

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

**July 12, 2021 at 10:00 a.m.**

**Meeting held electronically under Ministerial Order No. M192/2020 and  
the current Order of the Provincial Health Officer - *Gatherings and Events***

### **MINUTES**

**PRESENT:**

Councillor Chinu Das, Chair  
Councillor Nadine Nakagawa  
Councillor Chuck Puchmayr

**STAFF:**

Ms. Emilie Adin	- Director of Development Services
Mr. Rupinder Basi	- Supervisor of Development Planning
Ms. Britney Dack	- Senior Heritage Planner
Mr. John Stark	- Supervisor of Community Planning
Ms. Kathleen Stevens	- Heritage Planning Analyst
Ms. Jackie Teed	- Senior Manager of Development Services
Ms. Athena von Hausen	- Development Planner
Ms. Janet Zazubek	- Development Planner
Ms. Heather Corbett	- Committee Clerk

**GUESTS:**

Jordan Kutev - Jordan Kutev Architect

The meeting was called to order at 10:00 a.m.

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

There were no additions or revisions.

#### **REVIEW AND ADOPTION OF CONSENT AGENDA**

**MOVED and SECONDED**

*THAT item 7 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 June 21, 2021 LUPC Meeting

#### **MOVED and SECONDED**

*THAT the June 21, 2021 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. 1084 Tanaka Court: Official Community Plan Amendment for a 99 Unit Rental Building and Childcare – Director’s Memo

Athena von Hausen, Development Planner, reviewed the July 12, 2021 staff report and provided a PowerPoint presentation, giving background into the proposed Official Community Plan amendment for a rental building and child care at 1084 Tanaka Court. Ms. von Hausen also outlined the desired feedback from the Committee.

Jordan Kutev, Architect, provided a PowerPoint presentation and reviewed the project, providing the following information:

- Details of the site layout and floor plans;
- Details of walking distance to schools and amenities; and,
- Renderings of the proposed building.

In response to a question from the Committee, Mr. Kutev noted that no discussions have occurred with Lookout Society specifically in regards to this application.

Discussion ensued and the Committee provided the following comments:

- Although the City does not currently have plans to put more housing in Queensborough, and because of the City’s high growth rate, it may be worthwhile to consider approving more housing in order to ensure a sufficient supply in future;
- The size and supply of the daycare is an appealing part of this application;

- The Southern Railway (SRY) line identified in the proposal is used very minimally, so would not likely be a future hazard;
- While the proposal may provide a solution for the struggling retail area, the location seems to be inappropriate for housing and childcare;
- As the location of the proposal would be surrounded by industrial areas, there may be a compromise on quality of life for the potential residents;
- The location may be challenging given the distance required to walk to schools;
- Given the location of the “big box” stores in the area, such as Lowes and Value Village, and the Casino, the proposal may not have a large interface with the industrial area;
- It may be beneficial for Council to have a wider discussion about the overall vision for industrial and commercial land use in Queensborough;
- If the application moved forward for discussion by Council, it would be important to be clear to the applicant about the process; and,
- The initial suggestion of a banquet hall may be a better proposal in this location.

In response to comments from the Committee, Jackie Teed, Senior Manager of Development Services, provided the following information:

- In relation to the applicant’s comments regarding working with an affordable housing provider, this information was not previously discussed with staff;
- Staff have recently heard from SRY that they are planning to use the rail line more frequently;
- The City’s Queensborough Community Plan (QCP) specifies that all land north of the Highway would remain prioritized as industrial until Port Royal, in order to minimize loss of industrial lands;
- It is best practice to separate industrial and residential land uses, as the industrial noise, dust and lighting impacts residential areas, and any restrictions placed upon industrial businesses impacts their work; and,
- The Queensborough Community Plan was adopted in 2014 and there may be an opportunity in staff workplans to look at the vision.

John Stark, Supervisor of Community Planning, noted that, since the pandemic, the childcare situation in Queensborough has improved and there are spaces available; however, this is likely a temporary situation. In the short term, there may be adequate capacity but there would likely be a need for additional childcare in Queensborough in the long term.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee refer the application for 1084 Tanaka Court to Council for discussion.*

**CARRIED.**

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

## 5. 805 Boyd Street: Queensborough Landing Self-Storage – Director’s Memo

Janet Zazubek, Planning Analyst, reviewed the July 12, 2021 staff report and provided a PowerPoint presentation on the background and details into the proposed Official Community Plan amendment for 805 Boyd Street. Ms. Zazubek requested that the Committee provide feedback on whether the proposal should proceed to stage two of the Preliminary Application Review (PAR) process.

In response to a question from the Committee, Jackie Teed, Senior Manager of Development Services, noted that there are currently three self storage facilities in New Westminster, with 184,000 square feet of usable area, which should be sufficient for the city’s needs.

Discussion ensued and the Committee provided the following comments:

- It would be positive for the parcel of land to revert back to industrial use;
- If the city is overserved by self-storage, this proposal may be unnecessary, but it would be up to the applicant to determine the viability of the business;
- As the shopping area has been deeply affected, there may an opportunity to consider future strategies for the retail area within any discussions about a larger vision for the future of land use in Queensborough (as referenced in Item 4); and,
- It would be positive for Council to examine the best use for this land with input from the community.

### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to support the applicant in proceeding to rezoning and Official Community Plan (OCP) amendment applications to permit the self-storage land use for the site at 805 Boyd Street; and,*

*THAT the Land Use and Planning Committee direct staff to support the applicant in proceeding to Stage Two of the Preliminary Application Review process to review other proposed land use changes for the site at 805 Boyd Street.*

**CARRIED.**

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

## **REPORTS FOR ACTION**

6. There were no items.

## ITEMS REMOVED FROM THE CONSENT AGENDA

### 7. 323 Regina Street: Heritage Revitalization Agreement – Preliminary Report

Kathleen Stevens, Heritage Planning Analyst, provided a PowerPoint presentation and reviewed the July, 2021 staff report, including background into the proposed Heritage Revitalization Agreement (HRA) for 323 Regina Street, and outlined the desired feedback from the Committee.

In response to questions from the Committee, Ms. Stevens and Jackie Teed, Senior Manager of Development Services, provided the following information:

- The proposed infill house would be larger than what is currently allowed under the carriage house program; and,
- Given the configuration of the lot, a small lot subdivision may be a more appropriate consideration for the application.

Discussion ensued and the Committee provided the following comments:

- This is a difficult application to consider given the current pause on HRAs and the hesitancy from Council to allow stratifications in Queen's Park;
- While increased density would be beneficial on the larger lots in Queen's Park, carriage houses are not the most desperately needed "missing middle" housing form in the City;
- The application may be contentious given the proposed massing of the carriage house, the overall density on the property, and stratification;
- The fact that this application would support inter-generational living is of benefit;
- As the property is not protected in the Heritage Conservation Area, the conversation about stratification has a different context and it would be beneficial for the application to be discussed at Council, and to receive comments from the community;
- Returning heritage protection to the house would be of benefit; and,
- A smaller infill house with no stratification could be more supportable.

#### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that stratification be removed as a consideration as part of the Heritage Revitalization Agreement for the 323 Regina Street application.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend reducing the size of the proposed carriage house as part of the Heritage Revitalization Agreement for the 323 Regina Street application.*

**CARRIED.**

(Councillor Nakagawa opposed)

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to refer the 323 Regina Street Heritage Revitalization Agreement application to the Community Heritage Commission to review the heritage merit.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to refer the Committee’s recommendations in regards to the 323 Regina Street Heritage Revitalization Agreement application to Council for further consideration.*

**CARRIED.**

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

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

- 8. There were no items.

**NEW BUSINESS**

- 9. There were no items.

**CORRESPONDENCE**

- 10. There were no items.

**NEXT MEETING**

**Monday, August 30, 2021**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 11:06 a.m.

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

\_\_\_\_\_  
Original Signed  
**Heather Corbett**  
Committee Clerk