

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

December 7, 2015 at 12:00 p.m.
Rooms 401/403, Anvil Centre

MINUTES

PRESENT:

Mayor Jonathan Côté
Councillor Patrick Johnstone
Councillor Chuck Puchmayr

GUESTS:

Jennifer Wolowic	- Queen's Park Working Group
Maureen Arvanitidis	- Queen's Park Working Group
Bruce Cheng	- Queen's Park Working Group
Rebecca Bateman	- Queen's Park Working Group

STAFF:

Ms. Jackie Teed	- Manager of Planning
Ms. Julie Schueck	- Heritage Planner
Mr. Jim Hurst	- Development Planner
Ms. Julia Dykstra	- Planning Assistant
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 12:06 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions to the agenda.

The Consent Agenda - members may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

There were no items removed from the Consent Agenda.

MOVED and SECONDED

THAT the items on the Consent Agenda be approved.

CARRIED.

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

ADOPTION OF MINUTES

1. Motion to adopt the minutes of the Land Use and Planning Committee meetings held:

- a. October 20, 2015**
- b. November 2, 2015**

MOVED and SECONDED

THAT the following Land Use and Planning Committee minutes be adopted:

- a. October 20, 2015*
- b. November 2, 2015*

CARRIED.

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

PRESENTATIONS

2. Queen's Park Neighbourhood Heritage Study - Update on "Speak Out About Heritage" Public Consultation

a. Staff report

Julie Schueck, Heritage Planner, summarized the report dated December 7, 2015 regarding the Queen's Park Neighbourhood Heritage study.

In response to questions from the Committee, Jackie Teed, Manager of Planning, and Ms. Schueck provided the following information:

- The work of the Queen's Park Working Group (QPWG) would inform the Official Community Plan process, including how infill housing may be able to be implemented in Queen's Park;
- The QPWG would like to see an inventory done on the various types of lots throughout the Queen's Park neighbourhood, and

recommends creating regulations and guidelines based on that inventory;

- A Heritage Conservation Area could be created which would allow incentives and regulations for retaining heritage homes;
- The City could implement a Heritage Conservation Area that could be applied to a small area;
- Currently, the City can utilize heritage designations, Heritage Revitalization Agreements and conservation covenants to deny demolition of heritage homes; and,
- If implemented, a Heritage Conservation Area could also be utilized to deny the demolition of heritage homes.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council receive the report dated December 7, 2015 for information.

CARRIED.

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

b. Queen's Park Working Group presentation

The Queen's Park Working Group summarized the report dated January 18, 2016 regarding the "Speak Out About Heritage" public consultation and the draft principles and strategies for retaining and enhancing the character of Queen's Park:

- Some residents expressed concerns regarding the potential for property values to decrease if they were to have their property designated as heritage;
- It was suggested that the draft principles and strategies could promote the proposed benefits of heritage designation, including increased allowable floor space ratio (FSR);
- Residents provided a consistent description of Queen's Park;
- Residents noted that the character of Queen's Park includes the greenery, streetscape, walkability and neighbourhood activities;
- Concerns were expressed regarding affordability and housing options;
- It was suggested that the City could implement a zoning similar to the RT 7/8 that was created for Kitsilano;
- Prior to implementing the RT 7/8 zoning, Vancouver inventoried all homes in a specified zone, and guidelines were created for specific types of homes;

- Infill options were presented as a potential option to preserve heritage homes; and,
- A housing inventory could identify homes that have FSR available for infill housing.

In response to questions from the Committee, Ms. Schueck advised that the QPWG could work with the City Solicitor to address details regarding what actions the City is able to take to preserve heritage. Ms. Schueck noted that incentives for preserving heritage homes could depend on whether the FSR remains the same and has the potential to be increased, or if the FSR is decreased and can be increased with various levels of preservation.

Discussion ensued, and the Committee noted the following comments:

- It is positive that the community has expressed support for heritage conservation;
- The City's engineering fees are based on cost recovery, and there would need to be alternative funds provided if engineering rebates are provided;
- Support was expressed for the Renovation Roadmap, as it can be difficult to renovate heritage homes;
- Additional analysis could be provided for the potential ideas as outlined in the report;
- It was suggested that the character of the neighbourhood could be subjective and extend beyond the form of the buildings to include the types of people who live there, and the activities that occur there;
- There is development pressure in Queen's Park, and there should be efforts made to preserve entry level homes;
- It was suggested that the group's work regarding the different types of lots be included in the housing inventory;
- Different types of incentives could be provided to different types of homes, based on the housing inventory;
- The housing inventory may assist with streamlining the heritage home renovation process;
- The implementation of infill housing may have speculative effects on Queen's Park properties;
- It was suggested that preservation incentives could have unintended consequences; and,
- It was suggested that the QPWG's work be connected to the Official Community Plan (OCP) process.

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. New Westminster Street Food Policy

Julia Dykstra, Planning Assistant, summarized the report dated December 7, 2015 regarding the New Westminster Street Food Policy.

In response to questions from the Committee, Jackie Teed, Manager of Planning, and Ms. Dykstra provided the following information:

- The survey included in the report dated December 7, 2015 did not track the specific type of businesses that responded to the survey;
- Most businesses that indicated support for the policy were not food-based businesses;
- The Downtown Business Improvement Association and Uptown Business Association expressed support for the policy, so long as the food trucks were implemented a certain distance from brick and mortar businesses that serve that same food;
- In response to the survey, the community indicated that the Front Street Parkade could be an ideal option for food trucks; and,
- The survey indicated that individuals who dine at food trucks specifically choose to eat at food trucks, and would not have dined at a traditional restaurant.

Discussion ensued, and the Committee noted the following comments:

- Food trucks and restaurants provide two different dining experiences;
- Food trucks could provide dining diversity that traditional restaurants may not be able to provide;
- Appreciation was expressed for the fee structure as outlined in the report;
- It was suggested that New Westminster may not be large enough to accommodate food trucks;
- A food truck policy should be respectful of existing local businesses;
- A food truck could be the first step towards opening a brick and mortar restaurant;
- The areas proposed for designation seem appropriate;

- It was suggested that local businesses be provided an opportunity to provide feedback; and,
- It was suggested that staff take the report to Council for further direction on the consultation process, and to bring further information on having food trucks at Westminster Pier Park and on the parkade, and on creating a mechanism for businesses to provide feedback should the policy be implemented.

MOVED and SECONDED

THAT the Land Use and Planning Committee request that staff present the Street Food Policy to Council; and,

THAT Council provide direction with respect to the public consultation process.

CARRIED.

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

5. 1407 Sixth Avenue Proposed Heritage Revitalization Agreement and Heritage Designation Bylaws - Consideration of First and Second Readings

Jim Hurst, Development Planner, summarized the report dated December 7, 2015.

Discussion ensued, and the Committee suggested that when bringing the application forward to Council, staff provide more information regarding the proposed setback as it relates to existing setbacks on the block, permeable paving, and trees.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

- Consider first and second reading of Heritage Designation Bylaw Number 7806, 2015 and forward the Bylaw to a Public Hearing on February 29, 2016*
- Consider first and second reading of Heritage Revitalization Agreement Bylaw Number 7807, 2015 and forward the Bylaw to a Public Hearing on February 29, 2016.*

CARRIED.

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

CONSENT AGENDA

6. 335 Buchanan Avenue Proposed Heritage Revitalization Agreement and Heritage Designation Bylaws - Consideration of First and Second Readings

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend Council consider Heritage Revitalization Agreement Bylaw No. 7802, 2016 to rezone 335 Buchanan Avenue from Single Detached Dwelling District (RS-1) to Single Detached Dwelling District (RS-1)/Heritage Revitalization Agreement and Heritage Designation Bylaw No. 7803, 2016 to heritage designate the property, for First and Second Readings, and forward the bylaws to a Public Hearing on February 29, 2016.

CARRIED.

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

7. 325 and 329 Ewen Avenue Proposed Zoning Amendment Bylaw - Preliminary Report

MOVED and SECONDED

THAT staff proceed with the processing of the Rezoning Application for 325 and 329 Ewen Avenue as outlined in the report dated December 7, 2015.

CARRIED.

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

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

8. No Items

NEW BUSINESS

9. No Items

CORRESPONDENCE

10. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:17 p.m.

JONATHAN COTÉ
MAYOR

LAUREN BLAKE
COMMITTEE CLERK