



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

December 3, 2018 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Cote
Councillor Jaimie McEvoy
Councillor Mary Trentadue

GUESTS:

Ms. Lisa Chan	- Owner of 727 Fourth Avenue
Mr. David Chan	- Owner of 727 Fourth Avenue
Mr. Andrew Brown	- Domus Homes
Mr. Richard Wittstock	- Domus Homes
Ms. Tracy Hunyh	- Domus Homes
Ms. Bobbi Sarai Tanguay	- YWCA

STAFF:

Ms. Emilie Adin	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Mr. Rupinder Basi	- Planner 3
Ms. Christine Edward	- Transportation Analyst
Ms. Dilys Huang	- Planning Analyst
Mr. John Stark	- Senior Social Planner
Mr. Mike Watson	- Planner
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 12:03 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the December 3, 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 October 1, 2018 LUPC Meeting

MOVED AND SECONDED

THAT the October 1, 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. On Table Presentation – 140 Sixth Street (Royal Towers): Preliminary Application Review for Mixed Use High Rise Development - Richard Wittstock, Domus Homes

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. 727 Fourth Avenue and 401 Eighth Street: Preliminary Application Review for Proposed Four Storey Residential Development and Formalization of Non-Conforming Commercial Building

Dilys Huang, Planning Analyst, summarized the above-noted staff report dated December 3, 2018.

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

- Staff recommend that the applicants wait for the City to establish the draft Rental Replacement Policy prior to submitting a formal application;
- Driveway access is required and may result in two driveways on the same side;
- The Rental Replacement Policy is expected to go to Council in January 2019. Once the Policy is public and endorsed in principle, it will be used as the basis to move forward new applications and those in early stages of review;
- Staff could entertain a formal application of this site in January once the Policy is brought forward for endorsement in principle with the next step being a formal rezoning and development permit application; and,
- If the applicants wait, there would be more clarity with respect to new purpose-built rentals and how contributions could be made if the number of units cannot be met.

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

- If the properties were combined, and commercial services lost, it would inconvenience residents who currently access these businesses. Additionally, it would impose on the developer and be challenging for the small businesses to find affordable rent elsewhere;
- Adjusting the lot line may be beneficial; however, requiring the consolidation of the two sites would not be necessary;
- The development of rental property should not be held up for a future situation;
- Storage for tenants should be included and parking should be kept to a minimum;
- Relocation of existing tenants must be addressed, including compensation and the relocation process, what is required legislatively, and what the developer is willing to do above and beyond what is required; and,
- There is hesitation in moving forward with a formal application at this time with the knowledge that the Policy is coming out soon and should be applied to this situation.

Procedural note: Ms. Lisa Chan, Mr. David Chan, and Dilys Huang left and Mr. Richard Wittstock and Ms. Tracy of Domus Homes arrived at the meeting at 12:26 p.m.

5. 140 Sixth Street (Royal Towers): Preliminary Application Review for Mixed Use High Rise Development

Mike Watson, Planner, summarized the above-noted staff report dated December 3, 2018 and introduced Richard Wittstock of Domus Homes who provided an on-table presentation to the group.

Members were advised that the building currently has 135 rental suites, with 15 vacant units, and 120 tenants. The apartments range from bachelor suites with kitchenettes to 1 and 2 bedroom units with the average rent being from \$800 to \$900 per month.

Bobbi Sarai Tanguay shared that the YWCA's core service is to help single mothers achieve independence, noting that the organization has over 11 housing sites throughout the Lower Mainland. She advised that the YWCA has been approved for \$100K per door for Community Housing Funding through BC Housing.

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

- The draft Inclusionary Housing Policy would require that projects provide 7.5 to 10 percent of the total units as affordable housing provided that the City

waves the portion of the amenity contribution for additional square footage that would have gone to affordable housing (30 percent);

- Not all units will be required to be owned and operated by the same organization and, in general, the draft Policy states that units would have to be, at a minimum, operated by a non-profit organization, although it would be ideal for the units to be owned by a non-profit organization;
- As the building was originally constructed as a hotel and subsequently converted to residential space, the existing rental units do not meet today's average standard for square footage. In consideration of this, staff and the applicant have agreed to a compromise which meets in the middle in regards to the number of secured market rental units to be replaced and the square footage;
- Staff would work with the applicant on tenant profiles, affordability, and the challenging aspect of tenant relocation assistance which must be provided;
- If more non-market housing is realized, the City could also consider the needs of seniors in the community;
- All modes of transportation around this project will be examined during the transportation study and viewed through the great street lens; and,
- Approximately 1,000 commercial and residential parking spaces would be included in the development.

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

- The height of the building needs to be reconsidered as there will be pushback from the community. Less than 30 storeys is envisioned here;
- The childcare aspect is fully supported; however, consideration needs to be given to accommodating after school care on the site since there is a school nearby. After school care should be a consideration for every development that is located close to a school;
- The courtyard may be too shaded;
- It is concerning that some tenants may be unable to move back into the building;
- As this will be a family-friendly site, many families may have a vehicle and require a parking space;
- It is commendable that the project focuses on providing amenities such as non-market rental housing and childcare; and,
- Staff are requested to have the applicant submit a detailed tenant relocation report to Council prior to the development moving forward.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback section (Section 9) of this report and instruct staff to include that and other feedback from the LUPC in the pre-application letter to the applicant; and

THAT a detailed tenant relocation report be provided by the applicant prior to moving forward with the development.

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, January 14, 2018 at 12:00 p.m.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:08 p.m.

Original Signed _____

**MAYOR JONATHAN COTE
CHAIR**

Original Signed _____

**CARILYN COOK
COMMITTEE CLERK**