

2020-432-VP/DP, 12211 and 12229 228 Street Development Variance Permit and Development Permit

Recommendations:

THAT the issuance of Development Variance Permit 2020-432-VP for 12211 and 12229 228 Street, be approved.

THAT the issuance of Development Permit 2020-432-DP for 12211 and 12229 228 Street, be approved.

Report Purpose and Summary Statement:

To present details and recommendations for the proposed 17-unit townhouse development at 12211 and 12229 228 Street.

Previous Council Action:

[Rezoning Application](#)

First Reading – March 23, 2021

Second Reading – April 25, 2023

Public Hearing – June 20, 2023

Third Reading – June 27, 2023

Proposed Variances:

A reduction of the northern interior lot line setback from 6.0 m to 2.32 m

Strategic Alignment:

Liveable Community

Applicable

Legislation/Bylaw/Policy:

Housing Target Order, Housing Needs Report

To: Mayor and Council

File number: 2020-432-VP/DP

2020-432-VP/DP, 12211 and 12229 228 Street Development Variance Permit and Development Permit

BACKGROUND:

Applicant: Paddington Properties Ltd.

Legal Description: Lot 8 Section 20 Township 12 New Westminster Plan 14396
Lot 9 Section 20 Township 12 New Westminster Plan 14396

OCP Designation:

Existing: *Ground-Oriented Multi-Family*

Proposed: *Ground-Oriented Multi-Family*

Within Urban Area Boundary: Yes

Area Plan: Town Centre

OCP Major Corridor: Yes

Zoning:

Existing: RS-1 (Single Detached Residential)

Proposed: RM-1 (Low Density Townhouse Residential)

Surrounding Uses:

North:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Ground Oriented Multi-Family</i>
South:	Use:	Single Detached Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential
	Designation:	<i>Ground Oriented Multi-Family</i>
East:	Use:	Single Detached Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential
	Designation:	<i>Single Family</i>
West:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)/RS-1b (Single Detached (Medium Density) Residential
	Designation:	<i>Ground-Oriented Multi-Family</i>

Existing Use of Property: Single Detached Residential

Proposed Use of Property:	Multi-Family Residential
Site Area:	0.301 ha
Access:	228 Street
Flood Plain:	No
Fraser Sewer Area:	Yes

BACKGROUND:

The subject properties are located at 12211 and 12229 228 Street and have a total site area of approximately 0.301 ha (Attachments A and B). The sites are generally flat with trees and have access from 228 Street, which is a major corridor. The sites are bounded by single detached homes on all adjacent properties.

The application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to consolidate and permit the future construction of a 17-unit townhouse development (Attachment C). All units are slab-on-grade, three storeys in height, have three bedrooms plus a flex room/den and have side-by-side two car garages. There are a total of four visitor parking spaces for the proposed development (Attachment D).

PLANNING ANALYSIS:

Official Community Plan:

The subject properties are located within the Town Centre Area Plan and are designated *Ground-Oriented Multi-Family*. The proposed development is zoned RM-1 (Low Density Townhouse Residential) and is in conformance with the *Ground-Oriented Multi-Family* Official Community Plan designation.

Zoning Bylaw:

The proposed development is generally consistent with the requirements of the Zoning Bylaw. Some Zoning Bylaw variances are required for the proposal, as summarized in Table 1.

Table 1. Proposed Variances

Minimum Principal Structure Setback Variances	
Variances: <i>Zoning Bylaw No. 7600-2019, Part 6, Section 617.7(1)(c)</i> <ul style="list-style-type: none"> To vary the minimum principal structure interior lot line (northern) setback from 6 m to 2.32 m. 	Staff Comments: The minimum principal structure setback variance is being supported because: <ul style="list-style-type: none"> The reduced setback along the northern property line is proposed to allow access on the south site. The access has been located on the south side to increase the distance of the access from the 228 Street and 122 Avenue intersection. Landscaping will be used to mitigate the impact of the variance. Various setback variances, ranging from 3.41 m to 2.32 m, are proposed to minimize impact. Sufficient landscaping

	will be provided to screen visitor parking spaces. All dwelling units have a setback of over 3 m, while the siting for the electrical closet in the northwest section has a reduced setback of 2.32 m.
--	--

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires that developments in the RM-1 (Low Density Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per unit of designated visitor parking. The development proposes 17 units with 34 parking spaces, and four visitor parking spaces are being provided as required. Additionally, a minimum of one parking space per dwelling will be provided with roughed-in infrastructure capable of providing Level 2 electric vehicle charging. All parking requirements of the *Off-Street Parking and Loading Bylaw* are being met by the proposed development.

Development Permits:

This application is subject to the Town Centre (north and south view precinct) and Multi-Family Development Permit Areas. The guidelines intend to ensure that development enhances existing neighbourhoods and minimizes conflicts with neighbouring land uses. The following items respond to several of the key guidelines for these permit areas.

Town Centre Area Plan

- 3-1 An increase in residential and commercial density is encouraged in the Town Centre. Land use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

Staff Comment: The proposed project increases housing density and diversity by providing units with multiple bedrooms. It is in close proximity to a range of amenities and services, and is within walking and cycling distance of the numerous services and restaurants in the Central Business District to the south, Eric Langton Elementary School to the west, and Fletcher Park to the north.

- 3-18 Ground-Oriented Multi-Family development should be a maximum of three storeys in height, with ground level entry to each unit.

Staff Comment: The proposed development complies with this policy as it is proposed to be three storeys in height, and all units have ground-level access.

- 3-19 Townhouse development typically includes a private internal street for vehicle access to each unit. All townhouse form of development should include a site size and configuration that allows for two or more units to face directly onto the street, and residential parking is provided in a ground level concealed or underground structure.

Staff Comment: The proposed development complies with this policy. Six units face the street and will include façade treatments that are compatible with and respectful of the streetscape. Residential vehicle parking is provided in garages accessed via the internal strata road and therefore concealed from the street. Furthermore, there is sufficient landscape screening to create a semi-private space for residents, an attractive streetscape, and a pleasant transition between the street, adjacent properties and private space.

Multi-Family Development Permit

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.

Staff Comment: The proposed development is designed to integrate with the surrounding neighbourhood by maintaining a three-storey height limit and including landscape screening where necessary to enhance privacy for both residents and adjacent properties.

2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of higher density developments.

Staff Comment: The proposed development provides a low-rise, ground-oriented townhouse form at the periphery of the Town Centre Area Plan. These townhouses will bridge the gap between existing single-detached homes, as well as a higher, four-storey apartment building within the block to the south.

3. Large scale development should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

Staff Comment: The proposed development meets the density requirements of the RM-1 zone, as well as respects the current streetscape, with a thoughtful layout.

4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

Staff Comment: The proposed development is designed to blend well with the neighbourhood by using landscaping, ground-oriented access, and concealed parking. The residential parking is contained within garages along an internal strata road, helping to minimize visual impact. The development also promotes active transportation, with amenities like shops, restaurants, schools, and parks within walking and cycling distance.

Advisory Design Panel:

This application was presented to the Advisory Design Panel (ADP) on July 20, 2022. The ADP's resolution and comments, with the corresponding response from the applicant, are summarized in Attachment E. Staff have determined that the ADP's comments have been addressed by the applicant, and these were previously presented to Council at the time of the second reading.

Development Information Meeting:

A Development Information Meeting (DIM), hosted by the applicant, was held at Harry Hooge Elementary School on February 23, 2023. The notification for the DIM included a mail-out, newspaper advertisements, and notice on the development signs that provide the contact information for the developer as well as information on the development. Four people attended the meeting.

The main concerns noted from public consultation were in regard to traffic, parking, and road upgrades. These considerations have been addressed by the applicant through the provision of required off-street and visitor parking, road dedication, and meeting the design criteria prescribed in the City's Subdivision and Development Servicing Bylaw.

CONCLUSION:

This application, including the proposed variances, is supported by staff. It is recommended that Development Variance Permit 2020-432-VP and Development Permit 2020-432-DP be approved.

"Annie Slater-Kinghorn"

Prepared by: Annie Slater-Kinghorn, Planner I

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) Site Plan
- (D) Architectural Plans
- (E) Advisory Design Panel Review Comments
- (F) Landscaping Plans
- (G) Development Permit
- (H) Development Variance Permit

Report Approval Details

Document Title:	2020-432-DVP-DP 12211-12229 228 Street.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - Site Plan.pdf- Attachment D - Architectural Plans.pdf- Attachment E - Advisory Design Panel Review Comments.pdf- Attachment F - Landscaping Plans.pdf- Attachment G - Development Permit.docx- Attachment H - Development Variance Permit.docx
Final Approval Date:	Apr 2, 2025

This report and all of its attachments were approved and signed as outlined below:

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer