



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

September 11, 2017 at 10:30 a.m.  
Committee Room 2, City Hall

## **MINUTES**

### **PRESENT:**

Mayor Jonathan Coté  
Councillor Patrick Johnstone  
Councillor Jaimie McEvoy

### **GUESTS:**

Nancy G. Dheilly	- Designer
Tara Fraser	- Owner, 312 Fifth Street
Christa MacArthur	- Architect, Lodge Craft
Hugo Shaw	- Owner, 318 Fifth Street
Nancy Shaw	- Owner, 318 Fifth Street
Kirsten Sutton	- Architect, D3 Dimension Drafting and Design
Jordan Van Brakel	- Architect, D3 Dimension Drafting and Design
David Vickars	- Owner, 312 Fifth Street

### **STAFF:**

Mr. Rupinder Basi	- Senior Planner
Ms. Kim Deighton	- Manager, Licensing & Integrated Services
Mr. Hardev Gill	- Planning Technician
Mr. Jim Hurst	- Planner
Ms. Jackie Teed	- Acting Director of Development
Mr. Mike Watson	- Planner
Ms. Heather Corbett	- Committee Clerk

The meeting was called to order at 10:30 a.m.

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

#### **MOVED and SECONDED**

*THAT item 8 be removed from the Consent Agenda, and  
THAT the September 11, 2017 Land Use and Planning Committee agenda be  
adopted.*

**CARRIED.**

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

## ADOPTION OF MINUTES

### 1. Adoption of the Minutes

#### **MOVED and SECONDED**

*THAT the July 10, 2017 Land Use and Planning Committee minutes be adopted.*

**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. **306 Gilley Street: Proposed Heritage Revitalization Agreement – Pre-Application Report**

Mr. Rupinder Basi summarized the pre-application report dated September 11, 2017, regarding a proposed Heritage Revitalization Agreement at 306 Gilley Street. Mr. Basi reported that the applicant proposes to construct a duplex to the side of the property in exchange for restoring and protecting the 1916 house currently on the property. The proposed FSR would be 0.775 including the existing house and duplex, and site coverage of 38%, which are both higher than allowed.

Discussion ensued, and the Committee noted the following comments in reference to the specific feedback questions, as requested by Staff in the September 11, 2017 report:

- a) Number of bedrooms in the duplex – current proposal is for two or three. Should the duplex units each contain three bedrooms, or is two sufficient?
  - If it is functional, including three bedrooms would be a good opportunity, however this should not be a limiting factor on the application; and,
  - A proposal of two bedrooms would be appropriate if it is the best use of space.
  
- b) The proposed 0.775 FSR density;
  - Given the location, the proposed FSR is not a point of concern.

- c) The proposed site coverage of 38%; and
  - No specific comments were given.
- d) The parking configuration – with one space being proposed for the front yard setback of the heritage house and two under the duplex building.
  - The main concern would be in ensuring pedestrian safety, but this seems feasible.

In addition to the specific questions, the Committee noted the following comments:

- Appreciation was expressed for this proposal as an interesting development and an appropriate opportunity to encourage infill housing into the Brow of the Hill neighbourhood; and,
- Appreciation was also expressed for the opportunity to save the existing heritage property.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee provide staff with feedback on the items outlined in Section 8 of this report and direct staff to communicate this feedback to the applicant.*

**CARRIED.**

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

**5. 312 Fifth Street Proposed Heritage Revitalization Agreement – Preliminary Report**

Mr. Rupinder Basi summarized the preliminary report dated September 11, 2017, regarding a proposed Heritage Revitalization Agreement at 312 Fifth Street. Mr. Basi reported that the applicant proposes to add a laneway house to the rear of the property in exchange for restoration and legal protection of the 1897 house on the property. The proposed FSR would be 0.69, including the existing house and laneway house.

Staff requested that the LUPC consider the following two questions:

- a) Heritage Benefit: Does the LUPC concur that the heritage benefit is sufficient to make the use of an HRA appropriate?
- b) Landscape Design: The lighting proposed for the landscaping falls primarily into the “not recommended” category of the design guidelines. The Heritage Conservation Area require that all new construction comply with the “acceptable” level of the design guidelines, at minimum. However, no compliance with the Landscape Design section of those guidelines is required for heritage projects. Should the lighting in the landscape plan be reduced to satisfy the design guidelines?

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

- The proposed lighting which does not meet the Queen's Park HCA Design Guidelines is the under-lighting of trees and the stair lights. The light bollards are deemed as acceptable;
- The proposed one-and-a-half storey laneway house would match the existing house and have two bedrooms in it; and,
- Further analysis will be forthcoming, however what is known at this time is that the restored house will be moved forward on the property and will have a 23 foot setback, which is less than is required, however it will be aligned with 318 Fifth Street (next door).

Discussion ensued, and the Committee noted the following comments:

- Appreciation was expressed for this opportunity to restore the existing heritage property;
- The addition of the laneway house would provide more affordable housing to the Queen's Park area;
- This proposal would be an appropriate use of infill housing;
- More details on the tree replacement plan would be appreciated as there needs to be a balance between adding infill housing and ensuring that the tree canopy is preserved; and,
- The proposed lighting would not be a major concern if it contributes to making the area comfortable and safe.

### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee provide staff with feedback on the items outlined in Section 9 of this report; and*

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the Heritage Revitalization Agreement for 312 Fifth Street based on the process outlined in this report.*

**CARRIED.**

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

## **6. 318 Fifth Street Proposed Heritage Revitalization Agreement – Preliminary Report**

Rupinder Basi, Senior Planner, summarized the preliminary report dated September 11, 2017, regarding a proposed Heritage Revitalization Agreement at 318 Fifth Street. Mr. Basi reported that the applicant proposes to add a laneway house to the rear of the property in exchange for minor restoration and legal protection of the 1908 house on the property. The proposed FSR would be 0.66, including the existing house and laneway house.

Staff requested that the LUPC consider the following two questions:

- a) Heritage Benefit: Does the LUPC concur that the heritage benefit is sufficient to make the use of an HRA appropriate?
- b) Should the vinyl frame windows and metal doors be replaced with wood frame windows and wooden door as part of the HRA rather than later, as proposed in the Heritage Conservation Plan?

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

- The definition of “later” in the context of replacing the windows and doors is “end of life”. The house underwent massive repairs in 1991, and the windows still have a good decade of lifespan, are functioning well and are energy saving; and,
- The lot coverage for this application would change from 29% to 32.5%, which is under the allowable amount.

Jackie Teed, Acting Director of Development Services, noted that as the house would be subject to an HRA, the owners would need to apply to the City to replace the windows at the time of “end of life”.

Discussion ensued, and the Committee noted the following comments:

- As with the neighbouring project at 312 Fifth Street, appreciation was expressed for this opportunity to restore the existing heritage property;
- The addition of the laneway house would provide more affordable housing to the Queen’s Park area;
- This proposal would be an appropriate use of infill housing;
- Further information on the “end of life” of the windows and doors would be beneficial for moving this application forward through the next steps; and,
- It would be appropriate to ensure that the windows and door be replaced by including it as a condition in the HRA.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee provide staff with feedback on the items outlined in Section 9 of this report; and*

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the Heritage Revitalization Agreement application for 318 Fifth Street based on the process outlined in this report.*

**CARRIED.**

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

**7. 1319 Third Avenue (Steel & Oak Brewery): Proposed Increase in Seating Capacity for the Lounge Endorsement Area – Preliminary Report**

Jim Hurst, Planner, summarized the preliminary report dated September 11, 2017, regarding a proposed increase in seating capacity from 30 to 50 people, for the lounge endorsement area at 1319 Third Avenue. Mr. Hurst noted that the applicant is not intending to increase the floor space for this increase in capacity.

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

- It is within the purview of the LUPC to suggest changes to the application review process.

Discussion ensued, and the Committee noted the following comments:

- It is valuable to maintain and encourage space for consuming beverages in the place where they are manufactured; and,
- It may be worthwhile reviewing the bylaw to address “craft” manufacturing spaces, now that New Westminster is seeing an increase in these types of requests.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that staff process the proposed Zoning Amendment as outlined in the Section 7 of this report, with removal of Step 4 unless significant concerns are raised in previous steps; and, THAT the Land Use and Planning Committee recommend that the same process be followed to inform Council’s consideration of a motion of support for the Manufacturing Facility Structural Change Application as identified in the previous consideration of capacity for this site.*

**CARRIED.**

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

**CONSENT AGENDA**

**9. 228 and 232 Sixth Street (La Rustica): Revised Submission Preliminary Report**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the revised Rezoning and Development Permit applications as outlined in Section 5 of the September 11, 2017 report.*

**ADOPTED BY CONSENT.**

**10. 640 and 616 Sixth Street: Rezoning and Development Permit Application for Mixed Used Development - Preliminary Report**

*THAT the Land Use and Planning Committee recommends that Council direct staff to process the Rezoning and Development Permit applications as outlined in Section 5 of the September 11, 2017 report.*

**ADOPTED BY CONSENT.**

**ITEMS REMOVED FROM THE CONSENT AGENDA**

**Procedural Note:** Mayor Jonathan Coté recused himself at 11:05 a.m. due to a conflict of interest. Councillor Jaimie McEvoy assumed the Chair.

**8. 118 Royal Avenue: Rezoning and Development Permit Applications for Four Unit Rowhouse Development - Preliminary Report**

The Committee members considered the preliminary report dated September 11, 2017, regarding a Rezoning and Development Permit Application for a four unit rowhouse development at 118 Royal Avenue.

In response to a question from the Committee, Ms. Nancy Dheilly, Designer, provided the following information:

- The reason why all of the units in this development would face Royal Avenue is to allow for fee simple rowhouses rather than townhouses.

Discussion ensued, and the Committee noted the following comments:

- This proposal would be a suitable use of space and appropriate for the neighbourhood; and,
- It would be beneficial for this development to address the adjacent park space so that it takes advantage of the park rather than have a blank wall facing the field.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the Rezoning and Development Permit application for the subject property (118 Royal Avenue) based on the process outlined in this report.*

**CARRIED.**

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

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

**11. No Reports**

**NEW BUSINESS**

12. No Items

**CORRESPONDENCE**

13. No Items

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 11:08 a.m.

**Original Signed**

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**JONATHAN COTÉ**  
**CHAIR**

**Original Signed**

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