

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

October 3, 2016 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  
Ms. Lauren Blake - Committee Clerk  
Mr. Rupinder Basi - Senior Planner  
Ms. Carolyn Armanini - Planning Analyst

#### **GUESTS:**

Mr. Hossein Amanat - Amanat Architect  
Mr. Derik Giner - Amanat Architect  
Mr. Daniel Diebolt - Bosa  
Mr. Evan Allegretto - Wesgroup  
Mr. Beau Jarvis - Wesgroup

The meeting was called to order at 2:01 p.m.

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

#### **MOVED and SECONDED**

*THAT the agenda be adopted.*

**CARRIED.**

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

## ADOPTION OF MINUTES

### 1. Adoption of the following minutes:

- a. August 29, 2016
- b. September 12, 2016

### MOVED and SECONDED

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

- a. August 29, 2016
- b. September 12, 2016

**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. 600 to 720 Quayside Drive (Bosa Site, formerly Larco Site): Special Development Permit Application and Development Variance Permit - Preliminary Report

Carolyn Armanini, Planning Analyst, summarized the report dated October 3, 2016 regarding 600 – 720 Quayside Drive.

Hossein Amanat and Derik Giner, Amanat Architect, provided an on-table PowerPoint summarizing details of the project as outlined in the report dated October 3, 2016.

In response to questions from the Committee, Mr. Amanat, Mr. Giner and Daniel Diebolt, Bosa, provided the following information:

- The applicant is aware of the Federation of Canadian Municipalities Railway Proximity Guidelines and is working with representatives from

Canadian National, Canadian Pacific and Southern Railway to achieve the guidelines;

- The proposed new road configuration could provide better separation between the railway and the residential space;
- A master schedule could be provided at a later date;
- Additional images or a video of the proposed fins could be provided.

In addition, staff provided the following information:

- It is anticipated that this proposal would provide improved views from the Inter-Urban building;
- There is an agreement in principle with the railways in the area to provide a temporary pedestrian crossing at Sixth Street during construction, if feasible;
- The City is exploring a permanent at-grade crossing for bicycles and pedestrians at Sixth Street;
- No vehicles, except for small emergency vehicles, would be permitted to cross the proposed bicycle or pedestrian crossing at Sixth Street;
- Any permanent crossing must still allow for whistle cessation, and the developer would be expected to pay for the necessary upgrades for whistle cessation; and,
- There will be public consultation for the design of the public park space at a later date.

Discussion ensued, and the Committee noted the following comments:

- There should be discussions regarding the proposed height, ground expression and access through the semi-private park of the current proposal;
- If the private space is not designed to be utilized by residents, it was suggested that the space could be open or permeable to the public;
- Support was expressed for the new access road and at-grade pedestrian and bicycle crossing at Sixth Street;
- The road around the proposed commercial building could be pedestrian friendly and vehicle traffic could be slower;
- Traffic could be slower along the new access road;
- It was suggested that all former proposals for the site, including Larco proposals, could be demonstrated to the public to indicate how the applicant developed the current application; and,
- It should be communicated to the public that the proposed height of this project reflects the specific history and circumstance of the subject application and would not set a precedent for other areas in the city.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the application as outlined in the report dated October 3, 2016.*

**CARRIED.**

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

**5. 145 - 201 E. Columbia Street: Rezoning (REZ00129) and Development Permit (DPS00044) for proposed Six-Storey Mixed Use Commercial and Residential (Rental) Building with Two Townhouse Units - Preliminary Report Update**

Rupinder Basi, Senior Planner, summarized the report dated October 3, 2016, regarding 145 – 201 East Columbia Street. Mr. Basi noted that the existing CM Commercial Main Street designation in the Official Community Plan does not provide a specific height designation; however, density may range from medium to high.

Evan Allegretto and Beau Jarvis, Wesgroup, provided an on-table PowerPoint presentation summarizing details of the project as outlined in the report dated October 3, 2016.

In response to questions from the Committee, Mr. Allegretto and Mr. Jarvis provided the following information:

- Wesgroup representatives presented the proposal at a Sapperton Residents' Association (RA) meeting. City staff was also present at the RA meeting;
- There seems to be a disconnect between the community and the expectations for the Economic Health Care Cluster (EHCC); and,
- It is unclear what the expected density could be for Sapperton based on the different levels of employment that could result from the EHCC.

Discussion ensued, and the Committee noted the following comments:

- The EHCC has been linked to housing and additional density in Sapperton;
- It was suggested that not all new employees of the EHCC will wish to live in New Westminster;
- The proposal would be acceptable as per the current OCP designation;
- The proposal for six storeys could achieve City values and goals compared to a five storey strata development; and,
- The proposal conforms well along East Columbia; however, it is unclear how the project would integrate with the adjacent single family home area. It was suggested that design charrettes could provide useful context.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that the rezoning and development permit application for the subject properties located at 145 to 201 East Columbia Street be forwarded to Council.*

**CARRIED.**

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

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

6. There were no items.

**NEW BUSINESS**

7. No Items

**CORRESPONDENCE**

8. No Items

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 1:23 p.m.

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**JONATHAN COTÉ**  
**MAYOR**

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