



Corporation of the City of  
**NEW WESTMINSTER**

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

September 9, 2019 at 11:30 a.m.  
Council Chamber, City Hall

### **MINUTES**

**PRESENT:**

Councillor Mary Trentadue  
Councillor Chinu Das  
Councillor Chuck Puchmayr

**MEMBER REGRETS:**

Mayor Cote

**STAFF:**

Ms. Emilie Adin	- Director of Development Services
Ms. Jackie Teed	- Senior Manager of Development Services
Ms. Lisa Leblanc	- Manager, Transportation
Mr. Rupinder Basi	- Development Planning Supervisor
Ms. Christine Edward	- Transportation Analyst
Mr. Mike Watson	- Planner
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 11:31 a.m.

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

**MOVED and SECONDED**

*THAT the September 9, 2019 Land Use and Planning Committee agenda be adopted as circulated.*

**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 pulled from the Consent Agenda for further discussion; 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 of August 26, 2019 LUPC Meeting**

#### **MOVED and SECONDED**

*THAT the August 26, 2019 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. There were no items.**

## UNFINISHED BUSINESS

### **3. There were no items.**

## DIRECTOR OF DEVELOPMENT SERVICES MEMOS FOR ACTION

### **4. There were no items.**

## REPORTS FOR ACTION

### **5. There were no items.**

## CONSENT AGENDA

### **8. 837 – 841 Twelfth Street: Rezoning and Development Permit for Six Storey Residential Building – Bylaw for Consideration of Readings**

*THAT the Land Use and Planning Committee recommend that Council consider first and second readings of Zoning Amendment Bylaw No. 8139, 2019 and forward it to a Public Hearing on October 28, 2019; and*

*THAT the Land Use and Planning Committee recommend that Council consider issuance of Development Permit DPT00023, subject to the conditions listed below, immediately following the adoption of Zoning Amendment Bylaw No. 8139, 2019:*

- *Adoption of Zoning Amendment Bylaw No. 8139, 2019;*
- *Resolution of landscaping, building materials and details acceptable to the Director of Development Services;*
- *Submission of a security in a form acceptable to the Director of Development Services, in an amount equivalent to 125% of the value of a detailed cost estimate prepared by a professional Landscape Architect; and*
- *Prior to building permit issuance, the finalization of a works and services agreement for all off-site works to the satisfaction of the Director of Engineering Services.*

**ADOPTED BY CONSENT.**

#### **ITEMS REMOVED FROM THE CONSENT AGENDA**

**6. 141 E. Columbia Street: Proposed Site-Specific Zoning Bylaw Text Amendment to Allow for Health-Related Office Space and Retail Uses (including Pharmacy) – Preliminary Report**

Rupinder Basi, Development Planning Supervisor, summarized the above-noted report dated September 9, 2019.

In response to questions from the Committee, staff provided the following comments:

- Based on the comments provided, the proposal could be referred back to staff, revised, and returned to the Committee; and,
- Along with medical office space, the proposal includes space for other businesses such as restaurants, etc.

Discussion ensued, and the Committee provided the following comments:

- It will continue to be extremely difficult for businesses to relocate and find affordable space to lease;
- The potential opportunities that will come with the expansion of the hospital are understood; however, smaller entities such as delis and other eateries and businesses are needed in the neighbourhood to maintain a balance;
- While the need to develop the medical cluster is appreciated, the City must work with the existing businesses to ensure that they continue to be operational;
- Replacing existing businesses with new ones is not in the spirit of the Official Community Plan; and,
- All Committee members present shared similar concerns with the proposal and advised that they could not support the text amendment at this time.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee does not recommend the proposed site-specific zoning bylaw text amendment as outlined in the report dated September 9, 2019 to Council; and,*

*THAT the proposal be referred back to staff to address the concerns outlined by the Land Use and Planning Committee.*

**CARRIED.**

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

**7. 1111 Sixth Avenue (Wisdom Forest Early Learning Centre): Official Community Plan Amendment and Heritage Revitalization Agreement – Bylaws for Consideration of Readings**

Mike Watson, Planner, reviewed the above-noted report dated September 9, 2019.

In response to questions from the Committee, Mr. Watson and Ms. Edward provided the following comments:

- Wisdom Forest Early Learning Centre, a for-profit childcare centre, would own the entire site including the building and the church;
- The proposal includes more on-site parking than what is currently available and would primarily be for use by daycare staff, the caretaker, and business patrons;
- Drop-off and pick-up functions have been proposed on Sixth Ave, partially in order to address resident concerns about a possible increase of traffic volume in the rear lane which backs onto single detached residential dwellings;
- The transportation study for the site indicates that the amount of on-site parking can function properly as a drop off and pick up area. There would also be a preference by parents to use Sixth Avenue, which is already currently in use for quick drop offs and pick ups; however, staff will review the utilization of the off-site loading area before any changes are made to the on-street parking and loading regulations and signage, including the possibility of adjusting regulations during peak times;
- The open space on the east side of the church is proposed by the applicant to be used as part of their outdoor play space. Fraser Health provides requirements regarding the types of play structures for different age groups.
- Nine vehicle spaces will be available in the drop off and pick up area using the existing space;
- The proposal only includes child cares spaces and does not include preschool operations which would see increased drop off and pick up demand shortly before and shortly after start of day and dismissal; and,
- As the site is in close proximity to public transportation, it is expected that it will be utilized by staff and, based on this and other estimates and expectations shared by the operator, city staff have accepted the applicant's analysis on parking for their staff.

Discussion ensued, and the Committee provided the following comments:

- It is nice to see that a formal public consultation was conducted;
- While a non-profit child care space would have been appreciated in the space, it is understood why that is not proposed;
- Outside of this project, staff should address the parameters for outdoor space with the Fraser Health as it seems to be outdated considering the types of spaces the City is working with these days. This discussion should include that childcare space near a park could consider the park as part of their outdoor play area;
- Ground oriented play space is preferred over rooftop play space and a separate play area for the smaller children should be considered as well;
- The applicant should consider staggering drop off and pick up times;
- Glenbrook is a great example of a drop off and pick up area that works well as parents tend to go to work at different times so use of the area is naturally staggered; and,
- Staff should monitor traffic at the site on an ongoing basis.

**MOVED AND SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider Heritage Revitalization Agreement Bylaw (1111 Sixth Ave) No. 8146, 2019 for First and Second Readings, and forward it to a Public Hearing on October 28, 2019;*

*THAT the Land Use and Planning Committee recommend that Council consider Official Community Plan Amendment Bylaw (1111 Sixth Ave) No. 8145, 2019 for First Reading;*

*THAT the Land Use and Planning Committee recommend that Council consider Official Community Plan Amendment Bylaw (1111 Sixth Ave) No. 8145, 2019 in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, of which the subject OCP Amendment Bylaw is hereby deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act;*

*THAT the Land Use and Planning Committee recommend that Council consider Official Community Plan Amendment Bylaw (1111 Sixth Ave) No. 8145, 2019 for Second Reading and forward it to a Public Hearing on October 28, 2019; and*

*THAT the Land Use and Planning Committee recommend that Council consider issuance of Development Permit DP000811, subject to the conditions listed below, immediately following the adoption of Heritage Revitalization Agreement Bylaw (1111 Sixth Ave) No. 8146, 2019:*

- *Adoption of Official Community Plan Amendment Bylaw (1111 Sixth Ave) No. 8145, 2019;*
- *resolution of landscaping, building materials and details acceptable to the Director or Development Services;*
- *Submission of a security in a form acceptable to the Director of Development Services, in an amount equivalent to 125% of the value of a detailed cost estimate prepared by a professional Landscape Architect; and*
- *Prior to building permit issuance, the finalization of a works and services agreement for all off-site works to the satisfaction of the Director of Engineering Services.*

**CARRIED.**

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

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

### **9. There were no items.**

## **NEW BUSINESS**

### **10. LUPC Review Process and Reports – Streamlining Discussion**

Jackie Teed, Senior Manager of Development Services, and Mr. Basi provided a short presentation with respect to streamlining the application review process and ensuring that the LUPC receives information in the most efficient report format.

In response to questions from the Committee regarding the current LUPC review process, staff provided the following comments:

- Modifications to proposals may still be made at the first and second readings of a project;
- Submitting a Preliminary Application Review (PAR) is up to the applicant; however, they are recommended for more complicated projects. Proposals that include a PAR tend to move forward to a full rezoning application;
- Staff are also looking at streamlining PARs and, possibly, having them reviewed by other parties, including the Advisory Planning Commission; and,
- Staff advise that complex applications which may elicit media attention or phone calls to Council members be recommended directly to Council but that simpler projects move to consultation and then to Council for first and second readings.

Discussion ensued, and the Committee provided the following comments:

- A more efficient process that does not take away from the analysis and debate would be welcome;

- Proposals without the implementation of LUPC requests should be returned to the LUPC for further discussion; however, items that implement LUPC requests could go directly to Council;
- Receiving reports back after the LUPC's first review and comments is appreciated so that the Committee can hear professional input and have confirmation that the neighbourhood is in agreement with the proposal. It also provides another opportunity for changes to be made;
- The LUPC can provide applicants with more complicated projects an indication of what Council may be looking for during the process;
- Applications should go to either the LUPC or to Council, not to both at the same time;
- Community feedback on proposals is welcome and helpful; and,
- It is important for applicants to know that even if their proposal does not receive the support of the LUPC, they can still present it to Council.

Emilie Adin, Director of Development Services, shared that she was able to speak with Mayor Cote in advance of today's meeting which he was unable to attend, to receive his feedback on the LUPC review process. She stated that Mayor Cote's initial thoughts, with the acknowledgment that it was without the benefit of hearing his colleagues' input, would be to remove process 9 (Formal LUPC consideration – First & Second Readings), except for the most complicated applications, in order to streamline the review process and allow for the LUPC to focus more attention on policy discussions and work. This could be accomplished by giving the LUPC's attention to individual development applications that have valid, genuine questions during the Preliminary Application Review process and not those that are just passing through the LUPC as a touch point on the way to Council. He noted that there is availability in the council chamber at first and second readings for all of Council to deliberate on input from the public and advisory bodies.

In response to comments from the Committee with respect to the current LUPC report process, staff provided the following comments:

- Location maps could be imbedded in reports for ease of use; and,
- Policy and regulations could be included as an appendix to reports in order to improve the flow of information to the reader and create a less disjointed report.

Discussion ensued, and the Committee provided the following comments:

- It would be more efficient to have visuals in the project description of reports so the reader does not have to move back and forth between the report and the drawings; and,
- To increase reader friendliness, reports could be streamlined to include a summary, purpose, background, and project description; things that are relevant to that particular project.

**CORRESPONDENCE**

**11. There were no items.**

**NEXT MEETING**

**Monday, October 7, 2019**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 12:26 p.m.

Original Signed  
**Councillor Trentadue**  
**Chair**

Original Signed  
**Carilyn Cook**  
**Committee Clerk**