



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

February 4, 2019 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Cote
Councilor Chuck Puchmayr
Councillor Mary Trentadue

GUESTS:

Beau Jarvis	- Executive Vice President of Development Wesgroup Properties
Nick Kasidoulis	- Director of Development, Anthem Properties
Ryan Thé	- Vice President, Development, Wesgroup Properties
Mario Mamel	- Vice President of Strata at 65 First Street
Darren Donnelly	- Partner, Clark Wilson Law Firm
Matt Nugent	- McDonald Commercial

STAFF:

Ms. Emilie Adin	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Mr. Rupinder Basi	- Senior Planner
Ms. Amber Knowles	- Heritage Planner
Mr. Mike Watson	- Planner
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 12:10 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the February 4, 2019 Land Use and Planning Committee agenda be adopted as circulated.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

THAT the February 4, 2019 Land Use and Planning Committee Consent 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 January 14, 2019 LUPC Meeting

MOVED AND SECONDED

THAT the January 14, 2019 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. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. 65 First Street: Strata Wind-up and Development Considerations

Mike Watson, Planner, provided a summarization of the report dated February 4, 2019, including an outline of the proposal to include a mix of market rental, and market strata (condominiums) and affordable housing, as proposed in the application received by the City.

Nick Kasidouulis, Director of Development, Anthem Properties, provided an on-table handout and brief presentation regarding 65 First Street. Mr. Kasidouulis stated that he was in attendance to discuss the reason for the increase in density noting that additional density may increase the property value and that additional units could include 60 market rental units or 40 condominiums and 20 affordable housing units. He also shared that considerable repairs are needed on the current structure.

Vice president of the strata council Mario Mamel and Matt Nugent from McDonald Commercial spoke on behalf of the building's strata council.

In response to questions from the Committee, Mr. Mamel and Mr. Nugent provided the following comments:

- Eighty-six percent of the owners are in support of the proposal and leaning towards selling due to conditions in the existing building;
- Two depreciation reports have been completed, with the most recent one being completed by Anthem Properties. The Anthem report corroborated with the first depreciation report received by the strata council;
- The property value is based on the raw land and the numbers have fluctuated with a high of \$31M to it currently being valued at \$26M based on revaluation of where the market is currently. Twenty-six million is the number that is being received from developers;
- A large, non-refundable deposit will be provided to ensure that owners will not lose money due to market fluctuations;
- Relocation of owners not in agreement of the sale will be a challenge as the voting is anonymous;
- After closing, residents will have the opportunity to continue living in the units for approximately six months free of charge and for an additional six months as renters at a rate of \$1 per square foot;
- Anthem Properties will cover the cost of moving for owners; and,
- There are approximately 20 to 25 rentals currently on site;

In response to a question from a Committee member, staff advised that the principles of the City's Tenant Relocation Policy would apply to this situation.

Discussion ensued, and the Committee provided the following comments:

- A report back from staff regarding the relocation of tenants was requested, as members expressed concern over the displacement of tenants;
- Clarification is needed with respect to the missing middle units being a combination of market and non-market units;
- More details are required on the development's interaction with Albert Crescent Park as this is an important aspect of the proposal;
- The proposal and density is consistent with the Downtown Official Community Plan; and,
- The City needs to ensure that the affordability component is being reached.

MOVED AND SECONDED

THAT the LUPC support further consideration of the proposed additional density, within the height limit of 24 storeys and request that staff provide further clarification on the following items;

- 1. The missing middle units of the development being a combination of market and non-market units;*
- 2. The development's interaction with Albert Crescent Park; and,*

THAT the LUPC instruct staff to provide a report regarding the tenant relocation plan.

CARRIED.

Councillor Puchmayr voted in opposition of the motion.

5. 230 Keary Street (Building 8), 268 Nelson's Court (Building 7), and 228 Nelson's Crescent (Building 5): Brewery District Zoning Amendment

Rupinder Basi, Sr. Planner, provided a short presentation outlining the report of February 4, 2019.

Ryan Thé, Vice President of Development, Wesgroup Properties, shared a brief overview of the requested amendment.

Procedural note: Due to a fire alarm at 12:50 p.m., members evacuated the premises. The meeting resumed at 1:07 p.m.

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

- The first ask put forward by the proponent, which includes general changes to have a broader slate of choices for 200k square feet of Building 8, is supportable;
- Further decreasing the requirements for the remaining 100k square feet is not supportable and will need to be revised somewhat as the current numbers do not work in terms of floor plate area with the two other restrictions on the property;
- There is not strong support from staff at this time to eliminate the requirements all together for the remaining 100k square feet as the building should relate to the medical needs in the area;
- There may be the potential for a negative perspective in relation to commercial and economic development priorities; however, staff believe that due to the current housing crises, the win of having two new buildings that are entirely market rental would outweigh the negative impact; and,
- The City would be meeting a broader array of needs commercially in the brewery district at this time with the current proposal without a lot of impact on the community.

In response to questions from the Committee, Mr. Thé provided the following comments:

- Wesgroup Properties has worked closely with the Fraser Health Authority (FHA) and is motivated to have FHA or another larger employer as commercial on-site tenants; and,
- It may be possible to get creative and set some of the commercial space aside for non-profit organizations who are in need of space.

Discussion ensued, and the Committee provided the following comments:

- A member stated that it is premature to write off the healthcare aspect of the development given what is coming to the neighbourhood with respect to the hospital facilities being built and, while there may not be a market now, the City needs to build for the future;
- A member advised inclination to support the omnibus zoning to broaden the use of the site as long as it is for commercial and not residential;
- The area is a great example of mixed-use space;
- More detail is needed on which omnibus would be evaluated;
- In 2008 it was anticipated that the Royal Columbian Hospital would build on this site, however, it is actually occurring on their own site and that is a consideration;
- If the City moves forward with this proposal, we can discuss switching to residential which would need to include discussion about inclusionary zoning etc.; and,
- Members are open to seeing something on the site as there are some important City goals that can be met here.

MOVED AND SECONDED

THAT the LUPC support further consideration of the proposed Zoning bylaw amendment application;

THAT the LUPC support staff's recommendation to minimize any further broadening of permitted commercial uses required in the future Building 8 site; and,

THAT the LUPC request that staff work to ensure that some of the original goals are included in the updated proposal which will be brought to the LUPC for further discussion.

CARRIED.

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

CONSENT AGENDA

6. 1002-1004 and 1006-1008 Third Avenue: Heritage Revitalization Agreement - Preliminary Report

MOVED AND SECONDED

THAT the Land Use and Planning Committee recommends that the Heritage Revitalization Agreement proposal for the two duplexes at 1002-1004 and 1006-1008 Third Avenue proceed with the next steps of the review process.

CARRIED.

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

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

7. No Items

NEW BUSINESS

8. No Items

CORRESPONDENCE

9. No Items

NEXT MEETING

Monday, March 11, 2019

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:26 p.m.

Original Signed _____
MAYOR JONATHAN COTE
CHAIR

Original Signed _____
CARILYN COOK
COMMITTEE CLERK