



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

March 12, 2018 at 11:00 a.m.  
Committee Room #2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Coté  
Councillor Jaimie McEvoy  
Councillor Mary Trentadue

#### **GUESTS:**

Taizo Yamamoto	- Yamamoto Architecture
Myron Calof	- I4 Property Group
John Saliken	- SUVA Architecture

#### **STAFF:**

Ms. Jackie Teed	- Acting Director of Development Services
Mr. Rupinder Basi	- Senior Development Planner
Mr. Stephen Blore	- Senior Transportation Planner
Ms. Britney Quail	- Heritage Policy Planner
Ms. Debbie Johnstone	- Committee Clerk

The meeting was called to order at 11:13 a.m.

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

##### **MOVED and SECONDED**

*THAT the March 5, 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 6 and 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 the Minutes

#### **MOVED and SECONDED**

*THAT the February 19, 2018 minutes of the Land Use and Planning Committee be adopted; and,*

*THAT the March 5, 2018 minutes of the Land Use and Planning Committee 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. No Items

## CONSENT AGENDA

### 5. **228 and 232 Sixth Street: Proposed Rezoning and Development Permit to Facilitate a Proposed Six Storey, 53 Unit Multiple Residential Building**

*THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7996, 2018 for First and Second Readings and forward the bylaw to a Public Hearing on April 30, 2018 subject to the applicant providing a letter from the adjacent strata of 610 Third Avenue regarding approval to remove a tree located near the western property line of the site.*

**ADOPTED BY CONSENT.**

### 7. **224 Sixth Avenue: Proposed Heritage Revitalization Agreement and Heritage Designation**

*THAT the Land Use and Planning Committee recommends that Council consider Heritage Revitalization Agreement Bylaw 7989, 2018 and Heritage Designation Bylaw 7990, 2018 for 224 Sixth Avenue for First and Second Readings, and forward the Bylaws to a Public Hearing on April 30, 2018.*

**ADOPTED BY CONSENT.**

## ITEMS REMOVED FROM THE CONSENT AGENDA

### 6. **616 and 640 Sixth Street: Proposed Rezoning and Development Permit to Facilitate a Proposed High Rise Mixed Use Development with Ground Oriented Commercial, Secured Market Rental, and Market Condominium Units**

Jackie Teed, Acting Director of Planning, and Rupinder Basi, Senior Development Planner, provided an overview of the project. Mr. Basi introduced the applicant for the project, Taizo Yamamoto of Yamamoto Architecture.

In response to a question from the Committee, Mr. Yamamoto noted that the rental units would be ground oriented units closer to the podium and the street. Fifty percent of the rental units on the lower floors would be two to three bedroom units.

In response to questions from the Committee, Ms. Teed, Mr. Basi, and Stephen Blore, Senior Transportation Planner, provided the following information:

- The secured market rental units would be owned and operated by a single company, following a secured long term housing agreement;
- The majority of the concerns from the local residents in reference to this site relate to the following issues:
  - Existing parking and truck traffic from the mall on Princess Street,
  - A desire to see the parkade access ramp moved from the proposed Princess Street location to Seventh Avenue, which would conflict with the current Greenway;
  - Building height and blocked views of the existing tenants in the high rise buildings adjacent to the proposed development;
- Discussions with the owners of the Royal City Mall have taken place with regard to potentially staggering pick up and drop off times for deliveries, or using smaller delivery vehicles;
- The City would have power to restrict loading times of the delivery trucks on Princess Street itself, but less ability to restrict loading times on private property;
- The proposed car share in the building, which would be run by Modo or Zip Car or equivalent, would be available to all members of these programs via fob access, not just the building residents;
- The Development Services department has not been actively monitoring how car share spaces have worked in other buildings in the City, however they have started expecting covenants on the car share spaces, as well as security to cover the cost of a car share vehicle and a requirement of a letter of confirmation from the car share operator that they will be operating there;
- The Transportation department's review has shown that the main issues with Princess Street that have been expressed by local residents relate to existing uses of the street by the mall, not the proposed project;

- As part of this project there would be offsite works requirements for the site in regards to pedestrian safety, including the provision of sidewalks, and a new traffic signal at Princess Street and Sixth Street or Eighth Street to address traffic flow issues;
- The Transportation department acknowledges that the proposed traffic signals at Princess Street and Sixth or Eighth Streets seem close to Sixth Avenue and they are working with traffic engineers to establish which end of Princess Street would be the most feasible and safe for a signal to be installed;
- While the feasibility of a signal is being confirmed, the proponent has been asked to provide a contribution for the signal at a yet to be determined location on Princess Street;
- The expectation is that the signal would be timed with the development, and the engineers have been asked to complete a detailed analysis at each end of Princess Street to assess the challenges with respect to the competing interests of the proximity of the Sixth Avenue signal and turning lanes (on Eighth Street) and issues with trying to encourage Sixth Street as a Great Street;
- The Transportation department has been looking at the engineering feasibility work completed a number of years ago and how this connects with the design of Sixth Street as a Great Street – challenges lie in the timing of the plans for the Great Street and this development, and minimizing the negative impacts of the future of the Great Street;
- The development proposes several contributions to the edges of the building which would satisfy the aims of Sixth Street as a Great Street, including:
  - A publicly accessible and privately owned plaza at Sixth Street and Seventh Avenue, providing additional setback from the pedestrian realm;
  - Decorative paving within the privately held areas of the sidewalk to enhance the streetscape;
  - A boulevard of planted trees; and,
  - The integration of the bike lane at Seventh Street.

In response to a question from the Committee, Mr. Yamamoto responded that the goal of the project was that the retail adjacent to the public plaza would have a presence on to the plaza directly and would provide an active use that could spill out onto the plaza, i.e. a restaurant or grocer. He further explained that the desire is to leave it open to ensure it can be programmed in different ways, e.g. a Christmas market, community events, performances etc.

In response to questions from the Committee, Ms. Teed, Mr. Basi, and Mr. Blore, provided the following information:

- The City's Parks and Open Space Planner has looked at the plaza space and has provided feedback which has been integrated into the proposal;
- The zoning will indicate that the retail space adjacent to the plaza would need to be an active commercial retail use;

- A transportation study showed that for Princess Street this site currently sees 32 am peak hour trips and 64 pm peak hour trips, and future projections from the model show 75 am peak hour trips, and 85 in pm peak hour; and,
- The am and pm peak hour trips suggest a relatively small increase in the site usage, however the development's proximity to transit may change the reliance on the use of private vehicles.

The Committee provided the following comments:

- Managing the trucks on Princess Street would be beneficial to the neighbourhood;
- Appreciation for the reduction in parking was noted;
- Allowing more than one car share company and educating the public that the spaces are available in the building may increase the use of the allocated car share spaces, as this may encourage users who are not building residents to use these as destination parking spots in the area;
- An overall review of the policy in terms of car share parking allocation and the success of car share spaces in projects over the past ten years in the City would be beneficial;
- The plaza is an interesting and positive space, however it will be important to ensure the space is properly utilized and contributes to the City's goals for open spaces, and not simply used as a building entrance;
- This project has made great strides in terms of urban design and fits in with the OCP designation identified for the area;
- The main issues which would need additional information and clarity provided to Council going forward appear to be:
  - Concerns about Princess Street – this appears to be the big issue from the public's point of view;
  - How the project can integrate with the Great Street program; and,
  - How the plaza space can be seen as an amenity to the community.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7997, 2018 for First and Second Readings and forward the bylaw to a Public Hearing on April 30, 2018.*

*THAT the Land Use and Planning Committee recommend that Council direct staff to dedicate additional resources to transportation improvements along Princess Street in order to resolve existing conflicts and challenges regarding parking, delivery and pedestrian uses, taking into consideration the public consultation undertaken for the subject rezoning.*

*THAT the Land Use and Planning Committee recommend that staff provide additional information to Council with respect to potential traffic concerns on Princess Street, and greater clarity on how this project will integrate and enhance the Great Street Program, and further consideration regarding the privately*

*owned, publicly accessible plaza and how this can be established as an amenity for the public.*

**CARRIED.**

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

**7. 406, 408, 410 and 412 East Columbia Street: Proposed Rezoning and Development Permit to Facilitate a Proposed Six Storey Mixed Use Development with Ground Oriented Commercial Second Storey Office and Secured Market Rental**

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

- The applicants are proposing a non-traditional type of unit layout in some units, which include inset bedrooms, which does not fit within the City's family friendly design guidelines for the one and two bedroom units; the three bedroom units would meet family friendly guidelines which allow for one of the bedrooms within a three bedroom unit to not have a direct window to the exterior;
- The inset bedrooms would provide light coming in from a glass wall in the unit, rather than from a direct bedroom window to the outside; and,
- The one-bedroom units have been designed with the inset bedrooms in order to manage the lot size and depth.

In response to questions from the Committee, Myron Calof, I4 Property Group, provided the following information:

- The design of the one-bedroom units is due to the fact that this development only has 113 feet of lot depth (rather than the usual 120 feet), so when forced to make a decision between the maximizing the number of units versus the depth, they decided to put the emphasis on the provision of more secured market rental units;
- The inset bedrooms layout would offer a larger than conventional living and social space, albeit smaller bedrooms, and this has worked well in other buildings in New Westminster, such as the Trapp Holbrook project, and in projects in Vancouver and Edmonton; and,
- The future of the commercial units could vary with the development but the intention is to keep the storefronts at 26 feet (or some multiple of that number), with a column on each side.

Mayor Coté commented that the rationale for the inset windows makes sense for this project, however it should not be seen as precedent-setting in the City, and each project would continue be evaluated by Council on a case by case basis.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7995, 2018 for First and Second Reading and forward the bylaw to a Public Hearing on April 30, 2018 subject to the applicant providing a written overview to staff regarding their discussions with the owners of 402 and 416 East Columbia regarding building proximity prior to the April 9, 2018 Council Meeting.*

**CARRIED.**

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

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

**8. No Items**

**NEW BUSINESS**

**9. No Items**

**CORRESPONDENCE**

**10. No Items**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 11:56 a.m.

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

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ORIGINAL SIGNED  
**DEBBIE JOHNSTONE**  
**COMMITTEE CLERK**