



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

September 26, 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:

Bernie DeCosse	Architect
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STAFF PRESENT:

Emilie Adin	Director, Climate Action, Planning and Development
Jackie Teed	Senior Manager, 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

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 August 29, 2022

MOVED and SECONDED

THAT the minutes of the August 29, 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: 203 Pembina Street

Mike Watson, Acting Supervisor, Development Planning, provided a PowerPoint presentation regarding the Preliminary Application Review for 203 Pembina Street which includes a proposed Official Community Plan (OCP) amendment to allow for the development of six townhouses and the preservation of the Northern Red Oak tree located on the site.

In response to questions from the Committee, Emile Adin, Director, Climate Action, Planning and Development, Jackie Teed, Senior Manager, Climate Action, Planning and Development, and Mr. Watson provided the following comments:

- There are trees in the City that have heritage value and, although a good option, it is not through a Heritage Revitalization Agreement (HRA);
- The Planning profession is broadening its definition of “heritage” and designating trees as heritage assets which may be considered an action of decolonization;
- It is unclear what would happen if a heritage designated tree were to die;

- An HRA would be a simpler process for the applicant and would include holding a public hearing due to the OCP amendment; however, if the public input indicates that this is not an appropriate use of an HRA, it may complicate the process; and,
- Use of HRAs to save trees has been done in other municipalities and could be a positive precedent if done in New Westminster as it would be looking at heritage in a different way.

Discussion ensued and Committee members provided the following comments:

- In light of the City's challenge with the tree canopy, the effort to keep this tree is appreciated;
- Maintaining the tree as a heritage asset would be an example that the City sees more than just structures as having heritage value;
- The unique appearance of the proposed development is appreciated, and,
- This is a creative way to save trees that would otherwise be lost during development.

Bernie DeCosse, Architect, noted the following:

- A Heritage Revitalization Agreement is the preferred route as it is more streamlined and provides substantial protection of the tree;
- Housing is an ongoing issue and this project will be integrated in an existing neighbourhood, transit area, etc.; and,
- The original proposal would have lost the tree; however, the Planning team provided other direction that would save the tree.

MOVED AND SECONDED

THAT the Land Use and Planning Committee provide feedback on the options included in Section 9 of the report titled, "Pre-Application Review: 203 Pembina Street," and instruct staff to advise the applicant accordingly, including that a Heritage Revitalization Agreement be pursued if possible.

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 1:24 p.m.

Mayor Johnstone

Carilyn Cook
Committee Clerk