

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

October 5, 2015 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Councillor Patrick Johnstone
Councillor Chuck Puchmayr
Councillor Jaimie McEvoy

REGRETS:

Mayor Jonathan Coté

STAFF:

Ms. Bev Grieve	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Ms. Julie Schueck	- Heritage Planner
Mr. Rupinder Basi	- Senior Planner
Mr. Barry Waitt	- Planner
Ms. Debbie Johnstone	- Committee Clerk
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 12:08 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

The Consent Agenda - members may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

MOVED and SECONDED

THAT item 6 be removed from the Consent Agenda.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the September 14, 2015 Minutes

MOVED and SECONDED

THAT the September 14, 2015 Land Use and Planning Committee minutes be adopted.

CARRIED.

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

DELEGATIONS

2. Urban Academy OCP and Rezoning Application – 228 Manitoba Street and 101 Third Avenue

a. Staff Report dated October 5, 2015

Rupinder Basi, Senior Planner, provided an on-table PowerPoint presentation regarding the Urban Academy Official Community Plan (OCP) and Rezoning application.

b. Delegations

Dean Gurney, Resident, and Berril Perks, Queen's Park Residents Association President, advised that the Queen's Park Residents' Association would facilitate community engagement during the application process, which would include providing the correct information to residents in a timely manner and allowing residents to provide feedback. In addition, Mr. Gurney

and Mr. Perks requested that the Queen's Park Residents' Association receive updates regarding the application status throughout the application process.

Bev McLellan, Resident, expressed the following concerns:

- The site is too small for the proposal and could increase parking, traffic and safety issues;
- It was suggested that there would not be a significant contribution towards affordable housing that would balance the loss of the affordable rental units currently located on 228 Manitoba Street;
- The proposed expansion is insufficient for the medium and long term future of Urban Academy; and,
- It was suggested that the applicant locate an alternative site that could provide a long term solution for the school's future requirements.

Jennifer Vander Zalm, Resident, expressed support for the proposal, and noted the following comments:

- Urban Academy has been a good neighbor in Queen's Park;
- It was suggested that traffic concerns are primarily directed at drop-off and pick-up times;
- Urban Academy parents are encouraged to utilize parking on Fourth Street and Royal Avenue;
- The proposal has been amended with decreased enrollment and a decreased footprint;
- It was suggested that the school could provide a bus service;
- Urban Academy students should be able to utilize Friendship Park, as students at other schools utilize City parks; and,
- It was suggested that Urban Academy could provide funds towards the expansion of Quaquat playground.

MOVED and SECONDED

THAT the Committee hear opponents to the September 14, 2015 Urban Academy proposal during the first half hour of delegations; and,

THAT all other delegations be allowed to address the Committee upon the conclusion of the regular agenda items.

CARRIED.

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

Linda Williams, Resident, expressed the following concerns:

- The site is too small for the proposal;
- A traffic and parking management plan would be required;
- The proposal could negatively impact the livability of Queen's Park; and,
- It was suggested that the applicant locate an alternative site that could provide a long term solution for the school's future requirements.

Steve Normans, Resident, expressed the following concerns:

- The construction process could include the removal of heritage features, such as the granite wall and fence;
- The amended proposal has reduced off street parking from 50 to 25 stalls; and,
- The proposed new, modern building would not complement the heritage character of the neighbourhood.

In response to questions from the Committee, Julie Schueck, Heritage Planner, advised that heritage features that have been included in the Statement of Significance, such as the granite wall and fence, as well as the porte-cochere, are required to be retained.

Mari Lou Shoulak, Resident, expressed the following concerns:

- The site is too small for the proposal;
- The proposed new, modern building would not complement the heritage character of the neighbourhood;
- The eight units of affordable housing located at 228 Manitoba Street should be retained, as allowing their demolition could set a precedent for Queen's Park;
- It was suggested that the applicant locate an alternative site that could provide a long term solution for the school's future requirements;
- It was suggested that there are no guidelines regarding private schools; and,
- It was suggested that the school could remain on the site if the proposal had less impact on the neighbourhood.

Suzanne Irwin, Resident, expressed the following concerns:

- It was suggested that it not clear when a project may be granted an exemption from the Tenant Relocation Policy;

- It was requested that resident only parking be implemented on adjacent streets; and,
- It was suggested that the applicant amend the project to better suite the school's medium and long term goals.

Kathy Langstroth, Resident, expressed the following concerns:

- The increase in student enrolment could increase pedestrian and vehicle traffic in the neighbourhood;
- The proposal is unclear with respect to where future expansion would occur; and,
- It was questioned what the site could be utilized as should Urban Academy vacate the property.

Procedural note: the following delegations addressed the Committee upon the conclusion of the remaining agenda items.

Angela Kerslake, Resident, expressed concerns regarding the loss of affordable housing at 228 Manitoba Street. Ms. Kerslake suggested that the proposed contribution to the affordable housing reserve fund would not replace the loss of affordable housing inventory.

Michael Tomalty, Resident, spoke to parking and traffic concerns in the neighbourhood, and noted the following comments:

- Most Urban Academy students are driven to school;
- A bus service may be under-utilized by parents;
- It was suggested that recent requests from Urban Academy to parents to not park in certain areas have been ignored; and,
- There is no indication that the Code of Conduct would be enforceable.

Danica Burns, Resident, expressed support for the project, and noted that Urban Academy has been a good neighbor in Queen's Park. Ms. Burns advised that Urban Academy has amended the proposal in response to the concerns as outlined by the community, and suggested that there could be solutions to additional concerns from the community.

Deb McKenzie, Chair, Board of Directors, Urban Academy, advised that Urban Academy has attempted to address the concerns from the community as outlined at the May 4, 2015 Public Hearing, such as by decreasing the size of the project and enrolment numbers. Ms. McKenzie noted that Urban Academy

would like to collaborate with the community to determine an acceptable solution for the project.

In response to questions from the Committee, Ms. McKenzie advised that the July 28, 2015 meeting between Urban Academy and Queen's Park residents was open to all Queen's Park residents, and that information regarding the meeting was circulated via email to residents.

Jennifer Jen, Resident, expressed concerns regarding noise, traffic and safety issues that could result from increased enrolment.

Nora Tseng, Resident, suggested that the site is too small for the proposal and could create issues for the surrounding neighbourhood.

Catherine Hutson, Resident, expressed concerns regarding traffic issues that could result from increased enrolment. Ms. Hutson suggested that the applicant could locate an alternative site that could provide a long term solution for the school's future requirements.

In response to questions from the Committee, Bev Grieve, Director of Development Services, advised that the majority of sites in the city do not have the proper zoning for a school, and would require a rezoning and OCP amendment.

MOVED and SECONDED

THAT staff continue to work with the applicant in further exploring alternative options for the proposed School Expansion and Council provide direction to staff with regards to moving forward with this application based on the information in the attached report and the additional information requested by the Committee.

CARRIED.

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

PRESENTATIONS

3. There were no items.

UNFINISHED BUSINESS

4. There were no Items

REPORTS FOR ACTION

5. Queen's Park Neighbourhood Heritage Study Draft Principles and Implementation Strategies

Julie Schueck, Heritage Planner, summarized the report dated October 5, 2015, regarding Queen's Park Neighbourhood Heritage Study (QPNHS) Draft Principles and Implementation Strategies.

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

- Following amendments to the Heritage Conservation Act in 1994, the City has been identifying heritage properties to place on its registry;
- Most properties that are 50 years or older are eligible for heritage status, however it was noted that younger properties can also have heritage value; and,
- The QPNHS is focused on residential properties.

Bev Grieve, Director of Development Services, advised that there a QPNHS consultation event has been scheduled for November 21, 2015 at Centennial Lodge.

Discussion ensued, and the Committee noted the following comments:

- This was a community started initiative;
- Queen's Park has a dense inventory of heritage homes;
- The vigilance of Queen's Park has preserved many heritage homes; and,
- The QPNHS has alleviated some of the pressures on redevelopment in Queen's Park.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to process with the public consultation on the draft principles, strategies and actions as outlined in the report dated October 5, 2015.

CARRIED.

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

CONSENT AGENDA

There were no items.

ITEMS REMOVED FROM THE CONSENT AGENDA

6. Zoning Amendment Bylaw No. 7781, 2015 - Commercial Storage Lockers in the C-4C District

Barry Waitt, Planner, summarized the report dated October 5, 2015.

MOVED and SECONDED

THAT the Land Use and Planning Committee request staff to seek input from the three residential Strata Council's prior to forwarding Zoning Amendment Bylaw No. 7781, 2015 to a Public Hearing; and,

THAT an evaluation of Crime Prevention Through Environmental Design (CPTED) be considered.

CARRIED.

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

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

7. There were no items.

NEW BUSINESS

8. There were no items.

CORRESPONDENCE

9. There were no items.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:36 p.m.

PATRICK JOHNSTONE
ACTING CHAIR

LAUREN BLAKE
COMMITTEE CLERK