

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** June 13, 2022

From: Emilie K. Adin, MCIP **File:** HER00710
Director, Climate Action, Planning and SDP00223
Development

Item #: 2022-408

Subject: **Heritage Revitalization Agreement, Heritage Designation, Road Closure and Land Sale: 108 – 118 Royal Avenue and 74 – 82 First Street – Bylaws for Consideration of Readings**

RECOMMENDATION

THAT That Council consider Heritage Revitalization Agreement (108 – 118 Royal Avenue and 74 – 82 First Street) Bylaw 8339, 2022, Heritage Designation (82 First Street) Bylaw No. 8340, 2022, and Road Closure Bylaw and Land Disposition (Windsor Street) Bylaw No. 8350, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing; and

THAT Council authorize the Mayor and Corporate Officer to sign the Road Closure and Land Exchange Agreement which includes the sale of a portion of the Windsor Street right of way adjacent to the proposed development and the dedication of new road (intended to be used for a multi-use pathway) adjacent to Qayqayt Elementary School, should Council adopt Road Closure Bylaw and Land Disposition (Windsor Street) Bylaw No. 8350, 2022.

PURPOSE

To consider bylaws which would allow for the construction of 189 market strata units in a mid-rise building and within a relocated, protected and restored 1890 Woods House (82 First Street), and the offsite relocation of the 1930 Henderson House (112 Royal Avenue). Includes consideration of land sale and dedication to facilitate the development and a multi-use pathway.

EXECUTIVE SUMMARY

Heritage Revitalization Agreement (HRA) and Development Permit applications have been received which would allow for the development of a six to eight storey multiple unit residential building at 108 – 118 Royal Avenue and 74 – 82 First Street with 189 residential units with a total floor space ratio (FSR) of 3.29. The HRA would facilitate retention, on-site relocation, restoration, and protection of the Woods House (1890) at 82 First Street, as well as the retention and off-site relocation of the Henderson House (1930) at 112 Royal Avenue.

The proposed development would provide a dedication along the western property line to support the construction of a multi-use pathway from Cunningham Street to Royal Avenue, adjacent to Qayqayt Elementary School, and would also provide an enhanced sidewalk (2.5 metre) along Royal Avenue and a mid-block connection between First and Windsor Streets. The applicant has proposed to purchase a portion of Windsor Street which functions as a City lane. This land sale would allow the applicant to shift the building to the east, allowing space for the multi-use pathway adjacent to the school.

Relaxations to the existing zoning being sought through the HRA include a higher density building form, the multiple unit residential use, and siting relaxations. In exchange, the Woods House (82 First Street) would be restored, legally protected through a Heritage Designation Bylaw, and listed on the City's Heritage Register. The Henderson House (112 Royal Avenue) would also be relocated off site. Staff considers this project to be consistent with related City policies and goals, and to represent a balance of development benefits with community benefits given the:

- High heritage value and building integrity of the Woods House, as verified by a registered heritage professional and the Community Heritage Commission;
- Support of the City's housing goals: with the creation of 189 market strata units, which meet the City's Family Friendly Housing Policy requirements;
- Dedication of a portion of the west side of the site to achieve a multi-use pathway in line with the City's Master Transportation Plan; and
- Consistency of the building form with the OCP land use designation for the site.

Applicant-led public consultation has been undertaken for the project and the applicant has responded to key community feedback. The proposal was also presented to and supported by the Community Heritage Commission and New Westminster Design Panel. Staff recommend that Council consider First and Second Readings and forward the Bylaws to a Public Hearing.

ADOPTION REQUIREMENTS

Items that will need to be addressed by the applicant prior to the adoption of Heritage Revitalization Agreement Bylaw No. 8339, 2022 include, but are not limited to, the following:

- Signed agreement with owners of 709 Cumberland Street to relocate the house at 112 Royal Avenue to 709 Cumberland Street and provide at least a \$30,000 contribution towards relocation costs, to the satisfaction of the Director of Climate Action, Planning and Development;
- Adoption of Road Closure and Land Disposition Bylaw No. 8350, 2022 for a portion of the Windsor Street right of way adjacent to the proposed development;
- Completion of a Road Closure and Land Exchange Agreement which includes the sale of a portion of the Windsor Street right of way adjacent to the proposed development and the dedication of new road (to be used for multi-use pathway) adjacent to Qayqayt Elementary School;
- Parking covenant (required for visitor parking);
- Complete all the relevant conditions outlined within the Engineering Servicing Requirements Memo (included in Attachment 8).

OPTIONS

The following options are offered for Council's consideration:

1. That Council consider Heritage Revitalization Agreement (108 – 118 Royal Avenue and 74 – 82 First Street) Bylaw 8339, 2022, Heritage Designation (82 First Street) Bylaw No. 8340, 2022 and Road Closure Bylaw and Land Disposition (Windsor Street) Bylaw No. 8350, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing.
2. That Council authorize the Mayor and Corporate Officer to sign the Road Closure and Land Exchange Agreement which includes the sale of a portion of the Windsor Street right of way adjacent to the proposed development and the dedication of new road (intended to be used for a multi-use pathway) adjacent to Qayqayt School, should Council adopt Road Closure Bylaw and Land Disposition (Windsor Street) Bylaw No. 8350, 2022.
3. That Council provide alternate direction.

Staff recommends options 1 and 2.

ATTACHMENTS

Attachment 1: Staff Memo

Attachment 2: Heritage Revitalization Agreement (108 – 118 Royal Avenue and 74 – 82 First Street) Bylaw 8339, 2022

Attachment 3: Heritage Designation (82 First Street) Bylaw No. 8340, 2022

Attachment 4: Road Closure Bylaw and Land Disposition (Windsor Street) Bylaw No. 8350, 2022

Attachment 5: Background Information

Attachment 6: Road Closure and Land Exchange Agreement (Draft)

Attachment 7: Applicant Consultation Summary and Be Heard New West Summary

Attachment 8: Engineering Servicing Requirements Memo

APPROVALS

This report was prepared by:

Michael Watson, Acting Supervisor Development Planning

This report was reviewed by:

John Stark, Supervisor of Community Planning

This report was approved by:

Emilie K. Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer