



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

**May 30, 2022**

**Meeting held electronically and open to public attendance  
Council Chamber, City Hall**

**PRESENT:**

Councillor Chuck Puchmayr      Chair  
Councillor Patrick Johnstone  
Councillor Nadine Nakagawa\*

**GUESTS:**

Navi Sivia\*      Azure Properties

**STAFF PRESENT:**

Emilie Adin      Director, Climate Action, Planning and Development  
Jacque Killawee      City Clerk  
Mike Watson\*      Acting Supervisor, Development Planning, Climate  
Action, Planning and Development  
Amanda Mackaay      Development Planner, Climate Action Planning and  
Development  
Carilyn Cook      Committee Clerk, Legislative Services

\*Denotes electronic attendance

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**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Councillor Puchmayr opened the meeting at 1:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered 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**

None.

**3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**

**3.1 March 28, 2022**

MOVED and SECONDED

**THAT** the minutes of the March 28, 2022 Land Use and Planning Committee meeting be adopted.

**Carried.**

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

**4. REPORTS FOR ACTION**

**4.1 Pre-Application Review: 807-823 Sangster Place and 39 East Eighth Avenue**

Amanda Mackaay, Planner, reviewed the report dated May 30, 2022 regarding the Pre-Application Review (PAR) for 807 – 823 Sangster Place and 39 East Eighth Avenue and shared a PowerPoint presentation which outlined the site and policy contexts and the preliminary proposal for two six-storey multi-unit residential buildings, one of which would include market condominium units and the other, rental condominium units.

Navi Sivia, Azure Properties, provided a PowerPoint presentation which outlined the Sangster Greenway and Sangster Street Project including two proposed affordable housing options, various community and resident benefits, and the proposal's alignment with the City's Seventh Bold Step: Reclaim the Streets with respect to closing Sangster Street for the creation of public realm pedestrian space.

In response to questions from the Committee, Ms. Mackaay and Mr. Sivia provided the following comments:

- Other city departments, including the Engineering Department, New Westminster Fire and Rescue Services, etc., will be engaged with respect to closing down Sangster Street as part of Stage 2 of the PAR;
- The applicant is agreeable to providing either a deeper subsidy for less affordable units or less of a subsidy with more units;
- Generally on developer-led sites, deeper subsidies are harder to come by as they may not make financial sense;

- The idea of shared spaces on each floor came from the concept of providing more adaptable, transition-friendly units, keeping in mind that inclusion means more than just affordability and the understanding that thoughtful, developer-led initiatives are often successful with the right support;
- Commercial space, including, possibly, a coffee shop near the daycare and playground structure, etc., which would add to the neighbourhood, is still open for discussion; and,
- Possible use of solar power, rainwater collection, and other initiatives have not yet been explored.

Discussion ensued and Committee members provided the following comments:

- This is an interesting area for this development and, Sangster Street, does not have a whole lot on it and is not well traffic or transit connected even though there are a number of amenities nearby;
- Rental rates are unaffordable with the low income scores indicating that people need to earn \$60,000 annually to be able to afford \$1,400 per month for rent;
- The City is not receiving an adequate number of development applications that meet the City's goals and standards which are more rigid and strict than those of senior government. There would have to be a lot more development to meet those thresholds;
- The intentional community living aspect of the proposal meets a lot of the City's objectives for affordable, family-friendly, built-in communities and many lessons may be learned from this development;
- Official Community Plan amendments should be considered for this proposal as this is a unique space and location in the City, worthy of further exploration;
- With respect to affordability, we cannot expect one project to do it all without the help of senior government, therefore option two, less units with a deeper subsidy may be the best option. However, more details are needed moving forward;
- The standards applied for affordability in option one does not make it viable.
- A deeper conversation regarding less units, etc., needs to take place with Council;
- The massing is appropriate and the two underdeveloped sites located nearby could also be developed into something with higher density;
- In order to get affordable housing and amenities out of this proposal, it will need density;
- The project may be placed on the frequent transit network as it gets developed; however, the area already has a relatively high walk score

as it is close to schools, shopping, and community centres which is a great benefit;

- The design ideas to include a lot of common areas to complement the smaller units and ensure community space is interesting and innovative;
- Parking minimums should not be put in the way of amenities;
- Rather than close Sangster Street completely, consideration should be made to create a space of mixed traffic with less of a right of way, that would make it a more friendly space and to avoid challenges that would be presented with the access onto McBride Boulevard if it were to be closed;
- It will be good to see where this proposal goes; however, there is concern about the inclusionary policy;
- Ground level commercial space for a coffee shop or food market would be beneficial to the residents; and,
- Option two seems to be the most feasible option.

#### MOVED AND SECONDED

**THAT** the Land Use and Planning Committee endorse the recommendations summarized in Section 6 of the May 30, 2022 report titled, "Pre-Application Review: 807-823 Sangster Place and 39 East Eighth Avenue," and instruct staff to advise the applicant that an Official Community Plan Amendment be considered, provided all the requirements outlined in this report are incorporated, and that for stage two of the process, staff work with the applicant to bring back options to better include affordability into the amenities.

**Carried.**

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

#### 5. NEW BUSINESS

None.

#### 6. END OF THE MEETING

The meeting ended at 1:40 p.m.

Certified correct,

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Councillor Puchmayr

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Carilyn Cook  
Committee Clerk