

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

September 14, 2015 at 12:00 p.m.  
Committee Room 2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Côté  
Councillor Patrick Johnstone  
Councillor Chuck Puchmayr

#### **GUESTS:**

Councillor Jaimie McEvoy - Alternate Committee Member  
Arthur Buse - Boldwing Continuum Architects Inc.  
Cheryle Beaumont - Urban Academy  
Deborah McKenzie - Urban Academy  
Jennifer Thompson - Urban Academy  
Pablo Yuste - Omicron

#### **STAFF:**

Ms. Bev Grieve - Director of Development Services  
Ms. Julie Schueck - Heritage Planner  
Mr. Rupinder Basi - Senior Planner  
Mr. Jim Hurst - Planner  
Ms. Julia Dysktra - Planning Assistant  
Ms. Lauren Blake - Committee Clerk

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

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

There were no amendments to the agenda.

The Consent Agenda - members may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

**MOVED and SECONDED**

*THAT items 8 and 11 be removed from the Consent Agenda.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the remaining items on the Consent Agenda be approved.*

**CARRIED.**

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

**ADOPTION OF MINUTES**

1. No items.

**PRESENTATIONS**

2. No items.

**UNFINISHED BUSINESS**

3. No Items

**REPORTS FOR ACTION**

4. **Brantford Proposal (Bent Court Project)  
Rezoning Application**

Julie Schueck, Heritage Planner, and Rupinder Basi, Senior Planner, provided an On-Table PowerPoint presentation summarizing the report dated September 14, 2015.

Arthur Buse, Boldwing Continuum Architects Inc., provided an On-Table PowerPoint presentation outlining details of the project as summarized in the report dated September 14, 2015. With respect to the historic homes currently located at 612 and 618 Brantford Street, Mr. Buse advised that the applicant has proposed to sell and contribute to the cost of relocating the homes, donate and relocate the homes to the City, or provide a free architectural historical record of both homes to the City.

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

- The existing context and character of the neighbourhood would be considered during the design process;
- The proposed six story townhouse and condominium design could provide a smooth transition from the high density buildings located along Sixth Street to the lower density residential neighbourhood of Queen's Park;
- The top floor units as proposed would have a loft space which would provide access to the rooftop; and,
- The applicant would prefer to relocate the heritage homes from the property.

In response to questions from the Committee, Bev Grieve, Director of Development Services, Ms. Schueck and Mr. Basi provided the following information:

- Staff did not propose live/work units for the project, as it was anticipated that the units would not be successful in this location;
- A Heritage Revitalization Agreement (HRA) could be implemented in order to retain the heritage homes located on the existing site, however, there would be engineering constraints and additional costs for the applicant to consider; and,
- The Engineering Department has requested a 11 foot wide street dedication along Brantford Street to implement sidewalks and relocate existing utilities underground.

Discussion ensued, and the Committee expressed support for the ground-oriented and family-oriented aspects of the proposal. In addition, the Committee noted the following comments:

- The proposal appears to complement the neighbourhood;
- The relocation of the heritage homes and the implementation of commercial space could provide economic development benefits to the community;
- The heritage homes should be physically retained, although the homes may not be required to remain at the current site;
- It was suggested that the applicant could investigate integrating one or both of the historic homes into the proposal;
- The retention of historic homes in the area should be encouraged and supported; and,
- The proposed Engineering requirements for the road dedication may constrain the project and could be reconsidered or revised.

**MOVED and SECONDED**

*THAT the applicants be encouraged to proceed with a development application that retains the two historic houses, either on site or via the donation of the homes to members of the public, through a Heritage Revitalization Agreement (HRA), an Official Community Plan amendment and a Development Permit process.*

**CARRIED.**

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

**5. 101 Third Ave/228 Manitoba Street (Urban Academy)  
Rezoning Application**

**a. Staff Report**

Bev Grieve, Director of Development Services, and Rupinder Basi, Senior Planner, provided an On-Table PowerPoint presentation outlining details of the report dated September 14, 2015.

**b. Applicant Presentation**

Pablo Yuste, Omicron, provided an On-Table PowerPoint presentation regarding outlining details of the project as summarized in the report dated September 14, 2015.

In response to questions from the Committee, Cheryle Beaumont, Head of School, Urban Academy, provided the following information:

- It is anticipated that future expansion would be achieved on a secondary site located in close proximity to the Queen's Park location;
- Urban Academy parents would be directed to utilize the portion of Royal Avenue that is available for picking up and dropping off students;
- Urban Academy would support restrictive parking signage in Queen's Park for the benefit of residents; and,
- To satisfy the Tenant Relocation Policy, the City has suggested that Urban Academy provide a contribution to a new rental project, or to the renovation of an existing affordable housing project.

Deborah McKenzie, Chair, Urban Academy Board of Directors, and Jennifer Thompson, Member, Urban Academy Board of Directors, advised

that an informal meeting with Urban Academy representatives and individuals that had expressed opposition to the initial expansion proposal was conducted in July 2015. Ms. McKenzie and Ms. Thompson reported that the Urban Academy representatives and those opposed to the proposal were unable to arrive at a consensus with respect to how the application should move forward at the current location.

In response to questions from the Committee, Bev Grieve, Director of Development Services, advised that staff have been reviewing best practices regarding tenant relocation and anticipate that a report will be presented to the Mayor's Task Force on Housing Affordability in October.

Discussion ensued, and the Committee noted that while there were positive amendments to the proposal, such as relocating the new building onto Manitoba Street, it does not appear as though there is a significant enough of a change that the community would express support for the proposal. The Committee suggested that residents who have expressed opposition to the proposal be invited to appear as delegations, or provide written submissions at the October 5, 2015 Land Use and Planning Committee meeting to express their concerns, as well as to determine if a compromise could be reached between the two sides.

**MOVED and SECONDED**

*THAT an opportunity be provided for area residents to appear as delegations between 12:00 to 12:30 p.m. at the October 5, 2015 Land Use and Planning Committee Meeting; and,*

*THAT staff continue working with the applicant in further exploring alternative options for the proposed School Expansion.*

**CARRIED.**

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

**6. New Westminster Food Truck Policy  
Workplan and Policy Approach**

Bev Grieve, Director of Development Services, and Julia Dykstra, Planning Assistant, summarized the report dated September 14, 2015.

Discussion ensued, and the Committee expressed support for the food truck program and policy as outlined in the report. The Committee suggested that food trucks could provide a gateway for new businesses in New Westminster, and could attract economic development to the city. However, the Committee noted that the contributions provided by traditional, standing business, such as event

sponsorship, and negative impacts on traditional local businesses should be avoided. In addition, the Committee noted the following suggestions:

- That the local Business Improvement Associations and Chamber of Commerce be consulted with respect to the potential impacts on traditional businesses;
- That the food truck policy should be flexible;
- That local traditional businesses could be prioritized for food truck licenses; and,
- That the policy could be implemented on a trial basis.

**MOVED and SECONDED**

*THAT staff proceed with the New Westminster Food Truck policy as outlined in the report dated September 14, 2015.*

**CARRIED.**

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

**CONSENT AGENDA**

**7. Justice Institute  
Minor Development Permit**

**MOVED and SECONDED**

*THAT the report dated September 14, 2015 be received for information.*

**CARRIED.**

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

**9. 335 Buchanan Avenue – Preliminary Report  
Heritage Revitalization Agreement**

**MOVED and SECONDED**

*THAT staff proceed with the processing of the Heritage Revitalization Agreement application for 335 Buchanan Avenue.*

**CARRIED.**

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

**10. 205 Clinton Place – Preliminary Report  
Heritage Revitalization Agreement**

**MOVED and SECONDED**

*THAT staff proceed with the processing of the Heritage Revitalization Agreement application for 205 Clinton Place.*

**CARRIED.**

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

**ITEMS REMOVED FROM THE CONSENT AGENDA**

**8. 520 Twenty-First Street  
Rezoning Bylaw for First and Second Readings**

In response to questions from the Committee, Jim Hurst, Planner, advised that there is a pathway located at the north end of Twenty-first Street that connects to Stewardson Way and the route to the Twenty Second Street Skytrain station. The path is not adjacent to the subject property and is currently a rough gravel pathway.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council:*

- a. Consider Zoning Bylaw Text Amendment REZ00012 for first and second reading and forward the Bylaw to a Public Hearing on October 26, 2015;*
- b. Issue notice of an Opportunity to be Heard for Development Variance Permit DVP00599 at the Regular Meeting of Council on September 28, 2015;*
- c. Consider issuance of the Development Permit DPN00013 following final approval of the rezoning.*

**CARRIED.**

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

**11. 602 Ewen Avenue (Spangol's Townhouses) – Preliminary Report  
Rezoning Application**

In response to questions from the Committee, Jim Hurst, Planner, advised that the property is no longer designated for commercial use in the Official Community Plan.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the rezoning and development permit application.*

**CARRIED.**

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

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

**12. Regional Growth Strategy Amendment – Inclusion of Regional Context Statements from Various Municipalities**

Bev Grieve, Director of Development Services, advised that the housekeeping amendments as outlined in the correspondence dated June 11, 2015 received from Metro Vancouver have been reviewed by the necessary agencies. Ms. Grieve will respond to Metro Vancouver, indicating that the City does not oppose the amendments.

**13. Delegation of Powers to LUPC: Introductory Comments**

Bev Grieve, Director of Development Services, suggested that Council could delegate the issuance of small development permits, such as infill permits, to the Land Use and Planning Committee.

Discussion ensued, and the Committee advised that, at this time, they wish that the ability to issue development permits remain with Council.

**NEW BUSINESS**

**14. No items.**

**CORRESPONDENCE**

**15. No items.**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 1:55 p.m.

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**JONATHAN COTÉ**  
**MAYOR**

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