

**Minutes Extract for Zoning Amendment Bylaw No. 8345, 2022 for  
1321 Cariboo Street**

**R-2 Report to Land Use and Planning Committee – January 31, 2022,**

**R-3 Staff Presentation to Land Use and Planning Committee – January 31, 2022**

**6.1 Preliminary Report: Rezoning and Development Permit 1321 Cariboo Street**

Athena von Hausen, reviewed the January 31, 2022 staff report and provided a PowerPoint presentation during which she reviewed the Rezoning and Development Permit application to allow for the construction of a 15 unit secured market housing rental building at 1321 Cariboo Street.

In response to questions from the Committee, Ms. von Hausen provided the following comments:

- Additional amenities space provided on the rooftop may reduce the number of residential units; however, staff continue to work with the applicants to get closer to city guidelines while providing outdoor space which will be beneficial to the residents;
- The site coverage is low due to the fact that the driveway at the rear of the building, on the floorplate of the building, is a lot smaller on the first level, and the parking is being provided at grade whereas typically it would be underground;
- If the parking were to be reduced by two spaces, the Transportation Department would be consulted with respect to the parking variance that would be required and in consideration of the appropriate transportation demand management measures;
- The applicant will need to do some additional design work to in order to provide staff with a complete submission for review;
- Currently, parking is planned to be provided for 10 to 15 units; however, if parking were to be provided for eight units, a much better ground area could be provided, including additional bike storage, planters, and a seating area; and,
- Once a complete application is received, the proposal would go to the New Westminster Design Panel, to public consultation, and lastly to Council for a final decision.

Robert Billiard, Billiard Architecture, provided the following comments:

- Work on this proposal, for a modest building to be built on an empty site, is going on two years;
- The site is very small and residential units were lost as the issue with massing was addressed;

- Effort was made to align the setback with the recent development at 1306 5<sup>th</sup> Avenue;
- On site garbage collection will not change; someone will still have to roll the bin out for collection. There is no intention for the truck to go over the curb; and,
- It is hoped that the project will go to Council for consideration in the spring.

Discussion ensued, and the Committee provided the following comments:

- Rigid guidelines should not inhibit the city's ultimate goal of providing rental housing;
- The development site is kitty corner from Riverside Park which residents could use as outdoor space; however, a rooftop greenspace would be ideal;
- Losing three or four parking spots is not concerning as housing, not cars, is the city's first priority;
- The number of New Westminster residents who own cars is decreasing; therefore, housing should not be lost to accommodate cars;
- Provision of safe pedestrian space on both sides is appreciated and supported;
- Implementing a parking minimum is resulting in the loss of greenspace, which is needed in this community;
- The rental housing aspect is the most important part of the project;
- If reducing parking is going to result in additional issues with the project design and a significant delay in the process, then the existing balance that the developer has found is acceptable; and,
- Parking should be reduced if that will allow for the provision of outdoor amenities space on site and not significantly alter the project timeline.

MOVED and SECONDED

**THAT** the Land Use and Planning Committee supports the reduction in parking requirements for the proposed project at 1321 Cariboo Street to eight spaces if that can be provided.

**Carried.**

All members of the Committee present voted in favour of the motion.

MOVED and SECONDED

**THAT** the Land Use and Planning Committee supports staff in getting the project proposal for 1321 Cariboo Street to approval as quickly as possible in consideration of the concerns raised today.

**Carried.**

All members of the Committee present voted in favour of the motion.

**R-4 Report to Council – March 28, 2022,**

**4.8 Rezoning and Development Permit Applications for a 15-unit Rental Project: 1320 Cariboo Street – For Information**

This report is intended to provide Council with preliminary information on the proposed rezoning and Development Permit of the property at 1321 Cariboo Street, including initial Land Use and Planning Committee discussion.

In response to Council questions, Emilie Adin, Director of Climate Action, Planning and Development, and Dilys Huang, Planner, Climate Action, Planning and Development advised that this is a preliminary report, and there is ample time to consider green space in the proposed development.

MOVED AND SECONDED

**THAT** Council receive the March 28, 2022, report entitled "Rezoning and Development Permit Applications for a 15-unit Rental Project: 1321 Cariboo Street – For Information" for information.

**Carried.**

All members present voted in favour of the motion

**R-5 Report to New Westminster Design Panel – April 26, 2022**

**R-6 Staff Presentation to New Westminster Design Panel – April 26, 2022**

**R-7 Applicant Presentation to New Westminster Design Panel – April 26, 2022**

**4.1 Rezoning and Development Permit Applications: 1321 Cariboo Street**

Dilys Huang, Planner, provided an overview of the project at 1321 Cariboo Street, inviting feedback from the panel on the project design, the overall scale and massing of the proposed building, the transition between the proposed development and adjacent properties, the proposed site layout, and the proposed outdoor common amenity area, private open space, and other landscaping features.

Robert Billard, Billard Architecture, provided a brief history of the site. Lu Xu, RPL Projects, provided an overview of the site plan.

In response to questions from the panel, Mr. Billard and Ms. Xu advised:

- The site is located within 400 metres of Twelfth Street, which is identified as a future Frequent Transit Network (FTN) route;
- Use of parking is around 50% at best in most apartment buildings;
- The Land Use and Planning Committee suggested fewer (eight instead of ten) parking spaces in favour of more outdoor space;

- For the fifteen units, there are 22 proposed bike stalls for the building plus 122 square feet of scooter charging area;
- There are outlets for charging electric bikes and in the scooter area;
- With respect to accessibility and aging in place, more detailed interior design considerations will be taken into account during the building permit stage;
- Looking at cement panel for the panelized areas as it is moderately durable and inexpensive;
- Red was an aesthetic choice selected with the client;
- There is an aquifer beneath the building, so there is no underground parking proposed. The development at the other end of the block encountered the aquifer which caused their building to be put on hold as the costs to finish the building were subsequently too high;
- It will be up to the residents to decide whether to use the proposed planters for annuals, perennials, or vegetable gardens;
- Will use wood frame and not concrete for this building;
- The transition between the white composite panels and the cedar siding should ideally occur at the privacy panel between the two balconies to hide the transition between the materials;
- The project will retain the north side retaining wall, and will have a bit of a retaining wall facing Fourteenth Street for the PMT. Further details are pending following consultation with BC Hydro; and
- The trees that previously existed on the property have been removed after the previous building was damaged by a fire.

The panel had the following comments on the project:

- The massing fits well with the topography, and the increase in density works well in this neighbourhood;
- Stair 1 seems to cut off some units from the rest of the floor plate—if one is moving a couch into those units, they would need to walk through the exit stair to reach the unit;
- Appreciate that the number of vehicle stalls is reduced;
- Supportive of the parking reduction, but encourage the inclusion of bike repair stations and lighting to ensure the space feels welcoming;
- Encourage more lighting from the lobby into the parking area;
- Supportive of the setback relaxation;
- Ensure there is adequate separation between the garbage area and the community garden and children's play area;
- The project should take into consideration accessibility and aging in place as it moves forward;
- Would like a colour that says something about New Westminster, for example aqua green in relation to the river, and the red may not age well;
- Recommend hardscaping instead of lawn beneath the benches;

- Recommend enhancing the safety of the pathway leading from the building to the community garden;
- Propose adding an architectural feature to address the vulnerable building corner by the driveway turn;
- If possible, introduce some conifer trees in addition to the deciduous trees so there is some greenery during the winter;
- Recommend using some step lights at the steps leading to the unit entries;
- Consider the feature wall detail as the signage is blocked by the proposed bench;
- If there is any way to partially locate utilities (mechanical room, etc.) underground, then should do that;
- There will need to be a mailroom added, and should consider including a parcel delivery room;
- On the upstairs of the Townhome 1 unit, there appears to be a living area both up and downstairs, where there could be a third bedroom;
- The 201, 301, 401, and 501 units are two-bedroom, 1 bathroom; by rearranging the kitchen a second bathroom could be added;
- Consider a scissor stair at the elevator to consolidate everything into one location;
- Could create added value by bringing the elevator up to the roof and having a common roof deck area; and
- Reconsider lighting, particularly along pathways.

#### MOVED and SECONDED

**THAT** the New Westminster Design Panel support the project at 1321 Cariboo Street subject to the following comments from the Panel being worked into the plan with the support of staff, if possible.

- Bike repair stations to be well lit;
- Increased visibility through the lobby;
- Separation of the garbage area from the community garden area;
- Consider aging in place more thoroughly;
- Consider alternate colours besides red, perhaps having the colour relate to the community of New Westminster;
- Hardscaping under the benches;
- A safe pathway to circulate onsite;
- Reconsider the vulnerable building corner condition and propose an architectural element there;
- Consider using conifers as well as deciduous trees;
- Identify the best locations for the trees, if there is interference to windows;
- Provide step lighting leading directly to the unit entries;
- Ensure the feature wall is visible;

- Consider the improvement of efficiency by burying some elements that are on grade;
- Include a mail room and parcel room within the lobby;
- Consider a scissor stair; and
- Consider a roof deck amenity.

**Carried.**

Winston Chong voted in opposition to the motion.

## **R-8 Report to Council – June 13, 2022**

*Note: These minutes are in draft form and have not been adopted by Council.*

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

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

**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.

**Adopted on Consent.**

#### **h. Zoning Amendment (1321 Cariboo Street) Bylaw No. 8345, 2022**

To facilitate a 15 unit secured market rental housing development. This bylaw is on the agenda for **TWO READINGS**.

MOVED and SECONDED

**THAT** Zoning Amendment (1321 Cariboo Street) Bylaw No. 8345, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Zoning Amendment (1321 Cariboo Street) Bylaw No. 8345, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

**n. Housing Agreement (1321 Cariboo Street) Bylaw No. 8346, 2022**

To authorize the City to enter into a Housing Agreement with the property owner that will secure all proposed units at 1321 Cariboo Street as market rental housing. This bylaw is on the agenda for **THREE READINGS**.

MOVED and SECONDED

**THAT** Housing Agreement (1321 Cariboo Street) Bylaw No. 8346, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Housing Agreement (1321 Cariboo Street) Bylaw No. 8346, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Housing Agreement (1321 Cariboo Street) Bylaw No. 8346, 2022 be given Third Reading.

**Carried.**

All members present voted in favour of the motion.