



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

June 12, 2017 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Jaimie McEvoy

STAFF:

Mr. Rupinder Basi	- Senior Planner
Mr. Jim Hurst	- Planner
Mr. Mike Watson	- Planner
Ms. Heather Corbett	- Committee Clerk

GUESTS:

The meeting was called to order at 12:13 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

ADOPTION OF MINUTES

1. Adoption of the Minutes
MOVED and SECONDED
THAT the following LUPC minutes be adopted:
 - a. April 10, 2017
 - b. May 1, 2017
 - c. May 15, 2017

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. **800 Columbia Street: Rezoning and Special Development Permit to Allow a Liquor Primary Licensed Premise – Preliminary Report**

Rupinder Basi, Planner, summarized the preliminary report dated June 12, regarding an application to amend the Zoning Bylaw for a Special Development Permit to allow a Liquor Primary Licensed Premised at 800 Columbia Street.

In response to questions from the Committee, Mr. Mike Watson confirmed that the deck of the restaurant will be part of Hyack Square.

Discussion ensued, and the Committee noted the following comments:

- The hours of operation should be influenced by what Police and Bylaw enforcement staff advise;
- Designation of the building would be supported by members of the LUPC, but it should not be a requirement that would delay the process of occupancy;
- The LUPC trusts Staff to manage the relationship with the owner of the building and work towards designation, if so desired;
- Occupancy of the building should be of utmost importance, as occupied heritage buildings are generally kept in better shape than unoccupied heritage buildings;
- The building at 800 Columbia Street is one of the best examples of a heritage building in the City and this application provides public access, which is of great importance;
- The incorporation of a patio in Hyack Square will greatly contribute to the success of Hyack Square.

MOVED and SECONDED

THAT the Land Use and Planning committee recommend that Council direct Staff to process the Rezoning, Special Development Permit and Liquor Primary License applications based on the process as outlined in the June 12, 2017 report.

CARRIED.

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

5. 1050 Boyd Street: Development Permit Application – Preliminary Report

Mr. Jim Hurst, Planner, summarized the report dated June 12, 2017, regarding a Development Permit application for construction of a new car dealership at 1050 Boyd Street.

Access to the site is the biggest issue. There is no access allowed from the Highway on ramp or Howes Street. The project will include a multi-purpose pathway on Howes Street. From a design perspective we are trying to connect the building with the street and satisfy floodplain requirements. Roof storage for cars is required due to the small site. There is a rescue area on the roof which is easily accessible. It will provide a car repair facility close to the highway.

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

- It is unknown whether this development would encourage further development on 12th Street site;
- The storm water retention pond that is seen on the overhead image in the meeting package is co-managed by the Ministry of Infrastructure and Transportation and the City of New Westminster; and,
- It is likely that the bus stop would move closer towards Howes Street.

Discussion ensued, and the Committee noted the following comments:

- This is a unique piece of land to come available for development due to the highway system;
- The proposed car dealership appears to fit the profile of the land and it would be an appropriate use of activating an otherwise derelict piece of land;
- The walkway along Howes would be an excellent addition;
- It would be appropriate to ensure that the bike path is accommodated, with a painted crossing for bikes and a careful investigation of how the driveway would intersect the biking path; and,
- A development which improves the pedestrian area would be a major improvement and a good bonus for this area.

MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to process the application for a development permit for 1050 Boyd St, as outlined in the June 12, 2017 report.

CARRIED.

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

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

6. No Reports

NEW BUSINESS

7. No Items

CORRESPONDENCE

8. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:30 p.m.

Originals Signed
JONATHAN COTÉ
MAYOR

Originals Signed
HEATHER CORBETT
COMMITTEE CLERK