

Attachment 1

Staff Memo

MEMO

Climate Action, Planning and Development

To: Emilie K. Adin, Director, Climate Action, Planning and Development **Date:** June 13, 2022

From: John Stark, Supervisor of Community Planning **File:** REZ00205

Subject: **Rezoning and Housing Agreement: 1321 Cariboo Street – Bylaws for Consideration of Readings**

RECOMMENDATION

Staff recommends that the Director of Climate Action, Planning and Development forward this memo and the following resolution to Council for its consideration:

THAT Council consider Zoning Amendment Bylaw No. 8345, 2022 for First and Second Readings, and forward the Bylaw to a Public Hearing.

THAT Council consider for First, Second, and Third Readings Housing Agreement Bylaw No. 8346, 2022 to authorize the City to enter into a Housing Agreement with the property owner to require that all residential units at 1321 Cariboo Street be secured as market rental housing.

PURPOSE

To request Council consider the proposed Zoning Amendment and Housing Agreement bylaws, which would facilitate a secured market rental housing development.

EXECUTIVE SUMMARY

Rezoning and Development Permit applications have been received for 1321 Cariboo Street. The proposed development includes 15 secured market rental housing units in a five-storey building with an overall Floor Space Ratio (FSR) of 1.69. A Housing Agreement would secure the units for 60 years or for the life of the building, whichever is longer. Eight off-street surface parking spaces, and 24 long-term and short-term bicycle parking spaces are proposed.

Applicant-led consultation and New Westminster Design Panel review have been undertaken for the proposed development.

BACKGROUND

Policy and Regulations

The subject site is designated *Residential Multiple Unit Buildings* (RM) in the Official Community Plan. This designation allows for a mix of small to moderate sized multi-unit residential buildings, including low rises. A five- or six-storey low-rise building, such as for this proposal, may be considered in cases where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided. The proposed comprehensive development zone is based on the site's existing *Multiple Dwelling (Low Rise)* (RM-2) zone, and also captures proposed relaxations to building setbacks and parking. A copy of draft Zoning Amendment Bylaw No. 8345, 2022 is provided as Attachment 2.

As the subject site is located within the Multiple-Unit Residential Development Permit Area (DPA 1.4), a Development Permit (DP) is required for the form and character of the proposed development. It would be issued by the Director of Climate Action, Planning and Development, subject to Council approval of the Rezoning application. Attachment 5 includes a summary of these and other related City policies and regulations.

Site Characteristics and Context

The currently vacant site is located at the north-east corner of Fourteenth Street and Cariboo Street in the Brow of the Hill neighbourhood, and has an approximate area of 809.7 sq. m. (8,716 sq. ft.). There are other low-rise residential buildings and some single detached buildings in the vicinity. Attachment 5 provides further details, including a site context map.

PROPOSAL

The proposed development consists of a five-storey building containing 15 secured market rental housing units with an overall Floor Space Ratio of 1.69. Three of the proposed units would be ground-oriented units, each with individual street-level entries. Of these, two are designed as two-storey townhouses. The main entrance of the building would face Cariboo Street. Individual unit sizes are proposed to range from approximately 35.92 sq. m. (386.68 sq. ft.) to 107.63 sq. m. (1,158.48 sq. ft.).

As the site does not have a rear lane, vehicle access and parking would be via a proposed driveway along the easterly property line off Cariboo Street. The proposal currently includes eight off-street surface parking spaces, one of which is an accessible stall, along with 24 bicycle parking spaces (21 long-term and three short-term). Figure 1 shows a rendering of the proposed building. The applicant's project summary letter and

select architectural and landscape drawings are included in Attachment 4, while a project statistics table is provided in Attachment 5.



Figure 1. Rendering of proposed project with view looking north from corner of Cariboo Street and Fourteenth Street.

DISCUSSION

Overall Density and Building Setbacks

The current proposed density of 1.69 Floor Space Ratio (FSR) falls within the allowable density of the *Multiple Dwelling (Low Rise) (RM-2)* zone. The existing zoning allows for the base 1.2 FSR to be increased to a maximum of 1.8 FSR, provided that amenity provision conditions are met. Given that this proposal is a secured market rental project, staff considers the additional density to be reasonable. It should be noted that the current density now also captures the proposed storage and mechanical/electrical room areas, which count toward floor area.

Regarding setbacks, the project proposes reductions to the front (Cariboo Street) and exterior side (Fourteenth Street) setbacks from 6.1 m. (20 ft.) to 2.44 m. (8 ft.) and 4.57 m. (15 ft.), respectively. The applicant notes that the relaxations would help facilitate the inclusion of more rental units in the proposed building permitted under the density bonus provision. The proposed setback along Cariboo Street would be similar to that of the nearby recent development at 1306 Fifth Avenue.

On-Site Parking and Open Space

Under the Zoning Bylaw, 17 off-street parking spaces would be required. While the project initially proposed 10 off-street parking spaces, the Land Use and Planning Committee supported a further reduction to eight parking spaces (53% reduction) in

exchange for the provision of outdoor amenity space for residents. Following review of the applicant's Traffic Impact Study and Parking Variance Study, Transportation Planning staff recommended that additional secured long-term bicycle parking, including parking to accommodate oversized bicycles, be provided in addition to short-term bicycle parking. Under the Zoning Bylaw, 19 long-term bicycle parking spaces would be required. Based on the current plans, 21 long-term spaces (including two oversized spaces), three short-term spaces, and a bicycle repair station are proposed.

In exchange for the reduced parking, the applicant has incorporated an at grade common amenity area consisting of a children's play space, planter boxes for community gardening, and seating on the north side of the building adjacent to the parking area. Permeable pavers are proposed for the parking spaces.

Secured Market Rental Housing Agreement

Projects that propose secured rental residential units are exempt from the requirements of a density bonus contribution. All of the 15 proposed units would be secured by a Housing Agreement for 60 years or the life of the building, whichever is longer. A copy of Housing Agreement Bylaw No. 8346, 2022 is included as Attachment 3.

The principles included in Attachment 5 have been used (and agreed to by the owner/developer) for structuring the Housing Agreement Bylaw, and are consistent with the principles used for similar secured market rental housing proposals. The signed letter from the owner/developer agreeing to these principles is provided in Attachment 5.

PUBLIC CONSULTATION

Applicant-led Consultation

The applicant-led consultation took place from April 4 to 20, 2022. The applicant hosted a virtual open house and created a project website with a comment feature to gather public feedback. Notification included placing two notices in the local newspaper, sending notices to properties located within 100 metres of the site, and e-mailing the Board of the Hill Residents Association.

Two community members attended the open house and two respondents submitted feedback through the project website, indicating overall support for the proposed development. A copy of the applicant's consultation summary report, including the comments received, is included in Attachment 5.

New Westminster Design Panel

The applicant presented the proposed development to the New Westminster Design Panel (NWDP) on April 26, 2022. A copy of the meeting minutes can be accessed via the following link (Item 4.1):

<https://pub-newwestcity.escribemeetings.com/filestream.ashx?DocumentId=8007>

The NWDP expressed its general support for the development, with further consideration of certain elements to staff's satisfaction, as highlighted in the minutes.

Applicant Response and Revisions

Some examples of ways the applicant has addressed consultation feedback include the following:

- Providing screening with landscaping rather than railings to allow for more subtle transition for a couple of the ground-level patios;
- Adding some articulation around the ground-level unit entrances and incorporating step lights for stairs;
- Adjusting some of the material change transitions;
- Adding a convex mirror and corner bollard to help minimize vehicle conflict and to protect one of the building corners by the driveway;
- Providing further programming details for the indoor amenity room;
- Modifying the tree species selection, including the provision of shade and conifer trees.

APPLICATION REVIEW PROCESS AND NEXT STEPS

The completed and anticipated next steps in the application review process include:

1. Internal circulation, review, and applicant revisions;
2. Preliminary report to Land Use and Planning Committee (LUPC);
3. Preliminary report to Council from LUPC;
4. Applicant revisions responding to LUPC feedback;
5. Applicant-led consultation, including dissemination of information to the Brow of the Hill Residents Association;
6. Presentation to the New Westminster Design Panel;
7. Council consideration of Zoning Amendment Bylaw (Two Readings) and Housing Agreement Bylaw (Three Readings), and forwarding to a future Public Hearing (June 13, 2022) – **we are here**;
8. Public Hearing and Council consideration of Third Reading of Zoning Amendment Bylaw and adoption of Housing Agreement Bylaw;
9. External agency approval (Ministry of Transportation and Infrastructure);
10. Council consideration of adoption of Zoning Amendment Bylaw;
11. Consideration of issuance of Development Permit by Director of Climate Action, Planning and Development.

In response to the LUPC earlier supporting a timely application review process, staff recommends that Council receive public feedback at a Public Hearing as an alternative to City-led consultation.

ADOPTION REQUIREMENTS

Prior to adoption of Zoning Amendment Bylaw No. 8345, 2022, the following would be required to be completed:

- Finalization of the Housing Agreement for the secured market rental housing units;
- Preliminary civil drawing review and initiating work with Engineering on a Works and Services Agreement, as per the attached memo (Attachment 5); and
- Any other required documentation.

OPTIONS

The following options are offered for Council's consideration:

1. That Council consider Zoning Amendment Bylaw No. 8345, 2022 for First and Second Readings, and forward the Bylaw to a Public Hearing.
2. That Council consider Housing Agreement Bylaw No. 8346, 2022 to authorize the City to enter into a Housing Agreement with the property owner to require that all residential units at 1321 Cariboo Street be secured as market rental housing for First, Second, and Third Readings.
3. That Council provide staff with alternative feedback.

Staff recommends Options 1 and 2.

APPROVALS

This memo was prepared by:
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This memo was reviewed by:
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This memo was approved by:
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