



Corporation of the City of  
**NEW WESTMINSTER**

## **REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE**

October 1, 2018 at 1:30 p.m.  
Committee Room 2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Cote  
Councillor Jaimie McEvoy  
Councillor Mary Trentadue

#### **STAFF:**

Ms. Emilie Adin	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Mr. Stephen Blore	- Transportation Planner
Ms. Dilys Huang	- Planning Analyst
Mr. Bob Sokol	- Planning Consultant
Mr. Mike Watson	- Planner
Ms. Carilyn Cook	- Committee Clerk

#### **GUESTS:**

Mr. Jon Stovell	- Reliance Properties
Ms. Joanna Kwan	- Reliance Properties
Ms. Sarah Siegel	- Hapa Collaborative
Ms. Taizo Yamamoto	- Yamamoto Architecture Inc.
Mr. Arman Haidari	- Canada West Development Ltd.
Mr. Arash Haidari	- Canada West Development Ltd.

The meeting was called to order at 1:30 p.m.

#### **ADDITIONS / DELETIONS TO THE AGENDA**

#### **MOVED and SECONDED**

*THAT the October 1, 2018 Land Use and Planning Committee agenda be adopted.*

**CARRIED.**

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

## ADOPTION OF MINUTES

### 1. Adoption of the Minutes of September 17, 2018 LUPC Meeting

#### **MOVED AND SECONDED**

*THAT the September 17, 2018 Land Use and Planning Committee meeting minutes be adopted as circulated.*

**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. 811 Carnarvon Street and 64, 66 and 70 Eighth Street: Preliminary Application Review for 120 Room Hotel and 45 Storey Residential Tower

Bob Sokol, Planning Consultant, summarized the above-noted report stating that the proposed development would be located across the street from the New Westminster SkyTrain Station and adjacent to Eighth Street, which is a part of the Frequent Transit Network. The site is also in close proximity to the Anvil Centre and next to two other development proposals on the same block; one of which has already been approved and the other currently in the development review process.

Mr. Sokol introduced Jon Stovell of Reliance Properties, Sarah Siegel of Hapa Collaborative, and Taizo Yamamoto of Yamamoto Architecture Inc. Mr. Stovell shared that Reliance Properties has owned the proposed development property for many decades and now is a good time to build a hotel in New Westminster advising that more than one hotel proponent will step forward to build the hotel.

Mr. Yamamoto stated that, unique in the proposed development, is the spanning over Blackie Street which will keep the hotel lower, and increase underground parking efficiency, adding that the slab of the hotel would be slender to the profile, keeping the structure simple and blending nicely with the other building. He advised that there are some exciting and interesting ideas for developing the steep grade of the site, such as having separate levels where pedestrians are not in conflict with cars.

Ms. Siegel shared that Hapa Collaborative is also working on the 810 Agnes Street project, the Chinese Benevolent Association site park, as well as collaborating with the 813 Carnarvon development and striving to make Victoria Street a nice,

comfortable pedestrian space. She stated that this project seems to be the missing piece of the puzzle in developing Victoria Street as a connected part of the public realm, adding that Victoria Street would be extended through this project, connecting between Blackie Street and Eighth Street with a wide, pedestrian-only passageway that will end at the Agnes Street park. By working with the grades and a series of connective public areas, zones of interest can be created to draw people into a great and interesting community space.

In response to a question from the Committee, Mr. Bob Sokol advised that parkade access for the other two projects would be off of Victoria Street.

Further discussion ensued, and the Committee provided the following comments:

- It is encouraging to receive a hotel application near Anvil Centre and downtown;
- Members were in support of separation of the towers;
- Concern was expressed over the 45 storey height of the development as it will be significant compared to nearby buildings which are in the 30 to 40 storey range;
- The development height may invite questions from other developers regarding the restrictions for their projects;
- While one may expect to see taller buildings in this area of the City, it will be interesting to hear the feedback from the public consultation;
- Since 45 storeys is considerably taller than the neighbouring high-rises, a discussion needs to take place and the Committee must continue working with staff to ensure that the project is something that planning staff, Council, and the Community can support;
- Members queried what kind of covenant the City could secure to ensure that a hotel is actually built as a part of the development since the developer will potentially receive building height and FAR incentives ;
- When the Community Amenity Policy was being developed, there was fairly active rejection of the concept that the development is itself the amenity;
- Members queried what level of quality the hotel would be and expressed interest in seeing the numbers and rationale as to what portion of an amenity the hotel would provide for the City, including logic as to why the City would apply certain criteria in comparison to other nearby projects;
- A reduction of parking is supported; however, a 50 percent reduction is substantial. It would be helpful if the Committee had a parking policy to refer to;
- Members would like to see how the business plan addresses parking;
- Receiving public input on the residential parking will be very important;
- Members queried what access to the hotel would look like with respect to the possibility of having a vehicle pull out at the entrance, etc.; and,
- If the parking were diversified to include co-op cars, electric cars, EVO cars, electric bikes, etc., there would be a need to discuss mechanisms that are progressive and forward looking in terms of transportation but that could still ensure that people who are not going to a SkyTrain-based location still have a way to get around without having a parking spot.

At this point, staff clarified that they are recommending that the separation guideline be met for the 45 storey tower; however, that the hotel, which at eight storeys just triggers the seven storey and above separation guideline, has setbacks on the storeys rather than directly meeting the guideline, recognizing that there will be a large open space immediately adjacent to the other tower.

Members approved of the recommendation put forward with further consideration of the following:

1. More work needs to be done with respect to the voluntary amenity contribution of the hotel so that the Committee can better understand it;
2. Staff to revisit the height of the tower and look at other options; and,
3. Further review of parking.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee endorse the eleven staff recommendations listed in Section 8 of this report and that staff include those recommendations and other feedback from LUPC in the pre-application review letter to the applicant.*

**CARRIED.**

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

**Procedural note:** Messrs. Stovell, Yamamoto, Sokol, and Blore and Ms. Siegel left at 1:58 p.m.

**5. 1209 - 1217 Eighth Avenue: Rezoning and Development Permit Applications for 22-Unit Infill Townhouse Project - Preliminary Report**

Dilys Huang, Planning Analyst, advised members that the City has received formal applications for both Rezoning and Development Permit for a 22-unit ground oriented townhouse development to be located across five properties on Eighth Avenue. Ms. Huang reminded members that the Committee reviewed the proposal in May as part of the pre-application review process, noting that the applicant has made some revisions to the proposal as outlined in the report.

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

- The change in the Floor Space Ratio (FSR) is mainly due to the raising of the buildings at the rear; and,
- If the rear end unit to the west was also dropped, rather than a 1.0 FSR fully above grade, there may be a portion that will be considered as basement as the building would be dropped by two feet.

Further discussion ensued, and the Committee provided the following comments:

- The more stepped transition option between the development and the single family home is fair and the alternative massing and roofline option would provide more articulation;
- The more light that gets into the basement, the better, as light makes spaces more livable and adds to the quality of life for the residents;
- Members are generally supportive of the 1.0 above grade FSR without the full allocation of basement FSR for this site; and,
- It is an important development for the area and the type of proposal that the City has been hoping to see.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee endorse the staff recommendations as summarized in Section 8 of this report, and recommend that staff continue to work with the applicant to refine the project design; and*

*THAT the Land Use and Planning Committee recommend that staff process the Rezoning and Development Permit applications as outlined in Section 7 of this report, and forward this report to Council for information.*

**CARRIED.**

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

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

**6. No Items**

**NEW BUSINESS**

**7. No Items**

**CORRESPONDENCE**

**8. No Items**

**NEXT MEETING**

Monday, November 19, 2018 at 11:00 a.m. – Committee Room 2, City Hall

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 2:08 p.m.

Original Signed \_\_\_\_\_

Original Signed \_\_\_\_\_

**MAYOR JONATHAN COTE  
CHAIR**

**CARILYN COOK  
COMMITTEE CLERK**