



Corporation of the City of  
**NEW WESTMINSTER**

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

February 24, 2020 at 10:30 a.m.  
Council Chamber, City Hall

### **MINUTES**

#### **PRESENT:**

Councillor Chinu Das  
Councillor Chuck Puchmayr  
Councillor Nadine Nakagawa

#### **MEMBER REGRETS:**

Mayor Cote

#### **GUESTS:**

Mr. Jack Kaila - Resident/Applicant  
Ms. Kim Kaila - Resident/Applicant

#### **STAFF:**

Ms. Emilie Adin - Director of Development Services  
Ms. Jackie Teed - Senior Manager of Development Services  
Ms. Janet Zazubek - Planning Analyst  
Ms. Carilyn Cook - Committee Clerk

The meeting was called to order at 10:30 a.m.

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

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

*THAT the February 24, 2020 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 6 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 January 27, 2020 LUPC Meeting**

#### **MOVED and SECONDED**

*THAT the January 27, 2020 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. There were no items.**

## **ITEMS REMOVED FROM THE CONSENT AGENDA**

### **6. 1301 Seventh Avenue: Garage Conversion to Laneway House – Preliminary Application Review**

Janet Zazubek, Planning Analyst, provided a presentation summary of the above-noted report dated February 24, 2020.

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

- While the conversion of a garage to a laneway house may be precedent-setting, staff continue to work with new build applicants to encourage construction of garages that would meet laneway house regulations if they should apply to convert them in the future;
- If the project moves forward, it will be required to meet all building codes, including radon mitigation;
- The existing garage was built to a density that was permitted at the time; however, not all garages in the neighbourhood are built to this size; and,

- Development Services staff have advised that upgrading a structure from non-residential to residential would be costly and may involve going through the public hearing process; therefore, this would not be an easy undertaking for those with existing garages.

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

- While the garage currently has the allowable sink and toilet, the walls remain unfinished, and it has at no time been used as a residence;
- Regarding the parking reduction from three to two spaces, three spaces was the maximum allowable at the time of the original build; however, the family currently has two cars and parking is not anticipated to be an issue in the future; and,
- The goal is to create an affordable living space which may help ease the lack of rental units in the City.

Discussion ensued and a Committee member stated that when the City brought in NR-1 Zoning, laneway garages were encouraged with a bonus to build larger garages and as such, it was suggested that staff proactively look into the possibility that similar applications may be coming forward in the future.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback Section (Section 6) of this report, and instruct staff to include these in the pre-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)**

7. **There were no items.**

**NEW BUSINESS**

8. **There were no items.**

**CORRESPONDENCE**

9. **There were no items.**

**NEXT MEETING**

**Monday, March 30, 2020**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 10:43 a.m.

Original Signed \_\_\_\_\_  
**Councillor Das**  
**Alternate Chair**

Original Signed \_\_\_\_\_  
**Carilyn Cook**  
**Committee Clerk**