

COMMUNITY HERITAGE ADVISORY COMMITTEE MINUTES

Wednesday, September 24, 2025
Hybrid (In Person and via MS Teams)
7:00 – 9:00 pm

Present: Rob Griesdale (Vice Chair) Jennifer Clay
Mitchell Baker Mel Montgomery
Catherine Rose

Regrets: Jim Paul (Chair)
Glade Schoenfeld
Cllr Jim Hanson

Staff: Holly Adams, Community Planner
Mary Jukich, Committee Clerk

1. Call to Order

The Vice Chair called the meeting to order at 7:00 pm.

2. Adoption of Agenda

MOVED by Mel Montgomery and seconded by Catherine Rose
To adopt the agenda.

CARRIED

3. Adoption of Minutes

MOVED by Mel Montgomery and seconded by Mitchell Baker
To adopt the July 23, 2025 Minutes.

CARRIED

4. OCP Presentation

As background, the OCP is a policy document that guides growth in the District. The current OCP was adopted in 2011 and introduced a network of centres. The OCP directed that 75 – 90% of growth be directed to four key growth centres; Lynn Valley, Lynn Creek, Maplewood and Lions Gate and that approximately 10,000 units over 20 years be directed to these four key growth centres. In 2021, Council undertook the OCP Action Plan and determined that the vision was still relevant to the community and the urban structure is to be maintained.

When the OCP project was introduced in 2024, Council re-affirmed that the four key growth centres should take the bulk of the 20-year growth with a view of building communities and putting density and people close to current and future transit.

The Provincial Government recently introduced new legislation through a series of four bills, including Bill 44 that required every municipality in British Columbia to accommodate their 5-to-20-year housing need within OCP and zoning bylaws. District Council received the Housing Needs Report in October

2024 which determined that the District's housing need is approximately 22,000 over the next 20 years, using a prescribed methodology from the Province.

Work on this project began in 2024 and three scenarios were developed to present ideas on different ways to accommodate the growth within the confines of the existing urban structure. The three scenarios were as follows:

Scenario 1 Concentrated Growth

- 90% growth within the existing four key growth centres;
- Focus on higher density in boundaries of centres;
- Emphasis on higher density building forms;

Scenario 2 Expanded Centres

- 90% growth within expanded centres;
- Mixed density across a larger area;
- Blend of mid to high rise building forms;

Scenario 3 Distributed Growth

- 75% growth within existing centres;
- 25% growth along corridors and other areas;
- Greater mix of housing forms and densities;

Following the conversations with the community last spring, on June 23, 2025, Council directed staff to prepare two options in response to the Provincial housing legislation to accommodate the 20-year housing need as follows:

Option A: Allow additional housing diversity in key centres and corridors

- Facilitate more housing diversity and density in key town and village growth centres, corridors and some detached housing neighbourhoods with new land use and zoning.
- This option is the "refined scenario" presented on June 23, 2025.

Option B: No change to existing housing growth plans

- Continue with housing growth envisioned in the OCP with focus on key town and village centres.
- This option was Council's direction for a scenario reflecting the current OCP.

Option A

- Allows additional housing diversity in key centres and corridors;
- Changes OCP land use and density to create a clear framework for new development;
- Expansion to boundaries of centres and further development of corridors to create new housing opportunities; and
- A greater certainty on the development pattern and potential of sites.

Option B

- No change to existing housing growth plans;
- No changes to existing OCP land use designations and density;
- Using the existing rezoning process to determine land use and built form; and
- Negotiation of infrastructure and amenities on a project by project basis with developers.

Both options meet the Provincial requirements.

On completion of the presentation, a question was raised on whether there was discussion around heritage and the ability to incentivize considering Bill 44 would disincentivize HRAs. Staff reported that the legislation does impact the District's ability to negotiate for the protection of heritage properties as historically additional density was something that was used as an incentive to protect heritage amenities. Once Council selects an option, there will be an opportunity to explore ways to continue to implement the heritage strategic plan. Some of the possibilities could be subdivision as a tool, simplifying the HRA process, consolidating land, etc.

5. Heritage Grants

Committee members were informed that 17 applications for heritage grants were received for this year, and committee members undertook a preliminary review of the applications. Members were asked to have their review of grant applications completed by October 15, 2025.

6. Council Heritage Tour

The Council heritage tour will take place on Monday, September 29th, at 5:00 pm. Staff will provide a brief overview of the neighbourhood and the story map project and each committee member will provide a short description of each property.

7. Properties Tracker

No applications were received for August.

Information was provided that the heritage properties located on 123 East Kings and 151 East Kings are for sale.

8. Any Other Business

In terms of committee appointments, recruitment is underway with an October 5 deadline for applications. Committee members whose membership terms are expiring this year were requested to indicate if they wished to serve another term.

A request was made on whether the Art Contest would continue for next year and will be brought back to the committee. A member asked whether revised criteria for the heritage awards will be undertaken. Staff responded that the 2026 workplan for the HAC is under review and that revised

heritage award criteria was previously discussed at a committee meeting, but will be brought back again prior to the end of the year.

9. Adjournment

The meeting was adjourned at 8:45 pm.

Next Meeting: Wednesday, October 22, 2025