



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

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

MINUTES

PRESENT:

Mayor Jonathan Côté
Councillor Jaimie McEvoy
Councillor Mary Trentadue

STAFF:

Ms. Jackie Teed	- Acting Director of Development Services
Mr. Rupinder Basi	- Senior Planner
Mr. Mike Watson	- Planner
Ms. Carilyn Cook	- Committee Clerk

GUESTS:

Mr. Adel Bellemlih	- Redic Developments
Mr. Hamidreza Ahmadian	- Redic Developments

The meeting was called to order at 12:10 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

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

CARRIED.

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

ADOPTION OF MINUTES

1a. Adoption of the Minutes of May 7, 2018 LUPC Meeting

MOVED and SECONDED

THAT the May 7, 2018 Land Use and Planning Committee minutes be adopted as circulated.

CARRIED.

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

1b. Adoption of the Minutes of June 25, 2018 LUPC Meeting

MOVED and SECONDED

THAT the June 25, 2018 Land Use and Planning Committee Minutes be adopted as circulated.

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. 108 Royal Avenue and 74 and 82 First Street: Preliminary Application Review for Six-Storey Wood Frame Multiple Unit Residential Building and Heritage Revitalization

Mike Watson, Planner, summarized the staff report dated July 9, 2018 regarding a pre-application review for a Heritage Revitalization Agreement (HRA) proposed for the heritage house currently located at 74 First Street, as well as the construction of a six-storey wood frame multiple unit residential building with two design options currently under consideration. In addition, Mr. Watson reminded members of the previous discussion regarding a possible bike lane from Royal Avenue alongside Qayqayt Elementary School to Cunningham Street noting that, as outlined in the report, the slope along Windsor Street from Royal Avenue would be gentler.

In response to questions from the Committee, Mr. Watson and Jackie Teed, Acting Director of Development Services provided the following comments:

- The condo units in the development would be stratified;
- Short term bike space refers to the bicycle racks for visitors;
- The Downtown Building and Public Realm Design Guidelines and Master Plan refers to First Street as a park street and calls for there to be a ‘Bump Out Park’ installed at this location. This, essentially, would be a curb extension along First Street with the space functioning as a storm water garden, a place for trees, and a place for people to rest as they navigate the steep slope up the hill;
- While not currently identified, the applicants will need to include parking for the heritage house suites as part of a formal submission;
- Perimeter tree preservation may impact the location of parking;

- Staff have requested that the applicant look at the parking relaxations built into the zoning bylaw and start to leverage those; however, there may also be the need to ask for future parking reduction supported by a transportation assessment;
- In the future, additional six-storey structures may be built in the neighbourhood;
- Ms. Teed advised of ongoing discussions with the City's Transportation Section regarding the car_share approach, with the current dialogue including the idea of continuing to offer this incentive with car share spaces on the surface of the site or, potentially, providing spaces on the street;
- Ms. Teed acknowledged that in certain areas car share parking is underutilized, possibly because the spaces are too small for the cars or too difficult to access. This is being looked into and modifications will be made if required; and,
- Regarding the Transportation Section's requested for an on-site loading zone, consideration will have to be given to delivery and service vehicles as, generally, they are too large to access underground loading zones.

Further discussion ensued, and the Committee provided the following comments:

- Above-ground parkades are archaic and not aesthetically pleasing;
- The townhouse "wrap" prospect of this application is interesting, although the heritage house seems too tucked away and out of place;
- The public should be able to view a restored heritage house as part of the Heritage Restoration Area (HRA) guidelines and as part of the "urban mix";
- A suggestion was made that the heritage house be moved closer to the other homes, with the six-storey building closer to First Street;
- Regarding the long term idea of dealing with trucks using the space by the school and around Cunningham Street, perhaps something can be done with Windsor Street temporarily as this is currently not a bike-friendly section;
- Additional feedback should be received from the ACTBiPed Committee with respect to the best ways to get cyclists from downtown up the hill as we struggled with this issue during the last development;
- Positive feedback has been received on the small parks created around the city;
- Current tree cover in the area makes travelling on Royal Avenue more pleasant;
- Both designs have potential; however, amongst other things, we need to look at the impact the development will have on the surrounding sites;
- Although this may not be possible, the entire objective could more easily be achieved if the development included the three homes next to it;
- A First Street entrance would be more welcoming than one on Royal Avenue;
- The retaining walls seem harsh and do not highlight the heritage house;
- Keeping the heritage house on Royal Avenue and First Street, with the townhouses on First Street and Windsor Street, seems to work and fits in better from a neighbourhood perspective;
- The proposal seems to be consistent with the Official Community Plan and the Downtown Plan, and it is the right area from a scale perspective;

- It would be worth pursuing the possibility of incorporating the townhouses on First Street and the back alley area; and,
- A member advised that he is open to parking relaxation, which could be made a requirement of the HRA, in order to see the heritage house on the right space and to preserve some trees, adding that a parking variance may also have to be considered and would be more of trade off.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the staff recommendations summarized in the Feedback from LUPC Section in this report and direct staff to include that and other feedback from staff and LUPC in the pre-application letter to the applicant.

CARRIED.

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

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

5. There were no items.

NEW BUSINESS

6. There were no items.

CORRESPONDENCE

7. There were no items.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:43 p.m.

Original Signed _____
MAYOR JONATHAN COTÉ
CHAIR

Original Signed _____
CARILYN COOK
COMMITTEE CLERK