

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

January 11, 2016 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Côté
Councillor Patrick Johnstone
Councillor Chuck Puchmayr

GUESTS:

Cheryle Beaumont - Head of School, Urban Academy
Evan Allegretto - Wesgroup

STAFF:

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

The meeting was called to order at 12:04 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

*THAT the agenda be moving Item 5 from the consent agenda to reports for action;
and,*

THAT Item 5 be considered prior to Item 4.

CARRIED.

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

ADOPTION OF MINUTES

1. No items.

PRESENTATIONS

2. No items.

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. **205 Clinton Place - Proposed Heritage Revitalization Agreement and Heritage Designation Bylaws - Consideration of First and Second Readings**

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend Council consider Heritage Revitalization Agreement Bylaw No. 7800, 2016 to rezone 205 Clinton Place from Single Detached Dwelling District (RS-1) to Single Detached Dwelling District (RS-1)/Heritage Revitalization Agreement and Heritage Designation Bylaw No. 7801, 2016 to heritage designate the property, for First and Second Readings, and forward the bylaws to a Public Hearing on February 29, 2016.

CARRIED.

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

5. **100 Braid Avenue: OCP Amendment and Rezoning to permit a Private School and High Density Residential Development (Urban Academy/WesGroup) – Preliminary Report**

Procedural note: Item 5 was considered prior to Item 4.

Rupinder Basi, summarized the report dated January 11, 2016 regarding a proposed Official Community Plan Amendment and Rezoning to permit a Private School (Urban Academy) and High Density Residential Development at 100 Braid Avenue.

Cheryle Beaumont, Head of School, Urban Academy, and Evan Allegretto Wesgroup, provided an on-table PowerPoint presentation regarding the Urban Academy proposal located at 100 Braid Street.

In response to questions from the Committee, Mr. Allegretto and Ms. Beaumont provided the following information:

- The proposed residential land use located on Wesgroup's portion of site would allow Wesgroup to finance the land use, and also provide the lowest possible density for the site;
- The development of Urban Academy's facilities would be the immediate focus of the application;
- Wesgroup does not currently have any short or medium term plans to apply for a development permit for their portion of the site, and would likely retain the existing buildings and tenants to generate revenue;
- The tenants currently located on the site have demolition clauses in their lease agreements;
- Wesgroup anticipates that they would provide more than six months' notice to tenants prior to demolition, and would provide relocation assistance to tenants;
- Rockandel and Associates would provide the applicant with a preliminary report regarding community feedback;
- Urban Academy would own their portion of the property;
- The proposed rezoning and OCP amendment would apply to the entire site;
- Should the OCP amendment and Rezoning be successful, the applicant intends to apply for an application to subdivide the subject property into two parcels – one parcel for the school and one parcel for the proposed residential.
- It is anticipated that Urban Academy would require, without staff needs, 50 parking stalls;
- A parking analysis is currently being completed based on the parking requirements for Urban Academy and the proposed residential development;
- The applicant can discuss with Bentall Kennedy the possibility of utilizing the Sapperton Green site for additional parking, if required;
- Short term parking would be provided on site at-grade;
- It is anticipated that residents of the proposed residential development would have opposite parking requirements from Urban Academy;
- A more detailed parking plan would be brought forward during the formal rezoning;
- The applicant may not discuss integrating the art studios that are existing on the site into the proposed development until the subjects are removed on the sale of land on May 22, 2016;
- The art studios would not be scheduled for demolition until the later stages of the development;

- Urban Academy could make its gym and classrooms available to the City and the community when they are not in use by the school; and,
- The applicant would bring forward language regarding community use of Urban Academy's amenities during the formal rezoning process.

In response to questions from the Committee, staff provided the following information:

- It may be difficult to incorporate the former BC Distillery Building by Gardiner & Mercer (1929) into a new development;
- It was suggested that the former Distillery Building could be documented to retain its historical value;
- The Sapperton Residents' Association was advised that this proposal would be brought forward at the January 11, 2016 Land Use and Planning Committee meeting;
- A Memorandum of Understanding regarding community use of Urban Academy's amenities could be drafted prior to a public hearing for the proposal; and,
- This proposal would provide for an employment-generating institutional use within the Rousseau Triangle, as staff had envisioned.

Discussion ensued, and the Committee noted that the existing art studios are a valued component of the site. The Committee also noted the community may express concerns regarding the height of the proposal, and potential traffic and parking issues. In addition, the Committee provided the following suggestions:

- The applicant could provide parking solutions and integrate the existing art studios as part of the proposal;
- The Community Heritage Commission may wish to discuss the heritage winery building; and,
- The applicant could ensure that there is proper dialogue regarding the proposal between the applicant and affected businesses.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to process the applications for the subject property located at 100 Braid Street based on the process outlined in the report dated January 11, 2016.

CARRIED.

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

CONSENT AGENDA

Item 5 was removed from the consent agenda.

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

6. No Items

NEW BUSINESS

7. No Items

CORRESPONDENCE

8. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:13 p.m.

JONATHAN COTÉ
MAYOR

LAUREN BLAKE
COMMITTEE CLERK