



Corporation of the City of NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE MINUTES

August 29, 2022, 1:00 p.m.

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

PRESENT:

Councillor Chuck Puchmayr Chair
Councillor Patrick Johnstone
Councillor Nadine Nakagawa*

GUESTS:

Robert Billard* Billard Architecture

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
Wendee Lang* Development Planner, Climate Action Planning and
Development
Carilyn Cook Committee Clerk, Legislative Services

*Denotes electronic attendance

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 May 30, 2022

MOVED and SECONDED

THAT the minutes of the May 30, 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.

4. ITEMS REMOVED FROM THE CONSENT AGENDA

4.1 Proposed Quadruplex: 1031 Cornwall Street – Preliminary Application Review

Wendee Lang, Development Planner, reviewed the report dated August 29, 2022 regarding the Preliminary Application Review for a proposed quadruplex at 1031 Cornwall Street. Ms. Lang shared a PowerPoint presentation which outlined site context, the proposal and considerations, and requested feedback from the Committee.

Robert Billiard, Billard Architecture, shared the following information with the Committee:

- This small but important project for New Westminster will be a model for quadruplexes on small lots;
- Four bedroom homes, unless in a large house, are relatively unheard of; therefore, having four on a single lot is great;
- The design is reflective of what the Brow of Hill neighbourhood is and was, including modernization of the double peak design such as what is seen in the brick townhouses on Third Street. This needs to be considered during discussions about potential future changes to the design; and,

- A total of four parking spaces will be provided for the units and, as it is a quiet street, it is not anticipated that undesignated visitor parking will be an issue.

In response to questions from the Committee, Ms. Lang provided the following comments:

- Visible addressing and front entries are needed for emergency services;
- A forthcoming proposal would include information regarding site utility servicing, garbage pickup, etc.; and,
- Community feedback would be sought via open houses, a website, etc., as part of a formal rezoning application.

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

- The front doors of the residences are all on Cornwall Street due to the small lot size and as other options would not fit with the neighbourhood nor be as attractive; however off-street entrances at the rear could be considered; and,
- The applicant recognized that the lack of four bedroom homes was a need that they could meet through efficient use of the property.

Discussion ensued and Committee members provided the following comments:

- This is a unique opportunity for the City that includes a good density increase on a side street as opposed to a main street where density is usually added;
- Freehold title townhouses will add to the City's variety of housing; and,
- Prioritizing keeping the trees for shade cover for the apartment building next door is important and appreciated.

MOVED AND SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of the August 29, 2022 report titled, "Proposed Quadruplex: 1031 Cornwall Street – Preliminary Application Review," and instruct staff to include the recommendations and other feedback from the Land Use Planning Committee in the Preliminary Application Review letter to the applicant, including the request for community feedback.

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 1:19 p.m.

Councillor Puchmayr

Carilyn Cook
Committee Clerk