



Preliminary Report

Heritage Revitalization Agreement 530 Columbia Street (Columbia Theatre)

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NEW WESTMINSTER

Site and Policy Context

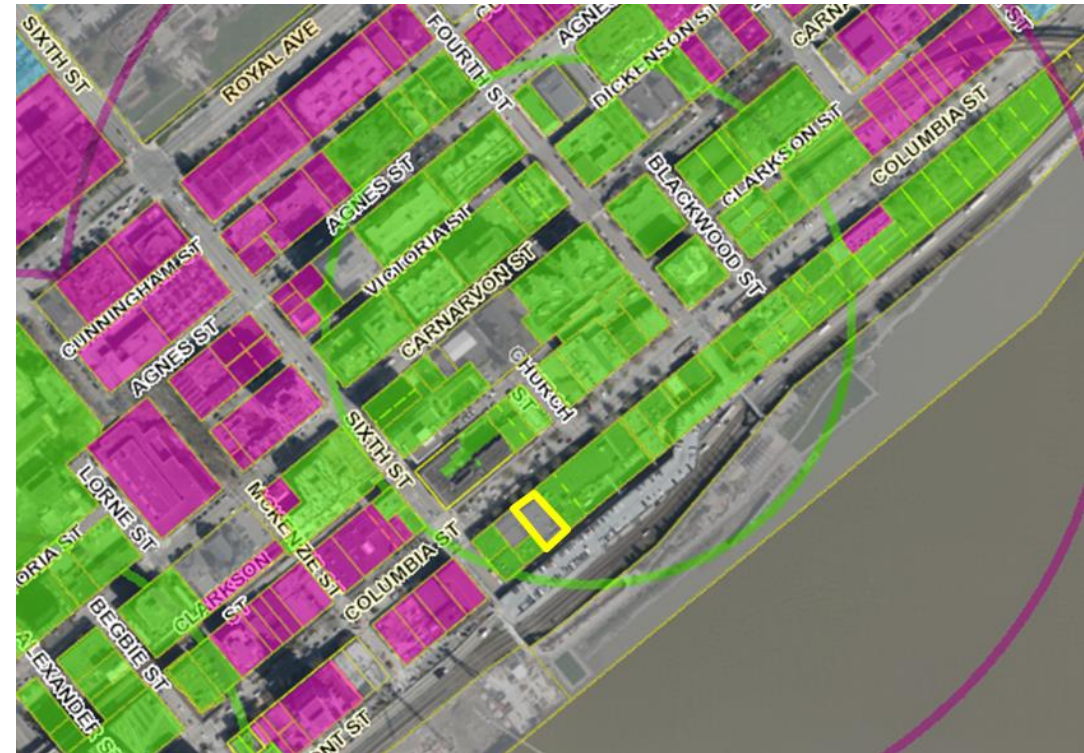
Site Size - 807 sq. m. (8,690 sq.ft.)

OCP - Columbia Historic Mixed-Use

Zoning - Columbia St Historic District (C-8)

TOD Area - Tier 1 (not eligible)

Heritage - Heritage Designation Bylaw and Conservation Covenants



Subject site within TOD Area (Tier 1)

Proposal

Heritage Building

- retained/reconstructed building including interior elements (auditorium)

Mix of Uses

- 95-room hotel
- Restaurant
- Retail
- 216 strata residential units
- limited on-site parking (57 spaces)

Community use of Auditorium

Proposed Density

- 18.8 FSR



Council Feedback

1. **Heritage Approach** - Does Council support the revised heritage approach to Columbia Theatre which is limited to restoration of the Columbia Street façade, and reconstruction of the Front Street façade, the auditorium, and other protected interior design elements, including the atmospheric ceiling, original doors, windows, balconies, and other related openings?
2. **Community Use of the Auditorium** - Does Council support further exploration of the hours of availability, level of affordability, and/or exploration of alternative approaches to ensure ongoing community use of the Columbia Theatre auditorium, while maintaining financial viability for the operator?
3. **Height and Density** - Does Council support consideration of an increase to height and density beyond existing zoning if the heritage approach (as outlined above), community use of the auditorium, hotel use, and conformance with relevant design guidelines are achieved?
4. **Adjacent Site Potential** - Does Council support further design development of the proposed tower to improve the development potential of the adjacent sites, recognizing that this could result in fewer hotel rooms?
5. **Family Housing** - Does Council support consideration of a relaxation of the family housing requirements, based on the feasibility of on-site residential parking?
6. **Public Benefits** - Does Council support that restoration and reconstruction of the heritage building and interior features (as outlined above), community use of the auditorium, and the hotel be considered as the primary public benefits for this site, subject to financial review to ensure that the value of the amenities are commensurate with the increase in density?

Council Options

1. **THAT** Council provide direction on key questions summarized in the Council Feedback section of this report and instruct staff to process the proposed HRA and SDP applications, as outlined in Application Review Process section of this report; or
2. **THAT** Council provide staff with alternative direction