



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

September 17, 2018 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Jaimie McEvoy
Councillor Mary Trentadue

STAFF:

Ms. Emilie Adin	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Mr. Rupinder Basi	- Senior Planner
Ms. Christine Edward	- Transportation Analyst
Mr. Mike Watson	- Planner
Ms. Carilyn Cook	- Committee Clerk

GUESTS:

Representatives - Wesgroup

The meeting was called to order at 12:02 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the September 17, 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 5, 6, 7, 8 and 9 be removed from the Consent Agenda.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the Minutes of August 27, 2018 LUPC Meeting

MOVED AND SECONDED

THAT the August 27, 2018 Land Use and Planning Committee meeting 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. No Items

ITEMS REMOVED FROM THE CONSENT AGENDA

5. 268 Nelson's Court (Brewery District): Development Permit Application for a Proposed High-Rise, Mixed-Use Development – Preliminary Report

In response to questions from the Committee, Rupinder Basi, Senior Planner, Wesgroup staff, and Emilie Adin, Director of Development Services, provided the following comments:

- There are no anticipated rental housing units for this project. It will, however, include stratified residential units, commercial, office, and daycare spaces;
- Part of the site's 2016 rezoning resulted in existing entitlements that allow for a 32 storey building at this location, and the current application includes a Development Permit proposing to move ahead with what was addressed in 2016;
- The childcare space currently located within the TransLink building is a for-profit childcare which will be resituated to a location in Building 7;

- The daycare service provider will remain the same; however, the number of daycare spaces will increase with the larger footprint;
- The old childcare space is not expected to remain as a childcare facility;
- Staff will discuss the creation of a new childcare strategy with Council, in order to address possible provision of non-profit childcare in future projects;
- Construction of the transit plaza is expected to commence as a part of the project;
- The design of the plaza, which has not yet been started, will include an open air space with seating opportunities in conjunction with Building 7's at-grade retail space to create an arrival point for those entering the area; and,
- Consultations with a number of stakeholders including TransLink and an adjacent strata building will be undertaken during the design process of the plaza.

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

- The City is working to formalize policies regarding the inclusion of affordable rental housing in developments;
- At 32 storeys, this building will be one of the tallest in the City. To have development move forward without addressing the community concerns about affordability and rentals, would be a mistake;
- Although there is room for both types of childcare in the community, the City needs to advocate for more non-profit childcare since for-profit childcare is out of reach for many families;
- This application would be more easily supported if the non-profit childcare aspect was being taken care of;
- The LUPC requests that staff include consideration for non-profit childcare in future rezoning applications; and,
- Public art opportunities in the plaza should go to the Public Art Advisory Committee for their consideration and feedback; and,

THAT the Land Use and Planning Committee recommend that staff process this Development Permit Application as outlined in Section 6 of this report, and forward this report to Council for information.

CARRIED.

Councillor McEvoy opposed the motion.

6. 466 Rousseau Street (Urban Academy): Zoning Amendment Bylaw Text Amendment and Amendment to Development Permit – Preliminary Report

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

- The expansion would include additions to the 4th floor, as well as a partial level above the 5th floor. Some aspects of the building will be at the full height of what is being proposed and “fill in” the northerly portion, closer to Braid Street; and,

- A transportation study, including transportation demand management approaches to parking, was completed during the rezoning process of this site in 2015. With the additional floor space being included in the project, a second transportation study will be undertaken. However, as this is the first step in the process, staff will be reviewing the 2015 study before going back to Council in order to have more information with respect to how the need for additional parking and transportation demand (including transit, etc) will be met.

THAT the Land Use and Planning Committee recommend staff process the Zoning Bylaw Text Amendment and Development Permit Amendment applications for the property located at 466 Rousseau Street based on the process outlined in Section 7 of this report, and forward this report to Council for information.

CARRIED.

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

7. 310 Salter Street (Port Royal): Development Permit and Development Variance Permit Applications for Four to Six Storey Residential Development - Preliminary Report

Procedural note: Wesgroup representatives left at 12:13 p.m.

In response to questions from the Committee, Messrs. Basi and Watson provided the following comments:

- Staff are generally supportive of the height variants being requested, as the building would fit in with the streetscape context with respect to height;
- Staff are also supportive of the setback relaxations, which would apply to portions of the building, given the shape, height, and how the buildings would be angled along Salter Street as you move towards the river; and,
- Outdoor walkways are still being proposed at this site and elevators, on the Salter Street aspect of the building, will provide accessibility.

THAT the Land Use and Planning Committee recommend that staff process the Development Permit and Development Variance Permit Applications as outlined in Section 7 of this report, and forward this report to Council for information.

CARRIED.

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

8. 811 – 819 Twelfth Street and 1124 Edinburgh Street: Heritage Revitalization Agreement for Six Storey Residential Building – Preliminary Report

In response to questions from the Committee, Messrs. Basi and Watson provided the following comments:

- Currently, the adjacent properties are single family homes; and,
- Staff would continue to work with the applicants with respect to:
 - Refinement of the Heritage Conservation Plan to ensure that it is reflected in the architectural drawings;
 - The possible reduction of nine parking spaces to address tree retention on the north property line as requested by the applicant (to be reviewed with the Transportation Division);
 - Ensuring the residential loading area, garbage, and recycling areas are adequate; and,
 - The design, based on comments received today.

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

- The City has been seeking this type of proposal change the look and feel of Twelfth Street;
- More work is needed on the design as the massing on the six storey building appears too imposing on the street and the townhouses on the bottom are not visible;
- In the current design, it appears that residents of the building will be looking down into the single family residences below and we need to be sensitive to that; and,
- Restoration of the heritage house is supported, as is the project moving forward.

THAT the Land Use and Planning Committee recommend that staff continue to work with the applicant to refine the project design, including those items identified in this report, and proceed with processing the Heritage Revitalization Agreement and Development Permit applications for 811 -819 Twelfth Street and 1124 Edinburgh Street as outlined; and,

THAT staff forward this application to Council for information.

CARRIED.

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

9. 837 - 841 Twelfth Street: Rezoning and Development Permit for Six Storey Residential Building – Preliminary Report

THAT the Land Use and Planning Committee recommend that staff continue to work with the applicant to refine the project design, including those items identified in this report, and proceed with processing the Rezoning and Development Permit applications for 839 to 841 Twelfth Street as outlined; and,

THAT staff forward this application to Council for information.

CARRIED.

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

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

10. No Items

NEW BUSINESS

11. No Items

CORRESPONDENCE

12. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:20 p.m.

Original Signed

MAYOR JONATHAN COTÉ
CHAIR

Original Signed

CARILYN COOK
COMMITTEE CLERK