

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

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

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Chuck Puchmayr

STAFF:

Ms. Bev Grieve	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Mr. Rupinder Basi	- Senior Planner
Mr. John Stark	- Senior Social Planner
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 12:07 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

The following items were added to the agenda:

Item 7: Royal Columbian Hospital Project Update; and,
Item 8: Temporary Use Permit for Cliff Block Residence

ADOPTION OF MINUTES

1. October 5, 2015

MOVED and SECONDED

THAT the October 5, 2015 Land Use and Planning Committee minutes be adopted.

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. 228 and 232 Sixth Street - La Rustica Site Redevelopment - Preliminary Report

Rupinder Basi, Senior Planner, provided an On-Table PowerPoint presentation summarizing details of the report dated November 2, 2015.

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

- The proposed front setbacks are to ensure there is adequate space for patio furniture and landscaping within the development;
- 10 foot setbacks are generally preferred;
- Some units would require stairs down from the sidewalk due to the grade, and would therefore not be accessible;
- The property located at 610 Welsh Street is currently zoned for parking, and would likely require consolidation with another property in order to be redeveloped; and,
- The current zoning requires commercial on the lower levels, however, commercial spaces have not been successful in this area.

Discussion ensued, and the Committee noted the following comments:

- It was suggested that all lower units, including single level units, could be provided with an individual front door;
- The townhomes could be provided with additional distinction from the apartment tower; and,
- The two-level units could be continued from Sixth Street onto Welsh Street.

MOVED and SECONDED

THAT the Land Use Planning Committee request staff to work with the applicant to address the following urban design issues and report back to the Committee before this proposal moves forward to public consultation:

- *Front yard and Side Yard setback of the proposed building to allow for adequate useable open space for ground-oriented units and provision of a suitable landscape buffer within the property boundary to screen the outdoor patio areas for ground-oriented units from vehicular traffic;*
- *Building separation between the proposed building and the existing mixed use tower to the north;*
- *Provision of two additional parking spaces for disabled persons and fourteen additional long-term bicycle parking stalls;*
- *Provision of Adaptable Housing Units equivalent to 40% of the total number of units; and,*
- *Attention paid to the design of the City Homes and bottom level of the development.*

CARRIED.

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

5. New Westminster Child Care Needs Assessment

John Stark, Senior Social Planner, summarized the report dated November 2, 2015 regarding New Westminster's child care needs assessment.

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

- There are multiple childcare options for children between three and five;
- There are very few infant childcare option;
- It is challenging for the City to attract affordable or not-for profit childcare;
- Childcare grants allow childcare facilities to keep their costs lower;
- Major capital grants are required to provide cost friendly childcare; and,
- Ensuring that quality service is provided in both for and not-for profit childcare facilities is an issue that is addressed by Provincial regulations, and could be achieved by providing fair wages, reducing staff turnover, requiring that staff receive an early childcare certificate.

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

6. Suggested Dates for Official Community Plan Infill Housing Tour

Bev Grieve, Director of Development Services, suggested that an infill housing tour of North Vancouver for Council be scheduled for Monday, December 7, 2015 between 9:00 a.m. and 12:00 p.m.

Discussion ensued, and the Committee advised that a Monday morning prior to a Council meeting would be the preferred option. The Committee suggested that a builder or developer could be invited for the tour to discuss the challenges and opportunities for various types of housing.

7. Royal Columbian Hospital Project Update

Bev Grieve, Director of Development Services, advised that Royal Columbian Hospital has requested a temporary emergency tower for helicopter landing.

In response to questions from the Committee, Ms. Grieve advised that the request would be brought forward to residents of the Anvil Tower development.

Discussion ensued, and the Committee advised that the request should be forwarded to Council for consideration.

8. Temporary Use Permit for Cliff Block Residence

Bev Grieve, Director of Development Services, advised that the temporary use permit for the Extreme Weather Shelter located at Cliff Block Residence would expire at the end of 2015. John Stark, Senior Social Planner, further advised that the community has expressed minimal concerns from the community regarding the shelter.

Discussion ensued, and the Committee recommended that the renewal of the temporary use permit be forwarded to Council for consideration.

NEW BUSINESS

9. No Items

CORRESPONDENCE

10. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:03 p.m.

JONATHAN COTÉ
CHAIR

LAUREN BLAKE
COMMITTEE CLERK