



## **ADVISORY PLANNING COMMISSION**

**Tuesday, October 15 2019 at 6:30 p.m.  
Council Chambers**

### **MINUTES**

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

Rebecca Bateman	- Community Member
Steven Beasley	- Community Member
Ken Bourdeau	- Vice-Chair/Community Member
Darlene Carty	- Community Member
Margaret Fairweather	- Community Member
Andrew Feltham	- Community Member
Christopher Lumsden	- Community Member
Melinda Michael	- Community Member

#### **REGRETS:**

Christa MacArthur	- Chair/Community Member
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#### **GUESTS:**

Fabian Leitner	- Wesgroup
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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 August 20, 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 Brewery District Zoning Bylaw Text Amendment for 230 Keary Street, 268 Nelson's Court and 228 Nelson's Crescent REZ00190**

Mike Watson, Planner, summarized the staff report dated October 15, 2019, regarding the application for a zoning bylaw text amendment for Buildings 5, 7 and 8 within the Brewery District.

Mr. Watson reviewed the location, site context, housing types and policy context of the application, noting the following details:

- The proposed commercial floor space in this application would meet the City's objectives of developing an enhanced health care cluster around the Royal Columbian Hospital;
- There is no proposed change in overall density on the site; and,
- The required consultation requirements have been met.

In response to questions from the Commission, Mr. Watson and Fabian Leitner, Wesgroup, provided the following information:

- The proposed changes would have a low impact on parking and traffic in the area as residential housing is generally considered to have lower traffic demand than commercial;
- The applicant would be required to provide an updated parking review for the site in time for the Development Permit application;
- The number of rental units and housing mix is currently an estimate and would depend on the demand for unit sizes;
- This application would only come to APC for the rezoning aspect; however, staff can pass along the APC's desire to review the Development Permit;
- The whole of Building 5 is proposed to be rental, and all residents of Buildings 4, 5, 6 and 7 would have equal opportunity to the amenities for the development;
- The amenity space has already been built and includes a gym, meeting rooms, racquetball courts, and kitchen;
- There is no differentiation between resident type proposed for the buildings, although Building 7 would have a separated lobby between residential and commercial;

- The proposal does not include low-income housing;
- The parks located nearby to the development include Sapperton Park, Sapperton Landing and Hume Park, as well as open space and plaza space on the site;
- The open space onsite includes a park, play structure, view corridor and centre courtyard which fronts on the river, as well as existing and planned above-grade greenspaces;
- A transit plaza is planned to connect Skytrain access through to East Columbia Street;
- No improvements are planned for Brunette Avenue as it is not meant to be a pedestrian-oriented street;
- The flight path of the helicopter accessing the hospital has been changed and now has a reduced impact on the buildings in the Brewery District;
- As noise is a major issue on the site due to the hospital helicopter, Skytrain, and trains, Wesgroup regularly conducts acoustic analysis and has implemented a variety of noise reduction measures for the site, such as insulation, double and triple-pane windows, and innovative heating and cooling systems; and,
- The streetscape of Keary Street and access to the Skytrain station is still under consideration.

The Chair called three times for speakers from the public and none came forward.

The Commission made the following comments in regards to the proposed application:

- Support was expressed for the proposed development and increase in rental housing stock nearby to transit;
- The proposal would deliver higher density around transit hubs, and therefore aligns with the City's and Metro 2040 objectives;
- Improved connections to large greenspaces, i.e. Sapperton Landing, would be beneficial;
- Family friendly housing elements and flexibility of affordability would be beneficial considerations for the development; and,
- There would be interest in the APC reviewing the Development Permit application for the buildings still to be developed.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council support the proposed rezoning application (text amendment) for the Brewery District (230 Keary Street, 268 Nelson's Court, and 228 Nelson's Crescent) as outlined in the staff report dated October 15, 2019.*

**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**

**7.1 Correspondence re Brewery District Zoning Bylaw Text Amendment for 230 Keary Street, 268 Nelson's Court and 228 Nelson's Crescent**

**MOVED and SECONDED**

*THAT the Advisory Planning Commission receive the on-table communication regarding Brewery District Zoning Bylaw Text Amendment for 230 Keary Street, 268 Nelson's Court and 228 Nelson's Crescent.*

**CARRIED.**

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

**8.0 NEXT MEETING**

November 19, 2019 in Council Chamber, City Hall

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:09 p.m.

Certified Correct,

**ORIGINAL SIGNED**

**Ken Bourdeau**  
**Vice-Chair**

**ORIGINAL SIGNED**

**Heather Corbett**  
**Committee Clerk**