

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

**June 21, 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
Ms. Dilys Huang	- Development Planner
Mr. Michael Leong	- Transportation 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. Heather Corbett	- Committee Clerk

#### **GUESTS:**

Mr. Jeff Birch	- Circle Restoration
Mr. Tim Blair	- United Property Resource Corporation (UPRC)
Ms. Chi Chi Cai	- Pooni Group
Mr. David Constable	- KPMB Architects
Mr. Marco Majkic	- Owner, 219 Second Street
Mr. Van Vliet	- Applicant, Items 4 and 7

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 items 7, 8 and 9 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 April 26, 2021 LUPC Meeting**

#### **MOVED and SECONDED**

*THAT the April 26, 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. Upper Twelfth Street Area: Proposed Retail Liquor Store – Director’s Memo**

Dilys Huang, Development Planner, reviewed the June 21, 2021 staff report and provided a PowerPoint presentation, giving background into the retail liquor store proposal, noting that there is currently a freeze on new liquor store applications by the Provincial Government. Ms. Huang also outlined the desired feedback from the Committee.

Discussion ensued and the Committee provided the following comments:

- The Twelfth Street area has been subject to this type of application in the past, and the community was very vocal about not wanting a private liquor store on Twelfth Street;
- Concern was expressed about the proximity to elementary and high schools in the area;
- Analysis has shown that employee wages in private liquor stores are not as high as public liquor stores, which can lead to an increase in underage sales;
- New Westminster is already well-served by liquor stores and, as there is a freeze on license applications, this proposal may not be justified; and,

- As the City is in the process of completing work on the Retail Strategy, it would be preferable to delay making a decision on any changes to the retail landscape of the Twelfth Street area at the current time.

Emilie Adin, Director of Development Services, noted that staff agree that this application is premature given the license freeze and the retail strategy work, which is why there is no specific address associated with the application.

Joe Van Vliet, Applicant, noted that the Provincial freeze is not an issue in this application, as it is for new licenses only, and the intent for this application would be to move an existing license from another area.

Ms. Huang noted that Mr. Van Vliet's information was new to staff and confirmed that if this application were a relocation of a liquor license, then it would not fall under the Provincial license freeze; however, the other considerations presented by staff would still be relevant.

In response to a question from the Committee, Mr. Van Vliet advised that the license would likely be purchased from a store in a rural area in BC.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to discourage further consideration of Official Community Plan and Zoning Bylaw amendment applications for a proposed retail liquor store within the Upper Twelfth Street area.*

**CARRIED.**

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

**5. 529 Queen's Avenue (Queen's Avenue United Church): Redevelopment – Director's Memo**

Athena von Hausen, Development Planner, reviewed the June 21, 2021 staff report and provided a PowerPoint presentation, giving background into a proposal involving an amendment to the Official Community Plan (OCP), the development of a 12-storey mixed-use housing, commercial and child care building, and a Heritage Revitalization Agreement (HRA) for the existing church. Ms. von Hausen 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 questions from the Committee, Emilie Adin, Director of Development Services and Ms. von Hausen, provided the following information:

- A number of changes to the proposal would be needed to bring it in alignment with City policy and to secure staff support;
- Staff may be more likely to support the proposal if a change to the OCP was not required and if there was a shift in massing away from the Queen's Park neighbourhood;

- The items in the proposal that are currently outside of City policy include a significant reduction in parking and more density than the OCP allows for; and,
- Staff did not suggest that the heritage asset be retained, but they are open to the idea.

Discussion ensued and the Committee provided the following comments:

- There are some interesting aspects to this proposal, and it would be worth consideration if the proposed density changed;
- Creating affordable housing and more childcare spaces in the Queen's Park neighbourhood is worth consideration;
- The proposal may be more supportable if it was to build an entirely affordable, long-term housing building, in partnership with BC Housing;
- While it is commendable that churches are looking to diversify and use their property, the location of the existing church would force the proposed building towards the residential neighbourhood without very much buffering;
- The proposed massing would be more supportable if it had improved interface with the neighbouring community and did not affect the existing childcare spaces; and,
- The proposed reduction of parking may have a significant effect on the neighbourhood.

John Stark, Supervisor of Community Planning, noted that the provision of child care is a priority for the City; however, this proposal may result in a reduction in child care due to a relocation of the existing child care facilities during construction. Additionally, there had been no indication that the number of childcare spaces would be maintained or that the existing providers or non-profit providers would be the designated child care providers for the proposed space.

Tim Blair, United Property Resource Corporation (UPRC) and David Constable, KPMB Architects, provided a PowerPoint presentation in regards to the proposal, including the following information:

- Background to UPRC as an organization, whose aim is to make sure that the densification of the site is in the interests of the greater good and would contribute positively to the community;
- Review of the proposal, including the housing mix, the aims of being socially inclusive, sustainable and in coordination with the CMHC; and,
- Information on how the applicants are working with the current child care providers, including efforts to help them re-locate.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee direct staff to discourage the applicant's further consideration of submitting an Official Community Plan amendment application at 529 Queen's Avenue.*

**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. **810 and 810A Twentieth Street: Zoning Bylaw Amendment for Proposed Retail Liquor Store Use – Preliminary Report**

Dilys Huang, Development Planner, provided a PowerPoint presentation and reviewed the June 21, 2021 staff report, giving background into the proposed retail liquor store use at 810 and 810A Twentieth Street, and outlined the desired feedback from the Committee.

In response to questions from the Committee, Emilie Adin, Director of Development Services, provided the following information:

- The City's Bylaw has not changed to reflect the change in the Provincial regulations regarding there no longer being a requirement for a private liquor store to be contiguous to a licensed establishment; and,
- Based on analysis of the amount of liquor stores in the City in comparison with other Metro Vancouver municipalities over 50,000 in population, New Westminster has the most liquor stores on a per capita basis.

Discussion ensued and the Committee provided the following comments:

- The City's policy has always been not to create standalone liquor stores;
- Concerns about public drinking outside private liquor stores have been stated in various parts of the City, including Sapperton and Queensborough;
- Analysis has shown that employee wages in private liquor stores are not as high as public liquor stores, which can lead to an increase in underage sales;
- Concern was expressed about the heavy traffic that occurs at the nearby intersection of Twentieth Street and Eighth Avenue;
- It may be worthwhile evaluating this application in the context of the 22<sup>nd</sup> Street Station work; and,
- This proposal is more supportable given that the site context is different from the proposal in the Twelfth Street area (as discussed in Item 4).

**MOVED and SECONDED**

*That the Land Use and Planning Committee direct staff to discourage advancement to formal application of any Zoning Bylaw amendment for 810 and 810A Twentieth Street at this time.*

**CARRIED.**

(Councillor Nakagawa opposed)

**8. 401 Fifth Street (St. James Apartments): Pre-Application Review**

Britney Dack, Senior Heritage Planner, provided a PowerPoint presentation and reviewed the June 21, 2021 staff report, giving background into the proposed Heritage Revitalization Agreement (HRA) application. The proposal is to construct an infill quadruplex and to restore and protect the 1930 non-conforming apartment building (St. James Apartments) on site. Ms. Dack then outlined the desired feedback from the Committee.

Discussion ensued and the Committee provided the following comments:

- It would be desirable to see staff work with the applicant and the community on the design of the infill quadruplex through community consultation;
- It is encouraging to see that the rental units would be retained and that conversations have already taken place with the existing tenants; and,
- The proposal appears to be an excellent opportunity to update the building and provide more rental units in the Queen's Park neighbourhood.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 6.0 of this report, and direct staff to provide feedback from the Land Use and Planning Committee in the preliminary application review letter to the applicant.*

**CARRIED.**

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

**9. 219 Second Street: Demolition and Heritage Protection**

Kathleen Stevens, Heritage Planning Analyst, provided a PowerPoint presentation and reviewed the June 21, 2021 staff report, giving background into the Community Heritage Commission recommendation that the property at 219 Second Street be formally protected, and staff's recommendation that the demolition permit be issued, and outlined the desired feedback from the Committee.

In response to questions from the Committee, Ms. Stevens provided the following information:

- The financial cost to the City of forcing the owner to retain the house would be to pay the owners any loss of value from not being able to develop the lot to its full potential; and,
- The amount that would be owed to the owner would involve an appraisal to get an estimate on the lot's development potential.

Discussion ensued and the Committee provided the following comments:

- The house looks like it could meet heritage criteria; however, as it's not designated or protected, the proponent does have the right to demolish; and,
- It would be desirable for the community to engage more broadly on this application by letting Council make the final decision.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to proceed with processing the demolition permit application for 219 Second Street, and direct staff to advise the applicant to continue advertising the house as available for relocation for the duration of the demolition permit review and issuance*

**CARRIED.**

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

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

10. There were no items.

**NEW BUSINESS**

11. There were no items.

**CORRESPONDENCE**

12. There were no items.

**NEXT MEETING**

**Monday, July 12, 2021**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 11:15 a.m.

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 ORIGINAL SIGNED  
**Councillor Chinu Das**  
 Chair

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 ORIGINAL SIGNED  
**Heather Corbett**  
 Committee Clerk