

Attachment #9

Land Use and Planning Committee Review Chronology

LUPC REVIEW CHRONOLOGY

- **March 6, 2017 LUPC Meeting:** On March 6, 2017, the LUPC provided feedback that a tower development proposal which included an affordable housing component would be considered, as follows:

THAT staff work with the applicant to pursue Option Three (Residential – High Rise Apartment with Affordable Housing) for 514 Carnarvon Street.

CARRIED.

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

This was one of three options presented by staff for development which would meet City heritage, land use and housing policy/priorities to different degrees, including: 1) Low Rise Apartment; 2) Medium Rise Apartment; 3) High Rise Apartment with Affordable Housing managed by a non-profit organization.

The March 6, 2017 LUPC report can be accessed at the following weblink below (please refer to Item 5):

https://www.newwestcity.ca/council_minutes/0306_17/Public_Meeting_LandUseandPlanningCommittee_LUPC-4.2017.pdf

A copy of the March 6, 2017 LUPC meeting minutes is also available at the link below:

https://www.newwestcity.ca/database/files/library/CNW_DOCS_1004857_v1_LUPC_2017_MAR_6_Minutes.pdf

- **October 16, 2017 LUPC Meeting:** On October 16, 2017, the applicant brought forward a revised proposal which did not include a non-market rental housing component within the project. The proposal entailed the following:
 - 30 storey residential tower (previously 26 storeys in March 2017);
 - 242 residential units (previously 252 units in March 2017);
 - 62 market rental (previously 44 units identified as affordable units in March 2017);
 - 180 market condominium units (previously 208 units in March 2017);
 - 662.5 sq.m. (7,131.6 sq.ft.) average residential floorplate (previously 699.6 sq.m. (7,530 sq.ft.) in March 2017);
 - 6.15 FSR with 5.78 residential FSR (previously 5.5 FSR with 5.2 residential in March 2017)

At the time, the applicant indicated that the inclusion of a non-market component would not be feasible. This proposal was brought forward to the LUPC for consideration and direction was provided that the applicant continue to work with City staff to examine all opportunities for including a non-market housing component, as follows:

MOVED and SECONDED

THAT the Land Use and Planning Committee require that staff continue to work with the applicant to revise the proposal to include affordable housing as outlined in Section 6.3 of the October 16, 2017 report prior to proceeding with next steps.

CARRIED.

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

A copy of the October 16, 2017 LUPC report and project submission can be accessed at the following weblink below (please refer to Item 6):

https://www.newwestcity.ca/council_minutes/1016_17/Public_Meeting_LandUseandPlanningCommittee_LUPC-12.2017.pdf

A copy of the October 16, 2017 meeting minutes are also available at the link below:

https://www.newwestcity.ca/database/files/library/LUPC_2017_Oct_16_Minutes.pdf

- **January 29, 2018 LUPC Meeting:** On January 29, 2018, the applicant brought forward a revised proposal which included a non-market rental component that was based on a tentative funding arrangement with BC Housing. The proposal included secured market rental and non-market rental components in addition to the market condominium and cathedral space. The following is a summary of what was proposed as part of this submission:
 - 30 storey residential tower (similar to October 2017 proposal);
 - 245 residential units (previously 242 units in October 2017);
 - 30 secured market rental units (previously 62 secured market rental units in October 2017);
 - 42 secured non-market rental units geared towards seniors (previously no non-market rental units in October 2017);
 - 171 market condominium units (previously 180 units in October 2017);
 - 668 (7,189 sq.ft.) average residential floorplate (previously 663 sq.m. (7,132 sq.ft.) average residential floorplate in October 2017);

- 6.2 FSR with 5.83 residential FSR (previously 6.15 FSR with 5.78 residential FSR in October 2017).

This proposal was brought forward to the LUPC for consideration and direction was provided that the application be forwarded to Council to initiate the formal application review process and for the applicant to begin consulting with the community and City Committees (Community Heritage Commission, New Westminster Design Panel, and Advisory Planning Commission). The application has gone through most of this consultation and the project was in the process of being brought forward to the Advisory Planning Commission before the components of the project changed which have led to the revised proposal. The January 29, 2018 LUPC resolution included the following:

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to move forward with processing the Official Community Plan Amendment (OCP00010), Heritage Revitalization Agreement (HRA00510) and Special Development Permit (SDP00198) for 514 Carnarvon Street (Holy Trinity Cathedral) as outlined within this report.

CARRIED.

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

A copy of the January 29, 2018 LUPC report and project submission can be accessed at the following weblink below (please refer to Item 6):

https://www.newwestcity.ca/council_minutes/0129_18/Public_Meeting_LandUseandPlanningCommittee_LUPC-2.2018.pdf

A copy of the January 29, 2018 meeting minutes are also available at the link below (please refer to Item 6):

https://www.newwestcity.ca/database/files/library/CNW_DOCS_1152079_v1_LUPC_2018_Jan_29_Minutes.pdf