



102-128 East Eighth Avenue and 721 Cumberland Street

Rezoning and Development Permit for Infill Townhouses

Land Use and Planning Committee – April 26, 2021

Dilys Huang, Development Planner



NEW WESTMINSTER

Site Context



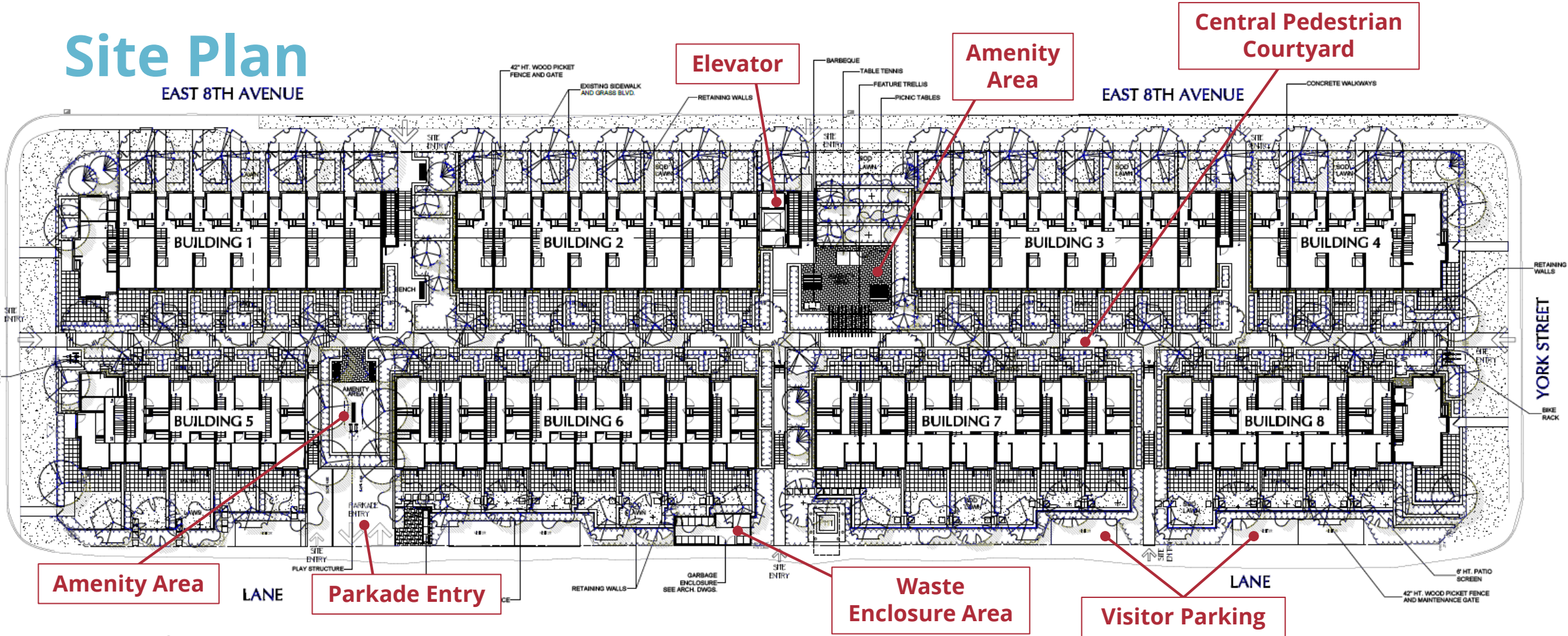
- Combined Site Area (Gross):
 - 6,411 sq. m. (69,003 sq. ft.)
- Site Dimensions:
 - 150.9 x 42.5 m.
(495.2 x 139.4 ft.)
- OCP Designation:
 - Residential – Ground Oriented Infill Housing (RGO)
- Zoning:
 - Single Detached Residential (RS-1) → *rezone to Infill Townhouse and Rowhouse Residential (RT)*

Site Plan

EAST 8TH AVENUE

CUMBERLAND ST.

YORK STREET



- 55 infill townhouse units in eight buildings
- 1.0 FSR (0.83 above grade, 0.18 basement)
- ~ 94 to 127 sq. m. (1,014 to 1,365 sq. ft.) units
- 108 parking spaces (102 underground resident stalls, 6 surface visitor stalls)

Streetscape Elevation



Renderings

View looking south
from East Eighth
Avenue



View of amenity area
from entry stairs off of
East Eighth Avenue



Renderings



Corner of Cumberland Street and laneway looking north



View from East Eighth Avenue looking at site entry to amenity area and elevator access from street



Corner of East Eighth Avenue and York Street looking south

Feedback from LUPC

- 1. Does the LUPC support that the proponent should reduce the number of off-street parking spaces proposed, to be consistent with the parking requirements for infill townhouses under the Zoning Bylaw?*
- 2. Does the LUPC support that further consideration should be given to on-site accessibility, taking into consideration that the overall site has a significant slope?*