

QANDA

Ask a Question about 102/104 Eighth Avenue & 728 First Street

Q

SE

12 February 23

With this rezoning from RS-1 (Land use change to Ground Oriented Housing) can you elaborate why the rezoning needed is for a CD district versus RT zone per bylaw 405 Infill Townhouse District (by-law 7936, 2017). Are there some aspects contained in the proposal that can only be addressed with the implementation of a CD?

A

Publicly Answered

Thank you for your question. A Comprehensive Development (CD) zone, specific to this site, would be created to better enable the project to meet Step 4 of the BC Energy Step Code. This approach is consistent with the City's Passive Design Exclusion Policy, which supports additional floor area for single detached houses built to higher performance standards, including 0.03 Floor Space Ratio (FSR) for Step 4 buildings. Because these types of projects require additional space for, for example, thicker walls, extra floor area is key to supporting better building performance. Although additional floor area for townhouses has not been specifically created under this policy, staff considers it reasonable to apply a similar FSR for this project, to support its building performance target. As the Infill Townhouse and Rowhouse Residential District (RT) does not provide additional density for Step 4 buildings, a CD zone would be required. The zone would also be written in such a way as to allow the project to distribute the additional density (0.03 FSR) above or below-ground, as the applicant sees fit. The zone would also eliminate aspects of the RT zone that do not apply to this project, and to vary a requirement for scooter parking, which is more applicable to projects with parkades.

Q

50 years in New West

15 February 23

I am very concerned about the limited parking. Do 11 spaces for 10 three bedroom homes equate to 1 each with 1 visitor/emergency parking area. I like the idea of building for the future with bicycle storage. I live in Glenbrooke North & the current reality on my block is that the average homeowner has more than 2 cars & they are parked on the street.

A

Publicly Answered

Thank you for your question. The project proposes 10 parking stalls for residents and 1 stall for visitors, for a total of 11 vehicle parking stalls. The proposed vehicle parking is consistent with the Zoning Bylaw requirements for infill townhouses, which requires 1 stall per townhouse unit, as well as visitor parking. The project also has access to great alternative transportation options. It is walking distance to nearby amenities such as Royal Square Mall and Terry Hughes Park, and bus service on Eighth Avenue. It is also located near the Crosstown Greenway, and as you've noted above, bike parking would be provided for each unit. All of these transit options, in addition to the limited space available for parking, are also consistent with the City's response to the climate emergency and transitioning to more trips within the city by more sustainable methods.