	
	Parking						
150.7	Parking	1 stall		stalls - garage	2	no changes	CD zone - proposed regulations ot require (2) stalls for the total o/ (3) proposed dwelling units
				stalls - surface tadem	2		

Note: * all data of existing conditions was gathered from orignal drawings supplied by Eric Pattison (under Decosse Pattison Architects) and has not been independantly confirmed.
* City of New Westminster to provide feedback of any and all additional regualtions / restrictions that shcuid be considered during potential re-zoning application process

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REVISION - 01

A-02

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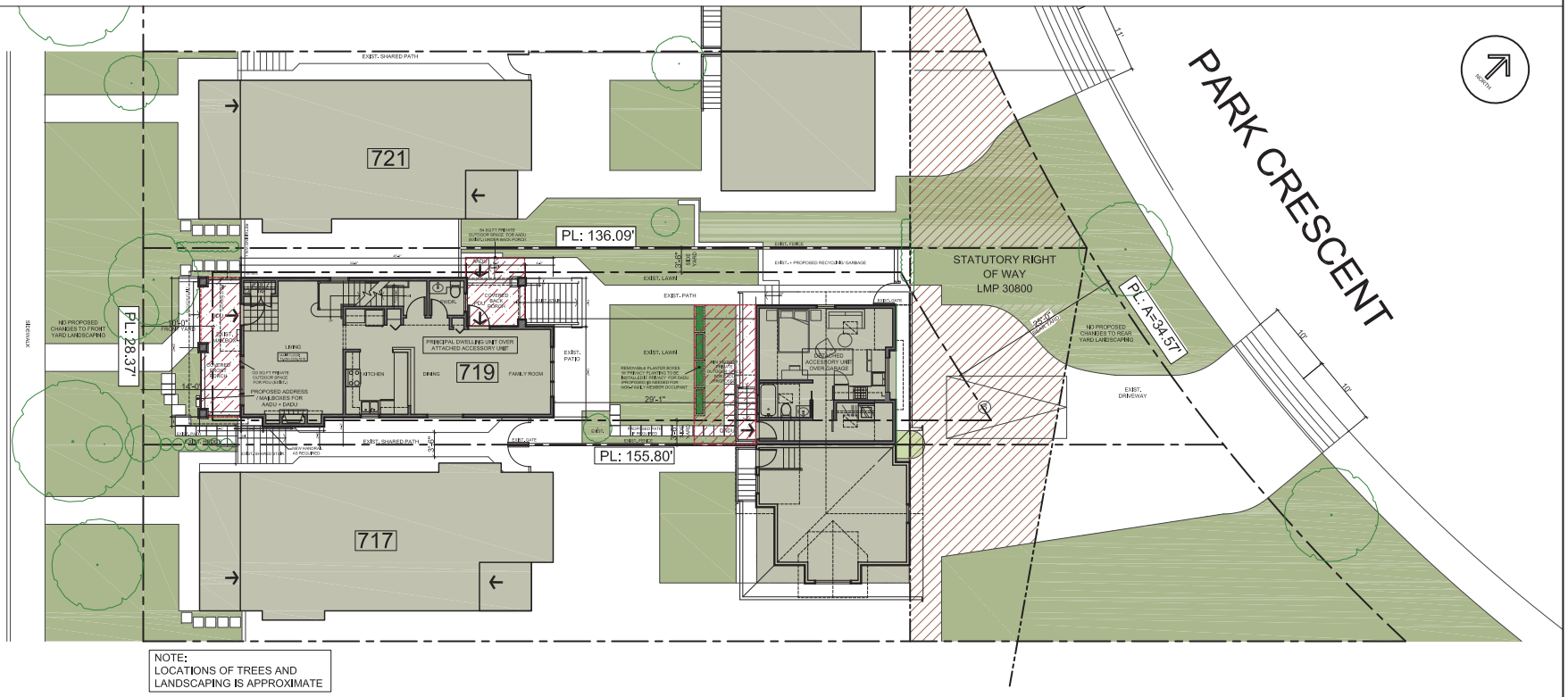
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn –	Chkd –

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ZONING DATA

PLANNING STUDY: RE-ZONING TO CD-#



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A-03

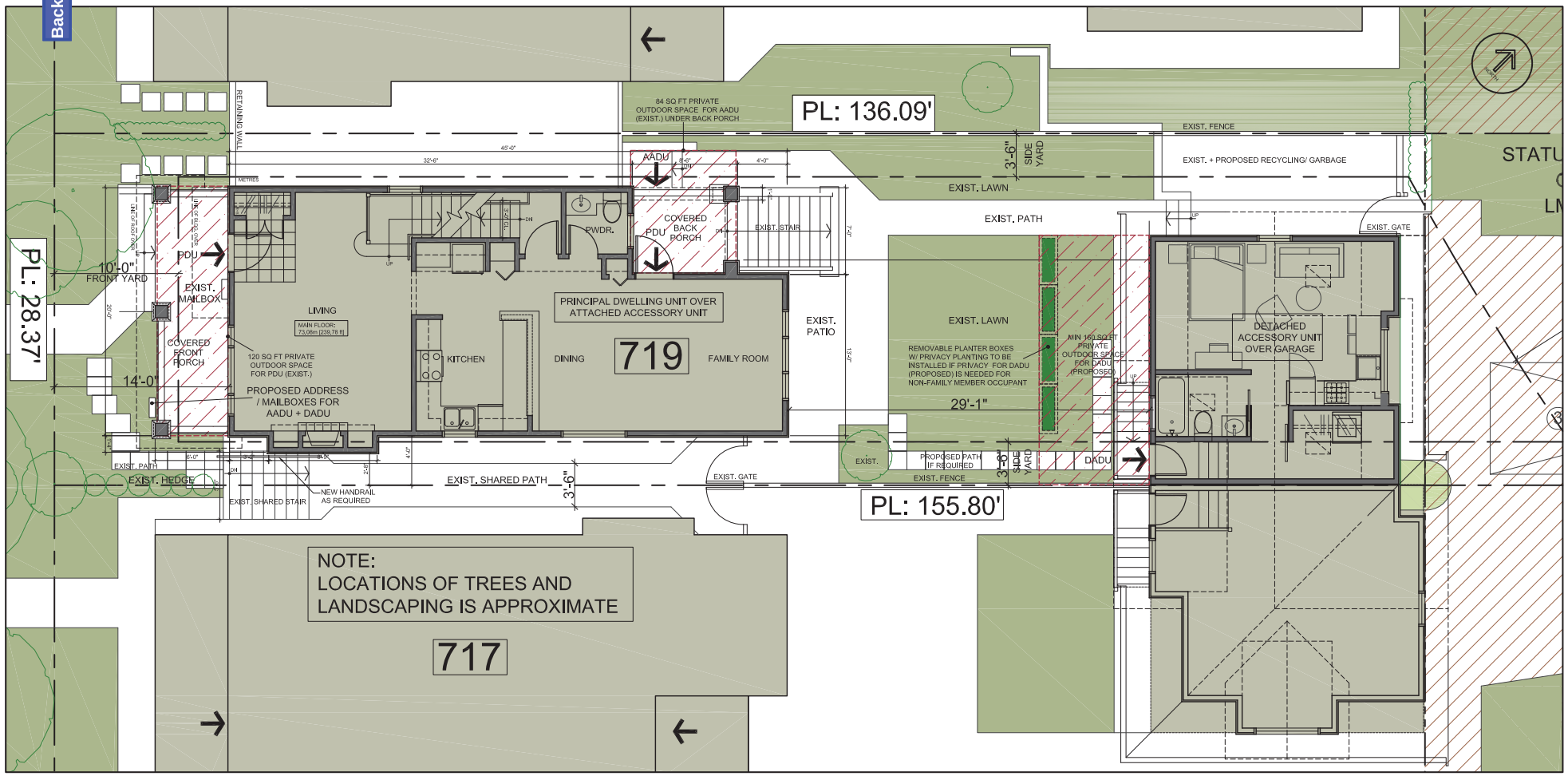
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HUNTER RESIDENCE
719 COLBORNE STREET
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Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale 1/16" = 1'-0"	Date 19.07.02	Dwn –	Chkd –

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PROPOSED SITE PLAN
PLANNING STUDY: RE-ZONING TO CD-#



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A-04

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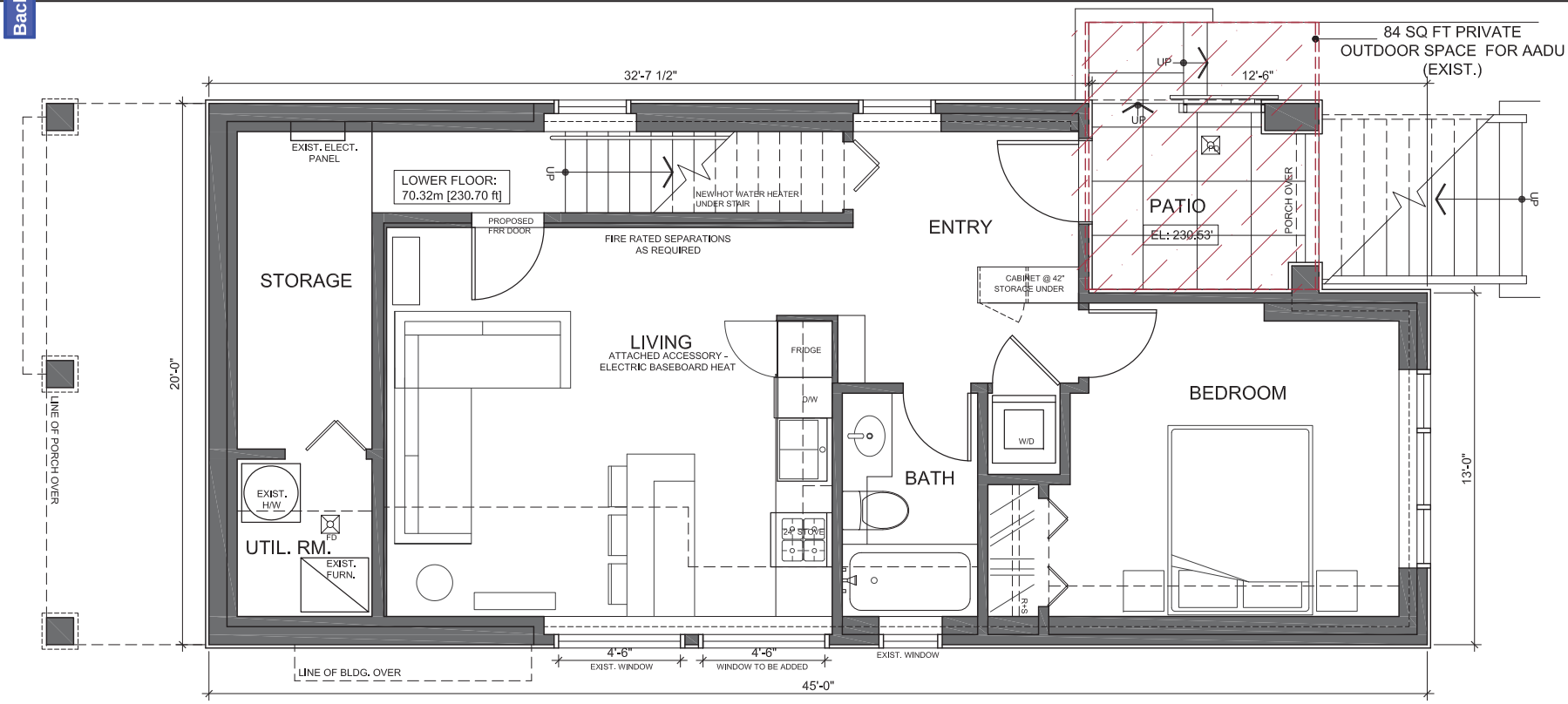
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PROPOSED SITE PLAN - PARTIAL

PLANNING STUDY: RE-ZONING TO CD-#



ATTACHED ACCESSORY SUITE CONCEPT PLAN

LOWER LEVEL OF PRINCIPAL BUILDING

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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HUNTER RESIDENCE
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PROPOSED ATTACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#

EXISTING CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

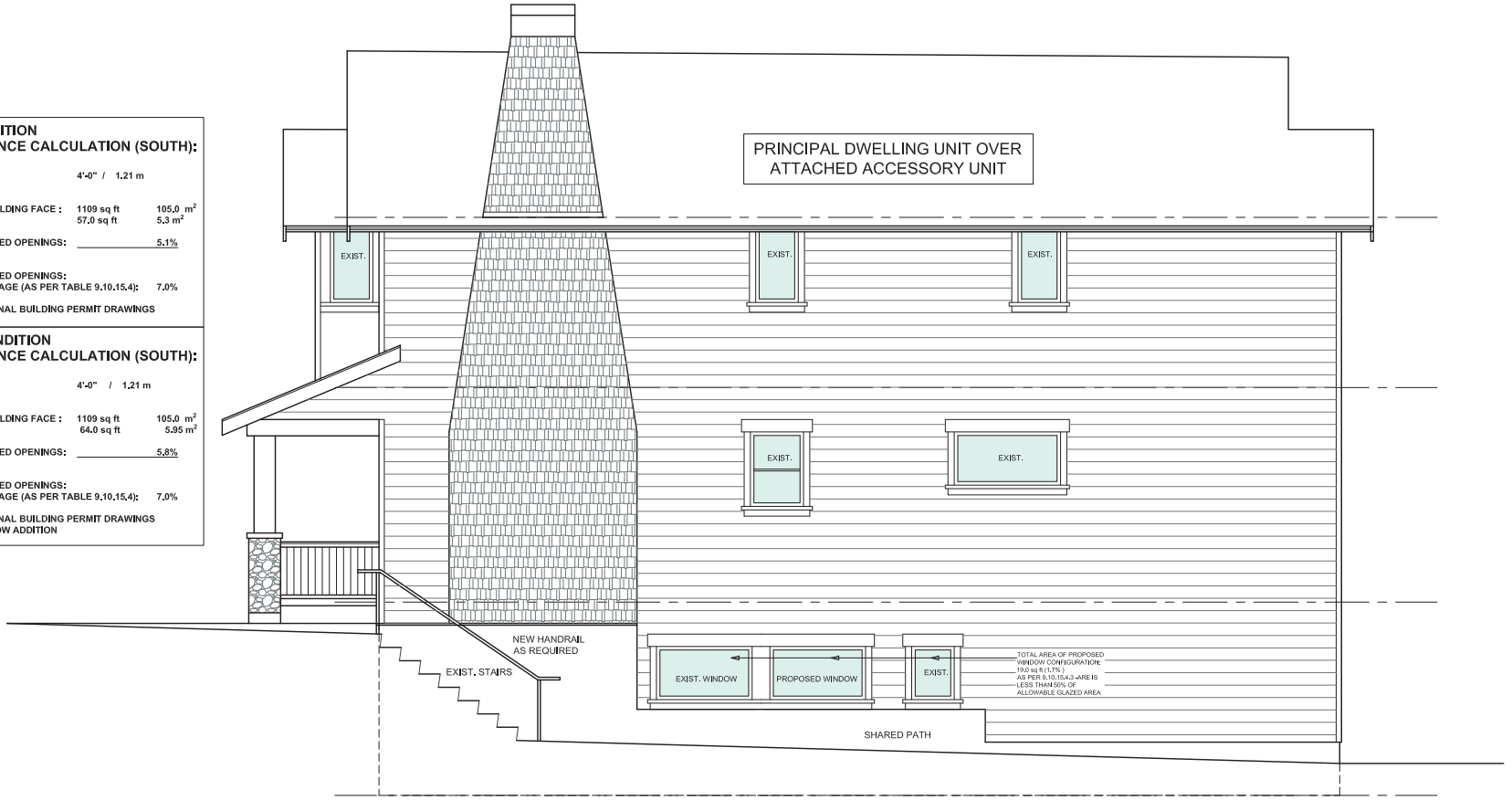
DISTANCE TO PL:	4'-0" / 1.21 m	
AREA OF EXPOSED BUILDING FACE :	1109 sq ft	105.0 m^2
GLAZED OPENINGS:	57.0 sq ft	5.3 m^2
PERCENTAGE OF GLAZED OPENINGS:		5.1%
PERCENTAGE OF GLAZED OPENINGS: ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4):		7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS

PROPOSED CONDITION
LIMITING DISTANCE CALCULATION (SOUTH):

MIN DISTANCE TO PL:	4'-0" / 1.21 m	
AREA OF EXPOSED BUILDING FACE :	1109 sq ft	105.0 m^2
GLAZED OPENINGS:	64.0 sq ft	5.95 m^2
PERCENTAGE OF GLAZED OPENINGS:		5.8%
PERCENTAGE OF GLAZED OPENINGS: ALLOWABLE PERCENTAGE (AS PER TABLE 9.10.15.4):		7.0%

DATA BASED ON ORIGINAL BUILDING PERMIT DRAWINGS AND PROPOSED WINDOW ADDITION



SOUTH ELEVATION
PRINCIPAL DWELLING UNIT + ATTACHED ACCESSORY DWELLING UNIT

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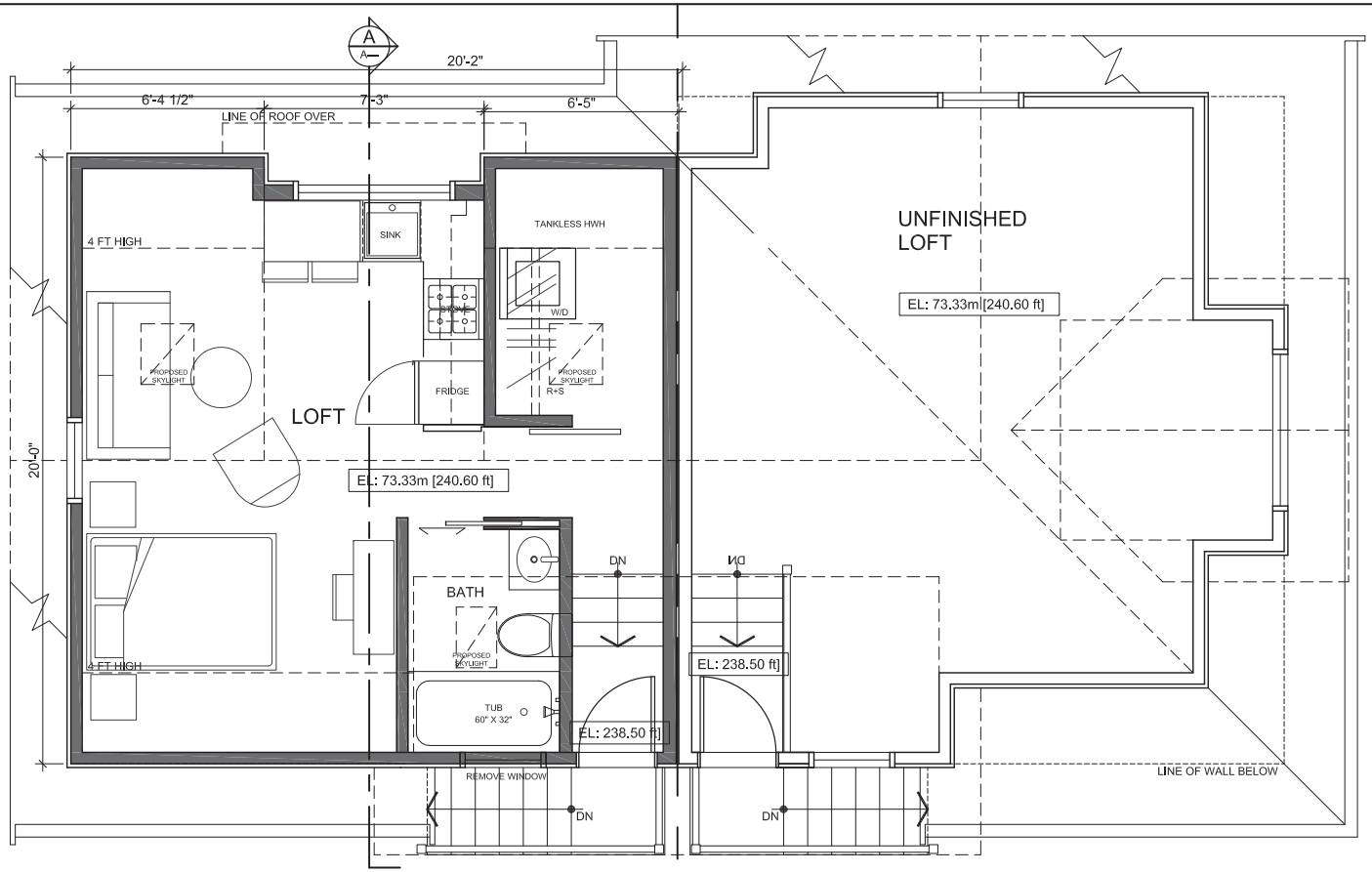
A-06
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PROPOSED SOUTH ELEVATION
PLANNING STUDY: RE-ZONING TO CD-#



DETACHED ACCESSORY SUITE: CONCEPT PLAN

SCALE (feet)

0 2 4 8 16

PROJECT NORTH

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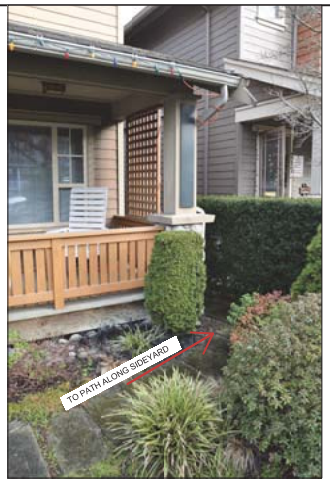
PROPOSED DETACHED ACCESSORY DWELLING UNIT

PLANNING STUDY: RE-ZONING TO CD-#

Back to Age



FROM COLBORNE STREET



FROM FRONT YARD



FROM SOUTH SIDE YARD



FROM SOUTH SIDE YARD



FROM BACK YARD



FROM BACK YARD



FROM BACK YARD

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HUNTER RESIDENCE
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SITE PHOTOS 1
PLANNING STUDY: RE-ZONING TO CD-#

Back to Age



FROM REAR YARD



FROM REAR YARD



FROM CRESCENT PARK

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HUNTER RESIDENCE
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SITE PHOTOS 2

PLANNING STUDY: RE-ZONING TO CD-#

Back to Agenda

Corporation of the City of
NEW WESTMINSTER

Appendix C:

Background Policy and Regulation

Appendix C: Background Policy and Regulations

2.1 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.

2.2 Development Permit Area

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2), which encourages small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Applications for detached accessory dwelling units must comply with the Laneway and Carriage House Residential Development Permit Area Guidelines. A Minor Development Permit is required for the proposed development, which will be reviewed concurrently with this Rezoning application.

2.3 Zoning Bylaw

The subject properties are currently zoned Single Detached Dwelling Districts (Compact Lots) (RT-2D) which allows one principal unit and a two storey detached accessory structure on a compact lot. As the RT-2D zoning only allows a single principal unit, a rezoning to a Comprehensive Development (CD) would be required for the addition of two accessory dwelling units.

Back to Agenda

Corporation of the City of
NEW WESTMINSTER

Appendix D:

Applicant Public Consultation Summary

gdp gronlund dare partnership
432 Buchanan Ave, New Westminster, BC, V3L 3Z8 www.gronlunddare.com tel. 604-522-2258 fax. 604-522-2034 gronlunddare@shaw.ca

2019.10.18

Re: Summary of Public Consultation

Project: Rezoning application, 719 Colborne Street, New Westminster

Both a Public Open House and Resident's Association presentation took place on September 26th, 2019. The public open house was followed by a presentation to the Glenbrooke North Resident's Association by Tara Gronlund from gronlund dare partnership. This letter will summarize that evening's events.

Generally speaking, all attendees were in support of the project. There were issues raised, including the proposed size of the detached accessory unit, parking, and easement for the shared access path, along with questions to gain clarification regarding the scope of the proposed project. No attendees, however, voiced significant concerns or reservations regarding the general scope of the project being proposed. The Glenbrooke North Resident's Association has provided their support of the project (see attached material #7).

Public Open House / Glenbrooke North Resident's Association Meeting

Event details:

Date: Thursday, September 26th, 2019
Time: 6:00pm – 7:00pm - Open House
7:00pm – 8:00pm - Glenbrooke North Resident's Association meeting
Location: Spruce Room, Century House, 620 8th Street, New Westminster

Notification details:

Event invitations were provided to all neighbours on the mail-out list supplied by city staff on August 30th, 2019.

A total of (134) invitations were distributed on September 7th, 2019. (93) were mailed and (41) were hand delivered.

Newspaper ads, in accordance with city guidelines, were run in the New Westminster Record on September 12, 2019 and September 19, 2019

Number of attendees: (23) people attended both the open house and Resident's association meeting.
(12) attendees signed the sign-in sheet
(3) attendees only attended the open house
(3) attendees were City Staff
Cameron Barker, Planning Assistant,
Mike Watson, Senior Planning Analyst
Sylvain Watson, Senior Arborist
Both the applicant and representative from gronlund dare partnership were in attendance.

Attached material:

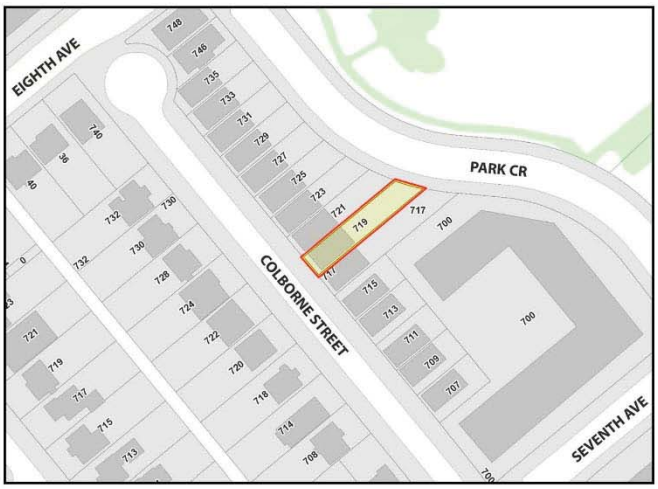
1. Event invitation ..... Page 3
2. Newspaper ads ..... Page 4
3. Boards on display ..... Pages 5 - 8
   8 mounted display boards were displayed
4. Project overview as presented ..... Page 9
5. Sign-in sheet ..... Page 10
6. Comment forms ..... Pages 11 - 14
   (4) comment forms were received at the event
   No additional comment forms were received by city staff or by gronlund dare partnership by the October 10th submission deadline.
7. Meeting Minutes ..... Pages 15 – 16
   Glenbrooke North Resident's Association meeting.

1. Event Invitation:

Open House Invitation

We would like to invite you to an open house on Thursday September 26th to discuss a re-zoning application that has been submitted for 719 Colborne Street, New Westminster.

The proposed re-zoning of the subject property would allow for the conversion of the existing buildings into a use combination not permitted under the current RT-2D zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principal Dwelling Unit, one (1) Attached Accessory Dwelling Unit, and one (1) Detached Accessory Dwelling unit over a two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed.



The open house will be a drop-in event with display boards providing information on the proposal. The applicant team will be on hand to answer questions and provide feedback. There will be no formal presentation. The open house will overlap with the Glenbrook North Resident's Association meeting.

Open House Details:

Date:	Thursday, September 26th, 2019
Time:	6:00pm – 7:00pm Open House 7:00pm – 8:00pm Glenbrook North Resident's Association meeting
Location:	Spruce Room, Century House, 620 8th Street, New Westminster

For more information, please contact:

Tara Gronlund (Gronlund Dare Partnership), at 604-522-2258 or tgronlund@shaw.ca. Or

Cameron Barker, City of New Westminster Planning Assistant at 604-527-4556, or cbarker@newwestcity.ca .

2. Newspaper Ad:

Open House Invitation

We would like to invite you to an open house on Thursday September 26th to discuss a re-zoning application that has been submitted for 719 Colborne Street, New Westminster.

The proposed re-zoning of the subject property would allow for the conversion of the existing buildings into a use combination not permitted under the current RT-2D zone. The owner would like to convert the existing *Single Detached Dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a Principal Dwelling Unit, one (1) Attached Accessory Dwelling Unit, and one (1) Detached Accessory Dwelling unit over a two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed.



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Open House Details:

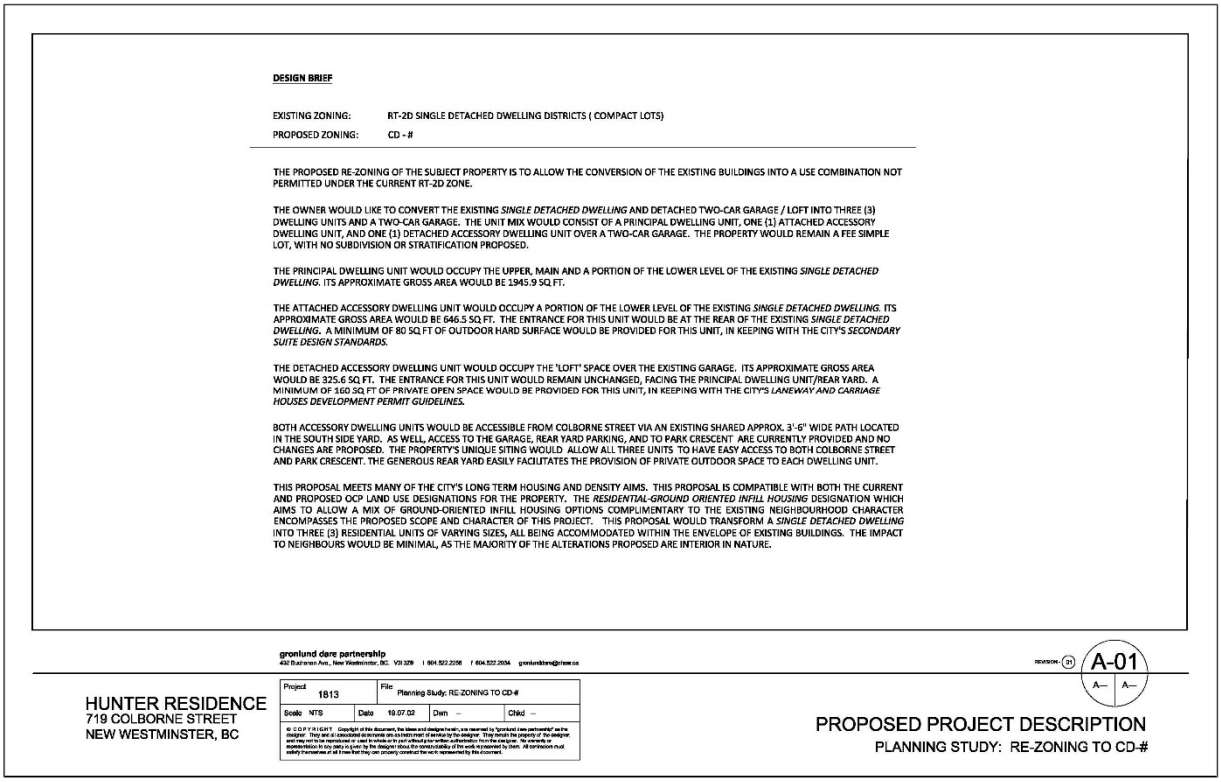
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For more information, please contact:

Tara Gronlund at Gronlund Dare Partnership, at 604-522-2258 or tgronlund@shaw.ca. Or

Cameron Barker, City of New Westminster Planning Assistant at 604-527-4556, or cbarker@newwestcity.ca .

3. Boards on Display:



DESIGN BRIEF

EXISTING ZONING: RT-2D SINGLE DETACHED DWELLING DISTRICTS (COMPACT LOTS)
PROPOSED ZONING: CD - #

THE PROPOSED RE-ZONING OF THE SUBJECT PROPERTY IS TO ALLOW THE CONVERSION OF THE EXISTING BUILDINGS INTO A USE COMBINATION NOT PERMITTED UNDER THE CURRENT RT-2D ZONE.

THE OWNER WOULD LIKE TO CONVERT THE EXISTING *SINGLE DETACHED DWELLING* AND DETACHED TWO-CAR GARAGE / LOFT INTO THREE (3) DWELLING UNITS AND A TWO-CAR GARAGE. THE UNIT MIX WOULD CONSIST OF A PRINCIPAL DWELLING UNIT, ONE (1) ATTACHED ACCESSORY DWELLING UNIT, AND ONE (1) DETACHED ACCESSORY DWELLING UNIT OVER A TWO-CAR GARAGE. THE PROPERTY WOULD REMAIN A FEE SIMPLE LOT, WITH NO SUBDIVISION OR STRATIFICATION PROPOSED.

THE PRINCIPAL DWELLING UNIT WOULD OCCUPY THE UPPER, MAIN AND A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 1945.9 SQ.FT.

THE ATTACHED ACCESSORY DWELLING UNIT WOULD OCCUPY A PORTION OF THE LOWER LEVEL OF THE EXISTING *SINGLE DETACHED DWELLING*. ITS APPROXIMATE GROSS AREA WOULD BE 646.5 SQ.FT. THE ENTRANCE FOR THIS UNIT WOULD BE AT THE REAR OF THE EXISTING *SINGLE DETACHED DWELLING*. A MINIMUM OF 80 SQ.FT OF OUTDOOR HARD SURFACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *SECONDARY SUITE DESIGN STANDARDS*.

THE DETACHED ACCESSORY DWELLING UNIT WOULD OCCUPY THE 'LOFT' SPACE OVER THE EXISTING GARAGE. ITS APPROXIMATE GROSS AREA WOULD BE 325.6 SQ.FT. THE ENTRANCE FOR THIS UNIT WOULD REMAIN UNCHANGED, FACING THE PRINCIPAL DWELLING UNIT/REAR YARD. A MINIMUM OF 160 SQ.FT OF PRIVATE OPEN SPACE WOULD BE PROVIDED FOR THIS UNIT, IN KEEPING WITH THE CITY'S *LANEWAY AND CARRIAGE HOUSES DEVELOPMENT PERMIT GUIDELINES*.

BOTH ACCESSORY DWELLING UNITS WOULD BE ACCESSIBLE FROM COLBORNE STREET VIA AN EXISTING SHARED APPROX. 3'-6" WIDE PATH LOCATED IN THE SOUTH SIDE YARD. AS WELL, ACCESS TO THE GARAGE, REAR YARD PARKING, AND TO PARK CRESCENT ARE CURRENTLY PROVIDED AND NO CHANGES ARE PROPOSED. THE PROPERTY'S UNIQUE SITING WOULD ALLOW ALL THREE UNITS TO HAVE EASY ACCESS TO BOTH COLBORNE STREET AND PARK CRESCENT. THE GENEROUS REAR YARD EASILY FACILITATES THE PROVISION OF PRIVATE OUTDOOR SPACE TO EACH DWELLING UNIT.

THIS PROPOSAL MEETS MANY OF THE CITY'S LONG TERM HOUSING AND DENSITY AIMS. THIS PROPOSAL IS COMPATIBLE WITH BOTH THE CURRENT AND PROPOSED OCP LAND USE DESIGNATIONS FOR THE PROPERTY. THE *RESIDENTIAL-GROUND ORIENTED INFILL HOUSING* DESIGNATION WHICH AIMS TO ALLOW A MIX OF GROUND-ORIENTED INFILL HOUSING OPTIONS COMPLIMENTARY TO THE EXISTING NEIGHBOURHOOD CHARACTER ENCOMPASSES THE PROPOSED SCOPE AND CHARACTER OF THIS PROJECT. THIS PROPOSAL WOULD TRANSFORM A *SINGLE DETACHED DWELLING* INTO THREE (3) RESIDENTIAL UNITS OF VARYING SIZES, ALL BEING ACCOMMODATED WITHIN THE ENVELOPE OF EXISTING BUILDINGS. THE IMPACT TO NEIGHBOURS WOULD BE MINIMAL, AS THE MAJORITY OF THE ALTERATIONS PROPOSED ARE INTERIOR IN NATURE.

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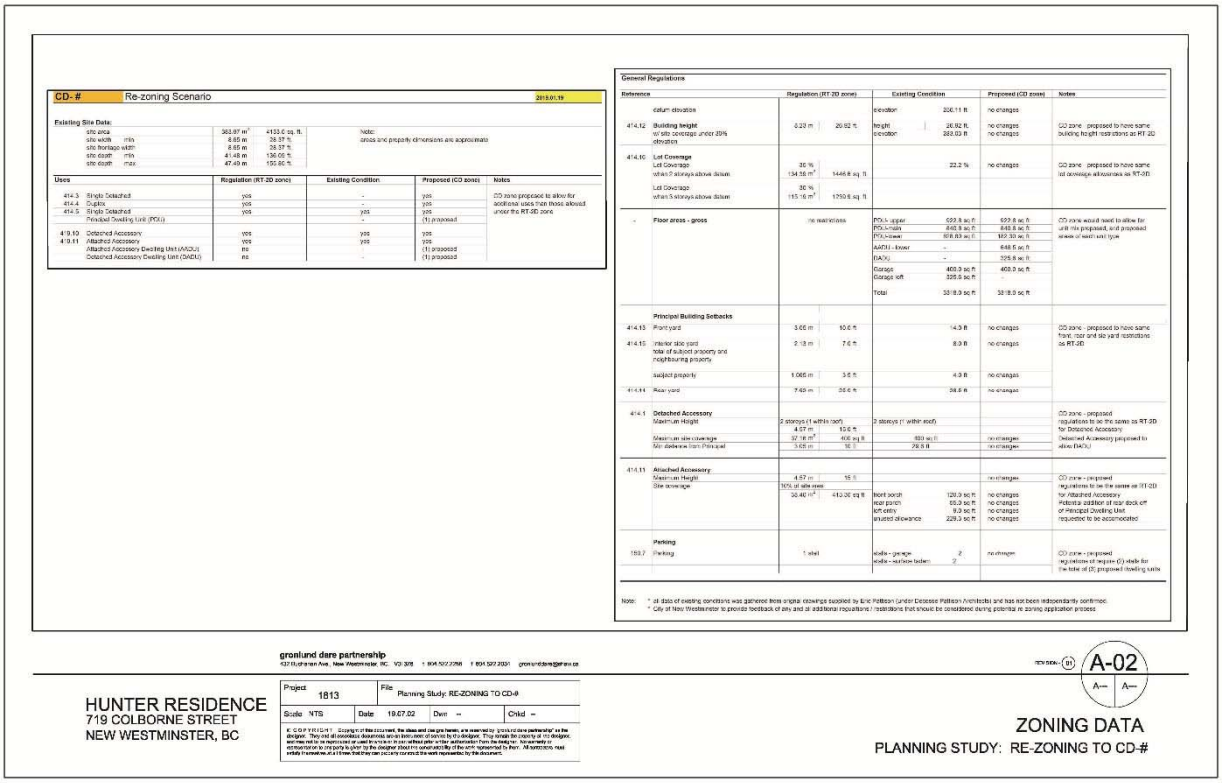
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn --	Chkd --

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revision 01 A-01

PROPOSED PROJECT DESCRIPTION
PLANNING STUDY: RE-ZONING TO CD-#



CD-# Re-zoning Scenario 2019.01.19

Existing Site Data:

site area	360.87 m²	4153.0 sq. ft.	Note: areas and property dimensions are approximate
site width min	8.65 m	28.37 ft.	
site frontage width	8.65 m	28.37 ft.	
site depth min	41.48 m	136.09 ft.	
site depth max	47.49 m	155.80 ft.	

Uses	Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
414.3 Single Detached	yes	-	yes	CD zone proposed to allow for additional uses than those allowed under the RT-2D zone
414.4 Duplex	yes	-	yes	
414.5 Single Detached	yes	yes	yes	
Principal Dwelling Unit (PDU)		-	(1) proposed	
419.10 Detached Accessory	yes	yes	yes	
419.11 Attached Accessory	yes	yes	yes	
Attached Accessory Dwelling Unit (AADU)	no	-	(1) proposed	
Detached Accessory Dwelling Unit (DADU)	no	-	(1) proposed	

General Regulations

Reference	Regulation (RT-2D zone)	Existing Condition	Proposed (CD zone)	Notes
datum elevation		elevation 206.11 ft	no changes	
414.12 Building height	9.20 m 29.92 ft.	height 26.92 ft.	no changes	CD zone - proposed to have same building height restrictions as RT-2D
w/ site coverage under 29% elevation		elevation 283.03 ft	no changes	
414.10 Lot Coverage				
Lot Coverage	35 %			
when 7 storeys above datum	134.56 m² 1448.6 sq. ft.		22.2 %	no changes CD zone - proposed to have same lot coverage allowances as RT-2D
Lot Coverage	30 %			
when 5 storeys above datum	155.16 m² 1250.6 sq. ft.			
- Floor areas - gross	no restrictions	PDU - upper	693.8 sq. ft.	693.8 sq. ft. CD zone would need to allow for unit mix proposed, and proposed areas of each unit type
		PDU - main	648.8 sq. ft.	648.8 sq. ft.
		PDU - lower	608.83 sq. ft.	182.38 sq. ft.
		AADU - lower	-	648.5 sq. ft.
		DADU	-	325.6 sq. ft.
		Garage	403.9 sq. ft.	403.9 sq. ft.
		Garage loft	325.6 sq. ft.	-
		Total	3318.9 sq. ft.	3318.9 sq. ft.
Principal Building Setbacks				
414.13 Front yard	3.05 m 10.0 ft.		14.3 ft.	no changes CD zone - proposed to have same front, rear and side yard restrictions as RT-2D
414.15 Interior side yard total of subject property and neighbouring property	2.13 m 7.0 ft.		8.0 ft.	no changes
subject property	1.065 m 3.5 ft.		4.3 ft.	no changes
414.14 Rear yard	7.62 m 25.0 ft.		39.8 ft.	no changes
414.1 Detached Accessory				CD zone - proposed regulations to be the same as RT-2D for Detached Accessory
Maximum Height	2 storeys (1 within roof)	2 storeys (1 within roof)		
	4.57 m 15.0 ft.			
Maximum site coverage	37.16 m² 400 sq. ft.	403 sq. ft.	no changes	Detached Accessory proposed to allow DADU
Min distance from Principal	3.05 m 10.0 ft.	29.5 ft.	no changes	
414.11 Attached Accessory				
Maximum Height	4.57 m 15 ft.		no changes	CD zone - proposed regulations to be the same as RT-2D for Attached Accessory Potential addition of rear dock off of Principal Dwelling Unit requested to be accommodated
Site coverage	10% of site area			
	36.40 m² 413.06 sq. ft.	front porch 120.9 sq. ft	no changes	
		rear porch 69.3 sq. ft	no changes	
		loft entry 9.3 sq. ft	no changes	
		unused allowance 229.3 sq. ft	no changes	
Parking				
160.7 Parking	1 stall	stalls - garage 2	no changes	CD zone - proposed regulations of require (1) stalls for the total of (3) proposed dwelling units
		stalls - surface (side) 2		

Note: * all data of existing conditions was gathered from original drawings supplied by Eric Pattison (under Delaesse Pattison Architects) and has not been independently confirmed.
* City of New Westminster to provide feedback of any and all additional regulations / restrictions that should be considered during potential re-zoning application process

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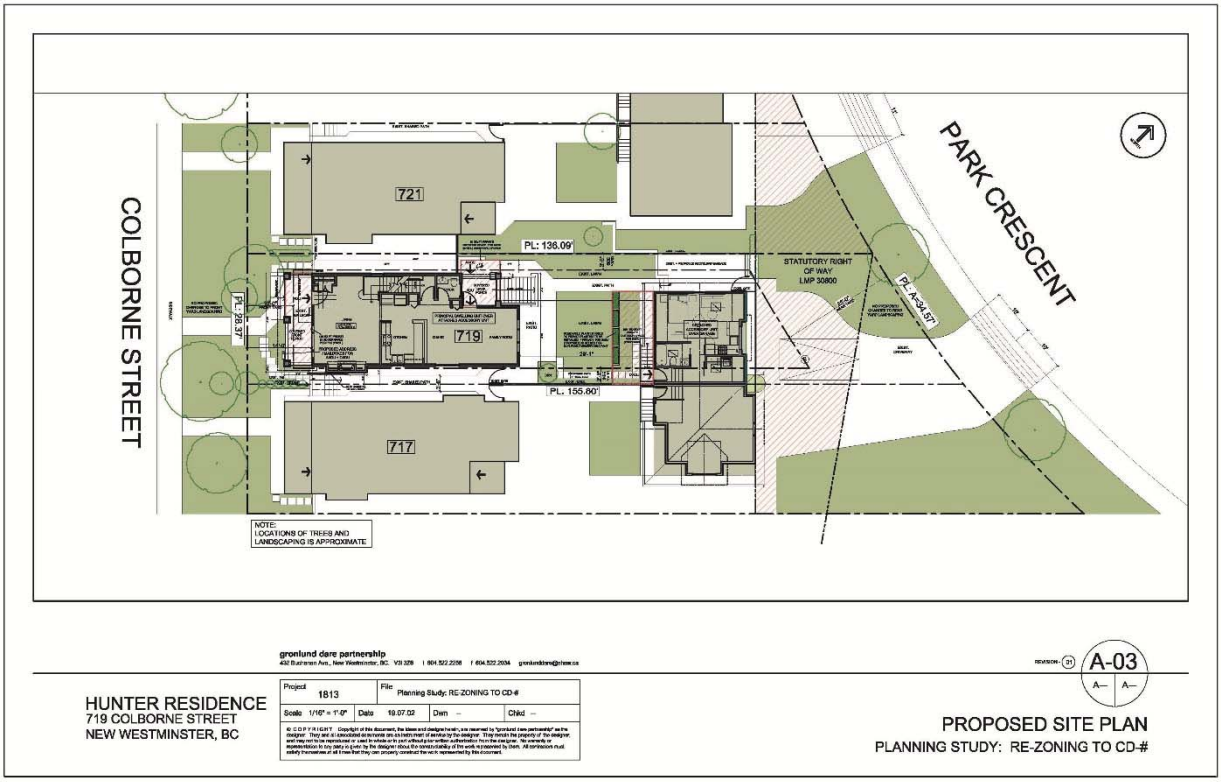
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC

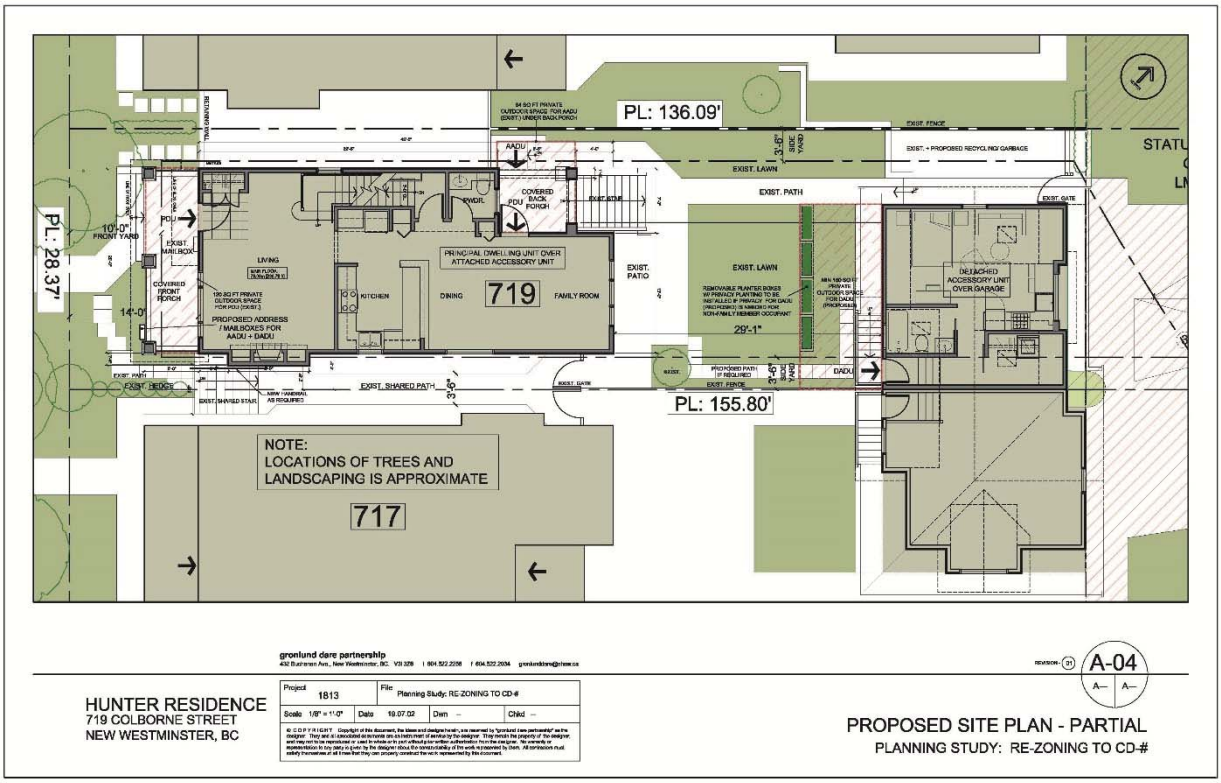
Project 1813	File Planning Study: RE-ZONING TO CD-#		
Scale NTS	Date 19.07.02	Dwn --	Chkd --

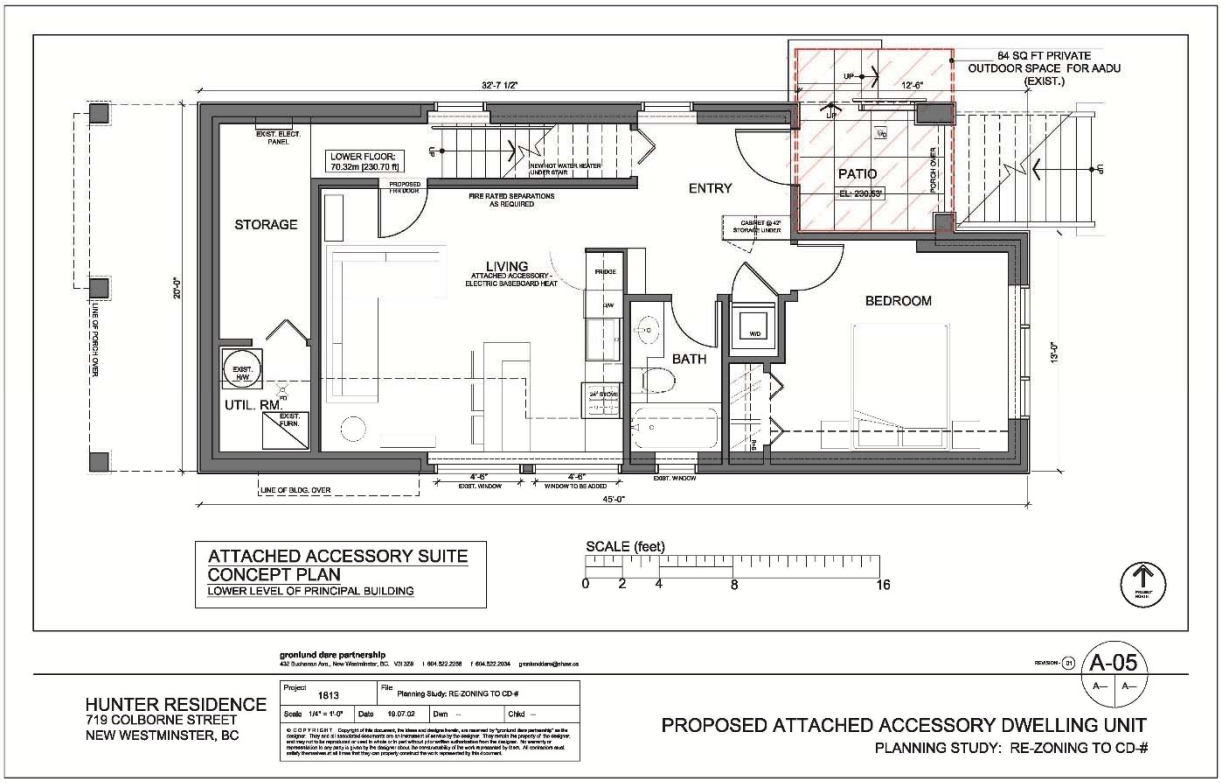
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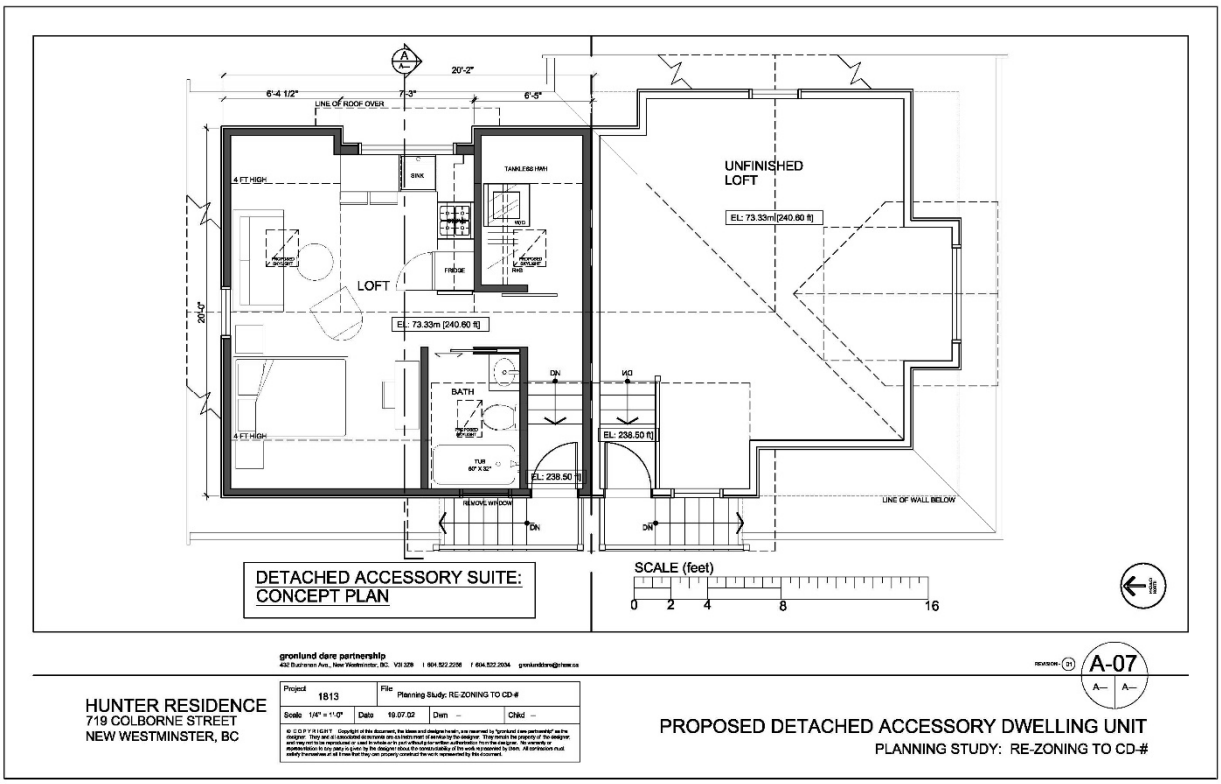
revision 01 A-02

ZONING DATA
PLANNING STUDY: RE-ZONING TO CD-#


COLBORNE STREET
PARK CRESCENT
721
719
717
PL: 136.09'
PL: 155.80'
PL: 28.37'
PL: 43.91'
STATUTORY RIGHT OF WAY LMP 30800
NOTE:
LOCATIONS OF TREES AND LANDSCAPING IS APPROXIMATE
gronlund dare partnership
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale 1/16" = 1'-0"
Date 19.07.02
Dwn --
Chkd --
A-03
PROPOSED SITE PLAN
PLANNING STUDY: RE-ZONING TO CD-#


PL: 136.09'
PL: 28.37'
PL: 155.80'
719
717
PRINCIPAL DWELLING UNIT OVER ATTACHED ACCESSORY UNIT
DETACHED ACCESSORY UNIT OVER GARAGE
EXIST. LAWN
EXIST. PATH
EXIST. SHARED PATH
EXIST. PATIO
EXIST. FENCE
EXIST. GATE
EXIST. HEDGE
EXIST. SHARED STAIR
PROPOSED ADDRESS / MAILBOXES FOR AADU + DADU
NOTE:
LOCATIONS OF TREES AND LANDSCAPING IS APPROXIMATE
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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale 1/8" = 1'-0"
Date 19.07.02
Dwn --
Chkd --
A-04
PROPOSED SITE PLAN - PARTIAL
PLANNING STUDY: RE-ZONING TO CD-#


84 SQ FT PRIVATE OUTDOOR SPACE FOR AADU (EXIST.)
32'-7 1/2"
12'-6"
EXIST. ELECT. PANEL
LOWER FLOOR: 70.32m [230.70 ft]
PROPOSED FIRE DOOR
FIRE RATED SEPARATIONS AS REQUIRED
ENTRY
PATIO
EL: 239.53'
STORAGE
LIVING
ATTACHED ACCESSORY - ELECTRIC BASEBOARD HEAT
FRIDGE
BATH
BEDROOM
W/D
EXIST. H/W
UTIL. RM.
EXIST. FURN.
20'-0"
13'-0"
LINE OF ROOF OVER
4'-6"
EXIST. WINDOW
WINDOW TO BE ADDED
45'-0"
ATTACHED ACCESSORY SUITE
CONCEPT PLAN
LOWER LEVEL OF PRINCIPAL BUILDING
SCALE (feet)
0 2 4 8 16
gronlund dare partnership
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale 1/4" = 1'-0"
Date 19.07.02
A-05
PROPOSED ATTACHED ACCESSORY DWELLING UNIT
PLANNING STUDY: RE-ZONING TO CD-#


20'-2"
6'-4 1/2"
7'-3"
6'-5"
LINE OF ROOF OVER
4 FT HIGH
SINK
TANKLESS HWH
W/D
FRIDGE
LOFT
EL: 73.33m [240.60 ft]
UNFINISHED LOFT
EL: 73.33m [240.60 ft]
BATH
DN
W/D
EL: 238.50 ft
TUB
EL: 238.50 ft
REMOVE WINDOW
LINE OF WALL BELOW
20'-0"
DETACHED ACCESSORY SUITE:
CONCEPT PLAN
SCALE (feet)
0 2 4 8 16
gronlund dare partnership
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale 1/4" = 1'-0"
Date 19.07.02
A-07
PROPOSED DETACHED ACCESSORY DWELLING UNIT
PLANNING STUDY: RE-ZONING TO CD-#


721
719
717
FROM COLBORNE STREET
FROM FRONT YARD
719
FROM SOUTH SIDE YARD
WINDOW TO BE ADDED
719
FROM SOUTH SIDE YARD
719
PROPOSED PDU
717
721
PROPOSED AADU
TO FRONT YARD
FROM BACK YARD
PDU REAR ENTRANCE
AADU ENTRANCE
FROM BACK YARD
SKYLIGHTS TO BE ADDED
WINDOW TO BE REMOVED
721
FROM BACK YARD
gronlund dare partnership
HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale NTS
Date 19.07.02
Drwn --
Chkd --
A-08
SITE PHOTOS 1
PLANNING STUDY: RE-ZONING TO CD-#


PROPOSED DADU
2 CAR GARAGE
717
719
SURFACE PARKING
FROM REAR YARD
717
719
SURFACE PARKING
FROM REAR YARD
717
719
721
723
STREET PARKING
PARK CRESCENT
FROM CRESCENT PARK
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HUNTER RESIDENCE
719 COLBORNE STREET
NEW WESTMINSTER, BC
Project 1813
File Planning Study: RE-ZONING TO CD-#
Scale NTS
Date 19.07.02
Drwn --
Chkd --
A-09
SITE PHOTOS 2
PLANNING STUDY: RE-ZONING TO CD-#

4. Project overview as presented:

This re-zoning is being proposed to allow the conversion of the existing buildings into a use combination not permitted under the current RT-2D zone.

The owner would like to convert the existing *single detached dwelling* and detached two-car garage / loft into three (3) dwelling units and a two-car garage. The unit mix would consist of a principal dwelling unit, one (1) attached accessory dwelling unit (or secondary suite), and one (1) detached accessory dwelling unit over a two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed.

The principal dwelling unit would occupy the upper, main and a portion of the lower level of the existing *house.* Its approximate gross area would be 1945.9 sq ft.

The attached accessory dwelling unit would occupy a portion of the lower level of the existing *house.* Its approximate gross area would be 646.5 sq ft.. The entrance for this unit would be at the rear of the existing *house*. A minimum of 80 sq ft of outdoor hard surface would be provided for this unit, in keeping with the city's *secondary suite design standards.*

The detached accessory dwelling unit would occupy the 'loft' space over the existing garage. Its approximate gross area would be 325.6 sq ft. The entrance for this unit would remain unchanged, facing the principal dwelling unit/rear yard. A minimum of 160 sq ft of private open space would be provided for this unit, in keeping with the city's *laneway and carriage houses development permit guidelines.*

Both accessory dwelling units would be accessible from Colborne street via an existing shared approx. 3'-6" wide path located in the south side yard. As well, access to the garage, rear yard parking, and to Park Crescent are currently provided and no changes are proposed.

The property's unique siting would allow all three units to have easy access to both Colborne Street and Park Crescent. While there are two parking spaces proposed in the existing garage, in keeping with the City's requirements for similar development scenarios, there is ample room on the long driveway approach to the garage for additional parking. As well, both accessible streets have parallel parking available.

The type of gentle densification being proposed by a project such as this is very much in keeping with the long term planning aims of the City of New Westminster. This proposal is compatible with the current OCP land use designation for the property which is *residential-ground oriented infill housing*. This designation aims to allow a mix of ground-oriented infill housing options complimentary to the existing neighbourhood character. This proposal meets the planning aims of that designation transforming an existing single family dwelling into three (3) residential units of varying sizes. The units, by being accommodated within the envelope of existing buildings means that the impact to neighbours would be minimal, both during construction and after occupancy.

7. Glenbrooke North Resident's Association meeting minutes

Glenbrooke North Residents Association
September 26, 2019
Century House, Spruce Room, 620 Eighth Street, NW
Minutes

The meeting was called to order at 7:04 pm. Attendance 20
Present:
President: Nikki Binns
Vice President: Charlie Hunter
Secretary: Marya McLellan
Treasurer: Ellen Berg
Directors: Doug Bjornson, Robert Iantria, Angela Lee
Absent: Matt Church

Guests:
Cameron Barker, Planning Assistant, Development Services, City of NW
Tara Gronlund, ABID, MArch, IA AIBC, gronlund dare partnership
Sylvain Martel, Senior Arborist, Parks & Recreation, City of New Westminster
Mike Watson, Senior Planning Analyst, Development Services, City of NW

Motion to adopt the Minutes of May 26, 2019 meeting moved by Jim Goring and seconded by Doug Bjornson, Carried

Motion to adopt Agenda moved by Jim Goring and seconded by Annette Vowles, Carried

Treasurers Report by Ellen Berg: Our bank balance is $963.97.

Neighbourhood Traffic Advisory Committee Report by Doug Bjornson.
Traffic calming measures are being planned for the Herbert Spencer School area. Doug is still pressing for the crosswalk at 5th St and 8th Ave. A marked crosswalk is being planned for 4th St and 6th Ave. Nikki noted seeing an elderly pedestrian crossing the 6 lanes of traffic between the Mall and the apartments on McBride Blvd between 10th and 8th Ave and was nearly hit. Doug has long been pressing the City for a fence along the middle of the boulevard to stop people trying to cross in this dangerous location.

Community Policing Committee by John Ragone:
John reported on the meeting he attended on September 19th. Year-to-date: Break & Enters have increased 11%, Theft from Auto's have decreased by 10%, and Theft of Auto have increased by 10%. There have been 5 Auto Thefts in GN. There was a robbery at the TD Canada Trust, 500 BL of 6th Street and the suspect was arrested and is currently in custody.

If you have any police related information for John to pass along at the CPC meetings, please contact him at johnragone@live.co.uk . The next meeting is Nov 21, 2019.

John also volunteers on the Community Livability and Social Equity: Grants for Living committee. For more information on the grants available visit: www.newwestcity.ca/grants The deadline to apply is Nov 8th.

City's Tree Planting Master Plan 2010-2030 presentation by Sylvain Martel:
The PowerPoint presentation was originally presented to Council on June 24, 2019 and covered goals, objectives, defined the priority areas in the City, set a planting schedule, and defined what would be planted. During the presentation, Sylvain answered residents' questions. Several residents expressed an interest in having the City (like the City of Vancouver) provide trees at a lower cost for residents to purchase and plant on their properties.

718 Colborne Street re-zoning presentation by Tara Gronlund:
Tara went through the project and explained the display boards showing the existing property and the conversion from a Single Detached Dwelling and detached two-car garage and loft, into three dwelling units and a two-car garage. The unit mix would consist of a Principal Dwelling Unit, one Attached Accessory Dwelling Unit, and one Detached Accessory Dwelling Unit over the two-car garage. The property would remain a fee simple lot, with no subdivision or stratification proposed. Residents asked questions and were in favour of the project.

We have the Spruce Room in Century House reserved for Thursday, November 28, 2019 at 7 pm. Unless there is a need, we will cancel this meeting. We will then hold our Annual General Meeting on January 30, 2020.

If further information is required, please contact Tara Gronlund of gronlund dare partnership.

Regards,



Tara Gronlund ABID, MARCH, IA AIBC

gronlund dare partnership

tel 604-522-2258

gronlunddare@shaw.ca

Back to Agenda

Corporation of the City of
NEW WESTMINSTER

Appendix E:

Engineering Servicing Memo

Back to Agenda

NEW WESTMINSTER
Engineering Services

Memorandum

To: Cameron Barker, Planning Assistant — Date: March 29, 2019

From: Roger Chang, Engineering Technologist — File: PRJ-009005

Subject: WORKS AND SERVICES REQUIREMENTS FOR 719 COLBORNE STREET – PAR01343.

We are responding to application as referenced above dated February 4, 2019 for the proposed small-scale rezoning of the subject property to include a principle dwelling unit, and attached accessory dwelling unit below the principle dwelling and a third unit over an existing garage.

Provided you are successful in obtaining approval for the Rezoning and Development Permit, Engineering Department requirements include but are not necessarily limited to the following:

1. Retain a Mechanical Engineer to provide the City with a Signed and Sealed Engineering Letter stating the adequate services connection sizes needed for water, storm and sanitary to service the additional units proposed on the subject property. The letter shall indicate the existing service connection sizes and material. If the existing service connection sizes are inadequate to service the proposed additional units, cash deposits towards the estimated cost of upgrading the services, by the City, will be required.

2. The required number of off-street parking spaces by Zoning Bylaw should be provided on the site. If a parking variance is needed, the applicant should provide the City with evidence-based justification, in terms of parking demand of the proposed development and potential impacts on on-street parking of adjacent streets for further consideration.

3. The existing shared driveway access off Park Crescent will be maintained for 717 and 719 Colborne Street.

If you have any questions, please contact me at 604-527-4633 or rchang@newwestcity.ca.

Regards,

Roger Chang
Engineering Technologist

cc E. Wat, Manager, Infrastructure Planning
C. Dobrescu, Utilities and Special Projects Engineer
G. Otieno, Infrastructure Engineer
F. Jin, Transportation Technologist
E. Mashig, Manager, Park Horticulture & Open Space Planning
A. Hannula, Manager, Electrical Engineering Design & Planning
M. Racanello, Plan Reviewer
L. Wang, Plan Reviewer

Corporation of the City of
NEW WESTMINSTER

Appendix B:

Zoning Amendment Bylaw No. 8176, 2020

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (719 Colborne Street)
NO. 8176, 2020

ADOPTED _____

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 (719 Colborne Street) No. 8176, 2020".

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

   a) Section 1000 Comprehensive Development Districts of Zoning Bylaw 6680, 2001 is hereby amended by inserting as section 1091 the Schedule attached to this Bylaw as Schedule A.

   b) That the portion(s) of certain parcels of land situated within the City of New Westminster, British Columbia and more particularly described as:

      Legal Description: LOT 30, NEW WEST DISTRICT, PLAN LMP48946 SUBURBAN BLOCK 13, GROUP 1.

      Parcel Identifier: 024-959-111

      (municipally known as 719 Colborne Street)

      and which is presently Single Detached Dwelling Districts (Compact Lots) (RT-2D) are hereby rezoned to Comprehensive Development District (719 Colborne Street) (CD-91) and the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 is hereby amended to record this rezoning.

GIVEN FIRST READING this _____ day of _____, 2020.

GIVEN SECOND READING this _____ day of _____, 2020.

PUBLIC HEARING held this _____ day of _____, 2020.

GIVEN THIRD READING this _____ day of _____, 2020.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2020.

_____
MAYOR

_____
CITY CLERK

Corporation of the City of
NEW WESTMINSTER

Schedule A to Bylaw 8176, 2020:

Comprehensive Development District (719 Colborne Street) (CD-91)

1091 Comprehensive Development District (719 Colborne Street) (CD-91)

1091 .1 The intent of this zoning district is to allow a principal dwelling unit, an attached accessory dwelling unit and a detached accessory dwelling unit.

Comprehensive Development Districts (719 Colborne Street) (CD-91) Regulations

1091 .2 Development of sites zoned CD-91 shall comply with the regulations and requirements of the Single Detached Dwelling Districts(Compact Lots)(RT-2D), except:

(a) a detached accessory dwelling unit shall be permitted on the second level of a detached accessory building with a maximum floor area of 33 sq. metres(355.2 sq. ft.);

(b) the minimum floor area of a detached accessory dwelling unit shall be not less than 99 square metres (325 sq. ft.);

(c) a secondary suite shall be permitted in accordance with the requirements of the Single Detached Residential Districts (RS-1);

(d) a minimum of one parking space shall be provided per unit, except where a lot contains a single detached dwelling with secondary suite and a detached accessory dwelling unit, a minimum of two parking spaces shall be provided for the lot.

From: Mike Watson
To:
Subject: RE: Rez00186, for 719 Colburne St
Date: Tuesday, February 18, 2020 3:21:23 PM
Attachments: image003.png
image004.png

Ms. Royal,

Thank you for the email regarding the rezoning of 719 Colborne St. The basement suite and the suite above the garage are intended for long term rental and would function in the same manner as a secondary suite and a laneway house in single detached areas of the city. In regards to parking the Zoning Bylaw requires two parking spaces for properties with two accessory dwelling units (laneway/carriage house and secondary suite) and the applicant has proposed that the this site also be allowed two parking spaces for a principle units and two accessory units.

Please let me know should you have any additional questions.

Kind regards,

Mike Watson, RPP, MCIP | Senior Planner
T 604.527.4519 | **E** mwatson@newwestcity.ca
City of New Westminster | Development Services, Planning
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca | **f** /newwestminster | @new_westminster

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From: External-Clerks
Sent: Tuesday, February 18, 2020 9:15 AM
To: 'Colleen Royal' <
Subject: RE: Rez00186, for 719 Colburne St

Good morning,

I am writing to confirm receipt of your email. Your questions have been forwarded to staff in Development Services, who can provide further details to you.

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | **E** gday@newwestcity.ca
City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: Colleen Royal <
Sent: Sunday, February 16, 2020 1:56 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Rez00186, for 719 Colburne St

Hello,
For the re-zoning application at 719 Colburne St (REZ00186),
Are the addition living units being planned for, intended as long-term rental suites,
Or is this planning to be an AirBnB type rental with frequent guest turnover ?
What kind of traffic and parking changes, if any, should we expect on our streets?
Are you able to share any other details, or is attending the Feb 24 hearing the only option?
Thank you very much,
Colleen Royal
Neighbour at Park Crescent