

Economic Prosperity and Development Services Advisory Committee Meeting

to be held via Zoom
Friday, April 8, 2022
at 8:00 a.m.

Present:

Sean Ingraham, Chair
Chris Allen*, Vice-Chair
Anthony Policicchio
Cary Berger
Derek Badger
Diane Kereluk
Drew Barnes
Josie Tyabji*
Judy Richards
Kelly Mercer
Larry Olson
Nathan Little
Sandra Oldfield
Walter Sobool

Council Liaison:

John Vassilaki, Mayor
Campbell Watt, Councillor

Staff:

Anthony Haddad, General Manager of Community Services
Blake Laven, Director of Development Services
Carly Lewis, Economic Development Manager
Steven Collyer, Planner II
Rebecca Van Huizen, Legislative Assistant

Regrets:

Alexandra Nuth
Brian Murphy
Eric Corneau
Jeff McGinley

1. **Call Regular Committee Meeting to Order**

The Economic Prosperity and Development Services Advisory Committee meeting was called to order by the Chair at 8:00 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adopt the agenda for the meeting held on April 8, 2022 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

3.1 Minutes of the March 4, 2022 Economic Prosperity and Development Services Advisory Committee

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adopt the minutes of the March 4, 2022 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

4.1 Committee Member Update and Roundtable Introductions

The Chair introduced the two (2) new Economic Prosperity and Development Services Advisory Committee Members that were appointed by Council. The Committee participated in roundtable introductions allowing newly appointed members Anthony Policicchio and Walter Sobool to introduce themselves.

Committee Member Josie Tyabji entered the Zoom meeting at 8:08 a.m.

4.2 Election of Committee Vice-Chair

The Chair opened the floor for a nomination of a new Vice Chair. The Committee nominated Chris Allen for Vice Chair.

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee elect Chris Allen as Vice Chair.

CARRIED UNANIMOUSLY

4.3 Monthly Building Stats – February 2022 and March 2022

This item was provided for information purposes only. Staff noted that both the building and planning departments are operating at full capacity and are seeing a continuation of high record levels of construction in the City.

4.4 Monthly Planning Stats – February 2022

This item was provided for information purposes only.

4.5 Neighborhood Heritage Values

The Director of Development Services presented a PowerPoint presentation on the Neighborhood Heritage Values initiative which is being proposed within the two (2) areas of Lakeshore Drive/'Cherryland' and Front Street. Staff noted this initiative started in September 2021 after Council had heard from numerous members of the public regarding new development applications in these neighborhoods. Members of the public felt these neighborhoods were changing too much and under siege from development. Council asked staff to look at ways to incorporate heritage

conservation into these areas. Based on that direction from Council, staff reviewed what tools the City has through policies and legislation. Through collaboration with the Heritage and Museum Advisory Committee, staff were able to draft the recommendations that went to Council on April 5 and ultimately received endorsement. Staff provided background information on the two locations being Lakeshore Drive/'Cherryland' and Front Street and their unique and different existing residential and commercial development. Noted each one comes with different challenges on how best to protect the individual neighborhoods. Front Street in discussion with heritage consultants and the Heritage and Museum Advisory Committee was hard to look at it in isolation by itself. By including the 100-300 block of Main Street, staff felt it was the best way to encompass all existing heritage buildings. Through an engagement workshop with HMAC Members and stakeholders from the neighborhoods it was brought to staff's attention that these neighborhoods felt under pressure to redevelop. They were not opposed to development but felt that any new buildings need to complement the existing context of the neighborhood. Staff went over the different heritage protection tools which included utilizing the zoning bylaw, specific development permit areas, heritage conversation statutes, and heritage registry recognition.

Staff provided details on the anticipated next steps for the two (2) areas of Lakeshore Drive/'Cherryland' and Front Street and the proposed public engagement for each one. Staff noted this Committee may be called upon to help provide input and discussion for the area of Front Street.

The floor was opened to the Committee Members for questions and comments.

A Committee Member asked if there was any definition from the heritage society on what defines a heritage building or structure. Staff noted that heritage buildings with this designation typically have an architectural piece, were built during a certain period, habited by a prominent citizen, or had something happen of particular importance there. Once that has been researched and confirmed a Statement of Significance is created which outlines these details. A Committee Member asked if the idea came up to do a form and character development permit area for the areas to monitor renovations and new builds. Staff could then meet with the owners and help ensure that it fits into the area. Staff noted that development permit powers don't extend to single family dwellings. The City only has so much authority through the province and these development permit powers are used primarily for commercial and multifamily. A Committee Member asked if there was any discussion to expand the heritage neighbourhood initiative into the "K" Streets (Kensington/Kilwinning/Killarney). Staff provided a brief background on the "K" Streets and how this neighborhood developed in the post war area and was primarily for returning veterans. When developing the OCP in 2016-2019 there was a push to add this as a heritage conservation area – unfortunately that idea did not end up happening. Council didn't provide direction for those streets to be incorporated within this initiative but staff noted through zoning amendments that could help maintain the integrity of the area.

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee receive the memo "Neighborhood heritage values for Lakeshore Drive, Front Street, and Windsor Avenue Area" into the public record.

CARRIED UNANIMOUSLY

4.6 Wiltse North Block OCP and Zoning Amendments

Staff presented a PowerPoint presentation on a current development application at 850 Wiltse Blvd and 160 Crow Place. Within the presentation staff provided background information, its OCP designation through the years and development details on the two subject properties. Noted the proposal is to facilitate residential development in the area. Provided the proposed unit counts but

mentioned this could be subject to change as the development goes through its approvals. Staff noted that through the technical review of the proposed development, this has triggered a Traffic Impact Assessment, Environmental Assessment Report, and a Geotechnical Hazard Report. Provided details on anticipated next steps which will include a large engagement plan spearheaded by both the City and developer. Noted staff will compile all feedback received and will post that online for the public to review.

The floor was opened to the Committee members for questions and comments.

A Committee Member noted that this is a great area and location for this development. Questioned if the existing schools in the area will have the capacity for the new families coming in. Also asked for clarification on the accesses into the new development. Staff answered that School District 67 is an active stakeholder group through this development process. They will look to factor this new development into their school enrollment plans. Staff also confirmed that they two (2) accesses will be Pineview Road and Wiltse Boulevard. A Committee Member asked for clarification on the future land use 'Public Assembly' that was on the zoning map attached to the agenda. Staff noted that this future land use is around an existing water reservoir so it is zoned for city infrastructure. The Committee Member also asked if there was any consideration in terms of ensuring wildfire protection for this development and the surrounding area. Staff noted this development is within a wildfire interface area, and that means that a Wildfire Interface Assessment Report will need to be submitted through each phase of the development.

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee recommends that Council support the OCP Amendment and Zoning Amendment applications for 850 Wiltse Blvd and 160 Crow Place to enable future residential development.

CARRIED UNANIMOUSLY

5. **Next Meeting**

The next Economic Prosperity and Development Services Advisory Committee meeting is tentatively scheduled to be held on Friday, May 6, 2022 at 8:00 a.m.

6. **Public Question Period**

7. **Adjournment**

It was MOVED and SECONDED

THAT the Economic Prosperity and Development Services Advisory Committee adjourn the meeting held on April 8, 2022 at 8:47 a.m.

CARRIED UNANIMOUSLY

Certified Correct:

For 

Rebecca Van Huizen
Legislative Assistant