



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

October 16, 2017 at 11:00 a.m.  
Committee Room 2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Coté  
Councillor Patrick Johnstone  
Councillor Jaimie McEvoy

#### **GUESTS:**

Stefan Aepli	- Francl Architecture
Joe Carreira	- Conwest Group
Donald Paul	- Anglican Diocese of New Westminster
Ben Taddei	- Conwest Group
The Reverend Dale Yardy	- Holy Trinity Anglican Cathedral

#### **STAFF:**

Mr. Rupinder Basi	- Planner
Mr. Hardev Gill	- Planning Technician
Mr. Jim Hurst	- Planning Consultant
Ms. Jackie Teed	- Acting Director of Development
Ms. Heather Corbett	- Committee Clerk

The meeting was called to order at 11:05 a.m.

#### **EXCLUSION OF THE PUBLIC**

##### **1. MOVED and SECONDED**

*THAT pursuant to Section 90 of the Community Charter, members of the public be excluded from the Closed Meeting of the Land Use and Planning Committee immediately following the Regular Meeting of the Land Use and Planning Committee on the basis that the subject matter of all agenda items to be considered relate to matters listed under Sections 90(1)(k) of the Community Charter:*

*(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*

**CARRIED.**

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

## ADJOURNMENT TO CLOSED MEETING

**2. MOVED and SECONDED**

*THAT the LUPC Meeting in Open Session adjourn and proceed to Closed Session.*

**CARRIED.**

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

## RECONVENE TO REGULAR LUPC

**3. MOVED and SECONDED**

*THAT the Regular Meeting of LUPC be reconvened.*

**CARRIED.**

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

## REVIEW AND ADOPTION OF CONSENT AGENDA

**4. MOVED and SECONDED**

*THAT items 8, 14 and 16 be removed from the Consent Agenda.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the recommendations for items remaining in the Land Use and Planning Committee Consent Agenda be adopted by consent.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the following item be added to the Agenda:*

*18. HRAs and Laneway Housing and,*

*THAT the October 16, 2017 Land Use and Planning Committee agenda be adopted as amended.*

**CARRIED.**

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

## ADOPTION OF MINUTES

**5. No Items**

## PRESENTATIONS

**6. 514 Carnarvon Street (Holy Trinity Cathedral): Heritage Revitalization Agreement and Official Community Plan Amendment - Revised Submission Preliminary Report**

Ms. Jackie Teed, Acting Director of Development, advised the committee members that this application had been revised since the last time it had come before the Land Use and Planning Committee. Ms. Teed advised that the previous feedback had indicated that the high rise planned for the property would likely be considered if affordable housing component were included.

Mr. Rupinder Basi, Senior Planner, summarized the report dated October 16, 2017, regarding the revised submission for a 30 storey tower at 514 Carnarvon Street, containing 242 units, composed of 200 market condominium units and 62 secured market rental units. The application also proposes to restore the cathedral on the site and construct a new parish hall and public plaza.

Mr. Stefan Aepli, Francl Architecture, provided a presentation summarizing details of the development, covering the following:

- Project objectives, including maintaining the land use as a parish and a place of worship;
- Heritage outcomes and seismic upgrades to be completed on the cathedral;
- Context of the development within the New Westminster downtown skyline;
- Proposed massing, materials and colours of the tower;
- Landscape plans for the property, including paths, frontage, staircase, and elevator access; and,
- Community amenities, such as the plaza and parish hall.

The Reverend Dale Yardy, Rector of Holy Trinity Anglican Cathedral, discussed the benefits of the proposed community spaces, citing a desire to grow a presence as a space for gathering in New Westminster, and provide for the existing community who rely on the church for its services and space.

The Committee members thanked the guests for their presentation, noting that the community work of the church is highly appreciated, and noted the following comments:

- The cathedral is one of the most important heritage buildings in the City and there are no issues with supporting its restoration;
- An affordable housing strategy which adheres to the City's policy, such as the one proposed by staff in section 6.3 of the October 16, 2017 report is of utmost importance in considering this tower; and,
- It would be desirable to find a unified proposal between staff and the project proponent before going to Council with this project.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee require that staff continue to work with the applicant to revise the proposal to include affordable housing as outlined in Section 6.3 of the October 16, 2017 report prior to proceeding with next steps.*

**CARRIED.**

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

## UNFINISHED BUSINESS

### 7. No Items

## CONSENT AGENDA

### 9. 306 Gilley Street: Heritage Revitalization Agreement to Construct a Duplex Adjacent to Existing Heritage House - Preliminary Report

#### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee (LUPC) recommend that Council direct staff to process the application as outlined in the report to the LUPC on October 16, 2017.*

**ADOPTED BY CONSENT.**

### 10. 220 Carnarvon Street (Holy Trinity Romanian Orthodox Church): Rezoning from Multiple Dwelling Districts (High Rise) (RM-6A) to Public and Institutional Districts (High Rise) (P-3) - Bylaw for First and Second Readings

#### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider Heritage Designation Amendment Bylaw 7958, 2017 for First and Second Reading and forward the Bylaw to a Public Hearing on November 27, 2017; and, THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7959, 2017 for First and Second Reading and forward the Bylaw to a Public Hearing on November 27, 2017.*

**ADOPTED BY CONSENT.**

### 11. 602 and 620 Ewen Avenue and 257 Boyne Street: Development Permit Application to Allow a 16 Unit Townhouse Development - Consideration of Issuance of Development Permit

#### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council approve and issue Development Permit DPQ00072 to allow a 16 unit townhouse development at 602 and 620 Ewen Avenue and 257 Boyne Street.*

**ADOPTED BY CONSENT.**

### 12. 1102, 1110, 1116 and 1122 Salter Street: Development Permit Application to Allow a 78 Unit Residential Development - Consideration of Issuance of Development Permit

#### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider issuance of Development Permit DPQ00173 for 1102, 1110, 1116 and 1122 Salter Street.*

**ADOPTED BY CONSENT.**

- 13. 1084 and 1130 Tanaka Court and a Portion of the Tanaka Court Road Right of Way: Rezoning from Heavy Industrial Districts (M-2) and Unzoned Municipal Road to a Commercial Comprehensive Development District - Preliminary Report**

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that staff process the Rezoning application as outlined in the process section of the October 16, 2017 LUPC report and that this report be forwarded to Council for information.*

**ADOPTED BY CONSENT.**

- 15. 224 Sixth Avenue: Heritage Revitalization Agreement – Preliminary Report**

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend staff process the Heritage Revitalization Agreement and Heritage Designation applications for 224 Sixth Avenue based on the process outlined in the October 16, 2017 LUPC report.*

**ADOPTED BY CONSENT.**

**ITEMS REMOVED FROM THE CONSENT AGENDA**

**Procedural Note:** Councillor Patrick Johnstone recused himself at 11:14 a.m. due to a conflict of interest with item 8. Councillor Johnstone returned once the item had been addressed.

- 8. 319 Ash Street: Development Variance Permit to Permit a Secondary Suite without a Parking Space**

**MOVED and SECONDED – Option 1**

*THAT the Land Use and Planning Committee recommend that staff request Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00636 to permit development of a secondary suite without the provision of a second off-street parking space at 319 Ash Street, once the property has been placed on the Heritage Register.*

**CARRIED.**

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

- 14. 1002, 1012, 1016 and 1020 Auckland Street: Development Permit Application to Allow an 88 Unit Residential Development - Consideration of Issuance of Development Permit**

The Committee noted the following comments:

- It will be important to ensure that the design of this development is as transit and pedestrian-friendly as possible and examine how pedestrians would approach the building in terms of access from the Skytrain station.

Jim Hurst, Planning Consultant, advised that the door on Auckland Street is a building code requirement and including a door on the Quebec Street side is challenging due to the angles.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider issuance of Development Permit DPT00021 for 1002, 1012, 1016 and 1020 Auckland Street.*

**CARRIED.**

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

**Procedural Note:** Mayor Jonathan Coté recused himself at 11:55 a.m. due to a conflict of interest with item 16. Councillor Jaimie McEvoy assumed the Chair.

**16. 118 Royal Avenue: Rezoning from Single Detached Dwellings to Comprehensive Development District (118 Royal Avenue) (CD-77) and Development Permit for a Four Unit Rowhouse Development - Preliminary Report**

It was noted that #5 in the timeline indicated for this development (in the October 16, 2017 report) should read 2018.

Committee members noted the following comments:

- This development would potentially block the pedestrian and cycling path connecting from Royal Avenue to Cunningham Street; and,
- It would be beneficial for this development to better address the adjacent park space and playing field.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the Rezoning and Development Permit applications for the subject property (118 Royal Avenue) based on the process outlined in the October 16, 2017 LUPC report, and that Council be forwarded this report for information.*

**CARRIED.**

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

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

17. No Reports

## **NEW BUSINESS**

### **18. HRAs and Laneway Housing**

The Committee discussed the topic of HRAs and homeowners being permitted to stratify when building a laneway house. There was general consensus that this was not encouraged, as stratification would be an added benefit to the owners above the HRA. Development staff pointed out that each HRA is a distinct project to be negotiated, and which do not set precedents for other projects.

Ms. Jackie Teed indicated that further policy work would be forthcoming on this topic, especially as the City moves forward with determining the incentives for the Queen's Park Heritage Conservation Area.

## **CORRESPONDENCE**

19. No Items

## **ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 12:01 p.m.

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ORIGINAL SIGNED  
**JONATHAN COTÉ**  
**CHAIR**

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ORIGINAL SIGNED  
**HEATHER CORBETT**  
**COMMITTEE CLERK**