



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

July 10, 2017 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Mary Trentadue

STAFF:

Mr. Terry Atherton	- Manager, Civic Buildings & Properties
Mr. Rupinder Basi	- Senior Planner
Ms. Claudia Friere	- Social Planner
Mr. Hardev Gill	- Planning Technician
Mr. Jim Hurst	- Planner
Ms. Jackie Teed	- Acting Director of Development
Mr. Mike Watson	- Planner
Ms. Heather Corbett	- Committee Clerk

GUESTS:

Maranatha Coulas	- VIA Architecture
Mayur Kothary	- Decorus Developments
Paul Fenske	- Ekistics Architecture Inc.

The meeting was called to order at 12:00 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT Councillor Johnstone be nominated as Chair in Mayor Coté's absence.

CARRIED.

All members of the Committee present voted in favour of the motion.

MOVED and SECONDED

THAT the July 10, 2017 Land Use and Planning Committee agenda be adopted.

CARRIED.

All members of the Committee present voted in favour of the motion.

ADOPTION OF MINUTES

1. Adoption of the Minutes

MOVED and SECONDED

THAT the June 12, 2017 Land Use and Planning Committee minutes be adopted.

CARRIED.

All members of the Committee present voted in favour of the motion.

PRESENTATIONS

2. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. **407 Seventh Avenue: Development Variance Permit for Front and Side Yard Setbacks – Preliminary Report**

Jackie Teed, Acting Director of Development, summarized the preliminary report dated July 10, regarding a Development Variance Permit for front and side yard setbacks at 407 Seventh Avenue.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council issue notice to consider a resolution to issue Development Variance Permit CVP00632 to allow a front porch, including eave, to project 9.75 feet/2.97 metres into the required front yard setback and two side additions to be built within 4.23 feet/1.3 metres of the west side property line at 407 Seventh Avenue, following an Opportunity to Be Heard on August 28, 2017.

CARRIED.

All members of the Committee present voted in favour of the motion.

5. **725 Carnarvon Street: Development Inquiry for a Proposed Six Storey Mixed Use Development Consisting of Commercial Office and Residential Uses - Preliminary Report**

Mr. Rupinder Basi, Senior Planner, summarized the report dated July 10, 2017, regarding a pre-application development inquiry for a six storey, mixed use

development at 725 Carnarvon Street. Mr. Basi explained that the current building contains a childcare business that would potentially be displaced with this proposed development.

Maranatha Coulas, VIA Architecture Inc. and Mayur Kothary, Decorus Developments provided a presentation on the proposed development, including details on the site location and plans, the proposed building massing, development statistics, floor plans and design rationale. Ms. Coulas and Mr. Kothary noted that their client is open to keeping the childcare business as a tenant, and that there had been no appetite from the owners of neighbouring 718 Victoria Street for consolidating the two buildings, but analysis shows the potential of a future development.

In response to questions from the Committee, Ms. Coulas provided the following information:

- Once the building is complete, it would be possible for another developer to build on a neighbouring property and this has been incorporated into the design strategy in that the majority of the glazing has been planned for the north and south elevations facing the streets, rather than the sides;
- This development has not been planned for higher than seven storeys, as then a setback and a re-zoning application would be required;
- The childcare business has been occupying the space since 2008, and have a 10 year lease;
- The daycare may need to apply for a new license if they do not reoccupy the space (it may not be grandfathered);
- Each residential unit would have a balcony and the outdoor space planned for the south side of the building is more than required;
- The parking that is planned for the building meets the zoning requirements, however if the daycare becomes the proposed commercial use, parking requirements would change;
- The office space is currently unplanned; and,
- Bicycle storage is allocated on parking level 4.

Discussion ensued, and the Committee noted the following comments:

- Concern was expressed for the childcare business in terms of:
 - Any grandfathering of the childcare business' license;
 - Measures to help the business find a new location during construction (and once complete) or to incorporate the business back into the site;
 - Loss of childcare spaces given the need for childcare in the City;
- There would be no need to delay upgrading this property due to a pending interaction with the neighbouring site (718 Victoria);
- Concern was expressed for the size of the windows on the West elevation;

MOVED and SECONDED

THAT the Land Use and Planning Committee's comments direct staff in the consideration of a Special Development Permit for 718 Carnarvon Street, as outlined in the July 10, 2017 report.

CARRIED.

All members of the Committee present voted in favour of the motion.

6. 41 and 175 Duncan Street: Official Community Plan Amendment and Rezoning – Preliminary Report

Jim Hurst, Planner, summarized the preliminary report dated July 10, 2017, regarding an Official Community Plan Amendment and Rezoning for 41 and 175 Duncan Street.

Mr. Hurst discussed the proposed OCP and zoning amendments, explaining that one part of the site which is currently designated as industrial, would be re-designated to residential and another portion of the site would be re-designated for daycare use.

In response to questions from the Committee, Mr. Hurst provided the following information:

- The area designated as white on the OCP Land Use map is currently designated as void;
- The proposed development would be composed of multiple lots;
- The Vancouver Fraser Port Authority owns the waterfront portion of the proposed development and the City owns the dyke area; and,
- There are ongoing discussions about the dyke, however the end result proposed would be a continuous dedication of waterfront walkway.

Paul Fenske, Ekistics Architecture Inc. (on behalf of Anthem Properties) provided a presentation summarizing the site and architecture concepts, which covered the proposed Queensborough OCP land use, the zoning designation, illustrative concept plans, architectural precedent images and renderings of the proposed development.

In response to questions from the Committee, Mr. Fenske provided the following information:

- Each unit would have two parking stalls, with no parking on the aprons;
- There would be 37 visitor parking stalls interspersed in convenient locations around the development, and there would also be street parking on Furness for visitors;
- There are four play spaces planned for the development, and the daycare would have its own play space;

- The daycare building could possibly house washrooms for members of the public using the waterfront walkway;
- The closest retail would be areas on Ewen that are now zoned for commercial use;
- Currently the railway is used once a week, and this is not likely to increase;
- Residents of the Duncan Street fronting townhomes would enter their homes via fencing on the Duncan Street promenade;
- The buffer between the proposed project and the industrial lands to the west would be 30 feet and would increase to 50 feet at the West parkette;
- The daycare building would be built to pass final inspection for a commercial building, however the particulars of what would be included in the building is not yet confirmed; and,
- The green space to the northeast of the site is owned by Vancouver Fraser Port Authority and is a possible pipe crossing.

Discussion ensued, and the Committee noted the following comments:

- Concern was expressed about retaining employment land in Queensborough;
- Concern was expressed about the development's proposed reduction of density, as apartments are needed in Queensborough;
- There will be a single fire access into the site if a train is blocking the Duncan Street entrance; and,
- Concern was expressed about permeability for pedestrians and the pedestrian experience over the railway – it was suggested to take example from Kent Street in Vancouver.

MOVED and SECONDED

That the Land Use and Planning Committee recommend to Council that staff be directed to process the Official Community Plan Amendment and the Rezoning Application for 41 and 175 Duncan Street, as outlined in the process section of the July 10, 2017 report.

CARRIED.

All members of the Committee present voted in favour of the motion.

7. 420 Boyne Street (Animal Shelter): Development Permit Application – Preliminary Report

Jim Hurst, Planner, summarized the preliminary report dated July 10, 2017, regarding a Development Permit Application for a new animal shelter at 420 Boyne Street, providing details on the architectural proposals and perspectives of the project. Mr. Hurst explained that although the address is 420 Boyne Street, the commercial side of the building would face Wood Street.

In response to questions from the Committee, Mr. Hurst provided the following information:

- The cars parked for towing would be located under the bridge; and,
- As Wood Street is not very occupied, there would not be much traffic.

Discussion ensued, and the Committee noted the following comment:

- Appreciation was expressed for the pocket park idea on Wood Street for interaction with new animals and for a possible stormwater detention area.

MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to process this application as outlined in the July 10, 2017 report.

CARRIED.

All members of the Committee present voted in favour of the motion.

DIRECTOR'S / MANAGER'S REPORT (Oral Report)

8. No Reports

NEW BUSINESS

9. No Items

CORRESPONDENCE

10. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:23 p.m.

Signed Original
PATRICK JOHNSTONE
CHAIR

Signed Original
HEATHER CORBETT
COMMITTEE CLERK