



**ADVISORY PLANNING COMMISSION  
MINUTES**

**Tuesday, December 19, 2023**

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

**PRESENT**

Andrew Hull*	Chair, Commissioner
Simar Jaswal	Alternate Chair, Commissioner
Jassy Braich	Commissioner
Christopher Lumsden*	Commissioner
Krista Macaulay	Commissioner
Angel Manguerra	Commissioner
Quentin Van Der Merwe	Commissioner

**ABSENT**

Luana Pinto	Commissioner
Diego Pons	Commissioner

**GUESTS**

Father Mykhailo	Holy Trinity Eucharist Church
Mark Koropecy	SURF Architecture

**STAFF PRESENT**

Mike Watson	Acting Manager of Development Planning
Wendee Lang	Development Planner
Marius Miklea	Assistant Corporate Officer
Katie Stobbart	Committee Clerk

\*Denotes electronic attendance

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

*Andrew Hull, Chair, opened the meeting at 6:00 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. CHANGES TO THE AGENDA**

None.

## **3. REPORTS AND PRESENTATIONS**

*At 6:01 p.m., Andrew Hull recused himself due to a conflict of interest in the property. Simar Jaswal assumed the Chair.*

### **3.1 Official Community Plan Amendment and Heritage Revitalization Agreement: 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral)**

Wendee Lang, Development Planner, provided a presentation titled “501 Fourth Avenue and 408 Fifth Street.” In the presentation, staff posed two questions for the Commission to consider:

- Does the Commission support consideration of a six-storey residential and childcare building, and two-storey manor house, aligned with the Mixed Use – Low Rise land use designation at this location?
- Does the Commission feel that sufficient community amenities are provided to consider an Official Community Plan amendment for this project?

Mark Koropecy, SURF Architecture, and Father Mykhailo, Holy Eucharist Cathedral, provided a presentation titled “Holy Eucharist Cathedral.”

There were no questions for staff or the applicant.

MOVED and SECONDED

**THAT** the Advisory Planning Commission hear speakers who were not registered by 5:00 p.m. on the day of the meeting.

**CARRIED UNANIMOUSLY**

The Chair called for speakers from the public.

Manny Canton, resident, noted that he has lived on the same block as Holy Eucharist Cathedral for over 30 years, and that they have been good neighbours; however, he did note the following concerns with the project:

- The setback from the next-door neighbour appears to be only four feet, and there is concern that this proximity will affect their quality of life, particularly during excavation of the proposed underground parking;
- Twenty mature trees will need to be removed to make room for this project, and there is nothing in the proposal showing those trees will be replaced, in an area where there is not much green space;
- It was believed there would be over 100 spaces for childcare, and now there are only 49 spaces being proposed; and
- The lane is very narrow and entrance to basement parking is through that lane—there are safety concerns with the pick-up and drop-off of kids.

MOVED and SECONDED

**THAT** the Advisory Planning Commission hear second-time speakers on the project.

**CARRIED UNANIMOUSLY**

There were no second-time speakers.

The Commission had the following comments on the project:

- The project is community focused, with a shared hall that community groups can use;
- The concerns that were brought up are understood, but also recognize the work that has been put in, with consideration made toward the community;
- Encourage the developers to look at the laneway issue to see if something can be done to ease access to the facility; and
- Parking is not a major concern given the proximity to the frequent transit network.

MOVED AND SECONDED

**THAT** the Advisory Planning Commission support the proposed Official Community Plan Amendment and Heritage Revitalization Agreement applications for 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral).

**CARRIED UNANIMOUSLY**

4. **CORRESPONDENCE**

None.

5. **NEW BUSINESS**

None.

6. **END OF MEETING**

*The meeting recessed for two minutes at 6:42 p.m.*

At the request of the Chair, Mike Watson, Acting Manager of Development Planning, provided clarity on next steps for the project and additional opportunities for the public to provide feedback.

ON MOTION, the meeting ended at 6:49 p.m.

7. **UPCOMING MEETINGS**

The next meeting is scheduled on January 16, 2024.

Certified correct,

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Andrew Hull, Chair

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Carilyn Cook, Committee Clerk