

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

March 6, 2017 at 11:00 a.m.  
Committee Room 2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Coté  
Councillor Patrick Johnstone  
Councillor Jaimie McEvoy

#### **STAFF:**

Ms. Jackie Teed	- Acting Director of Development Services
Mr. John Stark	- Acting Manager of Planning
Mr. Jim Hurst	- Development Planner
Mr. Rupinder Basi	- Senior Planner
Ms. Julie Schueck	- Heritage Planner
Ms. Carolyn Armanini	- Planning Analyst
Mr. Nicholas Hardy	- Planning Assistant
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 11:21 a.m.

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

There were no additions.

#### **ADOPTION OF MINUTES**

**1. No Items**

#### **PRESENTATIONS**

**2. No Items**

#### **UNFINISHED BUSINESS**

**3. No Items**

## REPORTS FOR ACTION

### 4. 813 Carnarvon Street

Jim Hurst, Development Planner, summarized the report dated March 6 regarding 813 Carnarvon Street.

Richard Wittstock, Domus Homes Group, Andrew Emmerson, GBL Architects, provided an on table PowerPoint presentation summarizing details of the project as outlined in the report dated March 6, 2017.

Gary Glacken, Pal Vancouver, provided an overview of PAL Vancouver.

In response to questions from the Committee, Mr. Wittsock, Mr. Emmerson and Mr. Glacken provided the following information:

- The project would not include a theatre due to the site's proximity to the Anvil Centre Theatre; however, the rooftop amenity area could include a small performance space;

The Committee did not express concerns regarding the proposed density Floor Space Ratio (FSR) of 7.75. In addition, the Committee noted the following comments:

- Support was expressed for implementing affordable housing for performers and retired performers in close proximity to the Anvil Centre Theatre;
- The proposal could provide positive benefit to the community and the positive impact on the New Westminster arts community;
- A greenway along Carnarvon Street has not been included as part of the Master Transportation Plan. New developments along the north side of Carnarvon Street could include designs to make Carnarvon Street a more friendly pedestrian experience;
- The project appears to conform with the existing streetscape and form; and,
- The project should ensure that there are no blank walls imposing on the pedestrian experience.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council provide staff with feedback on the three approaches identified in section 4.0 of this report with the goal of providing the applicant with a clear understanding of the approach that Council would consider being most appropriate.*

**CARRIED.**

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

**5. 514 Carnarvon (Holy Trinity Cathedral): Heritage Revitalization Agreement and Official Community Plan Amendment - Updated Application**  
**a. Applicant Presentation**

Julie Schueck, Heritage Planner, summarized the report dated March 6, 2017, regarding a pre-application for a Heritage Revitalization Agreement and Official Community Plan Amendment for 514 Carnarvon Street.

Joe Carreira, Conwest Group, Ben Taddei, Conwest Group, Stefan Aepli, Francl Architecture, Donald Luxton, Donald Luxton & Associates, and Dale Yardly, Reverend, Holy Trinity Cathedral, provided a PowerPoint presentation summarizing details of the project as outlined in the report dated March 6, 2017.

In response to questions from the Committee, Mr. Luxton and Mr. Taddei advised that the proposed scope would not be accomplished with a low or medium density project. The current proposal of a high density tower would be economically viable enough to complete the proposed scope, which would include seismic upgrades, heritage restoration work, the inclusion of affordable housing units, and construction of the parkade and amenity space.

Discussion ensued, and the Committee noted the following comments:

- The Holy Trinity Church is an important heritage site in the New Westminster;
- A high rise tower and multifamily project would not be out of place on the site;
- The project's proximity to the Columbia Street SkyTrain Station makes it attractive for density;
- The proposal could provide benefits for the streetscape, and could provide connection from Columbia Street to Carnarvon Street via Church Street;
- The proposal could include clarity regarding the community use aspect of the project;
- It is important that the heritage asset maintain good visibility;

- It was questioned how the proposal would follow the Standards and Guidelines for the Conservation of Historic Places in Canada, specifically with respect to the subordination of new construction to heritage buildings;
- A more slender massing could help the building fit into the existing streetscape; and,
- Secured, affordable rental housing could be considered as part of the application.

**MOVED and SECONDED**

*THAT staff work with the applicant to pursue Option Three (Residential – High Rise Apartment with Affordable Housing) for 514 Carnarvon Street.*

**CARRIED.**

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

**6. 640 and 616 Sixth Street: Development Inquiry for a Proposed High-Rise, Mixed-Use Development Consisting of At-Grade Retail, Secured Market Residential Rental and Market Strata Residential Development – Preliminary Report**

Rupinder Basi, Senior Planner, summarized the report dated March 6, 2017, regarding a development inquiry that has been received for a proposed high-rise, mixed-use development at 640 and 616 Sixth Street.

Discussion ensued, and the Committee noted the following comments:

- There were no concerns expressed regarding density at the site;
- Flexibility is required to provide increased density in Uptown to support the existing commercial and business units;
- The driveway could be relocated to Princess Avenue, as it is anticipated that a greenway will be implemented along Seventh Avenue;
- The podium massing appears large and should be reviewed; and,
- The inclusion of three bedroom units as per the Family Friendly Housing Policy could be considered.

**MOVED and SECONDED**

*THAT staff work with the applicant to pursue Option Two (Maximum Contemplated in Zoning Bylaw Plus Bonus) for 640 and 616 Sixth Street;*

*THAT staff work with the applicant to reduce the number of podium levels; and,*

*THAT the application be revised to provide the number of two- and three-bedroom units as required by the Family Friendly Regulations.*

**CARRIED.**

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

**7. 229 Eleventh Street: Proposed Rezoning to CD Zone to Permit Construction of a Duplex and Laneway House - Preliminary Report**

Jackie Teed, Acting Director of Development Services, summarized the report dated March 6, 2017, regarding a proposed rezoning for 229 Eleventh Street to permit construction of a duplex and laneway house.

The Committee noted that the proposal is a good use of the site, and would be consistent with other projects in the neighbourhood.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to proceed with the processing of the rezoning application for 229 Eleventh Street as outlined in the report dated March 6, 2017.*

**CARRIED.**

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

**CONSENT AGENDA**

**8. 1002, 1012, 1016 and 1020 Auckland Street: Rezoning from Light Industrial Mixed Use Districts (M-5) to Comprehensive Development Districts (1002 Auckland Street) (CD-69) - Bylaw for Consideration of First and Second Readings**

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7907, 2017 for First and Second Reading and forward the Bylaw to a Public Hearing on April 24, 2017.*

**CARRIED.**

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

**9. 518 Ewen Avenue: Proposed Rezoning from (C-1) to (RQ-1) to Permit Construction of a Single Detached Dwelling- Updated Application for Consideration of Public Hearing**

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend Council forward Zoning Amendment Bylaw 7833, 2016 to rezone 518 Ewen Avenue from Local Commercial Districts (C-1) to Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to a Public Hearing on April 24, 2017.*

**CARRIED.**

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

**11. 43 Hastings Street: Rezoning for Six Unit Affordable Housing Project - Preliminary Report**

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to process the Rezoning, Housing Agreement Bylaw and Development Permit applications for the subject properties located at 43 Hastings Street based on the process outlined in the report dated March 6, 2017.*

**CARRIED.**

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

**ITEMS REMOVED FROM THE CONSENT AGENDA**

**10. 837 - 841 Twelfth Street: Development Permit for Proposed Four Storey Mixed Use Building and Development Variance Permit to Vary Building Line Setback - Preliminary Report**

In response to questions from the Committee, Jackie Teed, Acting Director of Development Services, and Nicholas Hardy, Planning Assistant, provided the following information:

- The proposal would not meet the requirements of the proposed new Official Community Plan (OCP) and Design Guidelines, which indicate that commercial units along Twelfth Street should be developed in nodes not including this site, but is consistent with the zoning on the site;
- The current zoning would allow a maximum height of either four storeys or 40 feet;
- The proposed Design Guidelines would stipulate where six storey projects would be appropriate; and,

- Additional storeys are often linked to community benefits, such as affordable housing units.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that staff process the application for the subject lots as outlined in the report dated March 6, 2017.*

**CARRIED.**

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

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

**12. No Items**

**NEW BUSINESS**

**13. No Items**

**CORRESPONDENCE**

**14. No Items**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 1:01 p.m.

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**JONATHAN COTÉ**  
**MAYOR**

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**LAUREN BLAKE**  
**COMMITTEE CLERK**