

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

April 8, 2019 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Councillor Chinu Das
Councilor Chuck Puchmayr
Councillor Mary Trentadue

MEMBER REGRETS:

Mayor Jonathan Cote

GUESTS:

Mr. Robert Billard - Project Architect, Principal, Billard Architecture

STAFF:

Ms. Emilie Adin - Director of Development Services
Ms. Jackie Teed - Manager of Planning
Mr. Rupinder Basi - Senior Planner
Mr. Cameron Barker - Planning Assistant 1
Mr. Hardev Gill - Planning Technician
Ms. Dilys Huang - Planning Technician
Ms. Britney Quail - Heritage Planner
Mr. Mike Watson - Planner
Ms. Carilyn Cook - Committee Clerk

The meeting was called to order at 12:04 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the April 8, 2019 Land Use and Planning Committee agenda be adopted as circulated.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

THAT all items be pulled from the Consent Agenda for further discussion.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the Minutes of March 11, 2018 LUPC Meeting

MOVED and SECONDED

THAT the March 11, 2019 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. There were no items.

UNFINISHED BUSINESS

3. There were no items.

DIRECTOR OF DEVELOPMENT SERVICES MEMOS FOR ACTION

4. There were no items.

REPORTS FOR ACTION

5. 515 Fourth Street: Heritage Revitalization Agreement – Preliminary Report

Jackie Teed, Manager of Planning, summarized the report dated April 8, 2019.

In response to questions from the Committee, staff provided the following comments:

- The additional 0.01 FSR (approximately 100 square feet) was requested by the proponent for ease of design and slightly larger room sizes and, since it would be for the entire project, it is hard to determine exactly where it would be allocated;

- Through the Queen's Park Heritage Conservation Area incentives program, protected houses in Queen's Park already have access to a density increase of 0.1 FSR, per Council's direction;
- The Queen's Park incentives program allowed the City and property owners to explore other incentives, in addition to the already provided density increase, such as larger infill houses or stratification of laneway houses, etc., through Heritage Revitalization Agreements; and,
- The City strives to ensure that massing fits-in well with the neighbourhood, and 0.8FSR is high for single detached and infill style projects. Higher density than this becomes closer to what is generally considered for multi-family or townhouse developments.

Discussion ensued, and the Committee provided the following comments:

- A member shared support of the 0.8 FSR but would also consider supporting the requested 0.81 FSR if required; and,
- A member voiced support of the parking as well as the 0.8 FSR, advising that the project was still in the early stages and, as the FSR may become a frictional issue in the neighbourhood, it should remain at 0.8.

MOVED and SECONDED

THAT the Land Use and Planning Committee instruct staff to proceed with processing the Heritage Revitalization Agreement proposal at 515 Fourth Street as outlined in Section 9 of this report, once the proposal has been revised to reduce the floor space ratio to no more than 0.8 FSR.

CARRIED.

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

6. 422 Eighth Street: Heritage Revitalization Agreement – Preliminary Application Review

Ms. Teed briefly outlined the report of April 8, 2019.

In response to questions from the Committee, staff provided the following comments:

- The number of required accessible parking spaces would remain unchanged even if the overall parking was reduced; and,
- Currently, the proposal is not consistent with the City's design guidelines for heritage projects or for mid-rise development permit areas.

A member expressed overall support of the project but supported all staff feedback in the report, and was unenthusiastic of the current design as the two buildings do not complement each other.

MOVE and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 9 of this report, and direct staff to include that and other feedback from the Land Use and Planning Committee in the pre-application review letter to the applicant.

CARRIED.

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

7. 719 Colborne Street: Rezoning of RT-2D Property to Allow for Addition of a Secondary Suite and Detached Accessory Dwelling Unit – Preliminary Application Review

Ms. Teed summarized the report of April 8, 2019.

In response to a question from the Committee, staff advised that the City would work with the applicant to focus the tree protection in areas impacted by renovation work-related items such as equipment, supplies, and workers.

Discussion ensued, and the Committee provided the following comments:

- The proposal is creative within a small space and would essentially be providing two additional forms of affordable housing;
- The reduction in unit size and parking requirements is reasonable; and
- The open space issue should be resolved.

MOVED and SECONDED

THAT the Land Use and Planning Committee provide preliminary feedback on the proposal, including on the questions outlined in Section 9 of this report, and instruct staff to include that and other feedback from staff in the pre-application review letter to the applicant.

CARRIED.

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

CONSENT AGENDA

All items were removed from the Consent Agenda.

ITEMS REMOVED FROM THE CONSENT AGENDA

8. 1209 – 1217 Eighth Avenue: Rezoning and Development Permit for Infill Townhouses – Zoning Amendment Bylaw No. 8099, 2019 for Two Readings

In response to a question from the Committee, staff clarified that the proposed front setback for the townhouse units is 14 feet, with the end unit (west) at 19 feet. The proposed side setbacks are 6 feet, and the rear setback is 25 feet.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 8099, 2019 for First and Second Readings and forward the Bylaw to a Public Hearing on May 27, 2019.

CARRIED.

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

9. 825 McBride Boulevard: Development Inquiry for a Mixed Use Retail/Residential Project – Preliminary Application Review

Ms. Teed provided a short overview of the report dated April 8, 2019, advising that the applicants were attendance with a short presentation if required.

In response to questions from the Committee, staff provided the following comments:

- The maximum permitted height under the site's existing C1 zoning is 30 feet or two storeys;
- Preliminary amenity analysis was conducted using the density bonus rates for the downtown as a reference. The amount determined was \$8.3M and will be confirmed through further economic analysis if a formal development and rezoning permit application moves forward;
- The entire four-story building, including the townhomes, will be below market value; and,
- Management of the below market housing has not been fully determined; however, the applicant is working with BC housing and the City has completed a Request for Qualifications (RFQ) and is developing a list of qualified operators in New Westminster. As part of the formal application process, this information would be brought forward to Council for consideration.

Discussion ensued, and the Committee provided the following comments:

- Townhouses should be included in the affordable housing component.

MOVED and SECONDED

THAT Land Use and Planning Committee endorse the recommendations summarized in the Feedback Section (Section 8) of this report and instruct staff to include feedback from LUPC in the Pre-application letter to the applicant.

CARRIED.

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

10. 909 First Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Application Review

Ms. Teed summarized the report dated April 8, 2019.

Staff advised that, primarily, all trees on site will be retained; however, that will be reviewed through the formal tree permit application.

MOVED and SECONDED

THAT the Land Use and Planning Committee instruct staff to include the information contained in this report, and any other feedback from LUPC and staff in the preliminary application review letter to the applicant.

CARRIED.

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

11. 45 East Eighth Avenue: Rezoning and Development Permit for Infill Townhouses – Preliminary Application Review

Ms. Teed briefly reviewed the above-noted report dated April 8, 2019.

In response to questions from the Committee, staff provided the following comments:

- Parking accessed from the rear lane will be reviewed by the City’s transportation division; and,
- Currently, a tree permit has not yet been put in place for the on-site trees.

MOVED and SECONDED

THAT the Land Use and Planning Committee instruct staff to include the information contained in this report, and any other feedback from LUPC and staff in the preliminary application review letter to the applicant.

CARRIED.

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

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

12. There were no items.

NEW BUSINESS

13. There were no items.

CORRESPONDENCE

14. There were no items.

NEXT MEETING

Monday, May 6, 2019

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:37 p.m.

Original Signed

COUNCILLOR CHINU DAS
CHAIR

Original Signed

CARILYN COOK
COMMITTEE CLERK