



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

August 26, 2019 at 11:30 a.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Cote
Councillor Chinu Das
Councillor Patrick Johnstone

MEMBER REGRETS:

Councillor Chuck Puchmayr
Councillor Mary Trentadue

GUESTS:

Ms. Mackenzie Biggar	- Vice President, Development, QuadReal Property Group
Mr. Dylan Chernoff	- Landscape Architect, Durante Kreuk Ltd.
Ms. Blaire Chisholm	- Chief Operating Officer, Brook Pooni Associates
Mr. Nick Hardy	- BC Development Coordinator, QuadReal Property Group
Mr. Peter Joyce	- Principal, Bunt & Associates
Mr. Mark Thompson	- Design Partner, Musson Cattell Mackey Partnership

STAFF:

Ms. Emilie Adin	- Director of Development Services
Mr. Rupinder Basi	- Development Planning Supervisor
Mr. Cameron Barker	- Planning Assistant 1
Ms. Christine Edward	- Transportation Analyst
Mr. Hardev Gill	- Planning Technician
Ms. Britney Quail	- Heritage Planner
Mr. Mike Watson	- Planner
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 11:34 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the August 26, 2019 Land Use and Planning Committee revised agenda be adopted as circulated noting that Item 7 – 51 Elliot Street: Rezoning and Development Permit for Residential High Rise, Non-Market Housing and Not For Profit Childcare – Preliminary Report will be addressed first to accommodate Councillor Johnstone’s schedule.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

THAT items 9 and 10 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 July 8, 2018 LUPC Meeting

MOVED and SECONDED

THAT the July 8, 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.

5. 318 Fourth Street: Official Community Plan Amendment to Remove Heritage Conservation Area Protection

Emilie Adin, Director of Development Services, summarized the above-noted report dated August 26, 2019.

In response to a question from a Committee member, staff advised that the existing house could likely achieve its full development potential, under the property's current zone, with construction of a higher basement and/or a carriage house in the rear yard. It was noted that the applicants are still exploring all of their options for the future of the house and have made no decisions to date. Though, should the Heritage Conservation Area protection be removed, demolition would be permitted without any further heritage approvals.

Discussion ensued, and the Committee provided the following comments:

- The comparison photos demonstrate that there have been a lot of changes to the building, and as such it may not have enough heritage merit, and that this was reflected in the scoring; and,
- This request needs to go to Council for further discussion.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council support the application for removal of Heritage Conservation Area protection from the 1908 building at 318 Fourth Street, per the existing policy.

CARRIED.

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

6. 611 Agnes Street: Rezoning and Special Development Permit for Mixed Use High Rise Building with Market Rental and Child Care – Preliminary Report

Ms. Adin summarized the above-noted report dated August 26, 2019 advising that staff are submitting a revised, on-table, recommendation for the Committee to consider.

Nick Hardy of QuadReal Property Group commenced with his presentation and introduced other members of the project team present including Mackenzie Biggar of QuadReal Property Group, Mark Thompson of Musson Cattell Mackey Partnership, Dylan Chernoff of Durante Kreuk Ltd., Blaire Chisholm of Brook Pooni Associates, and Peter Joyce of Bunt & Associates. Mr. Hardy shared they had been working with staff on the project since 2018 and that modifications had been made to the development based on feedback previously received from the LUPC.

In response to questions from the Committee, Mr. Thompson and Ms. Biggar provided the following comments:

- While the planned two floors of office space is 49 percent (60k square feet) of what was on site previously, the development will also include a restaurant, retail space, and a daycare; and,
- Office space, secured non-market rental housing, and non-profit childcare are included in the project as previously requested by the LUPC and staff and, in order for the office space leasing and the other two amenities to be successful, a certain amount of parking is required so there has been no reduction in parking at this time. Transportation Demand Management (TDM) will be reviewed as part of the rezoning process; however, based on the density and height, the current proposed parking is appropriate in order to support the amenities.

Discussion ensued, and the Committee provided the following comments:

- The applicant responded well to the requests that were previously brought up at LUPC apart from the height and density of the project; however, these still remain largely similar to what is currently in the area and is not out of scale for the location;
- The inclusion of childcare, office space, and non-market rentals are all positive aspects of this particular project and will benefit the area; and,
- Consistently, the majority of applications coming forward do not align with the City's policy work, particularly regarding density bonuses and heights, so it may be time for a policy review.

MOVED and SECONDED

THAT the LUPC consider increased density and height in the scale proposed as generally acceptable as the basis for further public consultation, considering the provision of secured market rental housing, office space and not-for-profit childcare as amenities; and,

THAT the LUPC direct staff to report to Council on further financial analysis of the proposed heights and densities in relation to proposed amenities before proceeding to public consultation.

CARRIED.

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

7. 51 Elliot Street: Rezoning and Development Permit for Residential High Rise, Non-Market Housing and Not For Profit Child Care – Preliminary Report

Procedural note: In order to avoid a conflict of interest as a resident who lives next door to the project, Mayor Cote recused himself from the meeting at 11:35 a.m. and Councillor Johnstone assumed the Chair.

Ms. Adin summarized the above-noted report dated August 26, 2019.

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

- The applicant will be required to provide on-site outdoor play space for the childcare;
- The non-market housing is in line with the draft inclusionary housing policy and would comply with both the rental and size targets;
- Staff will seek clarification from Council regarding the process to determine who the nonprofit operator would be for the site;
- The proposal may change slightly depending on the needs of the non-profit operator. For example, if family oriented housing is necessary in the downtown precinct, unit sizes may change a bit; however, that would go back to Council for further discussion;
- Generally, distance between lower portions of two adjacent building would be determined by taking 50 percent of the building height, plus 50 percent of the height of the adjacent building and dividing by two to determine the actual distance between the two buildings; and,
- While the specific project designs have not yet been reviewed, staff will ensure ample separation of the buildings on all sides and particular attention will be paid to the pedestrian pathway through to Albert Crescent Park.

Discussion ensued, and the Committee provided the following comments:

- To ensure proper offset and setback for the neighbourhood, staff should use the podium guidelines for a tower; otherwise, the podium may be significantly higher than what would be normal for the neighbourhood; and,
- The childcare and family-friendly aspects of the project are appreciated and the balance of amenities looks good.

MOVED and SECONDED

THAT the LUPC direct staff to process the Rezoning and Development Permit applications as outlined in this report; and,

THAT the LUPC support the proposed amenities, height and density proposed as the basis for initiating public consultation.

CARRIED.

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

Procedural note: At 11:44 a.m. Mayor Cote rejoined the meeting and assumed the Chair; Councillor Johnstone left the meeting.

8. 317 and 319 Howes Street: Townhouse Development – Preliminary Application Review

Ms. Adin explained that this report was moved from the consent agenda to the action agenda due to changes in the recommendation in the above-noted report dated August 26, 2019. Committee members received the revised, on-table recommendations for consideration. Hardev Gill, Planning Technician, provided a brief presentation outlining the report.

Discussion ensued, and the Committee provided the following comments:

- Concern was raised over the lack of daycare available in Queensborough as a whole; however, a mix of two and three bedrooms units seems appropriate for the area; and,
- Encouraging the applicant to approach MoTI for a fulsome discussion on the possible purchase of land is supported; however, the current site in itself may be more than adequate.

MOVED and SECONDED

1. ***THAT** the LUPC direct staff to work with the applicant on the massing and orientation, privacy and noise mitigation, site and amenity space design in order to ensure these meet design guidelines and best practices;*
2. ***THAT** the LUPC support the application proceeding past preliminary review without either an alternate access arrangement via the strata at 935 Ewen Avenue, or the preliminary approval by the Ministry of Transportation and Infrastructure (MoTI) allow access from Howes Street;*
3. ***THAT** the LUPC direct staff to work with the applicant and encourage them to consider exploring the purchase of MoTI land (321 and 323 Howes Street) for inclusion within the proposed development;*
4. ***THAT** the LUPC direct staff to work with the applicant in providing a variation in the number of two and three bedrooms and ensure that the requirements of the Family-Friendly Housing Policy are met; and,*
5. ***THAT** the LUPC direct staff to forward the feedback from MoTI to the applicant as an attachment to the Preliminary Application Review letter (i.e. act as an intermediary between the Province and the applicant).*

CARRIED.

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

9. 34 South Dyke Road: Rezoning, Development Permit and Development Variance Permit for Townhouse Development – Bylaw for Consideration of Readings

In response to a question from the Committee, staff agreed to encourage the applicant to consider daycare in the next stages of this family-friendly housing development.

Discussion ensued, and the Committee provided the following comments:

- Given the lack of daycare available in Queensborough, Staff were encouraged to include daycare provision considerations in any new family housing applications; and,
- Staff should explore creating a policy with respect to daycare consideration being given in all new family housing applications, specifically in Queensborough.

MOVED and SECONDED

1. *THAT Council consider Zoning Amendment Bylaw No. 8087, 2019 for First and Second Readings and forward the bylaws to a Public Hearing on September 30, 2019;*
2. *THAT Council provide notice that an Opportunity to be Heard will be held on September 30, 2019 for Development Variance Permit DVP00635 to vary the minimum rear yard (north) setback from 4.57 metres (15 feet) to 3.65 metres (12 feet) and side yard (west) setback from 4.57 metres (15 feet) to 4.13 metres (13.6 feet) on Area 1 and Boyne Street portion as identified in the Zoning Amendment Bylaw No. 8087, 2019 and that Council will consider issuance of Development Variance Permit DVP00635 following adoption of Zoning Amendment Bylaw No. 8087, 2019;and,*
3. *THAT Council resolve to consider issuance of Development Permit DPQ00178, subject to the conditions listed below, immediately following consideration of Development Variance Permit DVP00635:*
 - *Adoption by Council of Zoning Amendment Bylaw No. 8087, 2019;*
 - *Issuance of Development Variance Permit DVP00635;*
 - *Submission of a security in a form acceptable to the Director of Development Services, in an amount equivalent to 125% of the value of a detailed cost estimate prepared by a professional Landscape Architect; and,*
 - *Prior to building permit issuance, the finalization of a works and services agreement for all off-site works to the satisfaction of the Director of Engineering Services.*

CARRIED.

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

10. 719 Colborne Street: Rezoning and Minor Development Permit Applications for a Secondary Suite and Detached Accessory Dwelling Unit in the RT-2D Zone– Preliminary Report

In response to a question from the Committee, staff clarified that, with respect to the off-street parking aspect of the project, RT-2D zoning would require three parking spaces for three dwellings; however, staff believe it would be reasonable to have two parking spaces for three dwellings which would be in keeping with the laneway/carriage house program, noting that this would have to be reviewed and approved by the City's Transportation Division.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff process the Rezoning and Minor Development Permit applications as outlined in this report.

CARRIED.

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

CONSENT AGENDA

All items were removed.

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

11. There were no items.

NEW BUSINESS

12. There were no items.

CORRESPONDENCE

13. There were no items.

NEXT MEETING

Monday, September 9, 2019

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:34 p.m.

Original Signed

**MAYOR COTE
CHAIR**

Original Signed

**CARILYN COOK
COMMITTEE CLERK**