



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

January 8, 2018 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Jaimie McEvoy
Councillor Mary Trentadue

STAFF:

Mr. Rupinder Basi	- Senior Planner
Mr. David Guiney	- Senior Planning Analyst
Ms. Jackie Teed	- Acting Director of Development Services (arrived at 12:23 p.m.)
Mr. Mike Watson	- Planner
Ms. Heather Corbett	- Committee Clerk
Ms. Debbie Johnstone	- Committee Clerk

The meeting was called to order at 12:17 p.m.

ADDITIONS TO THE AGENDA

MOVED and SECONDED

THAT the following item be added to the Agenda:

8. Election of Alternate Chair

THAT the January 8, 2018 Land Use and Planning Committee agenda be adopted as amended.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

THAT item 7 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 Minutes

MOVED and SECONDED

THAT the following minutes of the Land Use and Planning Committee be adopted:

- a. November 6, 2017*
- b. November 20, 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. No Items

CONSENT AGENDA

5. **354 Johnston Street: Development Variance Permit for Minimum Frontage – Preliminary Report**

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 DVP00641 to permit the creation of four lots with frontages of 9.1 percent of their perimeters at 354 Johnston Street.

ADOPTED BY CONSENT.

6. **353 Johnston Street: Development Variance Permit for Minimum Frontage – Preliminary Report**

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

DVP00619 to permit the creation of two lots with frontages of 8.9 percent of their perimeters at 353 Johnston Street.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

7. 810 Agnes Street – Rezoning and Special Development Permit for 29 Storey Residential High Rise – Preliminary Report

Mr. Mike Watson, Planner, summarized the January 8, 2018 report regarding a proposal for a 29 storey residential high rise at the site of 810 Agnes Street, clarifying the following points:

- The subject site is designated for mixed-use in accordance with the Downtown Community Plan Land Use Designation, and within the Tower Precinct in the Downtown Building and Public Realm Design Guidelines;
- While the proposed application exceeds the maximum height, the Density Bonus Phase 2 Policy allows for Council to use their discretion to allow for additional density in the area;
- The adjacent park space at 824 Agnes Street is a significant site, in that it was gifted to the City by the Chinese Benevolent Association (CBA);
- The proposed park space is currently being used as a temporary off-leash dog park, which would need to be relocated;
- Adequate accessibility into the park area could be challenging, given the steep slope of the property; and,
- The applicant has proposed that an elevator be implemented at the amenity space inside the building providing access from Agnes Street to Victoria Street.

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

- A 500 square foot lobby area would be designed off Agnes Street, with an elevator offering access onto Victoria Street;
- The amenity space at the bottom of the elevator tower would be available for City programming;
- The City is currently looking into acquiring public access for the laneway running from the proposed park space to Carnarvon Street;
- The developer of the property would be responsible for the costs associated with the implementation of the park and the programming of the amenity space area;
- The City is working with the developer to ensure that City requirements are met regarding the tower separation between the proposed tower and the existing residential tower at 813 Agnes Street;
- A visioning session with the Chinese Benevolent Association (CBA) regarding the landscape architecture for the park space has taken place.

From these ideas the landscape architect for the project put together three concept designs which would be presented to the public for their feedback on January 31, 2018; and,

- A public hearing with regard to this project would likely not take place until 2019.

With regard to the overall project, the Committee provided the following comments:

- It was encouraged that site lines be considered to maintain the current water views;
- The proposed density for the project is reasonable to consider, given the close proximity to the SkyTrain station;
- The amenity space could be programed in partnership with another organization;
- The implementation of a park and amenity space in a dense urban environment should be encouraged by the City;
- Ensuring that the park and amenity space properly recognizes and commemorates the Chinese history behind the 824 Agnes street location could be a valuable step as part of the Chinese Reconciliation Process;
- The amenity space could be designed or programed to reflect and incorporate the history of the site;
- Evaluating the use of car share sites in buildings like this in the Downtown may be worthwhile;
- Exceeding the number of parking spaces may not be necessary, as the subject site is in close proximity to the SkyTrain line; and,
- It was suggested that the implementation of storage lockers be considered essential by the developer to increase livability for residents.

Following this discussion the Committee suggested that a policy review regarding parking requirements for developments, especially those in close proximity to the public transportation, could be considered. The Committee further suggested that Development Services consider creating a policy regarding the implementation of storage units in future development proposals.

In response to the question in section 8 of the January 8, 2018 report, Committee members noted the following comments:

Given the challenging topography in this area, and the pedestrian desire lines to New Westminster SkyTrain Station, would the City be interested in pursuing ownership and operation of the elevator proposed by the applicant?

- Implementing an elevator could be a reasonable solution when working with a smaller site that is extremely sloped;
- Maintenance and operational costs of the elevator would need to be considered if the City were to own the elevator;

- There could be an expectation that the elevator is properly maintained, as the park would be a public amenity. In order to ensure this happens the City would need to take ownership; and,
- Concerns were expressed regarding potential safety issues and challenges with the elevator.

In response to questions from the Committee, Jackie Teed, Acting Director of Development Services, reported that a switch back path had been considered in place of an elevator; however, with the slope of the property implementing such a path would drastically reduce potential park space.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff process the proposed application as outlined in the January 8, 2018 report.

CARRIED.

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

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

There were no items.

NEW BUSINESS

There were no items.

CORRESPONDENCE

There were no items.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:52 p.m.

MAYOR JONATHAN COTÉ
CHAIR

DEBBIE JOHNSTONE
COMMITTEE CLERK