



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

May 7, 2018 at 12:00 p.m.
Committee Room #2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Jaimie McEvoy
Councillor Mary Trentadue

GUESTS:

Mr. Jeffrey Rank	- Quadreal
Mr. Bruce Ramsay	- Ramsay Worden Architects Ltd.
Mr. Doug Ramsay	- Ramsay Worden Architects Ltd.
Mr. Luke Ramsay	- Aragon Properties Ltd
Mr. Mark Thompson, Architect	- MCM Partnership
Mr. Marc Ricou	- QuadReal

STAFF:

Ms. Jackie Teed	- Acting Director of Development Services
Mr. Rupinder Basi	- Senior Planner
Mr. Hardev Gill	- Planning Technician
Ms. Dilys Huang	- Planning Analyst
Ms. Heather Corbett	- Committee Clerk

The meeting was called to order at 12:02 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the May 7, 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 Item 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 April 9, 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. 611 Agnes Street: Preliminary Application Review for 33 Storey Mixed Use Market Rental, Retail and Child Care Proposal

Jackie Teed, Acting Director of Development, summarized the staff report dated May 7, 2018 regarding a preliminary application for a 33-storey tower proposed for 611 Agnes Street, and introduced the applicants for the project.

Mark Thompson, Architect, MCM Partnership, Marc Ricou, QuadReal, and Jeffrey Rank, QuadReal, provided a PowerPoint presentation covering the following information:

- The background of QuadReal properties and the current properties under management and active construction;
- Project context, location, and proximity to transit;
- Heights of nearby towers and context on Sixth Street;

- Architectural expression of the public realm, street wall, street interface and retail opportunities;
- Floor plans for key floors, including family-oriented units at the base of the tower;
- 3D Renderings of tower from below and above Sixth Street;
- Childcare vision, including 37 spaces in a not-for-profit facility, operated by YMCA or other non-profit operator;
- Staff recommendations to address, including:
 - Height and Density;
 - At grade plaza, recommended on corner of Cunningham rather than Agnes;
 - Parking access and treatment of Agnes Street: grade poses difficulties, as well as the bike lane – this is still to be worked on;
 - Office space: currently the project has three uses – retail, daycare and rental housing – therefore the introduction of another use is difficult in terms of planning and management of parking, access points and security of different uses; and,
 - Studies have shown that demand for office space is less unless the building is close to SkyTrain, and therefore the economic impact of adding office space to the project would be higher than desired.

Ms. Teed noted that while staff recognize that the incorporation of office space may be difficult, the applicant would need to put forward an application that is consistent with City policies.

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

- The context section on page 9 of the applicant’s presentation is to scale;
- The intent of the corner plaza is to incorporate a public realm improvement, as per the design guidelines – it has been identified that the plaza be on the southwest corner, but there could be further work and exploration of this as the proposal moves through the design process;
- The proposed 285 parking spaces would include allocations for resident, visitor and disabled spaces,
- Rental tenant parking spaces would be assigned per unit;
- Based on the model of other properties, the childcare agreement would typically be a license agreement between the owner and operator, where they would meet on an annual basis to agree on budget and refurbishments, and operate on a cost recovery basis;
- Because the YMCA does not currently operate in New Westminster, the potential operator could be a City-based provider;
- The outdoor space provided for the restaurant would be created using the grading to form a deck located on top of the retail spaces;

Upon discussion, the Committee provided the following comments:

- City policy is that building height should increase as slope descends in order to maintain prominence of buildings in the City skyline – the proposed height of 33 storeys is concerning in that it does not appear to conform to the policy when put in context;
- The inclusion of two floors of office space is important and would make this proposal more attractive;
- There is existing office space on the current site that would be lost with the development of this proposal, so this aspect would be a key element to maintain;
- It would be desirable for a 33 storey building with the FSR as requested in this project to have the community benefit of a non-market housing, and/or social housing aspect to remain consistent with other recent projects;
- Appreciate the proposed daycare and rental aspects of the proposal, however non-market housing would be a higher priority in a building of this size;
- The inclusion of a plaza on this site may not be as important, due to the steep slope at this site, and the congestion that can occur;
- Agnes Street poses a friendly option for good-quality retail, as it connects to Douglas College;
- Other key considerations to consider for this site include:
 - Diversity of tenants;
 - Benefit to community in terms of non-market or social housing;
 - Family-friendly units; and,
 - Parking ramps in proximity to daycare.

MOVED AND SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback from LUPC Section in the May 7, 2018 report and direct staff to include an additional note regarding the inclusion of non-market housing and other feedback from LUPC in the pre-application letter to the applicant.

CARRIED.

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

5. 1209 – 1217 Eighth Avenue: Preliminary Application Review for 22 Unit Infill Townhouse Proposal

Dilys Huang, Planning Analyst, summarized the staff report dated May 7, 2018 regarding a preliminary application for a 22-unit infill townhouse development proposed for 1209 – 1217 Eighth Avenue. Ms. Huang discussed the FSR of the units within the project, and noted that staff was seeking general feedback from the LUPC.

In response to questions from the Committee, Ms. Huang provided the following information:

- The potential issue with the encroachment of parking into the central courtyard is that it may impact open space available to residents;
- Access to the units and the parking would be from the lane to the North of the site; and,
- A play space is not currently planned in the communal courtyard.

Upon discussion, the Committee provided the following comments:

- Appreciation was expressed for the proposed land use and type of housing on the site;
- The number of units in the development is not an issue, however the transition, greenery and number of parking stalls may need further consideration;
- Further detail on the treatment of the transition into the surrounding single family neighbourhood would be useful;
- Further detail on the height and appearance of the proposed greenery when viewed from the street context would be useful;
- It would be important to consider the impacts of the request for additional parking and how this would affect the outdoor space in the development;
- It would be important to consider the impacts of the lane access to parking – and subsequent potential increase in vehicles on the lane – on the neighbours; and,
- Consideration of the family-oriented nature of the development and a space for children to interact would be beneficial for this project.

MOVED AND SECONDED

THAT the Land Use and Planning Committee provide preliminary feedback to staff in regards to the following items noted within the May 7, 2018 report prior to the applicant applying for a Rezoning and Development Permit:

1. *Transition of the proposal to single detached dwellings to the north and to the east; and,*
2. *Parking encroaching into the central courtyard.*

CARRIED.

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

6. 310 Salter Street (Port Royal): Preliminary Application Review for 87 Unit Residential Strata Development with Building Heights Ranging from Four to Six Storeys

Rupinder Basi, Senior Planner, summarized the staff report dated May 7, 2018 regarding a preliminary application for an 87 unit, multiple residential development with three building modules proposed for 310 Salter Street in Port Royal.

Doug Ramsay and Bruce Ramsay, Ramsay Worden Architects, and Luke Ramsay, Aragon Properties, provided a PowerPoint presentation covering the following information:

- The site location and legacy, including other buildings constructed in Port Royal;
- The Cross Laminated Timber (CLT) construction method proposed for the building, which is a new technology that includes engineered timber and is stronger and more stable than wood framing, along with its environmental and engineering advantages;
- Site context, siting and location, with connections and views to the river;
- Provision of walkway to the east of the project and an internal courtyard;
- Housing types: 88% are 2-3 bedroom units and 27 of 87 units are ground-oriented units;
- Design of units, all double-fronting to optimize light and ventilation, with exposed wood;
- Exterior walkways and courtyard amenity, including precedents from Victoria and West Vancouver; and,
- Variances proposed, including relaxations similar to other projects in Port Royal, with buildings situated closer to walkways to provide better CPTED, and elevation drawings to demonstrate height variances proposed.

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

- The variances for extra height and setbacks are consistent with adjacent buildings and the Development Services department does not have any objections to the proposed variances; and,
- No issues are foreseen with the adjacent industrial land.

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

- The CLT process is more costly than traditional wood framing, however the pricing of the units would reflect the market;
- CLT walls have been fire tested to Canadian standards and have a sufficient char rating to be used as fire separation walls;
- CLT walls meet BC Building code compliancy and have been used in Europe for a long time; and,
- The building would have elevator access and some accessible units.

Upon discussion, the Committee provided the following comments:

- Appreciation was shown for the design, massing, and scale of the building, as well as creative mix of proposed housing – this would add to the assortment of Port Royal’s unique buildings;

- Some skepticism was expressed about the exterior walkways proposed, as they may negate light and provide a hotel-like feeling, however concerns may be alleviated through the provision of further examples to demonstrate the end result;
- Variances seem consistent with neighbouring towers in Port Royal and seem to achieve CPTED goals; and,
- The CLT proposed presents an interesting design element.

MOVED AND SECONDED

THAT the Land Use and Planning Committee provide preliminary feedback to staff in regards to the following items noted within the May 7, 2018 report prior to the applicant applying for a Development Permit and Development Variance Permit:

1. *Proposed exterior hallways and staircases;*
2. *Proposed height and setback variance and;*
3. *General comments on proposed design, massing and scale of this project and relationship to Salter Street and Queensborough Perimeter Trail.*

CARRIED.

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

ITEMS REMOVED FROM THE CONSENT AGENDA
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7. 647 Ewen Avenue (Slovak Hall): Heritage Revitalization Agreement and Heritage Designation to Convert Hall for Two Residential Units and Add Three Townhouse Units - Preliminary Report

Councillor McEvoy remarked on the project, noting that it honours heritage and appears that staff have worked with the applicant to achieve a reasonable project after the heritage protection order was initiated for the 60 day period.

MOVED AND SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to process the Official Community Plan Text Amendment, Heritage Revitalization Agreement and Heritage Designation applications for 647 Ewen Avenue as outlined in the May 7, 2018 report.

CARRIED.

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

CONSENT AGENDA

8. 620 Third Avenue: Temporary Use Permit for Youth Residential Recovery Program - Preliminary Report

THAT the Land Use and Planning Committee recommends that Council direct staff to process the Temporary Use Permit application for 620 Third Avenue as outlined in the May 7, 2018 report; and,

THAT the Land Use and Planning Committee recommend that Council not provide a grant-in-lieu for the purposes of waiving the Temporary Use Permit fee to the applicant.

ADOPTED BY CONSENT.

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 1:34 p.m.

Original Signed _____
MAYOR JONATHAN COTÉ
CHAIR

Original Signed _____
HEATHER CORBETT
COMMITTEE CLERK