



SPECIAL REGULAR MEETING OF CITY COUNCIL

May 8, 2017 at 4:40 p.m.
Council Chamber, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté (departed at 5:30 p.m.)
Councillor Bill Harper
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Chuck Puchmayr
Councillor Mary Trentadue
Councillor Lorrie Williams

STAFF:

Mr. Jim Lowrie	- Acting Chief Administrative Officer / Director of Engineering Services
Mr. G. Dean Gibson	- Director of Parks, Culture and Recreation
Mr. Philip Lo	- Acting City Clerk
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Britney Quail	- Planning Analyst
Mr. John Stark	- Acting Manager, Planning
Ms. Carrie Peacock	- Recording Secretary, Raincoast Ventures Ltd.

The meeting was called to order at 4:40 p.m.

EXCLUSION OF THE PUBLIC

1. MOTION:

THAT pursuant to Section 90 of the Community Charter, members of the public be excluded from the Closed Meeting of Council immediately following the Regular Meeting of Council on the basis that the subject matter of all agenda items to be considered relate to matters listed under Sections 90(1)(i) of the Community Charter:

- (i) *the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*

CARRIED.

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

ADJOURNMENT

2. MOVED and SECONDED

THAT the Regular Meeting of Council be adjourned and Council proceed to a Closed Meeting of Council.

CARRIED.

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

RECONVENE TO REGULAR COUNCIL

3. MOVED and SECONDED

THAT the Regular Meeting of Council be reconvened.

CARRIED.

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

ADDITIONS TO THE AGENDA

4. MOVED and SECONDED

THAT the agenda for the May 8, 2017 Special Regular Council Meeting be approved, with the addition of the following item:

- *Item 6 – “Queen’s Park Heritage Conservation Area: Proposed Approach to Addressing Potential Impacts to Protected Properties”.*

CARRIED.

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

REPORTS FOR ACTION

5. Queen’s Park Heritage Conservation Area: Design Guidelines – Final Draft

a. Report

Britney Quail, Planning Analyst, acknowledged Council’s prior request for an additional opportunity to consider the design guidelines. She led the meeting in a review of an overhead presentation, titled “Queen’s Park Design Guidelines” (a printed copy was provided on-table). She offered comments on the use of external form and materials that tie new homes and yards with older homes and yards (i.e. gabled roof lines, layered gardens, etc.).

b. Presentation

In response to questions from Council, Ms. Quail offered the following comments:

- Landscape designs currently in existence may be grandfathered; the design guidelines may not be retroactively applicable;
- The design guidelines intend to ensure that new buildings maintain a varied and layered garden with landscaping appropriate to the neighbourhood;
- Section A of the guidelines would apply to new buildings, regardless of what the buildings were prior to construction (i.e. if more than 70% of a building is replaced);
- Section B of the guidelines would apply to protected properties;
- The guidelines allow for some flexibility;
- The tree bylaw could override the design guidelines in the HCA;

- Consideration has been given to a level of materiality consistent with surrounding buildings;
- A garden with various layered plantings, trees, shrubs, etc. would be required with new builds to enhance the pedestrian experience;
- It is proposed that staff administer the design guidelines for new construction applications in a manner that encourages creativity;
- A full and comprehensive review of the projects brought through the HCA process would be undertaken in two years; any proposed changes to the applicable bylaw requiring immediate attention may be addressed by Council;
- The design guidelines include energy efficient window options for existing structures and new builds; solar panels are also referenced in the guidelines;
- Artificial turf is currently not specified in the design guidelines for new builds.

MOVED and SECONDED

THAT Council endorse the draft Queen's Park Heritage Conservation Area Design Guidelines for inclusion in the Heritage Conservation Area Policy.

CARRIED.

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

***Action Item:** Mayor Coté requested that: “laneway housing” be added as a fourth bulleted item to the list of potential “accessory buildings” (possibly using FSR bonus entitlements as an incentive); staff compile a list of frequently asked questions related to the Heritage Conservation Area (HCA) and the design guidelines; and, that a glossary of terms be incorporated into the HCA design guidelines.*

NEW BUSINESS

6. **Queen's Park Heritage Conservation Area: Proposed Approach to Addressing Potential Impacts to Protected Properties** (*provided on-table*)

Ms. Quail referred the meeting to the on-table report titled "Queen's Park Heritage Conservation Area: Proposed Approach to Addressing Potential Impacts to Protected Properties", provided in response to Council's direction to consider the impacts of the HCA on small properties.

Ms. Quail referred to a displayed chart, reviewed the proposed HCA property categories and their related definitions, and offered the following additional comments:

- If the HCA is implemented in June 2017, a workplan for zoning incentives may be developed; additionally, analysis will ensue on a possible third Limited Special category to accommodate homes pulled from the other two categories;
- The Advanced Category will accommodate properties with homes constructed in 1800-1940 (with the exception of properties in the Limited Special category);

Change in Chair

Mayor Coté departed the meeting at 5:30 p.m. and Councillor Bill Harper assumed the Chair in his absence.

- In June 2019, at the end of the two- year review process:
 - Staff will provide a full report to Council on each of the categories;
 - Properties in the new Limited Special category will be switched to the Advanced Category, unless the switch will be disadvantageous.

In response to questions from Council, Ms. Quail offered the following comments:

- If the HCA is implemented, staff would continue to develop zoning incentives and the public would be further consulted;
- Consideration could be given to renaming the Voluntary Category shown on the displayed chart;
- Criteria may be developed to assist in identifying properties included in Advanced Category that may qualify for the Limited Special category.

MOVED and SECONDED

THAT Council direct staff to draft the Official Community Plan Amendment Bylaw, and other related bylaws for the Queen's Park Heritage Conservation Area, as per the policy provisions of the Proposed Approach, as detailed in staff's May 8, 2017 report to Council.

CARRIED.

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

NEXT MEETING

May 15, 2017 – Council Chamber, 2nd Floor of City Hall

- A Regular Council Meeting will commence at 2:00 p.m., and will immediately adjourn to a Closed Council Meeting;
- The Regular Council Meeting will reconvene at 6:00 p.m.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 5:45 p.m.

JONATHAN COTÉ
MAYOR

PHILIP LO
ACTING CITY CLERK

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