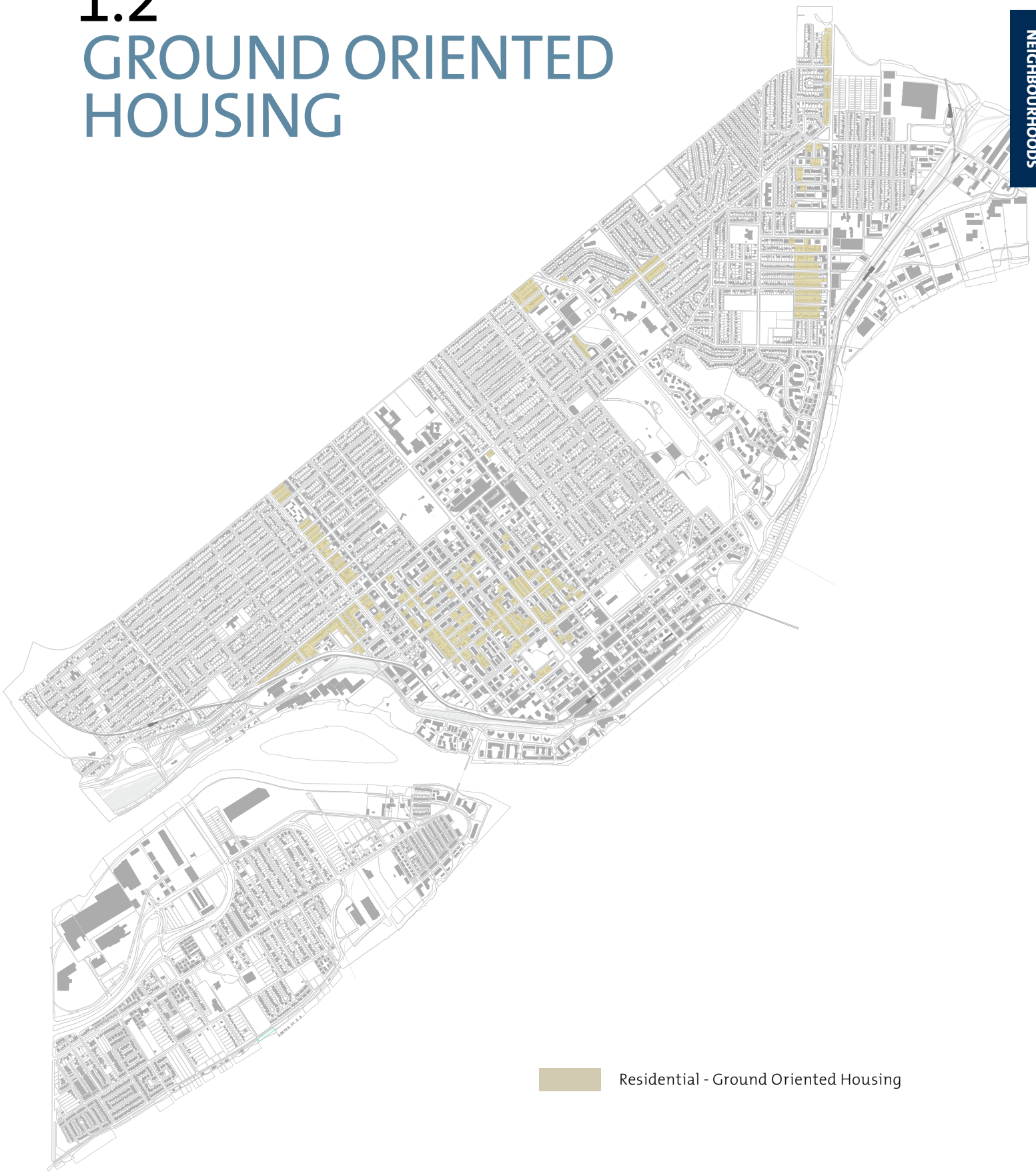
1.2 GROUND ORIENTED HOUSING



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INTRODUCTION

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The Ground Oriented Housing intensive residential area, identified as Development Permit Area 1.2 [See Map 1.2], is designated in order to provide an opportunity for innovative infill housing forms. Typically a ground oriented unit has a separate, exterior entrance directly accessible (without passing through a common lobby or corridor) from a street or open space. Allowing new ground oriented housing forms will increase the diversity of housing choice in New Westminster.

Development permit guidelines will be developed for ground oriented housing forms that will ensure that new buildings have a high quality design and are complementary to surrounding housing forms. In the meantime properties will be evaluated through the rezoning process against the objective of creating livable units in well-designed building with high quality open space.

This area is designated as a Development Permit Area with the following purposes:

- establishment of objectives for the form and character of intensive residential development,
- protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule), and
- establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule).

Applications to develop a laneway or carriage house on properties located within this Development Permit Area, in accordance with existing zoning, must instead comply with the guidelines included in the Laneway and Carriage House Residential Neighbourhood Development Permit Area.

Applications to develop infill townhouse or rowhouse properties located within this Development Permit Area must instead comply with the guidelines included in the Infill Townhouse and Rowhouse Residential Neighbourhood Development Permit Area.

DPA MAP 1.2 GROUND ORIENTED HOUSING

DEVELOPMENT PERMIT AREAS

Burnaby

Richmond

Coquitlam

Surrey

Delta

North Fraser River

Fraser River

Annacis Channel

South Fraser River

Sapperton Channel

Tenth Ave

Eighth Ave

Sixth Ave

Fourth Ave

E Eighth Ave

E Sixth Ave

Twentieth St

Tenth St

Eighth St

Sixth St

Fourth St

Twelfth St

McBride Blvd

Stewardson Way

Cumberland St

E Columbia St

Brunette Ave

Braid St

Edworthy Way

Richmond St

Royal Ave

Columbia St

Front St

Quayside Dr

Pattullo Bridge

1.2

See Development Permit Areas in Schedule D. Queensborough Community Plan

See Development Permit Areas in Schedule C. Downtown Community Plan

Residential Neighbourhoods Development Permit Areas

1.2 Ground Oriented Housing

[BYLAW NO. 8151, 2019]