



Corporation of the
Village of Cumberland

*Homelessness and
Affordable Housing
Committee*

Minutes

August 19, 2020 at 9:30 am
Council Chambers, 2673 Dunsmuir Avenue, Cumberland, BC

PRESENT: Kathy Duperron, Chair
Mark Fortin
Bobby Herron
Jesse Ketler, Councillor
Lindsay Monk

REGRETS: Ian Cooper

GUESTS \ STAFF: Karin Albert, VoC Senior Planner
Eleni Gibson, Project Planner
Martin Haggerty, Project Architect

The meeting was called to order at 9:38 a.m.

1. Call to Order

2. Approval of Agenda

Fortin/Herron: "THAT the agenda be approved"

CARRIED

3. Approval of Minutes

Ketler/Herron: "THAT the minutes of the meeting held November 20, 2019 be approved."

CARRIED

4. Unfinished Business

None

5. New Business

5.1 Village of Cumberland Housing Needs Report

The final report was shared and discussed briefly.

5.2 Council Referral: Application for an OCP Amendment and Rezoning at 3339, 3341 and 3345 Second Street

The applicant presented on their project and answered questions from the Committee:

- Applicant is seeking funding from BC Housing and meet January 2021 funding deadline. Have obtained seed funding from CMHC.
- Need for 4-bdrm unit identified through review of Cumberland families on BC Housing registry and waitlist of Dawn to Dawn.
- Cumberland families in need will be prioritized. Need to be on BC Housing registry.
- The 1 bdrm unit to be converted to a multi-purpose amenity area to allow for kids' birthday parties, other gatherings and events. Would be equipped with a bathroom and water.
- Building has a reception at entrance and a Society office.
- Operation will be by CVTS and Dawn to Dawn
- Society did not do a traffic study (not required by Village as Village has recent study from Coal Valley Estates).
- Coal Valley Estates to improve Cumberland Road where turns into Fourth Street to deal with traffic congestion of residents turning out of Kendall. This will also help with traffic from this development.
- Parking on Second Street supported by Village. A more detailed design will be part of the Multi-Family Development Permit application. Will also include a sidewalk on property side of parking.
- Applicant has handshake agreement with VIHA to permit access to 8 stalls from VIHA rear driveway. Working on an agreement.
- Road improvements on Second Street needed. Village Operations will review.
- No smoking shelter planned. Landscape architect working on landscape design.
- A play area planned in centre of open area.
- A community garden area, shared with VIHA, was suggested for the area to behind the property and toward the alley.
- Applicant will provide a shading plan.
- Comments received from residents about whether pets will be permitted in building. This may be addressed by operating society as part of tenant policy.
- Discussion around density of zone and a cap.
- Concern that maximum height would allow for 5 storeys.

Monk/Fortin:

THAT the Homelessness and Affordable Housing Committee recommend that the applicant secure an easement from Island Health to permit access to the eight parking spaces on the property from the Cumberland Lodge rear driveway; and THAT the

maximum building height in the proposed RM-4 zone be lowered to accommodate a maximum of three stories as proposed by the applicant.

CARRIED

Monk/Herron:

THAT the Homelessness and Affordable Housing Committee recommend that Council give first and second reading to amend Official Community Plan Bylaw No. 990 to change the land use designation for 3339, 3341, and 3345 Second Street, legally described as Lots 3, 4, and 5, Block 32, District Lot 24, Nelson District, Plan 3268, from Residential Infill to Multi-Family, and to change the Development Permit Area for those same properties from DPA#6 – Residential Infill to DPA#7 –Multi-Family.

CARRIED

Fortin/Herron:

THAT the Homelessness and Affordable Housing Committee recommend that Council give first and second reading to amend the Village of Cumberland Zoning Bylaw No. 1027 to change the zone for 3339, 3341, and 3345 Second Street, legally described as Lots 3, 4, and 5, Block 32, District Lot 24, Nelson District, Plan 3268, from R1A-Residential Infill to RM-4 – Residential Multi-Family.

CARRIED

6. Next Meeting

Wednesday, February 17, 2021 at 9:30 a.m.

7. Adjournment

The meeting was adjourned at 11:30 a.m.

Certified Correct: _____	Confirmed: _____
Chair	Deputy Corporate Officer