



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

June 22, 2020 at 10:00 a.m.

Meeting held electronically under Ministerial Order No. M139

MINUTES

PRESENT:

Mayor Cote
Councillor Chinu Das
Councillor Chuck Puchmayr

GUESTS:

Father Mykhailo Ozorovych	- Resident/Applicant
Mr. Mark Koropecy	- SURF Architecture
Mr. John Cheng	- SURF Architecture
Mr. Robert R. Lashin	- Houle Electric Ltd.
Mr. Vince Dumas	- Sage Construction Ltd.
Ms. Kirsten Sutton	- D3 Design Inc.

STAFF:

Ms. Jacque Killawee	- City Clerk
Ms. Emilie Adin	- Director of Development Services
Ms. Jackie Teed	- Senior Manager of Development Services
Mr. Rupinder Basi	- Supervisor of Development Planning
Ms. Britney Dack	- Heritage Planner
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 10:00 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the June 22, 2020 Land Use and Planning Committee agenda be adopted as circulated.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the Minutes of February 24, 2020 LUPC Meeting

MOVED and SECONDED

THAT the February 24, 2020 Land Use and Planning Committee meeting minutes be adopted as circulated.

CARRIED.

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

PRESENTATIONS

2. There were no items.

UNFINISHED BUSINESS

3. There were no items.

DIRECTOR OF DEVELOPMENT SERVICES MEMOS FOR ACTION

4. There were no items.

REPORTS FOR ACTION

5. 501 Fourth Avenue: Holy Eucharist Cathedral – Preliminary Application Review (PAR)

Britney Dack, Heritage Planner, provided a presentation summary of the above-noted report dated June 22, 2020.

The applicants, Mark Koropecy, SURF Architecture, and Father Mykhailo Ozorovych, provided a presentation outlining the proposed development and shared the following information:

- The development will provide much needed community amenities including non-profit, affordable daycare, and secured market rental suites providing family-friendly and student housing which may be used by international students;
- Space in the new facility will be used on the weekends for Ukrainian Cultural School, which serves the needs of new immigrant families, as well as for other events such as funeral and wedding receptions, bingo, community dinners, etc.;
- The church, with its heritage aspects preserved, would remain the centre of the development with the necessary upgrades and betterments made;
- Abundant sharing of the parking spaces between the daycare, residents, and parishioners is anticipated throughout the daily and weekly schedules; and,

- The open landscape will include new and existing trees, pedestrian connections and pathways, as well as ample provision of secured bicycle parking.

In response to questions from the Committee, the applicants provided the following comments:

- Two of the 17 spots in the existing parking area are currently used by staff and with appropriate scheduling of events, services, and child care pick up and drop off, the parking has been adequate; although for special occasions such as Christmas and Easter, there are often more vehicles than spaces available;
- The rental units proposed would be open to the general public; however, a rental manager has not yet been determined; and,
- While a full shade study analysis has not yet been completed, the model indicates that the development will not adversely affect neighbouring buildings.

Discussion ensued, and the Committee provided the following comments:

- Information regarding the City-owned commercial lane was requested, including how it is currently being used and who will be impacted if it is sold;
- The proposal, with the step-down design, is attractive, unique, and appropriate with great community benefits such as secured market rental housing, non-profit child care spaces, community meeting space, etc.;
- Use of deck space on the second floor as an outdoor play area for the childcare may require approval through the Fraser Health licensing process;
- The parking shortfall may be a big concern when the proposal goes to public consultation;
- It is hoped that the student rental housing will accommodate Indigenous students from remote areas of the province as they attend school to better themselves, given the lack of housing for them;
- Although not opposed to a five story development, a Committee member noted that a four story building at that location may more easily transition into the neighbourhood, from a building mass point of view;
- While some members expressed concern over the proposed parking, another found it acceptable and advised that adding another level of underground parking would increase the challenges of the project and may be of detriment to other aspects of the development; and,
- Community engagement, especially with the Queen's Park Residents' Association, should take place early in the process.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback Section of the June 22, 2020, report entitled “501 Fourth Avenue: Holy Eucharist Cathedral – Preliminary Application Review (PAR)” (Section 5) and instruct staff to include this, 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. 515 Fourth Street: Heritage Revitalization Agreement (HRA)
– Development Options**

Britney Dack, Heritage Planner, provided a presentation summary of the above-noted report dated June 22, 2020.

To clarify the stratification aspect of the HRA, Ms. Dack advised that when the Heritage Conservation Area (HCA) was implemented, protections were given to the neighbourhood, and staff continued exploring an incentive program that would be implemented through zoning. As a result, a number of incentives were categorized as short term, medium term, and long term and, while the short term and medium term incentives have been employed, the stratification of laneway house or multiple conversion dwellings (stratifying an existing building into two or more units) was categorized as long term and has not yet been discussed with Council. Stratification could be provided as an outright entitlement through zoning and available to those homeowners with a house protected under the HCA Policy. Staff acknowledge that this would be new to the community and linked heavily other housing programs and goals; therefore, additional research is being done prior to this being granted as an entitlement to all 400 neighbourhood properties for which this would be allowed. Ms. Dack stated that, although this development incentive work remains outstanding, stratification was always going to be considered through HRAs, per the City’s HRA Policy.

Jackie Teed, Senior Manager of Development Services, noted that community members may be under the impression that through the HRA process the City may allow all protected houses in Queen’s Park to do infill housing stratification; however, that is not being discussed here. Ms. Teed advised that this application, in particular, is an HRA which goes above and beyond the protection that is already built into the HCA, adding that by their very legislative nature, HRAs do not set a precedent. By considering this particular application, Council is not required to approve stratification on future HRAs. Ms. Teed acknowledged that while the community may be concerned that Council may consider allowing the stratification of other, lower-level protected sites, they are two different programs for Council to consider.

Discussion ensued, and the Committee provided the following comments:

- Although one of the City’s goals is housing diversity, the community’s concerns of less parking, reduced greenspaces, privacy, etc., that come with Option 3 (Modified Original Proposal) are valid;
- This would be precedent setting, even through an HRA, since people will be able to identify properties in the neighbourhood that meet criteria similar to this one and purchase them simply for the purpose of redeveloping for profit;
- Concern was raised regarding site density with the stratification and the lack of affordable housing that would be provided;
- A gentler option that is consistent with what the City is trying to achieve in the community would be preferred;
- As this is not a simple HRA application, the City has received a lot of correspondence from the community about it over the last few years, and it is has been made clear during the consultations that have taken place that Option 3 (Modified Original Proposal) is not something the community or our civic committees wish to pursue;
- The HCA should not be confused with an HRA, as they are very different when it comes to policy and precedent setting;
- Option 2 (Small Lot Subdivision) is a path the City follows more often with HRAs and may be more accepted in the community with respect to this project, while still offering some community benefits;
- Concern was expressed over the affordability of the units in Option 3 (Modified Original Proposal), as well as the design being proposed; and,
- A small lot subdivision would still provide the proponent with a saleable development and, as such, staff should request that they explore this and go back to the community with Option 2 (Small Lot Subdivision).

Given that all Committee members expressed that they do not support Option 3 (Modified Original Proposal), staff recommended Option 2 (Small Lot Subdivision).

MOVED and SECONDED

THAT the Land Use and Planning Committee instruct staff to work with the applicant on the Heritage Revitalization Agreement Option #2 (Small Lot Subdivision), as outlined in the Project Proposal (Section 3) of the June 22, 2020 report entitled “515 Fourth Street: Heritage Revitalization Agreement (HRA) – Development Options”.

CARRIED.

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

DIRECTOR’S / MANAGER’S REPORT (Oral Report)

7. There were no items.

NEW BUSINESS

8. There were no items.

CORRESPONDENCE

9. There were no items.

NEXT MEETING

Monday, July 13, 2020 – To be confirmed

ADJOURNMENT

ON MOTION, the meeting was adjourned at 11:10 a.m.

Original Signed _____
Mayor Cote
Chair

Original Signed _____
Carilyn Cook
Committee Clerk