



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

February 19, 2018 at 11:00 a.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Mary Trentadue

REGRETS:

Councillor Jaimie McEvoy

STAFF:

Mr. Rupinder Basi	- Senior Planner
Ms. Britney Quail	- Heritage 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 February 19, 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

There were no items.

ADOPTION OF MINUTES

1. Adoption of Minutes

MOVED and SECONDED

THAT the January 29, 2018 minutes of the Land Use and Planning Committee be adopted; and,

THAT the February 5, 2018 minutes of the Land Use and Planning Committee be adopted.

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. 215 Second Street: Official Community Plan Amendment – Application to Remove Heritage Conservation Area Protection

Rupinder Basi, Senior Planner, summarized the report dated February 19, 2018 regarding an application to move the property from the protected (Advanced) category of the Heritage Conservation Area to the non-protected (Limited) category for a property at 215 Second Street.

Mr. Basi clarified that a portion of the staff recommendation for option #1 in the report had been amended, as reflected in the on-table handout.

In response to questions from the Committee, Britney Quail, Heritage Planner, provided the following information:

- A streamlined approach has been recommended for this application, as a certified professional assessment was performed on the property;
- Public consultation would take place at a Public Hearing, with neighboring properties (in a 100 meter radius) and the Queens Park Residents Association being provided with notice of the hearing;
- Review of this application by the Community Heritage Commission (CHC) is not legislatively required; and,
- The CHC has been provided with opportunities to review and approve the technical checklist regarding the development of the conservation policy.

The Committee provided their support for the application, noting that a simple, streamlined amendment process could be beneficial for home owners. In situations where a certified professional assessment has already been provided and reviewed by staff, the Committee supported the public consultation process through a Public Hearing.

With respect to the Community Heritage Commission, the Committee suggested that a report be provided to the Commission including the Public Hearing date for the property, together with background information regarding the streamlined process for applications such as this going forward.

In response to questions regarding the Official Community Plan (OCP) Text Amendment fee, Ms. Quail provided the following information:

- Changes to the fees established through the OCP Amendment Bylaw are not proposed at this time;
- Fees would only be incurred if an applicant is removing conservation protection, or through a demolition application; and,
- Paying a full OCP Text Amendment fee is the regular process for anyone requesting an OCP amendment.

With regard to the limited special study group, Ms. Quail clarified that the application for 215 Second Street would not fit into this category due to the fact that it was built in 1890, and development could still be achievable for the property.

In response to questions from the Committee, Ms. Quail provided the following information:

- A small group of properties were placed into a further study category following the establishment of the Heritage Conservation Area (HRA);
- The limited study would provide a more in-depth look into houses where development could be challenging due to lot or house size, economics, and/or land value;
- Houses who do not meet the requirements of the special study would need to apply to go through the OCP Text Amendment process;
- An RFP has been issued for the study of the area, after which further work regarding value assessment would take place; and,
- It is anticipated that the special limited study would be completed by summer, 2020.

The Committee suggested an update report regarding the special limited study area be provided to Council to better inform the community of the potential steps for this process.

MOVED and SECONDED

THAT Council endorse the streamlined application review process for Official Community Plan Amendments to remove protection from properties in the Queen's Park Heritage Conservation Area, as outline in the staff report dated February 19, 2018;

THAT Council consider the Official Community Plan Amendment Bylaw, to be presented on March 12, which would remove protection from 215 Second Street in

the Queen's Park Heritage Conservation Area for First and Second Readings and forward the bylaw to a Public Hearing once regional stakeholder consultation is complete.

THAT Council, with regard to the New Westminster Official Community Plan amendment:

- 1) give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;*
- 2) direct staff to advise and consult with:*
 - a. the Heritage Branch of the Ministry of Forest, Lands, Natural Resource Operations and Rural Development of the Provincial Government;*
- 3) not require consultation with:*
 - a. the board of any regional district;*
 - b. the council of any municipality;*
 - c. First Nations;*
 - d. greater boards and improvement district boards;*
 - e. the Provincial and Federal governments and their agencies other than as noted herein; or*
 - f. the Board of Education of School District No. 40;*

as none are considered to be affected by this process.

CARRIED.

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

CONSENT AGENDA

There were no items.

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 11:20.a .m.

MAYOR JONATHAN COTÉ
CHAIR

DEBBIE JOHNSTONE
COMMITTEE CLERK