



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

Notice is hereby given of the following Land Use and Planning Committee:
April 9, 2018 at 12:00 p.m.
Committee Room #2, City Hall

AGENDA

ADDITIONS / DELETIONS TO THE AGENDA

MOTION to amend/approve the Land Use and Planning Committee agenda.

REVIEW AND ADOPTION OF CONSENT AGENDA

ADOPTION OF MINUTES

- 1. Adoption of the Minutes of March 12, 2018 LUPC Meeting**

UNFINISHED BUSINESS

- 2. No Items**

REPORTS FOR ACTION

- 3. No Items**

CONSENT AGENDA

- 4. 330 Johnston Street: Development Variance Permit to Vary Minimum Frontage – Preliminary Report**
- 5. 323 East Sixth Avenue: Development Variance Permit to Vary Off-Street Parking Requirement – Preliminary Report**
- 6. 218 Queen’s Avenue: Proposed Heritage Revitalization Agreement and Temporary Use Permit – Pre-Application Review Report**

ITEMS REMOVED FROM THE CONSENT AGENDA

PRESENTATIONS

7. **UBC SCARP Studio Student Project: Interfaces – A Study in Queensborough**
(Kai Okazaki and Michael McBurnie)

DIRECTOR'S / MANAGER'S REPORT (Oral Report)

8. **No Items**

NEW BUSINESS

9. **No Items**

CORRESPONDENCE

10. **No Items**

ADJOURNMENT



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

March 12, 2018 at 11:00 a.m.
Committee Room #2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Jaimie McEvoy
Councillor Mary Trentadue

GUESTS:

Taizo Yamamoto - Yamamoto Architecture
Myron Calof - I4 Property Group
John Saliken - SUVA Architecture

STAFF:

Ms. Jackie Teed - Acting Director of Development Services
Mr. Rupinder Basi - Senior Development Planner
Mr. Stephen Blore - Senior Transportation Planner
Ms. Britney Quail - Heritage Policy Planner
Ms. Debbie Johnstone - Committee Clerk

The meeting was called to order at 11:13 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the March 5, 2018 Land Use and Planning Committee agenda be adopted.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

THAT items 6 and 7 be removed from the Consent Agenda; and,

THAT the recommendations for items remaining in the Land Use and Planning Committee Consent Agenda be adopted by consent.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the Minutes

MOVED and SECONDED

THAT the February 19, 2018 minutes of the Land Use and Planning Committee be adopted; and,

THAT the March 5, 2018 minutes of the Land Use and Planning Committee be adopted.

CARRIED.

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

PRESENTATIONS

2. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. No Items

CONSENT AGENDA

5. **228 and 232 Sixth Street: Proposed Rezoning and Development Permit to Facilitate a Proposed Six Storey, 53 Unit Multiple Residential Building**

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7996, 2018 for First and Second Readings and forward the bylaw to a Public Hearing on April 30, 2018 subject to the applicant providing a letter from the adjacent strata of 610 Third Avenue regarding approval to remove a tree located near the western property line of the site.

ADOPTED BY CONSENT.

7. **224 Sixth Avenue: Proposed Heritage Revitalization Agreement and Heritage Designation**

THAT the Land Use and Planning Committee recommends that Council consider Heritage Revitalization Agreement Bylaw 7989, 2018 and Heritage Designation Bylaw 7990, 2018 for 224 Sixth Avenue for First and Second Readings, and forward the Bylaws to a Public Hearing on April 30, 2018.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

6. **616 and 640 Sixth Street: Proposed Rezoning and Development Permit to Facilitate a Proposed High Rise Mixed Use Development with Ground Oriented Commercial, Secured Market Rental, and Market Condominium Units**

Jackie Teed, Acting Director of Planning, and Rupinder Basi, Senior Development Planner, provided an overview of the project. Mr. Basi introduced the applicant for the project, Taizo Yamamoto of Yamamoto Architecture.

In response to a question from the Committee, Mr. Yamamoto noted that the rental units would be ground oriented units closer to the podium and the street. Fifty percent of the rental units on the lower floors would be two to three bedroom units.

In response to questions from the Committee, Ms. Teed, Mr. Basi, and Stephen Blore, Senior Transportation Planner, provided the following information:

- The secured market rental units would be owned and operated by a single company, following a secured long term housing agreement;
- The majority of the concerns from the local residents in reference to this site relate to the following issues:
 - Existing parking and truck traffic from the mall on Princess Street,
 - A desire to see the parkade access ramp moved from the proposed Princess Street location to Seventh Avenue, which would conflict with the current Greenway;
 - Building height and blocked views of the existing tenants in the high rise buildings adjacent to the proposed development;
- Discussions with the owners of the Royal City Mall have taken place with regard to potentially staggering pick up and drop off times for deliveries, or using smaller delivery vehicles;
- The City would have power to restrict loading times of the delivery trucks on Princess Street itself, but less ability to restrict loading times on private property;
- The proposed car share in the building, which would be run by Modo or Zip Car or equivalent, would be available to all members of these programs via fob access, not just the building residents;
- The Development Services department has not been actively monitoring how car share spaces have worked in other buildings in the City, however they have started expecting covenants on the car share spaces, as well as security to cover the cost of a car share vehicle and a requirement of a letter of confirmation from the car share operator that they will be operating there;
- The Transportation department's review has shown that the main issues with Princess Street that have been expressed by local residents relate to existing uses of the street by the mall, not the proposed project;

- As part of this project there would be offsite works requirements for the site in regards to pedestrian safety, including the provision of sidewalks, and a new traffic signal at Princess Street and Sixth Street or Eighth Street to address traffic flow issues;
- The Transportation department acknowledges that the proposed traffic signals at Princess Street and Sixth or Eighth Streets seem close to Sixth Avenue and they are working with traffic engineers to establish which end of Princess Street would be the most feasible and safe for a signal to be installed;
- While the feasibility of a signal is being confirmed, the proponent has been asked to provide a contribution for the signal at a yet to be determined location on Princess Street;
- The expectation is that the signal would be timed with the development, and the engineers have been asked to complete a detailed analysis at each end of Princess Street to assess the challenges with respect to the competing interests of the proximity of the Sixth Avenue signal and turning lanes (on Eighth Street) and issues with trying to encourage Sixth Street as a Great Street;
- The Transportation department has been looking at the engineering feasibility work completed a number of years ago and how this connects with the design of Sixth Street as a Great Street – challenges lie in the timing of the plans for the Great Street and this development, and minimizing the negative impacts of the future of the Great Street;
- The development proposes several contributions to the edges of the building which would satisfy the aims of Sixth Street as a Great Street, including:
 - A publicly accessible and privately owned plaza at Sixth Street and Seventh Avenue, providing additional setback from the pedestrian realm;
 - Decorative paving within the privately held areas of the sidewalk to enhance the streetscape;
 - A boulevard of planted trees; and,
 - The integration of the bike lane at Seventh Street.

In response to a question from the Committee, Mr. Yamamoto responded that the goal of the project was that the retail adjacent to the public plaza would have a presence on to the plaza directly and would provide an active use that could spill out onto the plaza, i.e. a restaurant or grocer. He further explained that the desire is to leave it open to ensure it can be programmed in different ways, e.g. a Christmas market, community events, performances etc.

In response to questions from the Committee, Ms. Teed, Mr. Basi, and Mr. Blore, provided the following information:

- The City's Parks and Open Space Planner has looked at the plaza space and has provided feedback which has been integrated into the proposal;
- The zoning will indicate that the retail space adjacent to the plaza would need to be an active commercial retail use;

- A transportation study showed that for Princess Street this site currently sees 32 am peak hour trips and 64 pm peak hour trips, and future projections from the model show 75 am peak hour trips, and 85 in pm peak hour; and,
- The am and pm peak hour trips suggest a relatively small increase in the site usage, however the development's proximity to transit may change the reliance on the use of private vehicles.

The Committee provided the following comments:

- Managing the trucks on Princess Street would be beneficial to the neighbourhood;
- Appreciation for the reduction in parking was noted;
- Allowing more than one car share company and educating the public that the spaces are available in the building may increase the use of the allocated car share spaces, as this may encourage users who are not building residents to use these as destination parking spots in the area;
- An overall review of the policy in terms of car share parking allocation and the success of car share spaces in projects over the past ten years in the City would be beneficial;
- The plaza is an interesting and positive space, however it will be important to ensure the space is properly utilized and contributes to the City's goals for open spaces, and not simply used as a building entrance;
- This project has made great strides in terms of urban design and fits in with the OCP designation identified for the area;
- The main issues which would need additional information and clarity provided to Council going forward appear to be:
 - Concerns about Princess Street – this appears to be the big issue from the public's point of view;
 - How the project can integrate with the Great Street program; and,
 - How the plaza space can be seen as an amenity to the community.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7997, 2018 for First and Second Readings and forward the bylaw to a Public Hearing on April 30, 2018.

THAT the Land Use and Planning Committee recommend that Council direct staff to dedicate additional resources to transportation improvements along Princess Street in order to resolve existing conflicts and challenges regarding parking, delivery and pedestrian uses, taking into consideration the public consultation undertaken for the subject rezoning.

THAT the Land Use and Planning Committee recommend that staff provide additional information to Council with respect to potential traffic concerns on Princess Street, and greater clarity on how this project will integrate and enhance the Great Street Program, and further consideration regarding the privately

owned, publicly accessible plaza and how this can be established as an amenity for the public.

CARRIED.

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

7. 406, 408, 410 and 412 East Columbia Street: Proposed Rezoning and Development Permit to Facilitate a Proposed Six Storey Mixed Use Development with Ground Oriented Commercial Second Storey Office and Secured Market Rental

In response to questions from the Committee, Mr. Basi provided the following information:

- The applicants are proposing a non-traditional type of unit layout in some units, which include inset bedrooms, which does not fit within the City's family friendly design guidelines for the one and two bedroom units; the three bedroom units would meet family friendly guidelines which allow for one of the bedrooms within a three bedroom unit to not have a direct window to the exterior;
- The inset bedrooms would provide light coming in from a glass wall in the unit, rather than from a direct bedroom window to the outside; and,
- The one-bedroom units have been designed with the inset bedrooms in order to manage the lot size and depth.

In response to questions from the Committee, Myron Calof, I4 Property Group, provided the following information:

- The design of the one-bedroom units is due to the fact that this development only has 113 feet of lot depth (rather than the usual 120 feet), so when forced to make a decision between the maximizing the number of units versus the depth, they decided to put the emphasis on the provision of more secured market rental units;
- The inset bedrooms layout would offer a larger than conventional living and social space, albeit smaller bedrooms, and this has worked well in other buildings in New Westminster, such as the Trapp Holbrook project, and in projects in Vancouver and Edmonton; and,
- The future of the commercial units could vary with the development but the intention is to keep the storefronts at 26 feet (or some multiple of that number), with a column on each side.

Mayor Coté commented that the rationale for the inset windows makes sense for this project, however it should not be seen as precedent-setting in the City, and each project would continue be evaluated by Council on a case by case basis.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7995, 2018 for First and Second Reading and forward the bylaw to a Public Hearing on April 30, 2018 subject to the applicant providing a written overview to staff regarding their discussions with the owners of 402 and 414 East Columbia regarding building proximity prior to the April 9, 2018 Council Meeting.

CARRIED.

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

DIRECTOR'S / MANAGER'S REPORT (Oral Report)

8. No Items

NEW BUSINESS

9. No Items

CORRESPONDENCE

10. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 11:56 a.m.

MAYOR JONATHAN COTÉ
CHAIR

DEBBIE JOHNSTONE
COMMITTEE CLERK



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 4/9/2018

From: Jackie Teed **File:** DVP00644
Acting Director of Development
Services

Item #: 22/2018

Subject: **330 Johnston Street: Development Variance Permit to Vary Minimum Frontage - Preliminary Report**

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00644 to permit the creation of two lots with frontages of 9.1 percent of their perimeters at 330 Johnston Street following an Opportunity to be Heard on May 28, 2018.

EXECUTIVE SUMMARY

This report provides preliminary information on a Development Variance Permit application that would permit the owners of 330 Johnston Street to subdivide their 9,691 sq. ft./900 sq. m. lot into two lots, with each lot being approximately 33 ft. x 146.8 ft. = 4,846 sq. ft. (10 m x 44.75 m = 450 sq. m.). Because the proposed frontages are less than the 10 percent of the perimeter zoning requirement, Council must approve the new frontages. The proposed variance is considered reasonable as it would provide a community benefit due to a hardship and would be relatively minor.

1. PURPOSE

The property owners wish to be exempted from the requirement that the lots they are proposing to subdivide must have a frontage that is at least 10 percent of the lot perimeters. The purpose of this report is to apprise the Land Use and Planning Committee of the

application and request Council issue notice of consideration of the required Development Variance Permit following an Opportunity to be Heard on May 28, 2018.

2. POLICY AND REGULATIONS

Official Community Plan Designation: (RL) Residential Low Density

Zoning: (RQ-1) Queensborough Neighbourhood Residential Dwelling Districts

Policy Approach to Considering Requests for Variances: endorsed by Council on January 28, 2008 (evaluation criteria considered below in Section 5.1)

3. BACKGROUND

3.1 Site Characteristics and Context

The subject property is located in an exclusively single detached dwelling area in Queensborough. A map of the Land Uses is contained in Appendix 1.

The property is 66 ft./20 m. wide by 146.8 ft./44.75 m. deep and is flat. The property has a rear lane that is not developed for vehicles and is only used for sewer service.

4. PROJECT DESCRIPTION

The property owners are proposing to subdivide their existing lot into two approximately equal sized lots and build two new houses. The Engineering Department has advised them that their application does not meet the Zoning Bylaw's minimum frontage requirements and that they would need approval of a variance from the frontage requirement in order to get approval of their subdivision in addition to addressing other subdivision requirements outlined in the Preliminary Layout Approval. **Appendix 2** contains the proposed subdivision plan.

5. DISCUSSION

5.1 General Evaluation Criteria

What is the intent of the bylaw which the applicants are seeking to have varied?

The intent is to prevent the creation of exceptionally narrow lots.

Is there a community benefit to the granting of the variance; beyond that received by the owners?

Yes. Based on community consultation in 2003 that indicated a strong desire for smaller houses to be built in the neighbourhood, the RQ-1 zone was amended to allow 4,000 sq. ft./372 sq. m. lots. The requested variance is to a Provincial regulation that inhibits such a subdivision in this case, which the City has the authority to vary. It will enable the development of two approximately 2,680 sq. ft./249 sq. m. houses – house sizes that are in keeping with the intent of the RQ-1 zone.

Is there a hardship involved in adhering to the pertinent bylaw?

Yes. The variance is necessitated by the longer-than-normal depth of the property. Any time a 33 ft./10 m. wide lot is to be created from an existing lot that is deeper than 132 ft./40.2 m. a frontage variance must be obtained.

Is this the most appropriate mechanism for achieving the end result of the proposed variance?

Yes, the end result is the creation of smaller lots, resulting in smaller houses as desired by the community. The creation of smaller lots in this location would require this variance.

Is the proposed variance relatively minor?

Yes. The 33 ft./10 m wide lots that will be created are a very common size and would have frontages that are 9.1 percent of their perimeter, a reduction of 0.9 percent. As there are many lots in Queensborough that are deeper than 132 ft./40.2 m., frontage variances are fairly common, with 15 having been approved since 2006, including eight in the 300-block of Johnston St.

5.2 Conclusion

The applicants' request to be allowed to create lots with frontages that are 9.1 percent of their perimeters is reasonable given that the resultant lots will be a common width and the need for the variance is related to a hardship due to the length of the property.

6. REVIEW PROCESS

The following table outlines the proposed development review process and target dates.

Application made	January 31, 2018
Preliminary Report to Land Use and Planning Committee	April 9 2018
Report to Council requesting notification of Opportunity to Be Heard	May 7, 2018
Applicant to deliver notices to neighbours within 100 m./ 328 ft., advising of their DVP application	May 8, 2018
Opportunity to be Heard	May 28, 2018

Should Council approve the issuance of the Development Variance Permit it would need to adopt a resolution to exempt the new lots to be created from 330 Johnston Street from the statutory minimum frontage requirements set out in section 512 of the Local Government Act.

7. INTERDEPARTMENTAL LIAISON

The subdivision application is being reviewed by staff from the Engineering, Parks and Recreation and Development Services Department.

The Transportation Division of the Engineering Department has reviewed the subdivision application and advised that they have no objection to it.

8. OPTIONS

The following options are presented for the Land Use Planning Committee's consideration:

1. That the Land Use and Planning Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00644 to permit the creation of two lots with frontages of 9.1 percent of their perimeters at 330 Johnston Street following an opportunity to be Heard on May 28, 2018.
2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

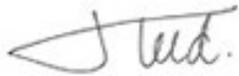
ATTACHMENTS

Attachment 1: Land Use Map

Attachment 2: Subdivision Plan

This report has been prepared by:
David Guiney, Senior Planning Analyst

This report was reviewed by:
John Stark, Acting Manager of Planning



Jackie Teed
Acting Director of Development
Services

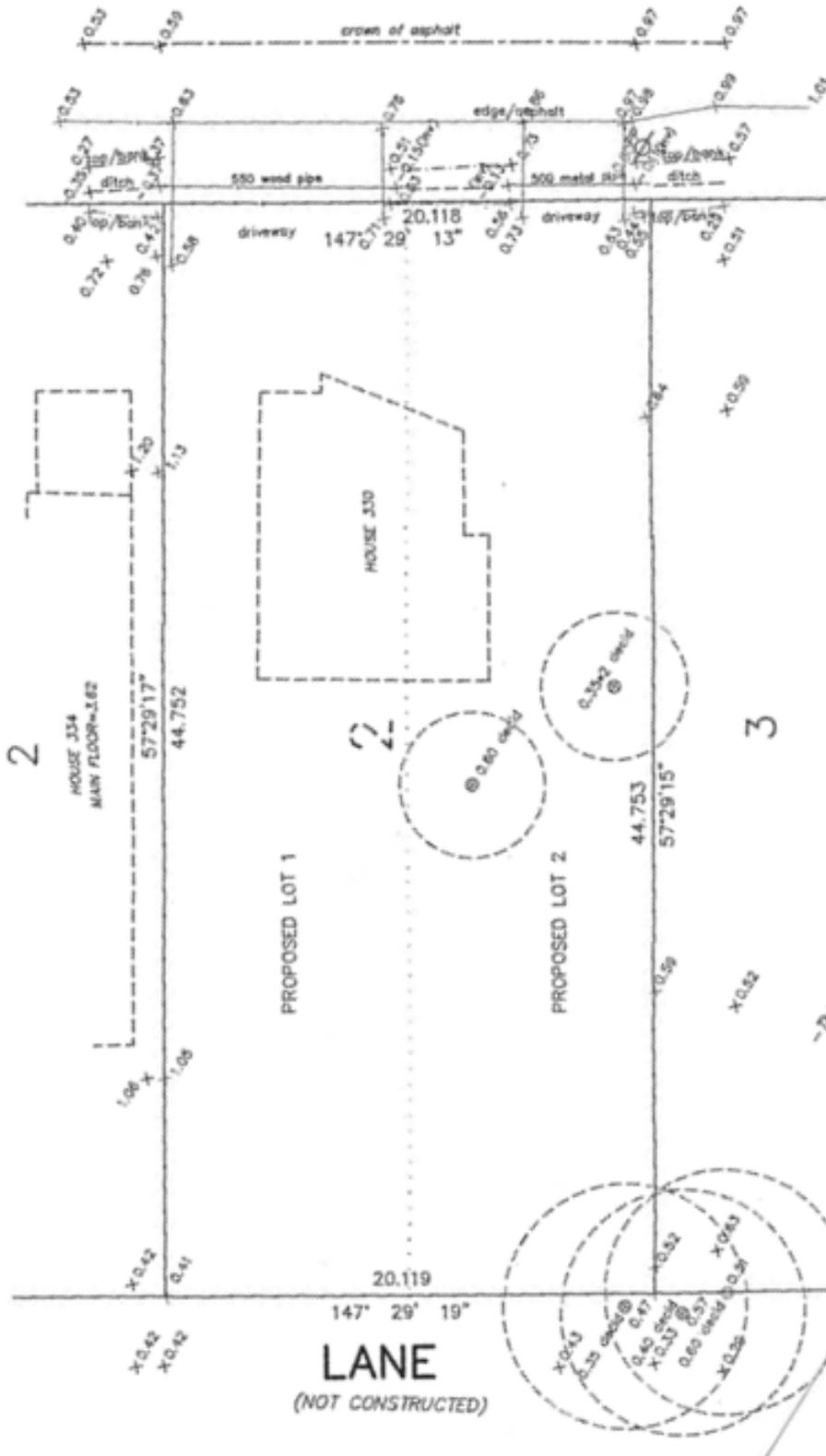
Attachment 1
Land Use Map



Yellow is single detached dwelling, Green is civic institution and recreation

Attachment 2
Subdivision Plan

JOHNSTON STREET





REPORT

Development Services

To: Land Use and Planning Committee **Date:** 4/9/2018

From: Jackie Teed **File:** DVP00646
Acting Director of Development
Services

Item #: 20/2018

**Subject: 323 East Sixth Avenue: Development Variance Permit to Vary
Off-Street Parking Requirement - Preliminary Report**

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00646 to permit off-street parking in the required front yard at 323 East Sixth Avenue following an Opportunity to be Heard on May 28, 2018.

EXECUTIVE SUMMARY

This report provides preliminary information on a Development Variance Permit application that would permit the owners of 323 East Sixth Avenue to designate a parking space in their required front yard, a practice that is prohibited in the Zoning Bylaw. The proposed variance is considered reasonable as it would provide a community benefit by allowing accessibility to an otherwise accessible dwelling unit.

1. PURPOSE

This application would permit parking in the front yard. The purpose of this report is to request the Land Use and Planning Committee recommend Council issue notice of consideration of the required Development Variance Permit.

2. POLICY AND REGULATIONS

OCP Designation: (RD) Residential Detached and Semi-Detached Housing

Zoning: RS-1 Single Detached Residential Districts

Policy Approach to Considering Requests for Variances: endorsed by Council on January 28, 2008 (evaluation criteria considered below in Section 5.1).

3. BACKGROUND

3.1 Site Characteristics and Context

The subject property is located in an exclusively single detached dwelling area in the Victory Heights neighbourhood. A map of the area zoning is contained in **Appendix 1**.

The property is 38 ft./11.6 m. wide by 148.95 ft./45.4 m. deep and slopes down approximately 11 ft./3.3 m. from the back lane to the front of the property. There is an existing driveway at the front of the property that has been in place since the house was built in 1947 (see the aerial photo in **Appendix 2**).

4. PROJECT DESCRIPTION

4.1 Bylaw to be varied

Zoning Bylaw Section 150.44(a) states that, “No parking shall be permitted in the required front yard.” The applicants are asking to be exempted from this regulation in order to be able to continue the non-conforming front yard parking that has existed at the property for many years. Their rationale letter and associated attachments are included in **Appendix 3**.

4.2 Historical Access

The existing house at 323 East Sixth Ave. was built in 1947 with a front driveway and an attached garage in the basement. At that time there was a large property at the rear and thus no rear access to the property. At some point of time, date unknown, the City came into possession of the property at the rear and an informal lane was paved across it, connecting two existing legal lanes. The previous owners of 323 E. Sixth Ave. converted the basement garage to livable space. The current owners/applicants purchased the property in 2001 with a large driveway in the front yard providing the only off-street parking, albeit non-conforming. Although there was access to a lane at the rear, it was only an informal lane on a legal parcel of land and could only be reached by driving across another part of the rear property.

4.3 Establishment of Rear Property access

In 2012, when the next door property owners purchased some City property at the rear of their property, the City formally dedicated a lane through the remainder of the block, and made properties at the rear available for sale to owners in the block who wished to formally connect their properties to the lane. The owners of 323 E. Sixth Ave. did purchase the adjacent property to formally establish rear lane access to their property at the end of 2016. Following that subdivision/consolidation the owners made an application to expand their house and establish a legal secondary suite partly in the former basement garage area that had long ago been converted to floor space. In order to get approval to create the suite they had to designate off-street parking at the rear of their property (a parking pad); accessed from the newly-abutting lane.

When the property owners received approval of their land consolidation at the rear it was with the understanding that their conforming off-street parking and access would be from the rear lane. Further, they would be required to remove the front driveway crossing, and in its place construct a new sidewalk and boulevard.

4.4 Secondary Suite Accessibility

In the course of constructing their secondary suite the owners decided to take advantage of the sloping property and level access to the basement suite by building it to B.C. Building Code accessible standards. If approved, this would be the first handicapped accessible secondary suite in the City since the inauguration of the Secondary Suites Program in 1998. Without a parking space at the same level as the suite, vehicle access to the suite would have to be from the street and the street which would not be considered “accessible” given differences in grade.

4.5 Request to allow continuation of non-conforming front yard parking

As their secondary suite construction and the addition to their house is not complete the owners have thus far not been required to remove the front driveway crossing. With this variance application they are asking to be allowed to continue the existing front access and parking to maintain the suite as accessible. As part of the existing front parking area is to be converted to a private outdoor space for the secondary suite, the entire front parking area would be renovated with landscaping and new hard surfacing. A site plan is included as part of the owners’ rationale letter in **Appendix 3**.

5. DISCUSSION

5.1 General Evaluation Criteria for Variances

What is the intent of the bylaw which the applicants are seeking to have varied?

The intent is to have rear access to properties wherever possible, thus reducing aesthetic and safety concerns associated with front yard crossings and parking spaces.

Is there a community benefit to the granting of the variance; beyond that received by the owners?

Yes. An accessible secondary suite, complete with an accessible off-street parking space (the first in New Westminster) would be created, as well as landscaping design improvements to improve aesthetics.

Is there a hardship involved in adhering to the pertinent bylaw?

No.

Is this the most appropriate mechanism for achieving the end result of the proposed variance?

Yes. The creation of an accessible suite with parking would require this variance.

Is the proposed variance relatively minor?

Yes. While the variance would allow parking to continue in the front yard it would be improved regarding aesthetic appearance.

5.2 Conclusion

The applicants' request to be allowed to have off-street parking in their required front yard is reasonable given that it would enable the creation of a handicapped accessible basement suite and landscaping improvements.

6. REVIEW PROCESS

The following table outlines the proposed development review process and target dates.

Formal application submission	March 12, 2018
Preliminary Report to Land Use and Planning Committee	April 9, 2018
Report to Council requesting consideration of Opportunity to Be Heard	May 7, 2018
Applicant to deliver notices to neighbours within 100 m./ 328 ft., advising of their DVP application	May 18, 2018
Opportunity to be Heard	May 28, 2018

7. INTERDEPARTMENTAL LIAISON

Given the small scale of this application only the Engineering and Development Services departments are reviewing it.

The Transportation Division of the Engineering Department has reviewed the application and advised that they have no objection to it.

8. OPTIONS

The following options are presented for the Land Use Planning Committee's consideration:

1. That the Land Use and Planning Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00646 to permit front yard parking at 323 East Sixth Avenue, following an Opportunity to be Heard on May 28, 2018.
2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

ATTACHMENTS

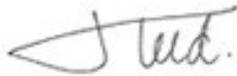
Attachment 1: Zoning Map

Attachment 2: Aerial Photo

Attachment 3: Owners' Rationale Package

This report has been prepared by:
David Guiney, Senior Planning Analyst

This report has been reviewed by:
John Stark, Acting Manager of Planning



Jackie Teed
Acting Director of Development
Services

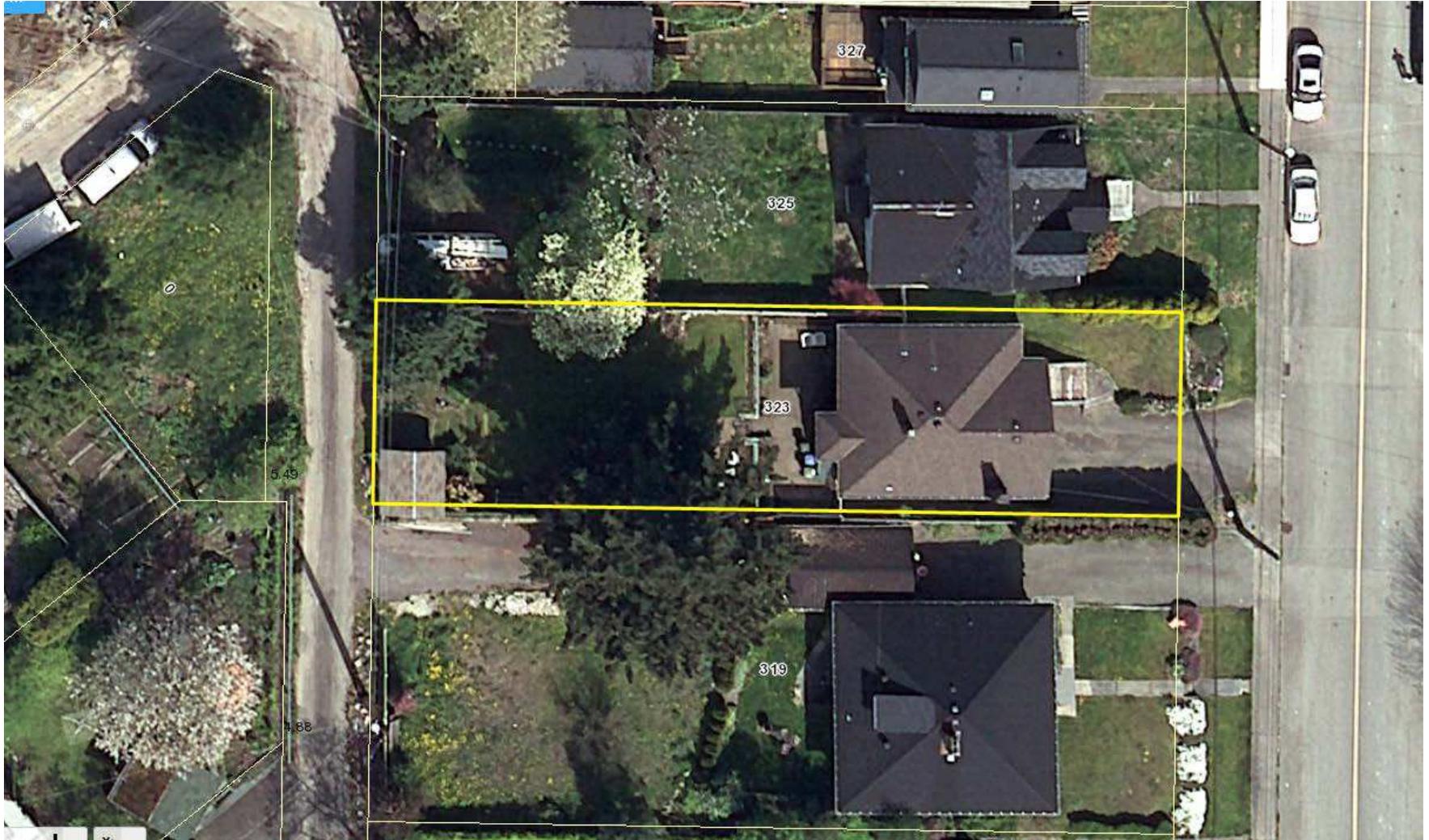
Attachment 1
Zoning Map



Yellow is single detached dwelling, The blue property is the Richard McBride Elementary School

Attachment 2

Aerial Photo



Attachment 3

Owners' Rationale Letter, Including Site Plan

Mariam and Daryl Larson
323 East Sixth Avenue | New Westminister, BC V3L 4H2
Tel: 604-524-1688 Cell: 604-802-3507
mariam@mariamlarson.com

March 5, 2018

Mayor and Council
City of New Westminister
511 Royal Avenue
New Westminister, BC V3C 1H9

Re: DVP00646

Dear Mayor and Council,

We write to request a zoning variance to allow parking in our front yard.

We are nearing completion of a significant renovation that includes a new, single level, accessible secondary suite. We designed it in anticipation of our own aging (to age in place) and, in the meantime, for tenants who might have mobility challenges.

When we bought our house, it had an asphalt driveway in the front created by previous owners. When we were planning the renovation, we understood there is a City requirement to provide parking at the rear, with lane access.

However, the elevation change from front to back of our lot is approx. 11'. We use stairs to access our back yard (as shown in attached photographs). We realized late in the renovation process that parking off the lane would not be feasible for a tenant with a mobility handicap.

As illustrated in attached site drawings, we want to remove the asphalt and replace a portion of it with pavers to provide one accessible parking spot and delineated walkways. We will landscape the remainder for privacy and aesthetics. Most of the houses on our street have front driveways, so ours will not negatively impact street aesthetics.

Thank you for your careful consideration of our application. Please call or email if you have questions or need more information.

Sincerely,



Mariam and Daryl Larson

Larson 323 E Sixth Avenue front

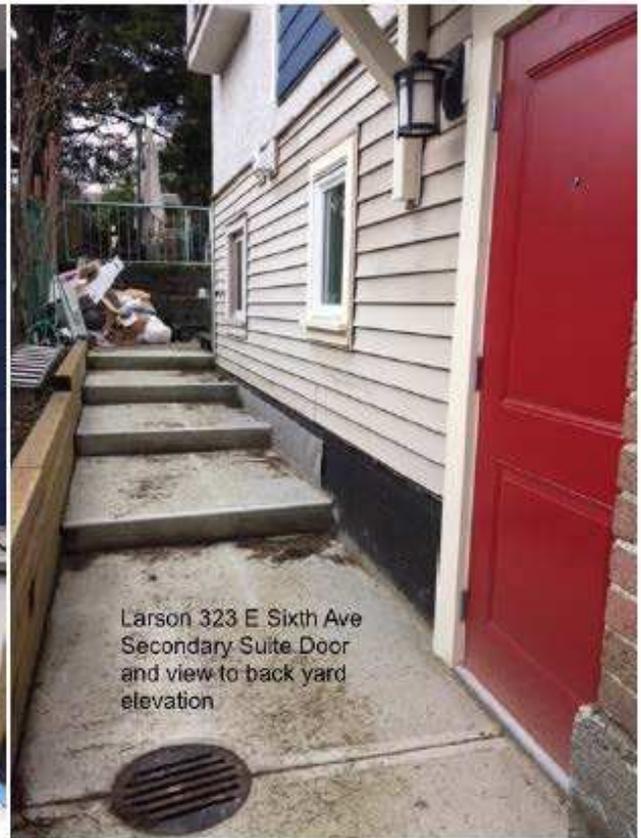
June 2012: Before renovation:



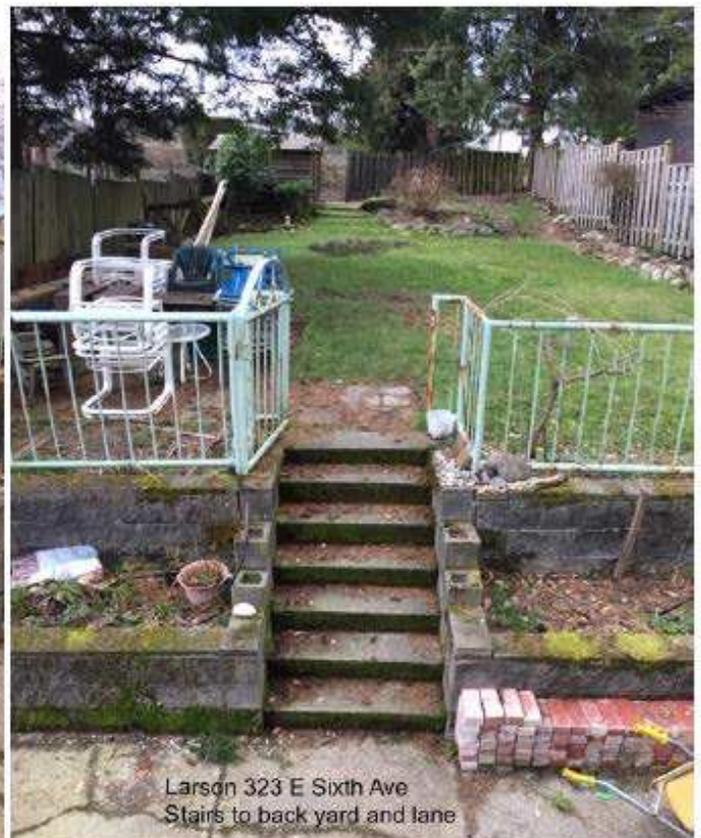
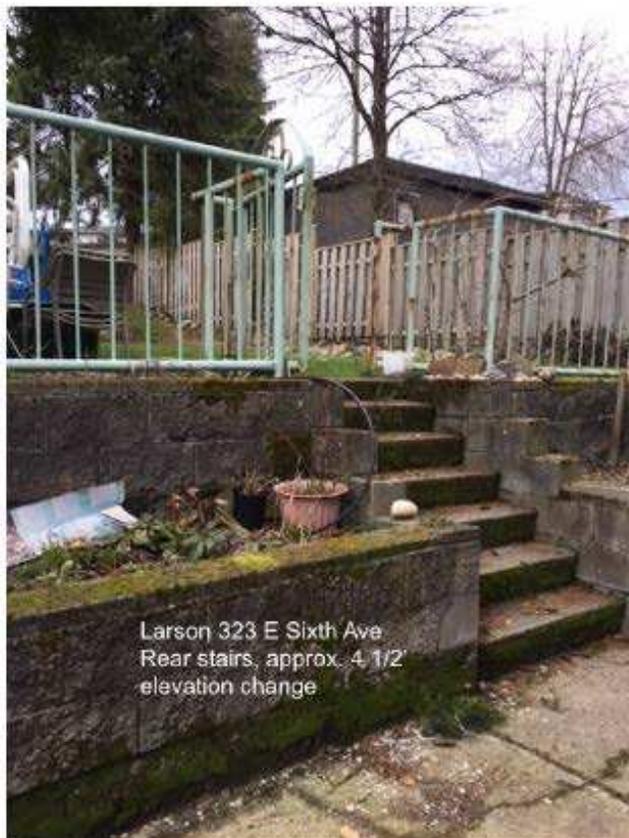
March 2018: Renovation nearly complete



Note: Front elevation is 307.4; rear elevation is 318.8 (11.4' increase to back lane/parking pad)
Level walkway from front of house to secondary suite door



Rear stairs to back yard and lane.



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 4/9/2018

From: Jackie Teed **File:** PAR01203
Acting Director of Development
Services

Item #: 21/2018

**Subject: 218 Queen's Avenue: Proposed Heritage Revitalization Agreement and
Temporary Use Permit - Pre-Application Review Report**

RECOMMENDATION

***THAT** the Land Use and Planning Committee recommend staff advise the applicant that a three-lot subdivision would be considered reasonable to propose as part of a Heritage Revitalization Agreement application;*

***THAT** the Land Use and Planning Committee recommend staff advise the applicant that it would be considered reasonable to propose a Heritage Revitalization Agreement which would include “Zoning-like” provisions, rather than specific building dimensions;*

***THAT** the Land Use and Planning Committee recommend staff advise the applicant that storing houses on the property would be considered reasonable to propose as part of a Temporary Use Permit application, should a Heritage Revitalization Agreement application be in progress for that property;*

EXECUTIVE SUMMARY

A pre-application review has been requested in order for the City to provide initial feedback on a Heritage Revitalization Agreement (HRA) application at 218 Queen’s Avenue that would subdivide a Designated heritage property in the Queen’s Park neighbourhood into three single-detached dwelling properties. In exchange for the zoning relaxations required to achieve the subdivision, the applicant proposes to restore and relocate a heritage house onto

each new lot, and protect them both through two new Heritage Designation Bylaws. The existing house would continue to be protected through designation, resulting in three protected and restored heritage houses.

Heritage houses available for relocation are infrequent, come into availability very quickly, and often have a short window in which to reach an agreement. Suitable houses for this project may become available prior to, or at some time after, Council consideration of the adoption of the HRA Bylaw. As such, staff is seeking feedback from the Land Use and Planning Committee on two proposed approaches which would allow flexibility to respond to house availability, while ensuring certainty regarding the property entitlements and heritage benefits: 1) Heritage Revitalization Agreement With “Zoning-like” Provisions (for houses identified after consideration of an HRA); and 2) Temporary Use Permits (for houses identified prior to consideration of an HRA).

After receiving comments from staff and the Land Use and Planning Committee, the applicant will need to determine if they wish to make a formal application for an HRA. Should they choose to proceed, the application would follow the standard HRA application review process.

1. PURPOSE

The application would permit subdivision toward restoration and protection of heritage houses. The purpose of this report is to seek preliminary feedback from the Land use and Planning Committee.

2. POLICY AND REGULATIONS

2.1 Official Community Plan Land Use Designation

The Official Community Plan (OCP) designation for this site is “Residential: Detached and Semi-Detached” which allows low density residential, primarily in the form of single detached dwellings with secondary suites, duplexes, and accessory dwelling units (e.g. laneway house, carriage house). The OCP also indicates that, through a Heritage Revitalization Agreement, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit.

The proposed application is consistent with the OCP designation for this site.

2.2 Zoning Bylaw

The existing zoning for the site is RS-1 (Single Detached Dwelling District). The new lots which would be created through the subdivision proposed in this application would also be RS-1. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. No carriage houses are currently proposed as part of this application, though secondary suites would be permitted in each house.

In order to retain the existing Designated heritage house, and provide the lane dedication being requested by the City, relaxations to the Zoning Bylaw would be required for the size of two new lots proposed in this application, and for the density of the existing Designated heritage house on the proposed the third lot. A Heritage Revitalization Agreement is proposed which would allow these relaxations.

2.3 Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection and exterior restoration, certain zoning relaxations, including an increase in density or smaller lot size, are considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site. Provisions for the local government to negotiate an HRA are set out in Section 610 of the Local Government Act.

2.4 Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. Provisions for a municipality to place a Heritage Designation Bylaw on a property is set out in Sections 611-613 of the Local Government Act.

2.5 Queen's Park Heritage Conservation Area

The subject property is in the protected (Advanced) category of the Queen's Park Heritage Conservation Area. However, the existing Heritage Designation and the proposed Heritage Revitalization Agreement would provide a higher level of protection and development regulations than the Heritage Conservation Area.

2.6 Temporary Use Permits

A Temporary Use Permit (TUP) is a special permit issued by Council that allows a land use not permitted in the current zoning of a property to be situated on site for a limited period of time. The land use permitted in a TUP must be consistent with the Official Community Plan. The TUP sets out the terms and conditions of the use and may require securities to ensure these terms and conditions are adhered to. A TUP may be permissible under Section 493 of the Local Government Act.

A TUP has a maximum term of three years, and can be renewed once by Council for the same length of term. The site can be used in accordance with the terms of the permit until the expiration date.

3. BACKGROUND

3.1 Site Characteristics

The 1910 house at 218 Queen's Avenue has been protected through a Heritage Designation Bylaw since 1993. The house is 5,596 sq. ft. (520 sq.m.) and faces onto Queen's Avenue, mid-block between Second and Third Streets. The lot has dual frontage: Queen's Avenue at the front and Manitoba Street at the rear. Overall the lot is relatively flat, and is very large for a single-detached dwelling, as compared to others in the city. The Floor Space Ratio (FSR) for the site is 0.247, approximately half of the Zoning Bylaw entitlement for the site. Below is a table of statistics for the existing site and house:

Figure A: Existing Site and House Statistics

	Existing Statistics	
Total Site Area	22,617 sq. ft.	(2,101 sq.m.)
Lot Frontage	85.8 ft.	(26.2 m.)
Lot Depth	263.8 ft.	(80.4 m.)
Total Floor Space	5,596 sq. ft.	(520 sq.m.)
Floor Space Ratio	0.247	
Site Coverage	9%	

3.2 Context

The subject site is located in the southern section of the Queen's Park neighbourhood. The site is located three blocks west of Queen's Park and one block east of Tipperary Park. A site context map is included in this report as **Attachment 2**.

All neighbouring properties on Queen's Avenue are zoned RS-1 are single-detached dwellings. The properties on either side of the Manitoba Street frontage are zoned RS-1 and

are single-detached dwellings. However, across the street on Manitoba are two low rise apartment buildings zoned RM-2, and at the corner of Manitoba and Third Street is Robson Manor (zoned for institutional use), current home of the Urban Academy School until it is relocated to 100 Braid Street.

A lane has been partially developed between Queen's Avenue and Manitoba Street, to the east of the property, accessed from Peele Street to the east.

4. PROJECT DESCRIPTION

4.1 Three-lot Subdivision

The proposal would split the large existing lot into three smaller lots, with the largest of the three (9,896 sq.ft./919.6 sq.m.) facing Queen's Avenue, and two narrower lots (each 5,653 sq.ft./525.3 sq.m.) facing Manitoba Street. The proposed site plan is included in this report as **Attachment 1**.

The subject lot has sufficient square footage to redevelop into three lots without variances under the RS-1 zone, if all three houses were new construction. However, the property is subject to a Heritage Designation Bylaw and as such the existing house must be retained. Additionally, through the subdivision, a dedication would be required for an extension of the lane, from which parking to all three properties would be accessed. Given these constraints, the property could only be subdivided into two lots without zoning relaxations.

4.2 Proposed Zoning Relaxations

Relaxations to the Zoning Bylaw would be required for the size of the two new lots facing Manitoba Street, and for the density of the existing heritage house (facing Queen's Avenue) on its proposed lot size. With the lot configurations proposed, the existing Designated heritage house would also require a relaxation for Floor Space Ratio (FSR) requirements, as it would have an FSR of 0.57, which is higher than the 0.5 FSR permitted in the RS-1 (Single Detached Dwelling District) zone. Below is a table of statistics for the proposed lot sizes and relaxations being requested through the HRA:

Figure B: Proposed Lot Areas

Proposed Lots	Frontage	Lot Depth	Lot Area	Relaxation
<i>Existing Lot</i>	<i>85.8 ft. (26.2 m.)</i>	<i>263.8 ft. (80.4 m.)</i>	<i>22,617 sq. ft. (2,101.8 sq.m.)</i>	---
<i>RS-1 Requirement</i>	<i>n/a</i>	<i>n/a</i>	<i>6,000 sq. ft. (557.4 sq.m.)</i>	---
Queen's Avenue Lot	85.8 ft. (26.2 m.)	115.5 ft. (35.2 m.)	9,896 sq. ft. (919.6 sq.m.)	None

Manitoba Street Lot A	42.9 ft. (13.1 m.)	131.9 ft. (40.2 m.)	5,653 sq. ft. (525.3 sq.m.)	347 sq.ft. (32.2 sq.m.)
Manitoba Street Lot B	42.9 ft. (13.1 m.)	131.9 ft. (40.2 m.)	5,654 sq. ft. (525.4 sq.m.)	346 sq. ft. (32.1 sq.m.)
Proposed Lane Area	85.8 ft. (26.2 m.)	16.4 ft. (5.0 m.)	1,415.5 sq.ft. (131.5 sq.m.)	---

4.3 Heritage House Relocation

Generally, HRAs exchange long-term legal protection and exterior restoration of a heritage house for certain zoning relaxations, including an increase in density or smaller lot size. In this case, the heritage house on site is already protected through a Heritage Designation Bylaw, and has been well restored. The heritage component of the HRA being proposed by the applicant is the relocation and full restoration of two heritage houses onto the newly created lots facing Manitoba Street, and protection of each relocated house through a Heritage Designation Bylaw. Ideally, the houses would be sourced from New Westminster, or the surrounding region.

5. DISCUSSION

5.1 Timing Constraints

Heritage houses available for relocation are infrequent, come into availability very quickly, and often have a short window in which to reach an agreement (usually less than two months). Generally, the sites from which the heritage houses are purchased are to be redeveloped in the near future. As such, the houses are infrequently able to be stored at their original location. There are moving companies who have storage lots for such houses, though space cannot be guaranteed, and moving the house from its original location to a storage lot, and then to its new location increases cost. It is possible that suitable houses for the proposed project may become available prior to Council consideration of adoption of an HRA bylaw for the site, or after.

In order to facilitate the applicant's goal of relocating heritage houses on the lot, staff has identified two approaches to the HRA process which could allow the applicant to be nimble when a suitable heritage house becomes available, further detailed in the sections below:

5.2 Approach 1: Heritage Revitalization Agreement With "Zoning-like" Provisions

Houses Identified After HRA is Adopted

HRAs generally include complete plans for the proposed work with fully dimensioned drawings, material specifications, and detailed heritage conservation plans. Should the appropriate heritage houses not be identified prior to the adoption of the HRA, the exact

dimensions of the houses, and the extent of restoration work to be undertaken on each, would not be known. As such, these elements could not be incorporated directly into the HRA. To address this, the HRA could include provisions in the agreement that would require full architectural drawings sets and heritage conservation plans to be completed once the houses were identified, prior to the issuance of any Building Permits. Additionally, though specific dimensions would not be available for each house and lot, the HRA could include key zoning requirements for the new houses, such as Floor Space Ratio (FSR), permitted units, yard setbacks, height, and site coverage. These requirements would be based on the site's underlying RS-1 zoning, though some relaxations may be considered through the HRA process. The applicant would be required to identify and relocate houses which would "fit" within the requirements laid out in the agreement.

As part of this approach, the applicant would be required to register a No-Separate-Sale covenant on all three lots, which would only be removed once the heritage work was completed consistent with the HRA, and the Heritage Designation Bylaws for both new properties would then be adopted.

5.3 Approach 2: Temporary Use Permit(s)

Houses Identified Before HRA is Adopted

Should the appropriate heritage house(s), with suitable dimensions (per the above HRA approach), be located prior to the adoption of the HRA, the applicant could apply for a Temporary Use Permit (TUP) to allow more than one house on the lot. This would permit storage of one or both of the relocated houses on the existing single lot with the existing heritage house. In this case, the applicant would assume the risk of obtaining and moving a heritage house prior to the HRA being approved. However, the applicant would not be required to store the house(s) at an off-site location.

Temporary Use Permit Conditions

Staff proposes that any TUPs related to this project would include the following conditions:

- that the temporary siting of the house(s) be approved by staff, prior to the move;
- that the stored house(s) be vacant;
- that the stored house(s) be secured against vagrancy and to prevent damage;
- that there be no service connections to the stored house(s) (i.e. water, sanitary, storm, electrical);
- that levelling the site be approved, prior to siting the house(s), but no other excavation, fill, or foundation work be permitted;
- that the site be secured with perimeter fencing; and
- that the site and houses be insured.

Additionally, staff would recommend conditions that would hold the applicant responsible for the removal of the house(s) from the site, either through a second relocation, or through demolition if:

- the HRA was not adopted by Council;
- the subdivision was not approved; or
- the house(s) did not meet the conditions of an adopted HRA.

5.4 Feedback from the Land Use and Planning Committee

Feedback is requested from the LUPC on the following three items:

1. Does the LUPC support the development concept (three-lot subdivision with zoning relaxations) as proposed for the site?
2. Does the LUPC support the negotiation of a Heritage Revitalization Agreement which would include “Zoning-like” provisions, rather than specific dimensions for the relocated heritage houses?
3. Does the LUPC support the Temporary Use Permit approach?

6. NEXT STEPS

After receiving comments from staff and the Land Use and Planning Committee, the applicant will need to determine if they wish to make a formal application for an HRA. Should they choose to proceed, the application would follow the standard HRA application review process which includes consultation with City committees such as the Community Heritage Commission and the Advisory Planning Commission, and public consultation through a presentation to the Queen’s Park Residents’ Association and hosting a public Open House.

7. INTERDEPARTMENTAL LIAISON

A staff-led project review team has been assigned to this inquiry, consisting of staff from the Engineering, Fire, Parks and Recreation, and Development Services Departments. The team has reviewed the proposal and will be providing comments to the applicant as part of the pre-application review process.

8. OPTIONS

The following options are presented for the Land Use and Planning Committee's consideration:

1. That the Land Use and Planning Committee recommend staff advise the applicant that a three-lot subdivision would be considered reasonable to propose as part of a Heritage Revitalization Agreement application;
2. That the Land Use and Planning Committee recommend staff advise the applicant that it would be considered reasonable to propose a Heritage Revitalization Agreement which would include "Zoning-like" provisions, rather than specific building dimensions;
3. That the Land Use and Planning Committee recommend staff advise the applicant that storing houses on the property would be considered reasonable to propose as part of a Temporary Use Permit application, should a Heritage Revitalization Agreement application be in progress for that property;
4. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Options 1, 2, and 3.

ATTACHMENTS

Attachment 1: Proposed Site Plan

Attachment 2: Site Context Map

This report has been prepared by:
Britney Quail, Heritage Planner

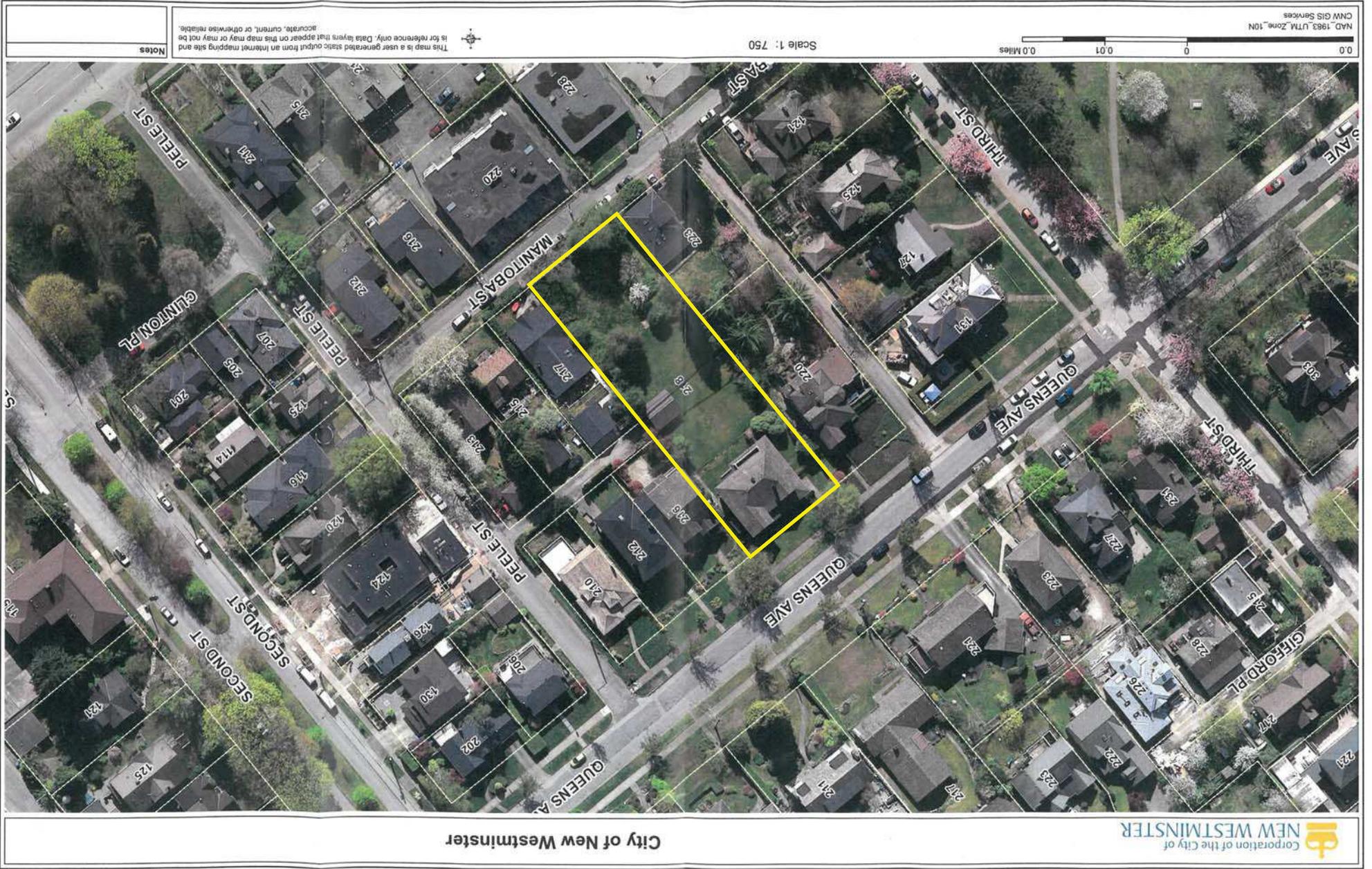
This report was reviewed by:
John Stark, Acting Manager of Planning



Jackie Teed
Acting Director of Development
Services

Attachment 1
Proposed Site Plan

Attachment 2
Site Context Map



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 4/9/2018

From: Jackie Teed **File:** 13.2520.20
Acting Director of Development
Services

Item #: 23/2018

Subject: **UBC SCARP Studio Student Project: Interfaces - A Site Study in
Queensborough**

RECOMMENDATION

THAT the Land Use and Planning Committee receive this report for information.

1. PURPOSE

The purpose of this report is to present the Land Use and Planning Committee with the University of British Columbia (UBC) School of Community and Regional Planning (SCARP) student Studio Project report titled “Interfaces - A Site Study in Queensborough”, see Attachment 1.

2. BACKGROUND

For the past two years the City has participated with UBC’s SCARP program on their Studio Project course whereby students work on an applied project in order to gain practical experience.

For this year, a team of graduate planning students have conducted a study of industrial and residential interfaces in Queensborough. They have worked with staff in the CAO’s office on this project.

3. OPTIONS

The following options are offered for consideration by the Land Use and Planning Committee:

1. That the Land Use and Planning Committee receive this report for information.
2. That the Land Use and Planning Committee provide staff with alternative direction.

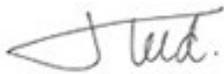
Staff recommends Option 1.

ATTACHMENTS

Attachment 1: Interfaces - A Site Study in Queensborough

This report has been prepared by:
Carolyn Armanini, Economic Development Coordinator

This report was reviewed by:
John Stark, Acting Manager of Planning



Jackie Teed
Acting Director of Development
Services

Attachment 1

Interfaces - A Site Study in Queensborough