

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

April 18, 2016 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Jamie McEvoy

STAFF:

Ms. Bev Grieve - Director of Development Services
Ms. Jackie Teed - Manger, Planning
Mr. Jim Hurst - Planner
Mr. Rupinder Basi - Senior Planner
Ms. Debbie Johnstone - Committee Clerk

The meeting was called to order at 12:01 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

ADOPTION OF MINUTES

- 1. Motion to adopt the minutes of the Land Use and Planning Committee meetings held:**
 - a. March 7, 2016**
 - b. April 4, 2016**

MOVED and SECONDED

THAT the following Land Use and Planning Committee meeting minutes be adopted:

- a. March 7, 2016*
- b. April 4, 2016*

CARRIED.

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

PRESENTATIONS

There were no items.

UNFINISHED BUSINESS

There were no items.

REPORTS FOR ACTION

4. 129 Tenth Street: Proposed Rezoning to Allow an Eight Unit Townhouse Development - Bylaw for First and Second Readings

Jim Hurst, Planner, summarized the report dated April 18, 2016 regarding an application that has been received to rezone 129 Tenth Street from a Single Detached Residential Dwelling Districts (RS-2) to Multiple Dwelling Districts (Low Rise) (RM-2) and obtain a Development Permit in order to construct an eight unit townhouse development.

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

- Issues have been expressed with parking for the development, and the inability to implement a driveway off Tenth Street;
- Design components on each townhouse allow for minimal separation between buildings; and,
- Due to issues with privacy, the architect decided to implement eight townhome units with more private patio space rather than a shared communal area between the two buildings.

Discussion ensued, and the Committee expressed support for the project. The Committee suggested that the City could consider implementing pedestrian LED lights in the complex.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7839, 2016 for First and Second Reading and forward the bylaw to a Public Hearing on May 30, 2016.

CARRIED.

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

5. 602 Ewen Avenue (Spangol's Townhouse): Bylaw for First and Second Readings

Jim Hurst, Planner, summarized the report dated April 18, 2016 regarding an application that has been received to rezone the site from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and Local Commercial Districts (C-1) to Queensborough Townhouse Districts (RT-3B) and obtain a Development Permit in order to construct a 16 townhouse unit development.

Mr. Hurst provided an overview of the changes that had been made to the development to accommodate neighbouring properties in the area, as well as the changes that had been made in response to comments provided by the New Westminster Design Panel (NWDP).

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

- Garbage pickup would be provided on site through the City, and would be accessed through the interior lane;
- Pedestrian access points on the development had been reoriented at the request of the NWDP;
- The development would be a single strata complex; and,
- Asphalt had been suggested for paving the back lane as it works well for the Queensborough area; however, a green lane concept with permeable pavement and softer pavement could be considered.

The Committee expressed support for the project; however, suggestions were made to reconsider the recommendations given by the NWDP with regard to the limited pedestrian access points. It was suggested that this could be further reviewed during the development permit process.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7840, 2016 for First and Second Reading and forward the bylaw to a Public Hearing on May 30, 2016.

CARRIED.

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

6. 228 and 232 Sixth Street (La Rustica): Rezoning and Development Permit Application

Rupinder Basi, Planner, summarized the report dated April 18, 2016 regarding a rezoning and development permit application to allow for the development of a six storey residential building on Sixth Street in the Uptown neighbourhood.

Wes Friesen, Points West Architecture, provided an overview for the project, highlighting the changes made to the project with respect to the Committee's suggestions at the November 2, 2015 meeting.

In response to questions from the Committee, Mr. Basi and Mr. Friesen provided the following information:

- The applicants have worked with staff to provide a new design concept;
- Issues regarding the Sixth Street setback continue to require additional consideration;
- Townhouses in urban settings typically would have a ten foot setback; however, in order to accommodate this, a dedication on Sixth Street would be required;
- Balconies could articulate in a way that is reflective of the neighboring building;
- The building shape has been reoriented to accommodate the close proximity with the adjacent building; and,
- The rooftop would be active space, with additional landscaped private areas on the fourth and sixth floor of the building.

Discussion ensued, and the Committee provided the following comments:

- The front yard setbacks may not be as important with the active greenspace being implemented on the roof;
- The close proximity between this development and the neighboring building may not be an issue that the Design Panel can address; and,
- Enquires were made regarding the necessity of this proposal coming back to the Committee following the input of the New Westminster Design Panel.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff bring the proposal forward to the New Westminster Design Panel to obtain preliminary comments in regard to the outstanding urban design issues and then move forward with public consultation.

CARRIED.

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

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

7. No Items.

NEW BUSINESS

8. No Items.

CORRESPONDENCE

9. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:39 p.m.

JONATHAN COTÉ
MAYOR

DEBBIE JOHNSTONE
COMMITTEE CLERK