

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

May 15, 2017 at 12:00 p.m.  
Committee Room 2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Coté  
Councillor Patrick Johnstone  
Councillor Jaimie McEvoy

#### **STAFF:**

Mr. Jim Hurst	- Planner
Mr. Rupinder Basi	- Senior Planner
Mr. Mike Watson	- Planner
Mr. John Stark	- Acting Manager of Planning
Ms. Heather Corbett	- Committee Clerk

#### **GUESTS:**

Hossein Amanat, Bosa Developments  
Dan Diebolt, Bosa Developments  
Lindi Liebrandt, Bosa Developments

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

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

There were no additions.

#### **ADOPTION OF MINUTES**

1. No Items

#### **PRESENTATIONS**

2. No Items

## UNFINISHED BUSINESS

3. No Items

## REPORTS FOR ACTION

4. **1111 Sixth Avenue (Former Church Site): Official Community Plan Amendment and Heritage Revitalization Agreement – Preliminary Report**

Mike Watson, Planner, summarized the preliminary report dated May 15 regarding an Official Community Plan (OCP) amendment application and a Heritage Revitalization Agreement (HRA) application for 1111 Sixth Avenue.

Discussion ensued and the Committee noted the following comments:

- While there may be advantages, the Committee expressed concerns about amending the draft OCP to accommodate this application;
- The application for a HRA is appropriate in this case; and,
- While there has been heritage restoration to the building in the past, it would be appropriate to include a high-level maintenance plan and ensure that structural deficiencies are examined in conjunction with this application.

### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the Heritage Revitalization Agreement and Development Permit applications based on the process outlined in the May 15 report; and, THAT this development goes through the OCP process independently.*

**CARRIED.**

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

5. **600 – 720 Quayside Drive (Bosa Site Formerly the Larco Site): Development Variance Permit – Preliminary Report**

Rupinder Basi, Senior Planner, summarized the report dated May 15, 2017, regarding a Special Development Permit (SDP) and a Development Variance Permit (DVP) application for the development of a mixed use project with two high rises and one three-storey commercial building at 600 to 720 Quayside Drive.

Hossein Amanat, Bosa Developments, provided a PowerPoint presentation summarizing details of the project and variance requested, as outlined in the report and attachments dated May 15, 2017.

In response to questions from the Committee, Mr. Basi, Mr. Watson, Mr. Amanat, and other Bosa representatives provided the following information:

- An environmental assessment of the waterfront area is required by other levels of Government and would have to be addressed by the applicant; and,
- Discussions are still ongoing with the Vancouver Fraser Port Authority about the proposed waterfront esplanade;

Discussion ensued, and the Committee noted the following comments:

- Concern was expressed regarding the construction phasing and the length of time that Begbie Street would be closed;
- Begbie Street is a prominent entrance which should include a high quality of urban design;
- This area has a rich industrial heritage and it should be recognized and celebrated;
- Appreciation was expressed for the clarification of the space between the two towers; and,
- Generally the proposed site plan revisions are positive and seem to have been well received by the public and stakeholders.

#### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider issuing notice for an Opportunity to be Heard at the Regular Meeting of Council on June 26, 2017 for DVP00617 varying CD-55 Zoning Bylaw requirements for 660 Quayside Drive as follows:*

- *Up to 23 of the required motor vehicle parking spaces may be provided at-grade rather than within below-grade parking structures;*
- *Building footprint above the second storey in Sub-area 2 and Sub-area 3 may be up to 8,950 square feet rather than being limited to 6,500 and 7,500 square feet respectively;*
- *A revised site plan incorporating revised building siting within each Sub-area; and*
- *Revised building height limits as follows:*
  - *Sub-area 1: 23m (3 storeys) rather than 128 m (38 storeys)*
  - *Sub-area 2: 178m (53 storeys) rather than 156 m (47 storeys)*
  - *Sub-area 3: 144m (43 storeys) rather than 103 m (29 storeys)*

**CARRIED.**

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

**6. 630 Ewen Avenue (Affordable Housing Project): Official Community Plan and Rezoning Bylaws for First and Second Readings**

Jim Hurst, Planner, summarized the report dated May 15, 2017, regarding an Official Community Plan Amendment and Rezoning Application for the development of a five unit residential building at 630 Ewen Avenue.

Mr. Hurst noted that the application has been supported by the Community and Social Issues Committee, the New Westminster Design Panel, and the Advisory Planning Commission and it satisfies numerous City policies and objectives.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider Official Community Plan Amendment Bylaw 7919, 2017 for First and Second Reading and forward the Bylaw to a Public Hearing on June 26, 2017, and,*

*THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7920, 2017 for First and Second Reading and forward the Bylaw to a Public Hearing on June 26, 2017.*

**CARRIED.**

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

**7. 300 Salter Street (Port Royal): Development Permit and Development Variance Permit Applications for a Proposed 87 Unit Apartment Building**

Jim Hurst, Planner, summarized the report dated May 15, 2017, regarding a Development Permit and Development Variance Permit Application for a proposed 87 unit apartment building at 300 Salter Street.

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

- The variance refers to eight units on the top floor which have a mezzanine level. The Mezzanines add to the height of the building; and,
- Permeability to the waterfront trail will occur once the third project in the development is complete.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council forward Development Permit DPQ 00110 for 300 Salter Street to the Regular Meeting of Council on June 26, 2017 for consideration of issuance, and,*

*THAT the Land Use and Planning Committee recommend that Council issue notice that it will consider a motion to approve and issue Development Variance Permit*

*00612 to vary the height requirement at 320 Salter Street and forward the Development Variance Permit to an Opportunity to be Heard on June 26, 2017.*

**CARRIED.**

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

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

8. No Reports

**NEW BUSINESS**

9. No Items

**CORRESPONDENCE**

10. No Items

**ADJOURNMENT**

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

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**JONATHAN COTÉ**  
**MAYOR**

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**HEATHER CORBETT**  
**COMMITTEE CLERK**