

## The RT and RGO Land Use Designations

New Westminster adopted a new Official Community Plan (OCP) in 2017. The OCP is the community's long term vision for the city. The OCP includes land use designations and a Land Use Designation Map that describe the type of development that would be supported on each property as the city grows.

The Residential - Infill Townhouse (RT) and Residential - Ground Oriented Infill Housing (RGO) designations are new. They were created to allow more diversity, availability and affordability of ground oriented housing, while keeping the general character of the neighbourhoods where they are added.

## Required Permits

The following applications are required in order to develop an RT or RGO project:

**A Rezoning Application** can change the allowed use and density on the land. It also allows the City and the community to analyze the potential influences of a proposed development and ensure it is aligned with City policies. There are opportunities for community input during the rezoning process. Rezoning applications are approved by Council.

**A Development Permit** shows what the building will look like and makes sure the design of the building meets the City's guidelines. It also shows what the landscaping on the development will be like.

**A Building Permit** is required to ensure that the proposed buildings meet the requirements of the BC Building Code, which sets standards for safety, health, accessibility, fire and structural protection, and energy and water efficiency.

**A Tree Permit** ensures trees are protected during all phases of construction. A tree permit is required even if there are no "protected" trees on the property.

## The Infill Townhouse (RT) Designation

The purpose of this designation is to allow small scale, side-by-side townhouses and rowhouses which are compatible with areas of single detached housing and other lower-density ground-oriented multiple-unit housing.

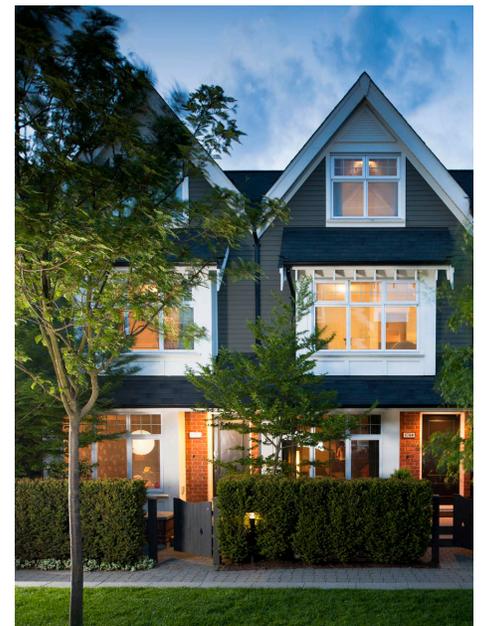
Townhouses and rowhouses are both attached, ground oriented units but with different types of ownership. Rowhouses are fee simple developments with parking on each fee simple lot. Townhouses are strata title developments which may have joint parking areas on shared property.

## What do these Developments Look Like?

Infill townhouses and rowhouses are distinct from typical large townhouse developments in their size, style, and fit with the neighbourhood. Infill townhouses and rowhouses are influenced by the zoning regulations and development permit guidelines. The following sections highlight design requirements but are not a comprehensive summary.

For more information about the Zoning Bylaw, click here: <https://www.newwestcity.ca/zoning-bylaw>

For more information about the Development Permit Area, click here: <https://www.newwestcity.ca/development-policies-and-process/development-permit-areas>



## SIZE AND MASSING

The size and massing of infill townhouses and rowhouses are intended to blend in with surrounding single detached homes.

The development permit area guidelines aim to minimize the impact of shadow and overlook on neighbouring properties. The buildings are intended to be compact, with the highest part of the building at the centre, and the lowest part at the sides next to neighbouring properties. The development permit guidelines also restrict the maximum building length to 38.10 metres (125 feet) in order to minimize the massing of buildings.

## DENSITY

The Infill Townhouse and Rowhouse Residential Districts (RT) zone which works with the development permit guidelines to shape infill townhouse and rowhouse developments. The RT zone regulates height, permitted uses, parking requirements, and density. Density is regulated through the Floor Space Ratio (FSR). The FSR of infill townhouse and rowhouse developments is:

*Above grade FSR for lots with a depth of less than 36.5 metres (119.75 feet): 0.75 FSR*

*Above grade FSR for lots with a depth of 36.5 metres (119.75 feet) or more: 0.85 FSR*

*Basement FSR: 0.15 FSR*

## PARKING

Garages are not permitted. Parking pads are preferred over carports to minimize shade and shadowing.

Underground parking will only be considered if it adds other benefits to

the property, such as increased open space, and is not visible from the edges of the site.

## OPEN SPACE

Each unit requires its own at-grade private space which is adjacent to and directly accessible from the unit.

## Assembling Properties for Infill Townhouse Developments

The intent of the RT designation and zoning is to build 'infill' townhouses and rowhouses that are only a few units on a small number of properties, not to facilitate a large townhouse development. An infill development on one property could also be considered. Large assemblies of RT properties are not required or encouraged.

## The Ground Oriented Infill Housing (RGO) Designation

The purpose of this designation in the OCP is to create opportunity for infill housing which is compatible with the surrounding neighbourhood. RGO is different than RT because it allows for a wider range of housing forms. This is to provide flexibility and to allow for creative design and housing solutions.

Examples of possible forms of housing include single detached houses, duplexes, triplexes, quadruplexes, infill townhouses, and infill rowhouses. Lots with a single detached house would also have the opportunity to build a laneway or carriage house and/or a secondary suite.

Infill developments with a higher number of units would require larger lots. Infill densities would be equivalent to or less than the RT densities, depending on the housing form.

Where a rezoning is required, a Comprehensive District (CD) zone would most likely be used. A CD zone is written specifically for the proposed development. Existing zones may not have the flexibility to allow the creative design solutions which are the intent of the RGO designation. By creating a custom zone, flexibility is maintained.

## HERITAGE REVITALIZATION AGREEMENTS

Heritage Revitalization Agreements (HRAs) will continue to be an option. Through the negotiation of an HRA an owner may be eligible for relaxations of zoning requirements and development permit guidelines. In exchange for the relaxations, the following would be required:

- Heritage Designation,
- full restoration (where houses have not already been restored and/or maintained),
- restoration and maintenance to a high standard; and
- a full rezoning process, including community consultation

HRAs are approved by Council.