



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

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

MINUTES

PRESENT:

Mayor Jonathan Cote
Councilor Chuck Puchmayr
Councillor Mary Trentadue

GUESTS:

Mr. Robert Billard - Project Architect, Principal, Billard Architecture
Mr. James Burton - Project Architect, Birmingham & Wood Architects
Ms. Rosa Salcido - Architect, Vivid Green Architecture

STAFF:

Ms. Emilie Adin - Director of Development Services
Ms. Jackie Teed - Manager of Planning
Ms. Lisa Leblanc - Manager, Transportation
Mr. Rupinder Basi - Senior Planner
Mr. Hardev Gill - Planning Technician
Ms. Dilys Huang - Planning Technician
Ms. Christine Edward - Transportation Analyst
Ms. Britney Quail - Heritage Planner
Mr. Mike Watson - Planner
Ms. Carilyn Cook - Committee Clerk

The meeting was called to order at 11:35 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the February 4, 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 Item 11 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 of February 4, 2018 LUPC Meeting

MOVED and SECONDED

*THAT the February 4, 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. 48 Begbie Street (Arundel Mansion): Rezoning and Development Permit for Building Addition and Hotel Conversion – Preliminary Application Review

Emilie Adin, Director of Development Services, provided a short presentation outlining the report of March 11, 2019.

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

- A glass atrium will facilitate natural lighting in the building. The roof and south façade will be glazed glass, with other types of glass being utilized for various other aspects of the atrium;

- Communication will be undertaken with TransLink and the existing fire escape will be removed as it will no longer be needed;
- Currently, there are no long-term rentals in the facility as customers stay on a day by day basis; however, an audit will be undertaken for confirmation. A housekeeper lives on-site, while other staff reside offsite;
- The owners will work alongside the City regarding the taxation, business license, etc.;
- The intent of the project is to preserve the existing building with the additional six storeys helping to ensure its protection and revitalization; and,
- Patrons will have the option of staying in the 1920s version of the hotel, which includes an elevator and fixtures that create a step back in time, or in the modern portion of the building.

In response to a question from the Committee, staff advised that legal counsel would be sought with respect to taxation of new hotels.

Discussion ensued, and the Committee provided the following comments:

- Consultation needs to be made with the applicant regarding the future site's acceptability with respect to the Municipal & Regional Tax Program (MRDT);
- This is an interesting project that checks a few of the City's objectives, including being in close proximity to the Anvil Centre; and,
- This project has an important heritage component to it and will also fill the need for hotel rooms in the downtown area.

MOVED and SECONDED

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

CARRIED.

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

6. 513 Seventh Street: Rezoning and Development Permit for a Mixed Use High Rise Building – Preliminary Application Review

Jackie Teed, Manager of Planning, commenced with a short presentation outlining the above-noted report dated March 11, 2019.

Discussion ensued, and the Committee provided the following comments:

- This is a very walkable area of the City, the architecture of the building is aesthetically pleasing, and the setback is dealt with in a nice and creative way;
- Affordable housing must be included in the plans and it must connect with the City's family friendly and inclusionary policies;

- The City must stay the course with respect to the Affordable Housing Policy and future conversations should include how to offer affordable home ownership to people like seniors who may want to downsize, etc.;
- BC Housing recently presented their new affordable home ownership program to the City's Affordable Housing Task Force. It is an interesting model and something that staff could look into; and,
- A co-housing unit in North Vancouver includes two or three units that need to be sold at below market value every time they come up for sale. The initiative seems to work very well and is something that New Westminster should consider.

MOVED and SECONDED

THAT Land Use and Planning Committee endorse the recommendations summarized in the Feedback Section (Section 9) 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.

7. 909 – 915 Twelfth Street: Rezoning and Development Permit for a Residential Mid Rise Building - Preliminary Application Review

Ms. Teed provided a short overview of the reported dated March 11, 2019.

In response to questions from the Committee, Ms. Salcido provided the following comments:

- While implementing retail space on the ground floor was not initially considered, it could be looked at although it would take away from the townhouses; and,
- Consolidation with the lane at the rear will allow creation of greenspace for the tenants.

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

- With respect to displacement of tenants, the City's Tenant Relocation Policy would be applied and, in addition, the application would require a profile of the existing tenants;
- As the Official Community Plan (OCP) does not require commercial space at this location, additional residential space was added; and,
- Pricing of the units would not be in direct correlation with constructions costs; they would be determined more by the current market value.

Discussion ensued, and the Committee provided the following comments:

- The sensitivity to the single family dwelling that may be adversely affected by this development is appreciated;
- Small businesses that are affected or may be affected by the zoning are concerned about how developments such as this may affect their future; and,
- The idea of having the townhouses at the back, stepping down into the single family neighbourhood is interesting and should be further pursued. The townhomes on the front side to create more vibrancy on the street is also appreciated.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback section (Section 9) of this report and instruct staff to include that and other feedback from LUPC in the pre-application letter to the applicant.

CARRIED.

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

8. 101 Jardine Street (Sather Boatworks): Heritage Revitalization Agreement – Preliminary Application Review

Ms. Teed summarized the above-noted report dated March 11, 2019.

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

- As the heritage consultants on the project, they would advocate for a use that is least disruptive to the existing structure; and,
- Currently, the space is being used for marine oriented storage. It is proposed that this use be continued.

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

- It is hoped that the space will be more active than current, and part of staff's request for the formal HRA application includes that a business plan be provided showing the intentions for an active use of the building beyond storage;
- Through work with the applicant, staff would explore a site configuration that would provide the City with a dedication to have open space on the west side of the dyke, and have the Queensborough Perimeter Trail (QPT) in place, while at the same time support an industrial or commercial marine use in the building. This would be further elucidated in the formal application; and,
- Staff will confirm with the Engineering Department that the dyke reserve would allow future work to be in keeping with the new flood plain regulations.

Discussion ensued, and the Committee provided the following comments:

- The industrial marine aspect of this site is preferable over encouraging more recreational boat use which is found to be a very polluting pastime;
- The City needs to maintain and improve pedestrian access to the QPT, including the associated greenspace; and,
- Aesthetically, the building needs some work but it could potentially be a landmark for the Queensborough neighbourhood.

MOVED and SECONDED

THAT The 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 the LUPC in the Pre-Application Letter to the applicant.

CARRIED.

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

9. 631 Second Street: Heritage Revitalization Agreement – Preliminary Application Review

Ms. Adin summarized the above-noted report dated March 11, 2019.

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

- While basement suites are not currently planned for either the heritage house or infill house proposed for 631 Second Street, they could be considered in the future if parking, etc., allows; and,
- As this is a preliminary application, it has not gone to the Community Heritage Commission (CHC). If it becomes a formal HRA application, it will then go to the CHC for review and feedback as per the standard development application review process.

Discussion ensued, and the Committee provided the following comments:

- One Committee member was in favour of the compact lot option as these lots may be more affordable; however, another Committee member voiced concern that approving a smaller lot size may be precedent setting and preferred the carriage house option to the compact lot option;
- A member expressed concern that the CHC may be missing an opportunity to provide feedback on future projects that may not yet be at an HRA stage, suggesting that perhaps the policy needs some fine tuning in that respect;
- The City needs to work with the applicant to reduce the size and FSR of the infill house in a way that will still achieve the applicant's goals; and,

- Committee members requested that, due to the similarities between 631 & 632 Second Street, both reports be forwarded to Council for further discussion with the inclusion of additional information with respect to the detached duplex (Item 9, Option B).

MOVED and SECONDED

THAT the Land Use and Planning Committee refer Item 9 – 631 Second Street: Heritage Revitalization Agreement – Preliminary Application Review and Item 11 – 632 Second Street: Heritage Revitalization Agreement – Preliminary Application Review to Council to be reviewed for future direction, with the inclusion of additional information with respect to the detached duplex, and the differences between the two applications (Item 9, Option B).

CARRIED.

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

CONSENT AGENDA

10. 515 Fourth Street: Heritage Revitalization Agreement - Preliminary Application Review

THAT the Land Use and Planning Committee (LUPC) 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 Review Letter to the applicant.

ADOPTED BY CONSENT.

12. 218 Queen’s Avenue: Heritage Revitalization Agreement and Heritage Designations – Bylaw for Consideration of Readings

THAT the Land Use and Planning Committee recommends that Council consider Heritage Revitalization Agreement (218 Queens Avenue) Bylaw No. 8064, 2019 for First and Second Reading, and forward the Bylaw to a Public Hearing on April 29, 2019.

ADOPTED BY CONSENT.

13. 1005 Ewen Avenue: Bylaw for Consideration of Readings

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 8103, 2019 for First and Second Readings and forward the bylaw to a Public Hearing on April 29, 2019.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

11. 632 Second Street: Heritage Revitalization Agreement – Preliminary Report

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff proceed with processing the Heritage Revitalization Agreement proposal at 632 Second Street as outlined in Section 7 of this report once the proposal has been revised to reduce the size of the infill house to a Floor Space Ratio of no more than 0.65.

Please see Item 9: 631 Second Street: Heritage Revitalization Agreement – Preliminary Application Review

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, April 8, 2019

ADJOURNMENT

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

ORIGINAL SIGNED _____
COUNCILLOR CHINU DAS
For MAYOR JONATHAN COTE
CHAIR

ORIGINAL SIGNED _____
CARILYN COOK
COMMITTEE CLERK