

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

August 30, 2021

**Meeting held electronically under Ministerial Order No. M192/2020
And in Council Chambers**

MINUTES

PRESENT:

Councillor Chinu Das, Chair
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr

STAFF:

Ms. Emilie Adin	- Director of Development Services
Mr. Rupinder Basi	- Supervisor of Development Planning
Ms. Britney Dack	- Senior Heritage Planner

GUESTS:

Gillian Jamieson	- Owner, 208 Fifth Avenue
Kirsten Sutton	- Principal, D3 Design
Joe Carreira	- Vice President, Developments Conwest Developments Ltd.
Peter French	- Development Coordinator Conwest Developments Ltd.
Richard Leggett	- Vicar, Holy Trinity Cathedral

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

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions or revisions.

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

1. *THAT Item 7 be removed from the Consent Agenda.*

CARRIED.

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

ADOPTION OF MINUTES

2. **Adoption of the Minutes of July 12, 2021 LUPC Meeting**

MOVED and SECONDED

THAT the July 12, 2021 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

3. There were no items.

UNFINISHED BUSINESS

4. There were no items.

DIRECTOR OF DEVELOPMENT SERVICES MEMOS FOR ACTION

5. There were no items.

REPORTS FOR ACTION

6. **208 Fifth Avenue: Heritage Revitalization Agreement**

Britney Dack, Senior Heritage Planner, reviewed the August 30, 2021 staff report and provided a PowerPoint presentation of the proposal to subdivide the lot located at 208 Fifth Avenue into two smaller lots, including the long-term legal heritage protection of the 1910-built Calbicks House, which outlined the site context, zoning bylaw relaxations, and other considerations. Ms. Dack noted that staff are seeking feedback on the following:

- Proposed open carports which will require relaxations in the Heritage Revitalization Agreement Bylaw for an attached accessory area and setbacks which is creating additional mass and bulk; and,
- Support to make the heritage house's partially at-grade basement space suite ready with life safety improvements as the house is being moved forward onto a new foundation, presenting the opportunity do so.

Gillian Jamieson, Applicant, provided a PowerPoint presentation and provided the following information:

- The proposal has previously been reviewed at LUPC and Community Heritage Commission meetings as well as at a public open house in May 2021 and it is surprising that it has come back to the LUPC again which makes it feel the criteria for the project has changed;
- Photo examples of various types of carports and garages existing throughout the neighbourhood;
- Review of amendments made to their proposal in order to meet regulations with respect to a secondary suite; and,
- Noted that Heritage Revitalization Agreements in progress were not be affected by changing requirements or policies such as the temporary pause Council placed on processing such applications in June of 2021.

In response to questions from the Committee, Ms. Dack and Emilie Adin, Director of Development Services, provided the following comments:

- Staff are supportive of this HRA and have worked with the proponents to address livability and usability guidelines; however, two items that remain outstanding include life safety and buildability components with respect to a potential future secondary suite which could be addressed without major design or reconstruction of the basement, as well looking at the number and extent of relaxations required as part of the HRA Bylaw for the proposed carports given the already large massing on the houses;
- When considering the addition of a carport, the number and extent of relaxations required are reviewed as part of the HRA Bylaw; however, the houses for this project have reached maximum mass capacity for the lot size. As the option to reduce mass by increasing density or expanding the site cannot be done here, attached and accessory spaces will be reviewed; and,
- The life safety issue is being addressed preemptively in order to lessen the inordinate costs of obtaining permits after a building is constructed which may lessen the number of illegal suites, which are a majority in New Westminster as in other municipalities.

In response to questions from the Committee, Kirsten Sutton, Architect at D3 Design, provided the following comments:

- Once the heritage house is placed on a new foundation, a majority of the Building Code issues would be addressed; therefore, the only life safety concern with an illegal suite would be that it would not have a dedicated heating system; and,
- A detached garage could be placed right against the property line if constructed as a fire resistant structure which would be in keeping with the Queen's Park design guidelines.

Discussion ensued and the Committee provided the following comments:

- Introducing the requirement of life safety measures this late in the process is overreaching and not supported at this time as they can be dealt with in the future;
- Do not support a carport as they often become storage, creating a mess on the property;
- Proponent should continue to work with staff regarding the carport;
- Although added later in the process, the life safety requirements may help with the housing crisis; however, a policy should be in place so that applicants know what to expect;
- As this is a small lot subdivision, compromises must be made to ensure that we do not see two massive homes on a small amount of land and staff should continue to work with the proponent to see that this does not happen;
- Staff should continue to work with the proponent to ensure that the site reflects as an attractive Heritage Revitalization Agreement and shows the community that this is something that can be accepted and contribute positively to the community.

MOVED and SECONDED

THAT, as outlined in the August 30, 2021 report titled, “208 Fifth Avenue: Heritage Revitalization Agreement,” the Land Use and Planning Committee recommends that the applicant reduce the proposed building bulk prior to the application being forwarded to Council for consideration; and

THAT the Land Use and Planning Committee recommends that staff do not require the applicant to include key life safety features to support future conversion of the heritage house basement to a secondary suite, prior to the application being forwarded to Council for consideration.

CARRIED.

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

CONSENT AGENDA

7. 514 Carnarvon Street: Holy Trinity Cathedral Restoration and Mixed Use Tower – Project

Rupinder Basi, Supervisor of Development Planning, reviewed the August 30, 2021 staff report and provided a PowerPoint presentation of the proposal which would entail an Official Community Plan Amendment and Heritage Revitalization Agreement that would see the restoration of the cathedral and the development of a new 30-storey mixed-use tower on the site. Mr. Basi outlined the proponent’s 2018 proposal for the site, noting that it is no longer viable for the proponent due to rising construction costs and an unsuccessful bid for funding from BC Housing in support of the non-market rental units. The new proposal no longer includes non-market

rental units and reduces the number of market rental units but with an increase of condominium units in the development. Mr. Basi advised that given the removal of the non-market and market rental units, staff are undertaking an economic analysis of the project through a third party to examine the project's benefits for both the community and the applicant to ensure that there is a suitable balance.

Joe Carreira, Vice-President, Developments, of Conwest Developments Ltd., acknowledged the long time that this proposal has been in the works and thanked staff for their guidance throughout the application process. Mr. Carreira provided a PowerPoint presentation and reviewed the updated proposal's alignment with the City's strategic plan, community benefits, updated tower site plan, response to the climate emergency, public transit and proposed traffic demand management (TDM) initiatives, and shared the letter received from BC Housing in June 2021 informing them that their submission was not selected to proceed.

The Venerable Richard Leggett, Holy Trinity Cathedral, expressed frustration at the lengthy application process which began in 2013 and for which the parish has used much of its reserves to fund what was hoped to be an exciting and expansive way to minister in the downtown core. He shared that the vision is to turn the cathedral into a more extensive and open space for the use of the wider community as a gathering place for concerts, meetings, etc., noting that the current space is no longer large enough to fill the needs of the community. As well, he stated that while it is regretful that the new proposal does not include affordable housing, the proposal must move forward to continue to serve the community and as resources are coming to an end.

Discussion ensued and the Committee provided the following comments:

- Members expressed frustration that the application has gone on for so long with increasing costs;
- Perhaps too much is being asked of the developer in the way of amenities;
- It is exciting to have churches encourage their congregations to consider climate action;
- Support the TDM initiative and the reduction of parking in the area;
- It is unfortunate that the funding from BC Housing was not approved although it is noted that there has been such a buildup in the need for housing over the years that when calls for funding go out, they are oversubscribed resulting in many projects not receiving funding;
- While public art with respect to reconciliation can make the community more beautiful and recognize Indigenous history on this territory, this project presents a real opportunity for a more in-depth conversation regarding what else can be done as a deeper reconciliation piece that the City would support such as "Land Back" initiatives in place of the affordable housing aspect;
- Although disappointed in the housing component aspect of the project, the City's larger goals include providing choices in housing, and there are other beneficial elements of this project such as the multitude of community benefits including the plaza, the transportation demand management, etc.;

- We need to move forward and determine how to best work with what we currently have based on the economic analysis;
- General support for the project was expressed; however, one member was not in support without non-market rental housing in place, noting that a development with so many units should be able to offer this type of housing.

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 6 of the August 30, 2021 report titled, “514 Carnarvon Street Holy Trinity Cathedral Restoration and Mixed Use Tower – Project,” and in consideration of the feedback received from the Committee.

CARRIED.

Councillor Puchmayr voted in opposition.

NEW BUSINESS

8. There were no items.

CORRESPONDENCE

9. There were no items.

NEXT MEETING

Monday, September 27, 2021

ADJOURNMENT

ON MOTION, the meeting was adjourned at 11:27 a.m.

Original Signed
Councillor Chinu Das
Chair

Original Signed
Carilyn Cook
Committee Clerk