



1321 Cariboo Street

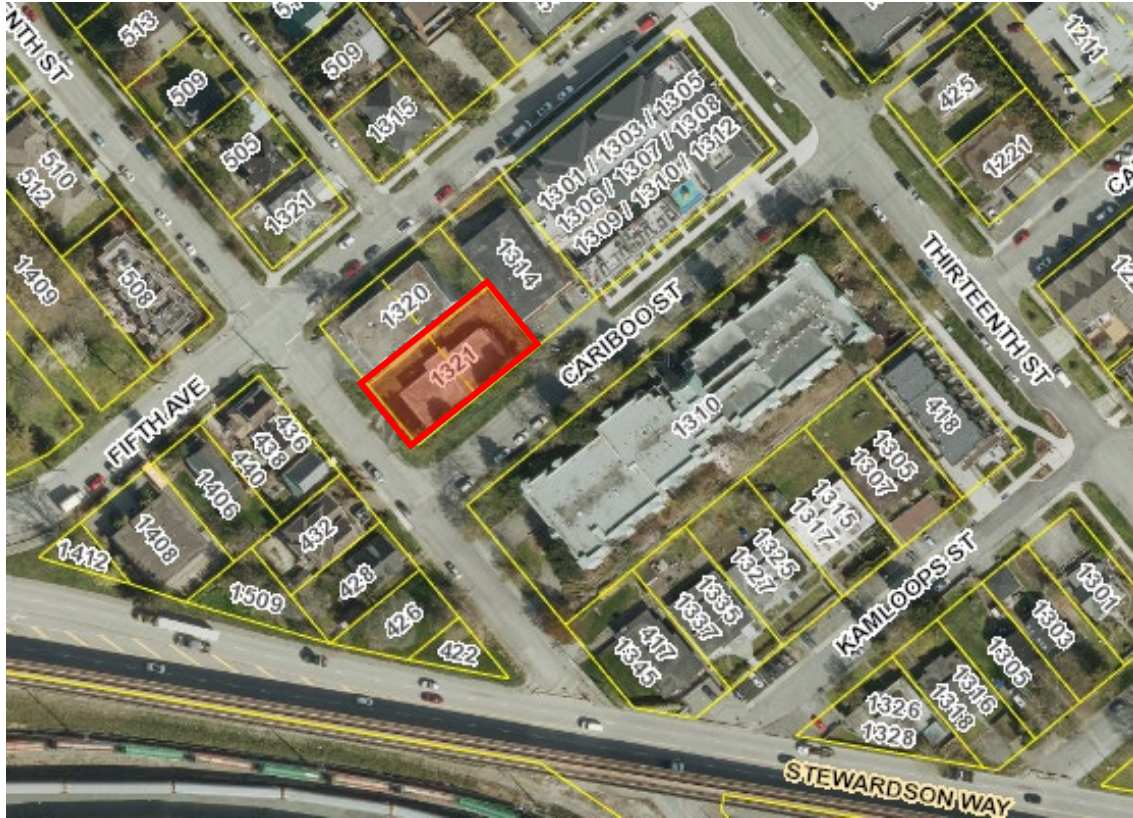
Rezoning and Development
Permit

Athena von Hausen,
Development Planner



NEW WESTMINSTER

Site Location

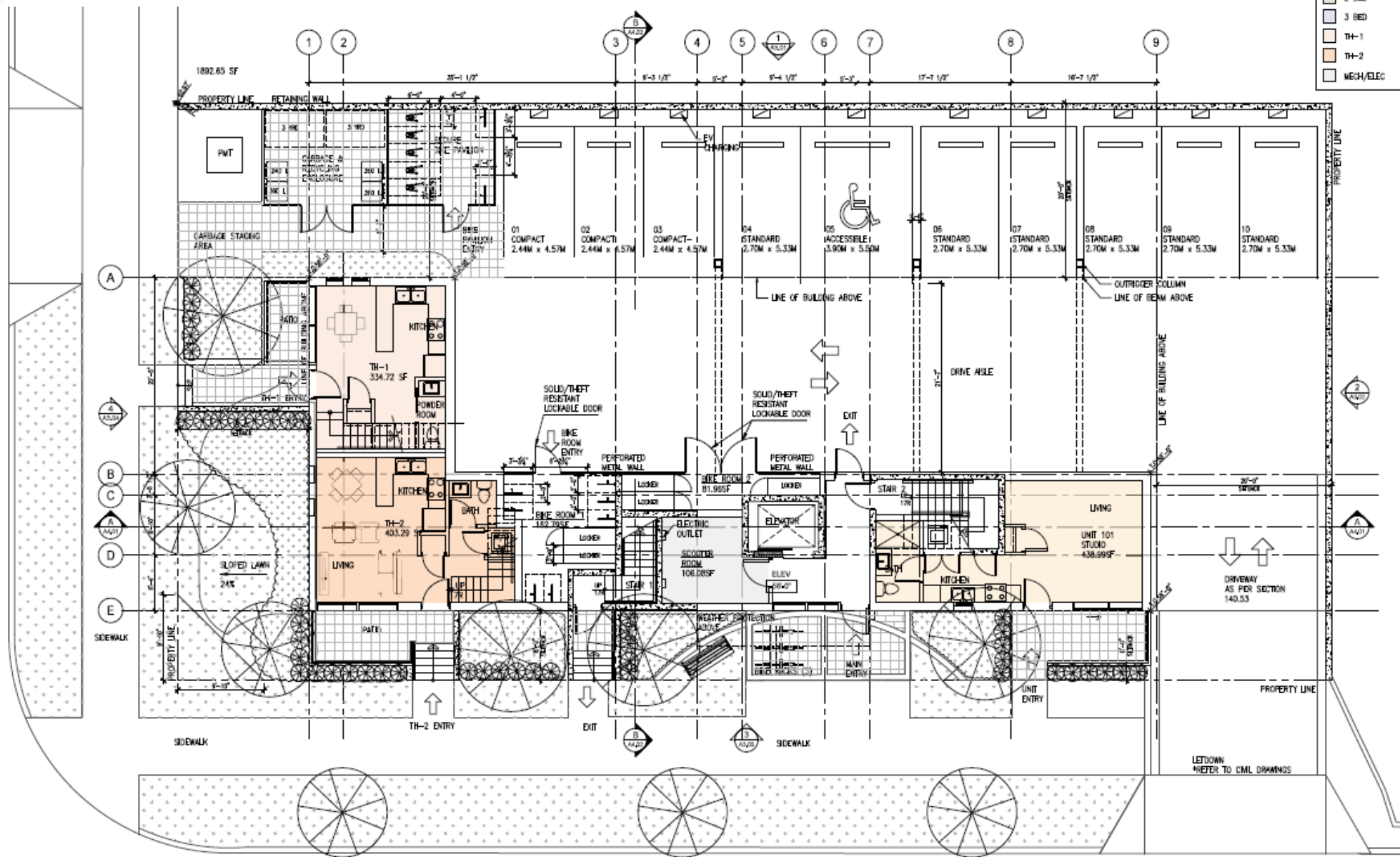


Site Context Summary

- Sloped site at the corner of Cariboo Street and Fourteenth Street
- Site is currently vacant

Policy/Application Overview

- **OCP Designation for Site:** Residential Multiple Unit Buildings (four storeys with up to 5-6 with amenities and design guidelines being met)
- **Rezoning to Enable the Proposal**
- **Development Permit:** Review of form and character in light of the Multiple Unit Residential Development Permit Area Design Guidelines
- Five storey, 15-unit residential rental building including Family-Friendly units (60%)
- 10 parking spaces proposed with one car share space (variance requested)



Considerations for LUPC

1. Overall Massing and façade articulation
2. Site Planning – connections to the street and outdoor space
3. Parking Variance (18% with provision of car share space)
4. Site Access

Recommendations

That the LUPC support staff in working with the applicant:

1. On refining the building massing, including stepping and façade articulation, so that the proposal better responds to the existing sloping conditions of the site and the City's design guideline expectations for 5-6 storey buildings.
2. To provide better connectivity between the ground-oriented units and the street by the design of the outdoor space and unit entries.
3. To work with the applicant to provide outdoor space either at the ground level or rooftop.
4. To confirm the inclusion of a car share vehicle and space or other Transportation Demand Management measures, in support of the proposed parking variance.
5. To reduce the number of site accesses consistent with the City's practice around promoting a better streetscape by reducing the number of driveways.