

1321 Cariboo Street

Rezoning and Development Permit Applications

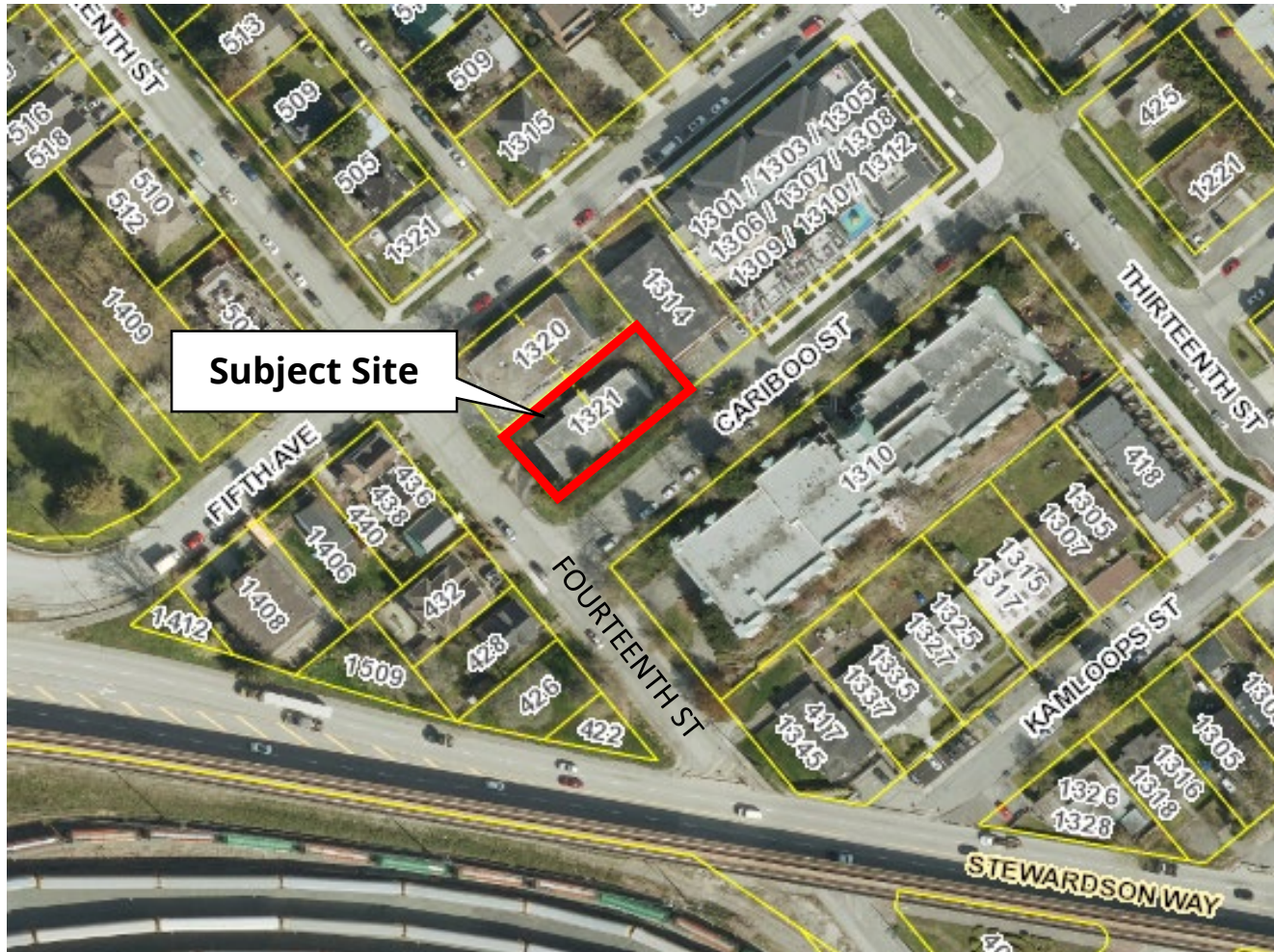
New Westminster Design Panel – April 26, 2022

Dilys Huang, Development Planner



NEW WESTMINSTER

Site Context



- Site Area (Gross):
 - 809.7 sq. m. (8,716 sq. ft.)
- Site Dimensions:
 - 20.1 x 40.2 m. (66 x 132 ft.)
- OCP Designation:
 - Residential Multiple Unit Buildings (RM)
- Zoning:
 - Multiple Dwelling (Low Rise) (RM-2)

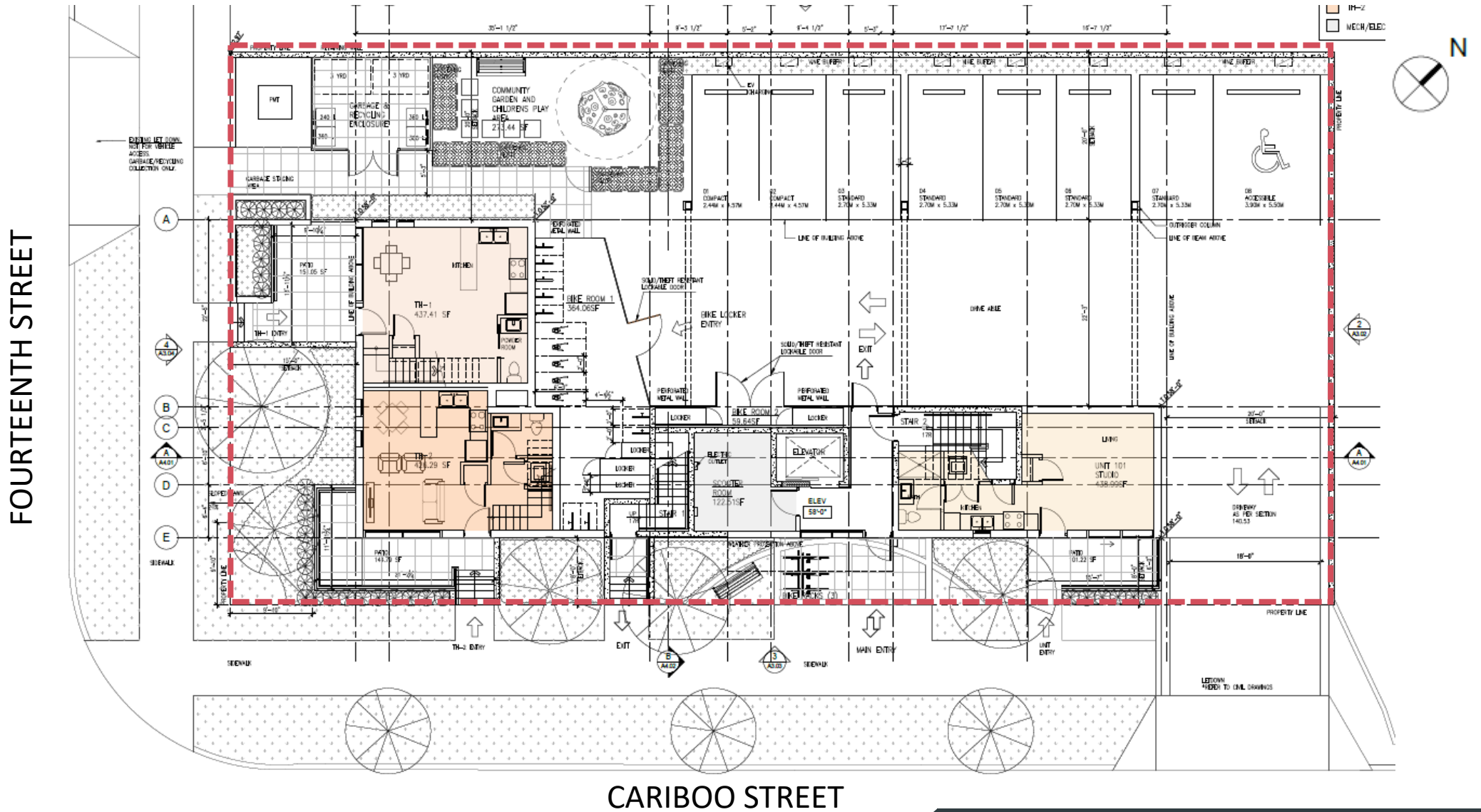
Proposal

- New five storey building with 15 secured market rental units
- Overall FSR of 1.61
- Eight at grade off-street parking spaces (variance)
- 22 bicycle parking spaces (long term and short term)

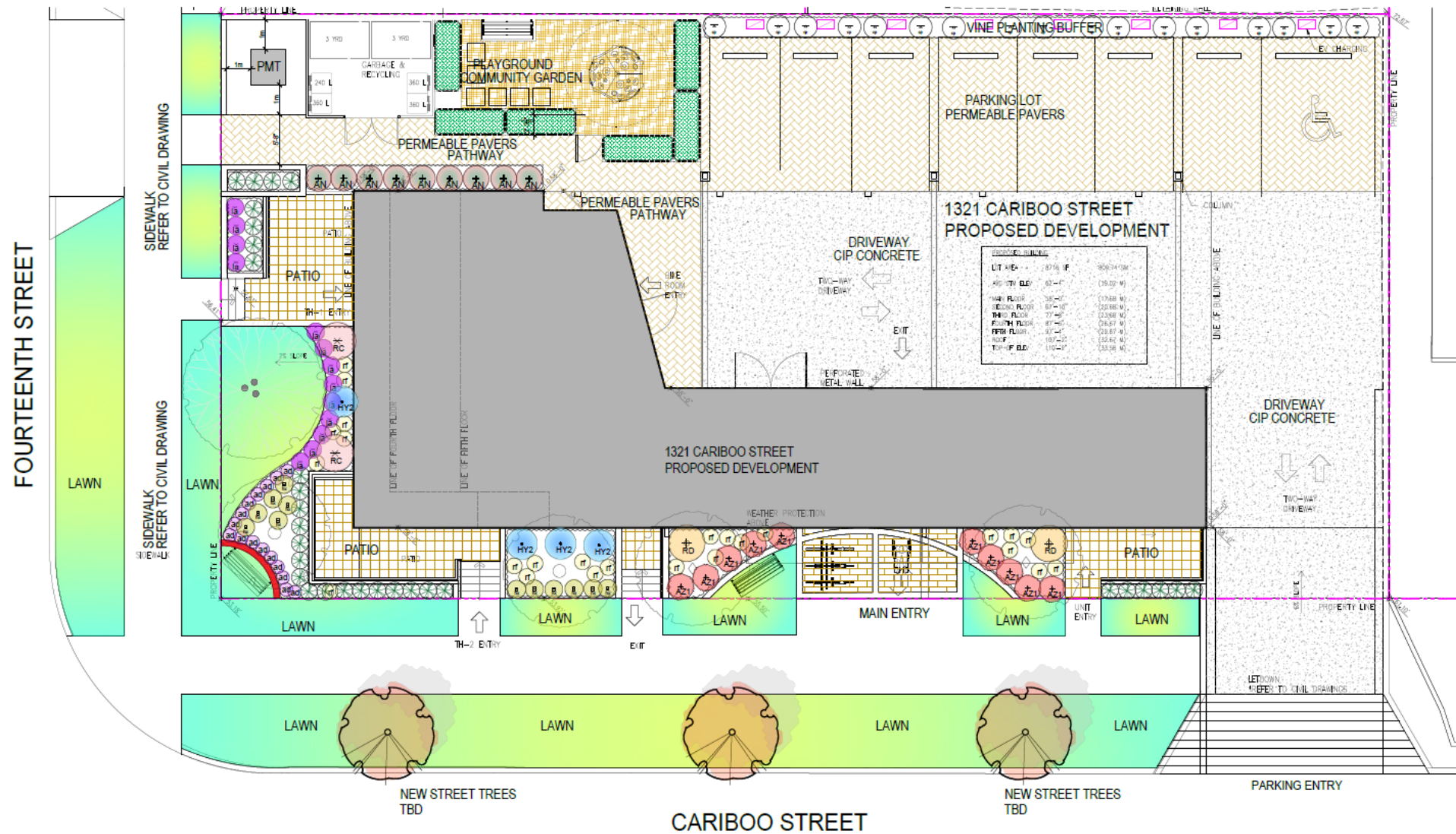


View looking north from corner of Cariboo Street and Fourteenth Street

Site Plan



Landscape Plan



Feedback from the Design Panel

In addition to general comments, staff seeks input from the NWDP in regard to:

1. 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. The overall scale and massing of the proposed building.
3. The transition between the proposed development and adjacent properties, and how the project fits within the surrounding neighbourhood context.
4. The proposed site layout, including the pedestrian walkways, and siting of the parking spaces and waste enclosure area.
5. The proposed outdoor common amenity area, private open space, and other landscaping features.