



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

March 9, 2023

**Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically**

PRESENT:

Mayor Patrick Johnstone Chair
Councillor Ruby Campbell*
Councillor Jaimie McEvoy*

ABSENT:

Councillor Nadine Nakagawa

GUESTS:

Luigi Gastaldo* Owner
Peter Hildebrand* Architect, Iredale Architecture
Darryl McColl Applicant, JCI Buildings
Elana Zysblat* Heritage Consultant

STAFF PRESENT:

Jackie Teed Acting Director, Climate Action, Planning and
Development
Mike Watson Acting Supervisor, Development Planning, Climate
Action, Planning and Development
Wendee Lang Development Planner, Climate Action Planning and
Development
Carilyn Cook Committee Clerk, Legislative Services

*Denote electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mayor Johnstone opened the meeting at 2:00 p.m. and recognized with respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made

invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the agenda for the March 9, 2023 meeting of the Land Use and Planning Committee meeting be adopted as circulated.

Carried.

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

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 September 26, 2022

MOVED and SECONDED

THAT the minutes of the September 26, 2022 Land Use and Planning Committee meeting be adopted.

Carried.

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

4. CONSENT AGENDA

MOVED and SECONDED

THAT Item 4.1 be removed from the Consent Agenda.

Carried.

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

5. ITEMS REMOVED FROM THE CONSENT AGENDA

4.1 Pre-Application Review: 63 Merivale Street and 250 Agnes Street

Wendee Lang, Development Planner, provided a PowerPoint presentation regarding the Preliminary Application Review for 63 Merivale Street and 250 Agnes Street.

In response to questions from the Committee, Jackie Teed, Acting Director, Climate Action, Planning and Development, and Ms. Lang provided the following comments:

- With respect to “wrapping” the heritage house, the applicant would still be required to follow the Standards and Guidelines for Conservation of Historic Places in Canada which would ensure that the heritage house

remains dominant on the site with any on-site additions being subordinate to the heritage house;

- The applicant has initially committed to retaining four large, mature trees which are located on the interior shared lot and require that a portion of the site be uncovered. As well, the Development Guidelines require that, along with other landscaping, the ground oriented units must have outdoors space; and,
- The Development Agreement, which would be registered on title, and Bonding would provide the City with the authority to ensure that the existing tenants are protected and that their relocation goes well.

In response to questions from the Committee, Darryl McColl, JCI Buildings and Peter Hildebrand, Iredale Architecture, provided the following comments:

- Once the Building Permit is received, relocation of existing tenants, with the assistance from a professional organization, will commence. It is unknown at this time where the tenants will be relocated to;
- The build should take from 18 months to two years;
- The sketch of the design of the building that was included in the agenda package is not meant to represent the final building; and,
- The goal is to ensure that this is a viable project to pursue in order to deliver a Class A project to the City.

Discussion ensued and Committee members provided the following comments:

- The provision for the existing tenants is very important from both a humane point of view and a development standpoint as the way this is managed will dictate how this type of development is perceived in the future and, if not handled properly, could put a bad spin on development and halt construction of the affordable housing that we need;
- The development looks good, fits in well with the neighbourhood, and it is appreciated that the concerns raised by the Community Heritage Commission were addressed;
- It is hoped that relocated tenants will be able to stay in their neighbourhood as maintaining ties to their Community will be important;
- The design sketch of the building, although not final, does a good job profiling the heritage house and has interest to it;
- The integration of the two buildings will lead to an interesting conversation in the community; and,
- It will be interesting to see the progression of getting this appropriate-density development into this area which is near the SkyTrain and school and which also addresses the principal that new rentals should not displace old rentals.

MOVED AND SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of the March 9, 2023 report titled, "Preliminary Application Review: 63 Merivale Street & 250 Agnes Street," and instruct staff to include the recommendations and other 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.

6. NEW BUSINESS

None.

7. END OF THE MEETING

The meeting ended at 2:24 p.m.

Certified correct,

Patrick Johnstone
MAYOR

Carilyn Cook
Committee Clerk