

## **ADVISORY PLANNING COMMISSION**

**Tuesday, August 20, 2019 at 6:30 p.m.  
Council Chambers**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Christa MacArthur	- Chair/Community Member
Rebecca Bateman	- Community Member
Steven Beasley	- Community Member
Ken Bourdeau	- Vice-Chair/Community Member
Darlene Carty	- Community Member
Andrew Feltham	- Community Member
Melinda Michael	- Community Member

#### **REGRETS:**

Margaret Fairweather	- Community Member
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#### **STAFF:**

Mike Watson	- Planner
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:30 p.m.

#### **1.0 ADDITIONS TO AGENDA**

There were no additions.

#### **2.0 ADOPTION OF MINUTES**

##### **MOVED and SECONDED**

*THAT the minutes of the July 16, 2019 Advisory Planning Commission meeting be adopted.*

**CARRIED.**

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

#### **3.0 INFORMATION PRESENTATIONS**

There were no items.

## **4.0 REZONING**

### **4.1 1105 – 1113 Sixth Avenue**

**HER00604**

Mike Watson, Planner, summarized the staff report dated August 20, 2019, regarding a heritage revitalization agreement (HRA) application and OCP Amendment to allow the development of a 48-space childcare facility in a four-storey building located adjacent to the West End Methodist (Shiloh) Church, a designated heritage building.

Mr. Watson reviewed the details of the proposed HRA, location and site context, current and planned use of the property, the reasons for the proposed OCP amendment, the design guidelines for the area, and the requested zoning relaxations, noting the following comments:

- Both the church and the new building would be consolidated to one single property and owned by the childcare operator;
- There is currently a shortage of infant/toddler spaces in the City, and the proposed development includes 48 infant toddler spaces;
- The proposed building has been setback at both the west and the north to transition to neighbouring properties;
- 16 parking spaces, including 11 underbuilding spaces have been proposed for the site, which would require a parking variance. Drop-off and pick-up has been proposed on Sixth Avenue and has been reviewed and generally supported by the City's Transportation Department; and,
- The required public consultation and notice has occurred.

In response to questions from the Commission, Mr. Watson provided the following information:

- The City is not aware of plans to alter or remove the supportive housing in the neighbouring building;
- The proposed excavation is not particularly deep, and would not likely have large impacts on the adjacent heritage building. This would be reviewed by the Building Division at time of Building Permit application. The applicant has offered to share geotechnical information with the adjacent property owners;
- The drop off and pick-up area would be demarcated from other areas on Sixth Avenue by the curb cut-out, and the signage for time-limited parking would be kept and monitored;
- The applicant is required to complete some offsite works, which would promote safety of the drop-off/pick-up area;

- Support for the reduction of parking is based on the professional analysis included in the transportation impact assessment report, which includes information on the anticipated number of patrons of the daycare that would walk and bike from the surrounding neighbourhood; and,
- Colour matching with the church (as recommended by the Community Heritage Commission) has been accomplished through changes made to match the church's stained glass window colouring.

The Chair called for speakers from the public.

**William Johnson**, resident, expressed concerns about construction noise and dust that would be generated from the new structure, as well as the loss of view for many of the inhabitants of Hunter Heights, the neighbouring building. Mr. Johnson also noted that traffic on Sixth Avenue can often be dangerous, and may create a volatile space for childcare pick-up and drop-off, as well as increase traffic in an already busy intersection. Lastly, Mr. Johnson noted that there would be a loss of community gathering and greenspace with this development.

**Ron Arol**, resident, expressed concern about insufficient notice of the proposal and disagreed with the proposed building, noting that it would not enhance the neighbourhood and would create increased traffic, worsening the problems that are currently experienced on Sundays.

**Darren Radtke**, resident, expressed concerns about the proposed development, noting that traffic is a major concern for the area, and the activity on Sixth Avenue would make it a dangerous place for pick-up and drop-off, which will mean that people will go down the alley and increase the volume of vehicles that already use the lane and Nanaimo Street (as currently seen on Sundays). Mr. Radtke also questioned why a six-bedroom caretaker suite with ensuite bathrooms and a common space was needed, and commented that it looks like it could be designed for multiple people, such as in a boarding house.

**Allison Golosky**, resident, discussed traffic and parking issues in the area, noting that there is frequently only room for one vehicle at a time on Nanaimo Street, particularly on Sundays. Ms. Golosky noted that the greenspace being used for the proposed building is valued by the community and also expressed concern about the large nature of the caretaker suite.

The Chair called a further two times for any comments from the public and no speakers came forward.

In response to questions from the Commission, Mr. Watson provided the following information:

- The caretaker suite is proposed to include four bedrooms and bathrooms, and would be used by the Manager of the child care.
- Staff can investigate the mitigation of construction impacts for the neighbourhood through the use of technology or construction-specific hours;
- The Food Bank services that previously took place in the church annex building were re-located to Olivet Baptist Church;
- The intention is for the church to remain available for community use; and,
- Currently, there are three parking spaces, plus a gravel parking area for up to approximately eight vehicles, whereas 16 spaces are proposed, which is an increase to the current parking.

The Commission were very appreciative of the comments and concerns raised by the public, and made the following comments in regards to the proposed development:

- Support for the proposal was expressed given that it would meet the City’s priorities of increasing childcare spaces, particularly for an under-served age group, and it also aims to preserve a heritage building;
- It would be beneficial to ensure that the traffic concerns of the residents are heard and clear demarcations are built in to the drop-off area to ensure safety of the childcare patrons and the public;
- The loss of greenspace is a valid concern for the neighbourhood and should serve as a reminder that the area is underserved by greenspace; and,
- Given what could be built under the current zoning of the site, the proposal provides a reasonable balance of community needs, and addresses the privacy and view issues that have previously been raised.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council support the application for the OCP amendment and proposed heritage revitalization agreement for 1105-1113 Sixth Avenue.*

**CARRIED.**

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

**5.0 NEW BUSINESS**

There were no items.

**6.0 REPORTS AND INFORMATION**

There were no items.

**7.0 CORRESPONDENCE**

There were no items.

**8.0 NEXT MEETING**

September 17, 2019 in Council Chamber, City Hall

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:22 p.m.

Certified Correct,

**ORIGINAL SIGNED**  
**Christa MacArthur**  
**Chair**

**ORIGINAL SIGNED**  
**Heather Corbett**  
**Committee Clerk**