

SPECIAL REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

June 12, 2019 at 5:00 p.m.
Council Chamber, City Hall

MINUTES

PRESENT:

Mayor Jonathan Cote
Councilor Chuck Puchmayr
Councillor Mary Trentadue

STAFF:

Ms. Emilie Adin	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Mr. Rupinder Basi	- Senior Planner
Mr. Hardev Gill	- Planning Technician
Ms. Dilys Huang	- Planning Technician
Mr. Mike Watson	- Planner
Ms. Carol Lee	- Recording Secretary

The meeting was called to order at 5:09 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the June 12, 2019 Land Use and Planning Committee agenda be adopted as circulated.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the Minutes of May 6, 2019 LUPC Meeting

MOVED and SECONDED

THAT the May 6, 2019 Land Use and Planning Committee meeting minutes be adopted as circulated.

CARRIED.

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

PRESENTATIONS

2. There were no items.

UNFINISHED BUSINESS

3. There were no items.

DIRECTOR OF DEVELOPMENT SERVICES MEMOS FOR ACTION

4. There were no items.

REPORTS FOR ACTION

5. 639-655 East Columbia Street: Preliminary Application Review for Infill Townhouses

Jackie Teed, Manager of Planning, reviewed the report provided with the agenda material and highlighted:

- Benefits of the project;
- Site planning considerations;
- The application includes stacked and back-to-back townhouse units which would fill a gap in the housing forms contained in the Official Community Plan (OCP);
- The current proposal does not include 661 East Columbia Street, which would result in a locked-in lot which is not permitted by the Zoning Bylaw; and,
- Site context and site plan.

In response to questions from the Committee, Mike Watson, Planner, provided the following information:

- The applicant is pursuing the purchase of 661 East Columbia Street for incorporation into the project; and,
- The 661 East Columbia Street site is best used for open space and would not result in additional unit entitlements in the development.

Discussion ensued and the Committee noted the following:

- The current proposal is quite dense so consideration of design and transitions would be important;
- Suggestion to have preliminary discussions with Council regarding their willingness to consider the proposed amendment prior to proceeding with the OCP amendment process; and,

- The best-case scenario would be to incorporate the 661 East Columbia Street into the development.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback Section (Section 8) of this report and instruct staff to include that and other feedback from LUPC in the pre-application letter to the applicant, following a preliminary check-in with Council regarding the proposed Official Community Plan amendment.

CARRIED.

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

6. 765/775 Sixth Street: Six Storey Mixed Use Residential and Commercial Development – Preliminary Application Review

Emilie Adin, Director of Development Services, reviewed the report provided with the agenda material and highlighted:

- The requirement for rezoning to facilitate the development;
- The 514 Eighth Avenue property should be consolidated with the development:
 - If the lots are not consolidated, the applicant would be required to demonstrate how the 514 Eighth Avenue property could be redeveloped in the future on its own; and,
- Conceptual perspective of the development.

In response to the request for feedback, the Committee provided the following comments:

- *Does the LUPC support that staff advise the applicant that the commercial component of the proposed development should include replacement office space, as part of a formal application?*
 - The need to include medical offices in the replacement commercial component;
 - Concern with the loss of stable, affordable small office space;
 - The office space on the second floor should be replaced 1:1 in the development; and,
 - The need to include a good mix of neighbourhood-serving businesses in the development over providing financial incentives.
- *Does the LUPC support that staff advise the applicant to identify in detail how they propose to address the needs of commercial tenants who would be potentially displaced by the proposed development (i.e. through provision of proper notice, assistance in finding new space, offering tenants a space within the new building if they wish to come back, and other assistance, such as financial), as part of a formal application?*

- Support for the staff recommendation;
 - The need for the applicant to identify the remediation that would be provided to impacted businesses; and,
 - Concern regarding the impact of the displacement of long-term businesses.
- *Does the LUPC support that staff advise the applicant to revise the proposed development, consistent with the urban design comments in Section 5.3 of the report, as part of a formal application?*
 - Support for the staff recommendation; and,
 - Important to consider the design of the interface of the proposed building with the single-detached residential neighbourhood behind the site.
- *Does the LUPC support that staff advise the applicant to either consolidate the subject site with the adjacent property to the north or demonstrate how the adjacent property could be redeveloped in the future on its own, as part of a formal application?*
 - The inclusion of the adjacent property should not be required before proceeding with the development; and,
 - The requirement for inclusion of the adjacent property in the development would place undue pressure on the small business owner.
- *Does the LUPC support that staff advise the applicant to continue negotiating a mutual access agreement for their proposed development to help facilitate underground parking access for the property to the north should this site not be consolidated with the subject site?*
 - Support for the staff recommendation.
- *Does the LUPC support that staff work with the applicant to explore options for reducing parking through transportation demand measures as identified through a Transportation Impact Assessment to be provided as part of a formal application?*
 - Suggestion to reduce the parking and replace it with other community amenities;
 - Support for the amount of parking being proposed for the development; and,
 - The amount of parking proposed meets the requirements that have been established by Council.

Mayor Cote noted the diversity of the Committee's views on:

- The amount of parking to be included in the development; and,
- The use of incentives for affordable replacement commercial space.

The Committee further noted:

- The need for the City to establish clear guidelines regarding commercial retail units (CRUs) in the future; and,
- The need to retain some flexibility in the size of commercial unit floorplates, particularly in areas where there is redevelopment.

Ms. Adin advised that Development Services is planning a joint workshop of the LUPC and the Mayors' Task Force on the Local Economy regarding future commercial developments.

7. 1135 Salter Street: Official Community Plan Amendment and Rezoning – Preliminary Application Review

Jackie Teed, Manager of Planning, summarized the report provided with the agenda material and provided a PowerPoint presentation that included the following information:

- The two components of the proposed OCP amendment; and,
- Site context and plan.

In response to questions from the Committee, Hardev Gill, Planning Technician, and Ms. Teed advised that the applicant intends to meet the family friendly housing policy and provision of both two and three-bedroom units could be explored.

Discussion ensued and the Committee noted the following:

- The need for a clear understanding of the transitions to the site;
- The need for some two-bedroom units in the project;
- Support for the number of three-bedroom units being proposed by the applicant as there are one and two-bedroom units available in other developments in the City; and,
- The option to explore including two-bedroom units where readily possible.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 9 of this report, and direct staff to include feedback from the Land Use and Planning Committee in the preliminary application review letter to the applicant.

CARRIED.

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

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

8. There were no items.

NEW BUSINESS

9. There were no items.

CORRESPONDENCE

10. There were no items.

NEXT MEETING

Monday, July 8, 2019

ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:56 p.m.

ORIGINAL SIGNED
MAYOR COTE
CHAIR

ORIGINAL SIGNED
CAROL LEE
RECORDING SECRETARY