



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

**January 31, 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:**

Chris Block	Architect, Principal, Collabor8 Architecture and Design Inc., 2342 – 2346 Marine Drive
Howard Jampolsky	Applicant Representative, 2342 – 2346 Marine Drive
Arnold Silber	Applicant Representative, 2342 – 2346 Marine Drive
Robert G. Billiard	Architect, Billard Architecture, 1321 Cariboo Street

**STAFF PRESENT:**

Rupinder Basi	Supervisor, Development Planning, Climate Action, Planning and Development
Serena Trachta	Manager, Inspections, Climate Action, Planning and Development
Britney Dack	Senior Heritage Planner, Climate Action, Planning and Development
Kathleen Stevens	Heritage Planning Analyst, Climate Action, Planning and Development
Athena von Hausen	Planner, Climate Action, Planning and Development
Mike Watson	Senior 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**

There were no additions or deletions to the agenda.

**3. REVIEW AND ADOPTION OF THE CONSENT AGENDA**

MOVED and SECONDED

**THAT** Items 5.1 and 5.2 be removed from the Consent Agenda.

**Carried.**

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

**4. ADOPTION OF MINUTES**

**4.1 October 18, 2021**

MOVED and SECONDED

**THAT** the minutes of the October 18, 2021 Land Use and Planning Committee meeting be adopted as circulated.

**Carried.**

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

**5. REPORTS FOR ACTION**

**5.1 Pre-Application Review: 2342 – 2346 Marine Drive**

Mike Watson, Senior Planner, reviewed the January 31, 2022 staff report and provided a PowerPoint presentation during which he outlined the Pre-Application Review (PAR) for the development of a mixed use 30 storey building at 2342 – 2346 Marine Drive.

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

- If the project moves forward with no issues there could be a public hearing in approximately one year with ground breaking one or two years or so years after that; however, with the complexities of the infrastructure and affordable housing it may be a bit longer;
- The Bold Vision is meant to be bold and unconstrained so there is flexibility and opportunity to allow the vision to extend beyond this site; and,
- The Bold Vision is planned to wrap up at the end of 2022, beginning of 2023.

Howard Jampolsky, applicant representative, provided a brief history of the acquisition of the land and their desire to use is to benefit the community.

In response to questions from the Committee, Mr. Jampolsky, Arnold Silber, and Chris Block of Collabor8 Architecture and Design Inc. provided the following comments:

- The congregation Schara Tzedek want to do something good for the community with the land and understands that sustainability and affordability are the two top issues communities are faced with today;
- The advantage of going through the 22<sup>nd</sup> Street Area Bold Vision process is the opportunity to have direct conversations with the community regarding the types of retail spaces they would like to see in the area;
- Prior to building, smaller retailers such as coffee shops, flower shops, etc., will be explored for the area;
- The biggest concern is provision of lower cost housing which should get built as soon as possible;
- It would be great if someone else is able to cover the services costs going in as we are a charitable non-profit organization; however, we are willing to do what is required to move the project forward;
- Community space has been left vague; however, it is anticipated to be a leasable space with discounted rates for community groups to use for meetings, etc. The program is not specified but it will be open to the community;
- There is very little street parking so those attending funeral services form outside the city often park on the existing land space. Parking must continue to be provide for those attending cemetery services and the cost

of providing parking, as indicated in the proposal, will not affect the affordability of the project; and,

- All possible reductions in costs will be take advantage of to help keep the project affordable to the people who will benefit from it and become a part of the community.

Discussion ensued, and the Committee provided the following comments:

- The proposal offers a lot of what the city is looking for in a development, and the timing makes sense with respect to the end of the Bold Vision;
- While we want to draw retailers to the area, we need to be realistic and encourage those that will help the neighbourhood work;
- This application is challenging and may help set the vision for the community;
- It is good to see the project running parallel with the visioning process;
- Diversity of housing is needed in this community and there is a place for new market rental units;
- 246 parking spots is a lot for being so close to a major transit hub and in what is being envisioned to be a car-light community;
- Funds could be reallocated for better amenities, such as more affordability for the rental portion, etc., if parking were reduced;
- It would be nice to see more space for affordable housing and not be constrained by parking spot minimums;
- This is an opportunity for the city to determine how to make space viable for a small business or a specific type of retail business so as to avoid the empty mixed-use space that is often seen in other communities;
- Thoughtful consideration to the types of businesses and retailers that would be appropriate for the area will set the project up for success;
- Would like to see a timeline from staff to move the project along faster, even if it takes additional staff to do so;
- Housing is a great need right now; it would be ideal if we could find a way to minimize the parking and provide more affordable housing options; and,
- The project should not be delayed as housing needs the housing needs to be built.

MOVED AND SECONDED

**THAT** the Land Use and Planning Committee endorse the recommendations summarized in the Feedback Section (Section 6) of the January 31, 2022 staff report titled, “Pre-Application Review: 2342 – 2346 Marine Drive” and instruct staff to include these, and other feedback from the Committee, in the Pre-Application Review letter to the applicant.

**Carried.**

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

## **6. ITEMS REMOVED FROM THE CONSENT AGENDA**

### **6.1 Preliminary Report: Rezoning and Development Permit 1321 Cariboo Street**

Athena von Hausen, reviewed the January 31, 2022 staff report and provided a PowerPoint presentation during which she reviewed the Rezoning and Development Permit application to allow for the construction of a 15 unit secured market housing rental building at 1321 Cariboo Street.

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

- Additional amenities space provided on the rooftop may reduce the number of residential units; however, staff continue to work with the applicants to get closer to city guidelines while providing outdoor space which will be beneficial to the residents;
- The site coverage is low due to the fact that the driveway at the rear of the building, on the floorplate of the building, is a lot smaller on the first level, and the parking is being provided at grade whereas typically it would be underground;
- If the parking were to be reduced by two spaces, the Transportation Department would be consulted with respect to the parking variance that would be required and in consideration of the appropriate transportation demand management measures;
- The applicant will need to do some additional design work to in order to provide staff with a complete submission for review;

- Currently, parking is planned to be provided for 10 to 15 units; however, if parking were to be provided for eight units, a much better ground area could be provided, including additional bike storage, planters, and a seating area; and,
- Once a complete application is received, the proposal would go to the New Westminster Design Panel, to public consultation, and lastly to Council for a final decision.

Robert Billiard, Billiard Architecture, provided the following comments:

- Work on this proposal, for a modest building to be built on an empty site, is going on two years;
- The site is very small and residential units were lost as the issue with massing was addressed;
- Effort was made to align the setback with the recent development at 1306 5<sup>th</sup> Avenue;
- On site garbage collection will not change; someone will still have to roll the bin out for collection. There is no intention for the truck to go over the curb; and,
- It is hoped that the project will go to Council for consideration in the spring.

Discussion ensued, and the Committee provided the following comments:

- Rigid guidelines should not inhibit the city's ultimate goal of providing rental housing;
- The development site is kitty corner from Riverside Park which residents could use as outdoor space; however, a rooftop greenspace would be ideal;
- Losing three or four parking spots is not concerning as housing, not cars, is the city's first priority;
- The number of New Westminster residents who own cars is decreasing; therefore, housing should not be lost to accommodate cars;
- Provision of safe pedestrian space on both sides is appreciated and supported;
- Implementing a parking minimum is resulting in the loss of greenspace, which is needed in this community;
- The rental housing aspect is the most important part of the project;

- If reducing parking is going to result in additional issues with the project design and a significant delay in the process, then the existing balance that the developer has found is acceptable; and,
- Parking should be reduced if that will allow for the provision of outdoor amenities space on site and not significantly alter the project timeline.

MOVED and SECONDED

**THAT** the Land Use and Planning Committee supports the reduction in parking requirements for the proposed project at 1321 Cariboo Street to eight spaces if that can be provided.

**Carried.**

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

MOVED and SECONDED

**THAT** the Land Use and Planning Committee supports staff in getting the project proposal for 1321 Cariboo Street to approval as quickly as possible in consideration of the concerns raised today.

**Carried.**

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

## **6.2 Heritage Review (Demolition) and Development Options: 349 Cumberland Street**

Committee members determined that they had no questions concerning the January 31, 2022 staff report regarding 349 Cumberland Street and passed the following motion:

MOVED AND SECONDED

**THAT** the Land Use and Planning Committee recommend that Council direct staff to discourage submission of a rezoning application on this site in order to allow small lot subdivision.

**THAT** the Land Use and Planning Committee recommend Council direct staff to place a Temporary Protection Order on the heritage building at 349 Cumberland Street in order for the applicant and staff to continue discussion of redevelopment options that include heritage retention.

**Carried.**

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

**7. NEW BUSINESS**

None.

**8. END OF THE MEETING**

The meeting ended at 2:15 p.m.

Certified correct,

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Councillor Puchmayr

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Carilyn Cook  
Committee Clerk