

REPORT

Climate Action, Planning and Development

To: New Westminster Design Panel **Date:** April 26, 2022
From: Dilys Huang, Development Planner **File:** REZ00205
Item #: [Report Number]
Subject: Rezoning and Development Permit Applications: 1321 Cariboo Street

RECOMMENDATION

THAT the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and

THAT the New Westminster Design Panel consider a motion of support or non-support for the proposed Rezoning and Development Permit applications.

PURPOSE

Rezoning and Development Permit applications have been received for 1321 Cariboo Street. The proposed development includes 15 secured market rental units in a five storey building with an overall Floor Space Ratio (FSR) of 1.61. Eight off-street surface parking spaces, and 22 long term and short term bicycle parking spaces are proposed.

The purpose of this report is to provide information to the New Westminster Design Panel in regards to the overall project design and receive comments from the Panel, with special consideration of the items noted in the Design Considerations section of this report.

GUIDING POLICY AND REGULATIONS

Official Community Plan Land Use Designation

The subject site is designated (RM) Residential Multiple Unit Buildings, which allows for a mix of small to moderate sized multi-unit residential buildings. Principal building forms supported by this designation include townhouses, rowhouses, stacked townhouses, and low rises. Only in circumstances where the Development Permit Area guidelines

can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered.

Development Permit Area

The subject site is located within the Multiple Unit Residential Development Permit Area (DPA 1.4). The intent of this DPA is to integrate multi-unit housing forms into the city's single detached dwelling and ground oriented housing neighbourhoods. The proposal is being evaluated against the DPA 1.4 guidelines concurrently with the review of the Rezoning application.

The DPA 1.4 guidelines can be accessed via:

[https://www.newwestcity.ca/database/files/library/OCP_DPA_1.4_Multiple_Units_Residential_\(Consolidated_June_2020\).pdf](https://www.newwestcity.ca/database/files/library/OCP_DPA_1.4_Multiple_Units_Residential_(Consolidated_June_2020).pdf)

Zoning Bylaw

The subject property is zoned Multiple Dwelling (Low Rise) (RM-2). The intent of this zone is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met. The project currently includes proposed variances to building setbacks and parking.

Secured Market Rental Housing Policy

As part of the City's priority for new secured rental housing, incentives include parking reductions and waiving density bonus payments. This project proposes all units as rental under the Secured Market Rental Housing Policy. The units would be secured for 60 years or the life of the building through a Housing Agreement. Rental tenure only zoning could alternatively be applied, which would protect the property for rental use in perpetuity, or until a future Council should choose to approve a change to the zoning on the site.

Family Friendly Housing Policy

The proposal would be required to provide a minimum 25% two and three bedroom units, of which a minimum 5% of the overall number of units would need to contain three bedrooms or more. Based on the applicant's submission, 60% of the units contain two or three bedrooms, of which 20% are three bedroom units. Eight of the units (53%) are also proposed as adaptable dwelling units, meeting the City's adaptable housing requirements.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject property is located at the north-east corner of Fourteenth Street and Cariboo Street in the Brow of the Hill neighbourhood. The site has an approximate area of 809.7 sq. m. (8,716 sq. ft.) and is currently vacant as the previous building was damaged by a fire. The property has a fairly steep grade, with the high end at the north-east corner and sloping down toward the street intersection. Stewardson Way is located one block south of the development site and Riverside Park is located one block west. The subject site is surrounded by several other low-rise multi-unit residential buildings, including a newer three to five storey development further east at the corner of Fifth Avenue and Thirteenth Street, a three storey development from the early 1990s to the south across Cariboo Street, and a couple of three storey apartment buildings from the late 1950s and early 1960s immediately to the north and east. There are also some single detached dwellings to the west across Fourteenth Street. A site context map is provided below (Figure 1).



Figure 1. Site Context Map

Proposal

The proposed development consists of a five storey building containing 15 secured market rental units with an overall Floor Space Ratio of 1.61. 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 40.8 sq. m. (439 sq. ft.) to 107.6 sq. m. (1,158 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 22 bicycle parking spaces (19 long term and three short term). The applicant's project summary letter, design rationale, and architectural and landscape drawings are attached as Appendices A, B, and C. The proposal is still currently being reviewed by staff, including by the Transportation Division.

Project Statistics

	Permitted / Required Under RM-2 Zone	Proposed
Site Area	--	809.72 sq. m. (8,716 sq. ft.)
Site Coverage	40%	25.47%
Density FSR <i>or</i> Housing Units	1.8 FSR 60 UPA (12 units)	1.61 FSR 75 UPA (15 units)
Building Height	13.72 m. (45 ft.)	13.67 m. (44.83 ft.)
Unit Mix and Family-Friendly Housing	Minimum 25% two and three bedroom units, of which 5% are three or more bedrooms	Studio: 1 (7%) 1 Bed: 5 (33%) 2 Bed: 6 (40%) 3 Bed: 3 (20%)
Setbacks Front (Cariboo St.) Rear (North) Side (Fourteenth St.) Side (East)	6.1 m. (20 ft.) 6.1 m. (20 ft.) 6.1 m. (20 ft.) 6.1 m. (20 ft.)	2.44 m. (8 ft.) 6.1 m. (20 ft.) 4.57 m. (15 ft.) 6.1 m. (20 ft.)
Off-Street Parking Residential Visitor Total	15 spaces (1 space per unit) 2 spaces (0.1 space per unit) 17 spaces	8 spaces 0 spaces 8 spaces
Accessible Parking	1 per 15 spaces	1 space, included as part of the 8 residential spaces
Off-Street Loading	n/a	n/a
Bicycle Parking Long Term Short Term	19 spaces (1.25 space per unit) n/a	19 spaces 3 spaces

* Note: grey rows indicate proposed variances/relaxations

DESIGN CONSIDERATIONS

The applicant's design rationale and architectural and landscape drawings are included as Appendices B and C. Staff would appreciate comments from the New Westminster Design Panel on the proposed development, including how it responds to the Multiple Unit Residential Development Permit Area guidelines. Some items identified by staff for consideration by the Panel are as follows:

Building Massing and Transition

The project proposes a five storey building form on a site that is very constrained due to its limited size, steep slope, and adjacency to existing buildings. The Multiple Unit Residential Development Permit Area guidelines state that buildings of four to six storeys should be set back at the fourth storey and higher by 3 m. (9.84 ft.) on all sides.

The current proposal incorporates a 1.22 m. (4 ft.) step back on level four and a 4 m. (13.12 ft.) step back on level five from along the Fourteenth Street main building face. Step backs have not been incorporated for the other three building sides. Some of the proposed balconies currently project into yard setbacks by 1.52 m. (5 ft.) versus the allowable 1.22 m. (4 ft.) under the Zoning Bylaw.

Building Materials

The Development Permit Area guidelines call for the use of a cohesive material and colour palette that complements the character of the surrounding area. High quality materials should be used. Wood, stone, brick, and standing seam metal cladding are preferred cladding materials, while composite, metal, or cementitious panels are also permitted. Colours should be muted, while accent colours may be bold but should still be harmonious with the main colour and material palette. Matte finishes or finishes with a low level of reflectivity should be used.

The applicant has provided a material and colour palette that includes white and red composite metal panels, horizontal natural cedar wood siding, vertical dark brown cedar with clear finish, perforated metal for the bicycle parking enclosure area, and aluminum guard rails with tempered glass.

Open Space

The Development Permit Area guidelines call for landscaping elements including trees, shrubs, and ground cover to enhance public realm, improve air quality, absorb storm water, and add to the city's tree canopy. Developments are to integrate semi-private and private open space to improve quality of life for building residents, as well as enhance biodiversity and the overall quality of the neighbourhood.

A common amenity area consisting of a children's play space, planter boxes, and a bench, is proposed to the north of the building adjacent to the parking area. Open space for individual dwelling units is provided through private patios and balconies.

Questions for the Design Panel's Consideration

In addition to seeking general comments from the New Westminster Design Panel (NWDP) in regard to the overall design of the proposed development and the above-mentioned design considerations, staff has identified the following questions for the NWDP to provide specific response to:

1. Staff seeks input from the NWDP in regard to the project design, including the selection of building materials and colour scheme, and how the proposed development addresses the Multiple Unit Residential Development Permit Area guidelines.
2. Staff seeks input from the NWDP in regard to the overall scale and massing of the proposed building.
3. Staff seeks input from the NWDP in regard to the transition between the proposed development and adjacent properties, and how the project fits within the surrounding neighbourhood context.
4. Staff seeks input from the NWDP in regard to the proposed site layout, including the pedestrian walkways, and siting of the parking spaces and waste enclosure area.
5. Staff seeks input from the NWDP in regard to the proposed outdoor common amenity area, private open space, and other landscaping features.

ATTACHMENTS

Appendix A: Project Summary Letter

Appendix B: Design Rationale

Appendix C: Architectural and Landscape Drawings

This report was prepared by:

Dilys Huang, Development Planner

This report was approved by:

Mike Watson, Acting Supervisor of Development Planning