

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

January 18, 2016 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Côté
Councillor Patrick Johnstone
Councillor Chuck Puchmayr

STAFF:

Ms. Bev Grieve - Director of Development Services
Ms. Jackie Teed - Manager of Planning
Mr. Barry Waitt - Senior Planner
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.

ADOPTION OF MINUTES

1. **No items.**

PRESENTATIONS

2. **No items.**

UNFINISHED BUSINESS

3. **No Items**

REPORTS FOR ACTION

4. **313 Queen's Avenue - Proposed Heritage Revitalization Agreement and Heritage Designation - Preliminary Report**

Bev Grieve, Director of Development Services, summarized the report dated January 18, 2016, regarding a proposed Heritage Revitalization Agreement (HRA) and Heritage Designation for 313 Queen's Avenue.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to proceed with the processing of the Heritage Revitalization Agreement and Heritage Designation application for 313 Queen's Avenue as outlined in the report dated January 18, 2016.

CARRIED.

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

5. **1935 Eighth Avenue - Proposed Heritage Revitalization Agreement and Heritage Designation - Preliminary Report**

Bev Grieve, Director of Development Services, summarized the report dated January 18, 2016, regarding a proposed Heritage Revitalization Agreement (HRA) and Heritage Designation for 1935 Eighth Avenue.

In response to questions from the Committee, Barry Waitt, Senior Planner, advised that the applicant has been requested to restore the sidewalk along Twentieth Street. Jackie Teed, Manager of Planning, advised that the applicant would be required to submit a request to remove any trees on the property as per the Tree Protection Bylaw. If the applicant's request is approved, they would be required to plant at least one replacement tree, with the option to plant a second tree or contribute to the City's tree fund in place of the second required replacement tree.

Discussion ensued, and the Committee expressed support for the project, noting that subdividing lots may be a more preferable option to developing a single large home, as it could provide more affordable housing options. Committee members noted that the scale of the new house in relation to the neighbourhood was an important consideration, and that the value of the HRA benefit should have some relationship to the cost of heritage restoration and the heritage merit of the house. The Committee suggested that there could be policy work completed on HRAs to equalize the value that is provided by the HRA and the heritage project.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff proceeds with the processing of the Heritage Revitalization Agreement and Heritage Designation application for 1935 Eighth Avenue, as outlined in the report dated January 18, 2016.

CARRIED.

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

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

6. Zoning Bylaw Review

Bev Grieve, Director of Development Services, advised that the Planning department would be reviewing the Zoning Bylaw and suggested that the proposed amendments be brought forward to the Committee for review.

Discussion ensued, and the Committee suggested that a flow chart outlining the proposed amendments be included as part of the review.

NEW BUSINESS

7. No Items

CORRESPONDENCE

8. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:31 p.m.

JONATHAN COTÉ
MAYOR

LAUREN BLAKE
COMMITTEE CLERK