



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

April 9, 2018 at 12:00 p.m.
Committee Room #2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Jaimie McEvoy

GUESTS:

Steve Norman
Lori Racanello
Michael McBurnie
Kai Okazaki

STAFF:

Ms. Jackie Teed	- Acting Director of Development Services
Mr. Rupinder Basi	- Senior Planner
Ms. Britney Quail	- Heritage Planner
Ms. Carolyn Armanini	- Planner
Ms. Vivian Guthrie	- Recording Secretary, Raincoast Ventures Ltd.

The meeting was called to order at 12:00 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the April 9, 2018 Land Use and Planning Committee agenda be adopted.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

THAT Items 4 and 6 be removed from the Consent Agenda; and,

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.

ADOPTION OF MINUTES

1. Adoption of the Minutes

MOVED and SECONDED

THAT the March 12, 2018 minutes of the Land Use and Planning Committee be amended as follows:

- *The Motion on page 7 to be amended to read “416 East Columbia”; and,*

THAT the March 12, 2018 minutes of the Land Use and Planning Committee be adopted as amended.

CARRIED.

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

UNFINISHED BUSINESS

2. No Items

REPORTS FOR ACTION

3. No Items

CONSENT AGENDA

5. **323 East Sixth Avenue: Development Variance Permit to Vary Off-Street Parking Requirement - Preliminary Report**

THAT the Land Use and Planning Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00646 to permit off-street parking in the required front yard at 323 East Sixth Avenue following an Opportunity to be Heard on May 28, 2018.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

4. **330 Johnston Street: Development Variance Permit to Vary Minimum Frontage – Preliminary Report**

Ms. Teed responded to questions from the Committee regarding the nature of the hardship as imposed by the physical site and confirmed that the written definition of hardship had been employed when considering the application. Ms. Teed will provide a written copy of the definition of hardship to the Committee.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00644 to permit the creation of two lots with frontages of 9.1 percent of their perimeters, at 330 Johnston Street, following an Opportunity to be Heard on May 28, 2018.

CARRIED.

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

6. 218 Queen's Avenue: Proposed Heritage Revitalization Agreement and Temporary Use Permit - Pre-Application Review Report

Ms. Teed, Acting Director of Development Services, commented on the unique situation of moving heritage homes on the site as part of a Heritage Revitalization Agreement application.

In response to queries from the Committee, staff commented:

- There is a physical limit to the width of a house which could be moved to this location; and,
- Stipulations would be added to the agreement so that heritage buildings would be required to be situated on the lot within a certain time limit, and that the restoration of the houses would be required prior to the owner having the ability to sell the subdivided parcels.

Steve Norman, proponent of the proposal, commented in regard to the restricted size of the homes to be located on the site, noting the street access along Manitoba Street was the limiting factor.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend staff advise the applicant that a three-lot subdivision would be considered reasonable to propose as part of a Heritage Revitalization Agreement application;

THAT the Land Use and Planning Committee recommend staff advise the applicant that it would be considered reasonable to propose a Heritage Revitalization Agreement which would include "Zoning-like" provisions, rather than specific building dimensions;

THAT the Land Use and Planning Committee recommend staff advise the applicant that storing houses on the property would be considered reasonable to propose as part of a Temporary Use Permit application, should a Heritage Revitalization Agreement application be in progress for that property.

CARRIED.

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

PRESENTATIONS

4. UBC SCARP Studio Student Project: Interfaces - A Site Study in Queensborough

Presenters Michael McBurnie and Kai Okazaki referenced a presentation and outlined :

- The boundaries of the site studied and the identified existing industrial and residential neighbourhoods;
- The stakeholder interests (and potential externalities);
- Their recommendations on approaches to design;
- Which of those recommendations were “Quick-wins”, moderate, or complex.

The Committee consulted a map of “Salter at Ewen” for clarification of access for industrial traffic and routing.

In response to questions from the Committee the presenters commented as follows:

- Blittensburg in Sweden is similar to the City of New Westminster and has been successful using landscaping for mitigation impacts from industrial uses to residential neighbourhoods;
- A future study could consider riverfront greenways and riverfront access for industrial use, and how they can potentially co-exist;
- False Creek in Vancouver is an example of a mixed development that has driven land costs up and pushed industrial uses out;
- There are factors beyond visual factors, that can create conflicts between residential and industrial uses; and
- Light intrusion is often overlooked in these scenarios.

The Committee commented as follows:

- The separation of uses seems to be key;
- Industrial land is important to the City, and needs to be protected;
- Most new industry has been warehousing and manufacturing; and
- Things identified in the presentation on industrial/heritage design are beyond a new park; it is interesting that there is consideration to include working class heritage.

Ms. Teed, Acting Director of Development Services, advised that next steps would include consideration of the ideas in a presentation by staff.

MOVED and SECONDED

THAT the Land Use and Planning Committee refer to staff the School of Community and Regional Planning (SCARP) presentation titled “Interfaces: A Site Study of Queensborough”, and report back to the Land Use and Planning Committee.

CARRIED.

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

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

5. No Items

NEW BUSINESS

6. No Items

CORRESPONDENCE

7. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:33 p.m.

ORIGINAL SIGNED
MAYOR JONATHAN COTÉ
CHAIR

ORIGINAL SIGNED
MS. VIVIAN GUTHRIE,
Recording Secretary,
Raincoast Ventures Ltd.