

Appendix A

Project Summary Letter

1321 Cariboo St - City of New Westminster Project Summary Letter

City of New Westminster – Planning Department
511 Royal Avenue
New Westminster, BC V3L 1H9

The Cariboo is a secured rental building that will replace the current condemned building with a new 15-home multi-family rental building.

The proposed development is located in the Brow of the Hill which is a substantial residential neighborhood with connections to Uptown, Downtown and the West End.

This 5 storey wood-frame apartment building will provide 15 secured rental homes. The increased density and variety of homes will contribute to creating housing diversity in New Westminster. As a community-minded building, the design provides an amenity room on the top floor where residents can enjoy the best of both indoor and outdoor spaces.

This 5 storey development includes smart environmental choices such as low maintenance landscaping and durable cladding to ensure a long-lasting fresh look for the building and a space the neighborhood can take pride in.

A variance is requested for the side setback at Cariboo Street and Fourteenth Street. The side setback is decreased to 8 feet to keep our proposed development in-line with the recent development at 1306 5th avenue (DPT00012) to comply with 1.4.2 Neighborhood interface. The decreased setbacks still provide adequate space between the building and the sidewalk creates a comfortable pedestrian scale in terms of open space proportionate to the size of the building in the manner of the adjacent development. We are supporting the continuity of the public realm design within the provided building setbacks and by including softscape and hardscape.

New Westminster 150.8.7(a) parking by law for Secured rental units allow usage of 1 parking per space dwelling if any portion of the site within 400 meters of a Frequent Transit Network. The nearest bus stop to our site is located at 12 street and 5th avenue which is 400 meters away. As part of Phase two of Mayor's 10-year vision, 12 th street will be included in the Frequent Transit Network which is set to be implemented from 2020 through 2021. In addition, in correspondence with Translink Customer information services on Tuesday March 17, 2020, Translink confirmed that 12 th street is currently a transit route that has been identified as a future FTN corridor. Based on above information and as per City's advice on reducing the number of parking by taking steps to move towards car light community in keeping with Council's seven bold steps, proposed parking numbers has been reduced from 17 stalls to 8 stalls at grade. The traffic study will be provided shortly to support transportation demand based on the proposed reductions.

The proposed parking is located at grade due to an aquifer running beneath the site that makes providing underground parking cost prohibitive. As such, the design of the building can be considered a modern version of the 1960's "Dingbat" architectural form which is abundantly present in the Brow of the Hill neighborhood.

It would be my pleasure to address any questions you may have about this project.

Respectfully,

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