

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** June 13, 2022

From: Emilie K. Adin, Director, Climate Action,
Planning and Development **File:** REZ00205

Item #: 2022-425

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

RECOMMENDATION

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.

PURPOSE

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

EXECUTIVE SUMMARY

Rezoning and Development Permit applications have been received for 1321 Cariboo Street. The proposed development includes 15 secured market rental housing units in a five-storey building with an overall Floor Space Ratio (FSR) of 1.69. A Housing Agreement would secure the units for 60 years or for the life of the building, whichever is longer. Eight off-street surface parking spaces, and 24 long-term and short-term bicycle parking spaces are proposed.

Applicant-led consultation and New Westminster Design Panel review have been undertaken for the proposed development.

OPTIONS

The following options are offered for Council’s consideration:

1. That Council consider Zoning Amendment Bylaw No. 8345, 2022 for First and Second Readings, and forward the Bylaw to a Public Hearing.
2. That Council consider 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 for First, Second, and Third Readings.
3. That Council provide staff with alternative feedback.

Staff recommends Options 1 and 2.

ATTACHMENTS

Attachment 1: Staff Memo

Attachment 2: Zoning Amendment Bylaw No. 8345, 2022

Attachment 3: Housing Agreement Bylaw No. 8346, 2022

Attachment 4: Select Architectural and Landscape Drawings

Attachment 5: Background

APPROVALS

This report was prepared by:

Dilys Huang, Development Planner

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This report was reviewed by:

Mike Watson, Acting Supervisor of Development Planning

John Stark, Supervisor of Community Planning

This report was approved by:

Emilie K. Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer