



Attachment 2

*Excerpt of Draft LUPC Meeting Minutes
dated January 31, 2022*

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ITEMS REMOVED FROM THE CONSENT AGENDA

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 5th 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.

DRAFT