

REPORT

Land Use and Planning Committee

To: Mayor Cote and Members of Council **Date:** March 28, 2022
From: Land Use and Planning Committee **File:** REZ00205
Item #: 2022-206
Subject: Rezoning and Development Permit Applications for a 15-unit Rental Project: 1321 Cariboo Street – For Information

RECOMMENDATION

THAT Council receive this report for information.

PURPOSE

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.

EXECUTIVE SUMMARY

The City has received an application for Rezoning and Development Permit to allow for the construction of a 15 unit secured market rental building, with a floor space ratio of 1.59, on a vacant site at 1321 Cariboo Street. Staff are generally supportive of the application, and are working with the applicant to address issues related to parking, density, massing, livability, and design guideline consistency, prior to the application going to public consultation.

COMMENTS AND ANALYSIS

At its meeting held on January 31, 2022, the Land Use and Planning Committee (LUPC) considered the staff report included as Attachment 1. The Committee provided the following comments to staff (see minutes from the meeting as Attachment 2):

- 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.

The LUPC passed the following motions regarding the project:

***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.*

***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.*

APPLICATION REVIEW PROCESS AND NEXT STEPS

As noted in the report to the LUCP, the anticipated review steps for this application are:

1. Internal Circulation, Review and Applicant Revisions (on-going);
2. Preliminary Report to LUPC (January 31, 2022);
3. Preliminary Report to Council from LUPC (March 28, 2022); **(we are here)**
4. Applicant Complete Submission including revisions responding to LUPC feedback;
5. Applicant-led public consultation, including dissemination of information through the local Residents Association;
6. Presentation to the New Westminster Design Panel;
7. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
8. Council consideration of First and Second Readings of Rezoning and Housing Agreement Bylaws;
9. Public Hearing (if Council does not waive);

10. Council's consideration of Third Reading and Adoption of the Rezoning Bylaw and Housing Agreement Bylaw;
11. Applicant Addresses Adoption Requirements;
12. Adoption of Zoning Amendment Bylaw;
13. Consideration of issuance of Development Permit by Director of Development Services.

OPTIONS

The following options are available for Council's consideration:

1. That this report be received for information.
2. That Council provide staff with alternative direction.

Staff recommends Option #1.

ATTACHMENTS

- Attachment 1: Report to LUPC dated January 31, 2022
- Attachment 2: Excerpt of DRAFT LUPC Meeting Minutes dated January 31, 2022

APPROVALS

This report was prepared by:
Athena von Hausen, Development Planner

This report was reviewed by:
Mike Watson, Acting Supervisor of Development Planning
Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was submitted on behalf of the Land Use and Planning Committee and approved by:
Jackie Teed, Acting Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer