



Corporation of the City of NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE MINUTES

March 28, 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:

John Reid* PC Urban Properties Corp.

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
Britney Dack*	Senior Heritage Planner, Climate Action, Planning and Development
Dilys Huang*	Development Planner, Climate Action, Planning and Development
Wendee Lang*	Planning Analyst, Climate Action, Planning and Development
Amanda Mackaay*	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. MOTION TO MOVE THE MEETING INTO A CLOSED MEETING

MOVED and SECONDED

THAT the Land Use and Planning Committee will now go into a meeting which is closed to the public in accordance with Section 90 (1)(K) of the Community Charter:

(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Carried.

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

Procedural note: At 1:02 p.m. the Committee moved to a closed meeting and resumed the regular meeting at 1:11 p.m.

3. ADDITIONS / DELETIONS TO THE AGENDA

None.

4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

4.1 January 31, 2022

MOVED and SECONDED

THAT the minutes of the January 31, 2022 Land Use and Planning Committee meeting be adopted.

Carried.

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

5. CONSENT AGENDA

MOVED and SECONDED

THAT Items 5.2 and 5.3 be removed from the Consent Agenda.

Carried.

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

5.1 Rezoning and Development Permit: 222 Ash Street – Preliminary Report

MOVED AND SECONDED

THAT the Land Use and Planning Committee refer the March 28, 2022 staff report titled, “Rezoning and Development Permit: 222 Ash Street – Preliminary Report” to a future Council meeting as Committee quorum will be lost due to conflicts of interest for two Committee members.

Carried.

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

6. ITEMS REMOVED FROM THE CONSENT AGENDA

5.2 Proposed Six Storey Residential Building: 53 Fourth Street – Preliminary Application Review (PAR)

Dilys Huang, Development Planner, reviewed the report dated March 28, 2022 and provided a PowerPoint presentation which outlined the site context and proposal.

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

- The building at 335 Carnarvon Street is a mixed-use building that includes childcare, etc., and, while they are separate properties, there are agreements that tie them together, such as the air space parcel of the subject site; and,
- As the subject site is an airspace parcel tied to 335 Carnarvon Street, if a formal application comes forward, more work would need to be done with the property owner(s) at 335 Carnarvon Street to determine existing density entitlements on the subject site;
- Prior to the submission of this PAR, staff have been working with the applicant to provide high-level, preliminary comments and are now requesting feedback and direction from the LUPC as to what would be expected if a more formal application were to move forward.

Discussion ensued and Committee members noted that, currently, there is no parking provided and that it would be acceptable to waive parking if a satisfactory Transportation Demand Management report is provided.

MOVED AND SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of the March 28, 2022 report titled, “Proposed Six Storey Residential Building: 53 Fourth Street – Preliminary Application Review,” and instruct staff to include the recommendations and other feedback from the Land Use and Planning Committee in the preliminary application review letter to the applicant, including the requirement of a Transportation Demand Management Report.

Carried

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

5.3 Rezoning and Development Permit (616 - 640 6th Street) – Preliminary Report

Mike Watson, Acting Supervisor, Development Planning, Climate Action, Planning and Development, shared a PowerPoint presentation which outlined the project history and the current proposal for 616-640 6th Street.

In response to questions from the Committee, Mr. Watson, and John Reid, Senior Development Manager, PC Urban Properties Corp., provided the following comments:

- Reduction of the floor plate size would result in an increase from 29 storeys to 33 or 34 storeys and may not be the most efficient way to move forward as that height may necessitate the need for an additional elevator and result in less than ideal unit floorplans;
- The previously required land dedication of two metres along Sixth Street has been changed to a Statutory Right of Way by the Engineering Department resulting in a technical change in the floor space ratio (FSR) to 7.1;
- The current proposal aims to maximize the Transportation Demand Management (TDM) for the project which is in close proximity to public transit and to reduce the parking to 171 parking stalls from what was previously proposed, maximize the number of bicycle parking stalls, and include five car-share parking stalls;
- Legal requirements for a revision on this site include a rezoning application and the public consultation that comes with that and, likely, an amendment to the existing Housing Agreement on site. It is possible that a Public Hearing could be waived should City-led public consultation be completed in lieu;
- The previous property owner advised all tenants in a letter in 2021 that, assuming that their proposal was going forward, they would be starting work on the development at the beginning of 2022. Since then, the property has been purchased by the applicant and on February 14, 2022, communication went out to all tenants who were informed that they could stay until the end of this year;

- Currently, the building has approximately 40% tenancy on the ground floor with the second floor being almost completely vacant;
- The proponent will be conducting developer-led public consultation using the Pooni Group to inform the community about the proposed changes to the project. This consultation could occur as early as April 20, 2022, with notice of the engagement going out to the community on Wednesday, March 20, 2022. All feedback received during this consultation will be shared with staff and Council; and,
- The LUPC report regarding this project will go to Council at the April 11, 2022 Council meeting so that they are aware of it before it goes out to public consultation.

Emilie Adin, Director, Climate Action, Planning and Development, clarified that the City often use the terms “rezoning” and “zoning text amendment” interchangeably; however, it is recognized in the fee that a text amendment to an existing Comprehensive Development (CD) or other zone is lower. In other municipalities these are recognized differently whereas in New Westminster they are treated as one. As such, there may be the expectation in other regions that a text amendment could take less time and involve less engagement, including, potentially, waiving the Public Hearing.

Discussion ensued and Committee members provided the following comments:

- There is a real need for rental accommodation and the mix of rental housing in this proposal makes it a strong project for the City;
- This discussion is about the efficiency of the building and for it to have better rental unit layouts and better space, in general, for residents;
- Committee members expressed that it is acceptable to have a larger floorplate with the minor change to the podium if it means providing a better and more efficient living space for residents;
- Going back to the community with these significant changes may raise concerns and see pushback from residents as we initially approved the project and are now coming back for a third time with expansions; therefore, the proponent must be prepared to prove what benefits these changes will bring to the neighbourhood; and,
- There is value in having purpose built rental units in the Uptown area and the small business commercial exposure will be good for this diverse community.

MOVED AND SECONDED

THAT the Land Use and Planning Committee instruct staff to advise the applicant that their application proceed to next steps with the proposed 750 square metres (8,073 sq. ft.) tower floor plate, four storey podium, and 29 storey tower as outlined in the March 28, 2022 report titled, “Rezoning and Development Permit (616-640 6th Street) – Preliminary Report; and,

THAT that Land Use and Planning Committee endorse the review process included in the Application Review Process and Next Steps Section of the March 28, 2022 report titled, “Rezoning and Development Permit (616 – 640 6th Street) – Preliminary Report,” and instruct staff to proceed with next steps once feedback provided by the Committee has been addressed.

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 1:45 p.m.

Certified correct,

Councillor Puchmayr

Carilyn Cook
Committee Clerk