



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

January 29, 2018 at 11:00 a.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Jaimie McEvoy
Councillor Mary Trentadue

GUESTS:

Stefan Aepli	- Francl Architecture
Joe Carreira	- Conwest Group
Donald Luxton	-Donald Luxton and Associates
Christa MacArthur	- Lodge Craft
Shelia McLaughlin	- Terra Housing
Donald Paul	- Anglican Diocese of New Westminster
Nancy Shaw	-Applicant and Home Owner for 318 Fifth Street
Hugo Shaw	-Applicant and Home Owner for 318 Fifth Street
Ben Taddei	- Conwest Group
Reverend Dale Yardy	- Holy Trinity Anglican Cathedral

STAFF:

Mr. Rupinder Basi	- Senior Planner
Mr. Hardev Gill	- Planning Technician
Ms. Jackie Teed	- Acting Director of Development Services
Ms. Janet Zuzabeck	- Planner
Ms. Debbie Johnstone	- Committee Clerk

The meeting was called to order at 11:02 a.m.

ADDITIONS TO THE AGENDA

MOVED and SECONDED

THAT the January 29, 2018 Land Use and Planning Committee agenda be adopted.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

Procedural Note: This item was addressed following Item 4

MOVED and SECONDED

THAT item 6 be removed from the Consent Agenda; and,

THAT the recommendations for items remaining in the Land Use and Planning Committee Consent Agenda be adopted by consent.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of Minutes

MOVED and SECONDED

THAT the January 8, 2018 minutes of the Land Use and Planning Committee be amended as follows:

- *On page 4 the minutes be amended to read: “It was suggested that the implementation of storage lockers be considered essential by the developer to increase livability for residents” and;*

THAT the minutes be adopted as amended.

CARRIED.

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

PRESENTATIONS

2. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. 318 Fifth Street: Proposed Heritage Revitalization Agreement and Heritage Designation – Bylaws for Consideration of Readings

Jackie Teed, Acting Director of Development Services, summarized the report dated January 29, 2018 regarding a proposed Heritage Revitalization Agreement (HRA) and Heritage Designation (HD) for 318 Fifth Street. The following additional information was provided:

- It was clarified that in exchange for the HRA and HD, the laneway house would be permitted an increase of 67% in the floor space beyond what would be allowed in the RS-1 Zone;
- Currently there is no Heritage Designation on the property;
- The legal entitlement of the property clearly indicates what is permitted on the site to ensure that development entitlements are clear; and,
- Should the Zoning Bylaw in a RS-1 Zone be amended, applicants could apply for stratification in the future.

Nancy and Hugo Shaw, Home Owners, addressed the Committee regarding potential plans for their home, and summarized their On-Table letter to the Committee regarding the financial and environmental impact of the request to remove the current vinyl windows and replace them with wood frame windows.

In response to questions from the Committee, Mr. and Mrs. Shaw stated that an initial quote to replace all windows on the house indicated a 25-30% increase in total project costs.

The Committee did not express concerns regarding the potential plans for the minor restoration of the home, or the proposed increase in floor space for the laneway house. It was noted that the project supports the City's goals for sensitive infill housing into neighborhoods.

With regard to the window replacement issue, the Committee provided the following comments:

- Concerns were expressed that the applicants could withdraw their HRA application due the financial impact window replacement could have on the project;
- Limiting HRA's to houses that are deteriorating with no previous financial investment could deter well maintained homes from applying for the HRA process in the future;
- Revitalization is a crucial aspect of the HRA process, and undermining the integrity of the process should be taken into consideration;
- It was suggested that the applicants provide Council with a copy of the window replacement quote;
- Additional quotes regarding window replacement options could be considered;
- Replacing efficient and useable windows may not be the best environmental approach; and,
- Frame treatments for the windows could be considered to provide a more heritage looking aesthetic. It was suggested that this could be a more cost efficient approach over a full replacement of the windows.

In response to questions from the Committee, Ms. Teed explained that while the applicants are proposing to replace the windows facing Fifth Street and Blackford Street in ten years, and the windows facing the back laneway in twenty years, the City does not have a system in place to monitor this under the current HRA process.

MOVED and SECONDED

THAT the Land Use and Planning Committee refers the issue of window replacement for the proposed Heritage Revitalization Agreement and Heritage Designation for 318 Fifth Street to Council for their consideration; and

THAT staff be directed to provide Council with two to three options for review regarding window replacement options for the project.

CARRIED.

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

CONSENT AGENDA

5. 800 Boyd Street (Phase III): Development Permit to allow for a mini-storage building – Preliminary Report

MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that staff process the Development Permit application for the subject property (800 Boyd Street) as outlines in this report.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

6. 514 Carnarvon Street (Holy Trinity): Affordable Housing Update

Rupinder Basi, Senior Planner provided a brief summary of the 514 Carnarvon Street (Holy Trinity) project, highlighting the revisions made to the application since it was last presented to the Land Use and Planning Committee in October, 2017.

In response to questions from the Committee, Stefan Aepli, Francl Architecture, Joe Carreira, Conwest Group, Ben Taddei, Conwest Group and Peter Kreuck, DKL Landscape, provided the following information:

- Shadow analysis' of the Cathedral Plaza indicate that the area will receive an adequate amount of sunlight, especially early in the day;

- The publically accessible Cathedral Plaza would offer an open space for a variety of uses, with a pedestrian connection through the site from Carnarvon Street to Clarkson Street;
- Church amenity space off Clarkson Street provides an ‘eyes on the street’ urban environment;
- A pedestrian pathway between Clarkson Street and Carnarvon would provide easy access between the development and the Columbia SkyTrain Station;
- In order to improve public accessibility to the Cathedral Plaza and Clarkson Street an elevator would be implemented;
- Seismic rehabilitation and structural upgrades would provide a substantial upgrade to the Holy Trinity Cathedral (HTC); and,
- Heritage restoration of the interior of the HTC would be included in the conservation plan.

The Committee directed their questions regarding the proposed affordable rental housing component of the development to Sheila McLaughlin, Terra Housing. Ms. McLaughlin provided the following information:

- The newly created Holy Trinity Cathedral (HTC) Housing Society would be consulting with Terra Housing for this project;
- The HTC Housing Society is in the process of being incorporated, and would operate under a manager who specializes in affordable housing;
- The HTC Housing Society would be the owner and operator of the 42 affordable housing units;
- Next steps for the HTC Housing Society would be to submit an application to BC Housing to obtain preliminary approval for funding;
- BC Housing has indicated that the project is on the priority list for the organization once funding becomes available;
- The secured affordable rental units would be offered at HILs (Housing Income Limits) rates, and could be reserved for seniors;
- While it is the intent for affordable housing units to be targeted towards seniors, this has not yet been finalized; and,
- Conwest would not be involved in the affordable rental housing process. Units would be sold to BC Housing, with the HTC Housing Society operating and managing the rental pool.

Reverend Dale Yardly, Holy Trinity Anglican Cathedral, noted that services at the Cathedral would continue to be provided throughout the development and revitalization process.

Discussion ensued, and the Committee provided their overall support of the project. The Committee commended the applicants on their continued efforts to work with the City on this project. The following additional comments were provided:

- The proposal for the 30 storey tower adjacent to the Holy Trinity Cathedral (HTC) is reasonable, and contributes to the Cities goals regarding affordable housing;
- Ensuring that the Cathedral Plaza is utilized to its full potential is important, as it would be considered a City amenity;
- Revitalizing the HTC would be the most substantial heritage update in New Westminster for a long period of time;
- Ensuring that development and program plans for the HTC are sustainable would be a crucial component for the success of the project; and,
- Limited financial resources for HTC indicates that the project needs to be sustainable in both short and long term plans.

With regards to the next steps for the project, Mr. Basi reported that the project would require additional public consultation and staff review before consideration of a Public Hearing.

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.

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

There were no items.

NEW BUSINESS

There were no items.

CORRESPONDENCE

There were no items.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:07 p.m.

MAYOR JONATHAN COTÉ
CHAIR

DEBBIE JOHNSTONE
COMMITTEE CLERK