



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

July 4, 2016 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Chuck Puchmayr

STAFF:

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

The meeting was called to order at 12:03 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

ADOPTION OF MINUTES

1. Adoption of the following minutes:

- a. May 2, 2016**
- b. May 9, 2016**
- c. June 13, 2016**

MOVED and SECONDED

THAT the following Land Use and Planning Committee minutes be adopted:

- a. **May 2, 2016**
- b. **May 9, 2016**
- c. **June 13, 2016**

CARRIED.

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

PRESENTATIONS

- 2. **No Items**

UNFINISHED BUSINESS

- 3. **No Items**

REPORTS FOR ACTION

- 4. **1102, 1110, 1116 and 1122 Salter Street: Official Community Plan Amendment and Rezoning from Queensborough Residential Dwelling Districts (RQ-1) to a Mixed Residential Zone in Order to Allow a 96 Unit Residential Development and Dedicate Land for Park**

Jim Hurst, Planner, summarized the report dated July 4, 2016 regarding 1102, 1110, 1116 and 1122 Salter Street.

In response to questions from the Committee, Mr. Hurst provided the following information:

- Port Metro Vancouver currently does not allow float homes on water lots;
- All water lots would be owned by Port Metro Vancouver; however, the City could apply for use of the water lots;
- All units would be a minimum of two bedrooms, and would be family as well as ground oriented;
- The lots that would be provided as part of the parkland dedication would be acquired vacant to ensure there is no contamination;
- By owning the properties to the west of the dyke, the City can authorize individuals to use the water lots;
- The location for the multi-use pathway in this area has not yet been determined;

- The housing form was decided upon in order to support the backfilling of the dyke, as well as to provide a variety of housing types, including a mix of ground oriented housing types; and,
- The proposed housing types would have a better appearance at grade.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff process the Official Community Plan Amendment and Rezoning applications as outlined in the process section of this report, and that this report be forwarded to Council for information at the next available meeting.

CARRIED.

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

5. 260 Twelfth Street (Calvary Worship Centre and John Knox Christian School): Rezoning from Public and Institutional Districts (Medium Rise) (P-2) to Public and Institutional Districts (High Rise) (P-3)

Jim Hurst, Planner, summarized the report dated July 4, 2016 regarding 260 Twelfth Street.

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

- The school would be fully self-contained, with a library, a full height gym, food lab, science labs, music room and class rooms;
- There would be a maximum of 450 students attending the school;
- The project could utilize roof area for additional outdoor space;
- Space is available along Third Avenue for casual meeting spaces or outdoor class space; and,
- The applicant would be open to community use of the school's amenities.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff process this rezoning application as outlined in the report dated July 4, 2016.

CARRIED.

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

6. 335 Thirteenth Street: Proposed Rezoning from Light Industrial Districts M-1 to Comprehensive Development Districts in Order to Allow the Expansion of the Existing Rental Building from 17 Units to 24 Units

Jim Hurst, Planner, summarized the report dated July 4, 2016 regarding 335 Thirteenth Street.

In response to questions from the Committee, Mr. Hurst, Bev Grieve, Director of Development Services and Julie Schueck, Heritage Planner, provided the following information:

- The proposal would provide self-contained units with personal washrooms;
- The building is currently half occupied with approximately 8 tenants;
- No notice of work has been provided at this point;
- It is anticipated that tenants would need to vacate their units prior to work commencing;
- The proposal would meet the requirements of the Tenant Relocation Policy;
- It is not clear what the rent would be following the expansion;
- There did not appear to be significant enough changes to the building to merit a Heritage Revitalization Agreement; and,
- In addition to the Tenant Relocation Policy, current tenants could be provided the first right of refusal to units at current rental rates or new units could have rent control.

Discussion ensued, and the Committee provided the following comments:

- Concerns were expressed regarding the protection of existing tenants and potential renovictions;
- If the building were to be demolished, it could be replaced with an unaffordable building;
- This may not be a suitable location to apply the Family Friendly Policy; and,
- The proposal could increase rental units in the city.

MOVED and SECONDED

THAT staff continue to work with the applicant on options for moving forward with a proposal that better addresses the housing needs of existing tenants.

CARRIED.

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

7. 1005 Ewen Avenue: Rezoning from Local Commercial Districts (C-1) to Queensborough Townhouse Districts (RT-3) and Local Commercial Districts (C-1) in Order to Allow a Project with 23 Townhouse Units and a 3,142 Square Foot Commercial Building

Jim Hurst, Development Planner, summarized the report dated July 4, 2016 regarding 1005 Ewen Avenue.

In response to questions from the Committee, Mr. Hurst and Jackie Teed, Manager of Planning, provided the following information:

- The driveway through the development could be shared public/private road, similar to Nelson Crescent in the Brewery District;
- There would be no street parking available for the commercial space;
- Ministry of Transportation and Infrastructure (MOTI) approval would be required to allow street parking on Howe Street;
- Reducing the number of residential units could provide better separation and livability; and,
- The majority of Fire Department training occurs within the northern portion of the Fire Hall site.

Charan Sethi, Tien Sher Homes, advised that the MOTI would require a sound barrier between the project and the highway in order to allow the implementation of the laneway. Potential noise issues could also be addressed through installation and glazing. In addition, trees could be planted between the Fire Hall and the project to assist with site lines.

Discussion ensued, and the Committee noted the following comments:

- Pedestrian improvement along Howe Street as part of the proposal would be positive;
- The Fire Department could be invited to discuss the proposal at a future meeting;
- The number of units could be reduced to provide additional open space between the buildings; and,
- Concerns were expressed regarding the proposed density and the interface with the Fire Hall.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff work with the applicant to resolve the following issues and bring a revised proposal back to the Land Use and Planning Committee for review prior to proceeding with next steps:

- a. Proximity to the Fire Hall.*
- b. Number of units and open space.*
- c. Urban Design of site edges and public streetscapes.*

CARRIED.

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

8. 720 Second Street: Heritage Revitalization Agreement and Heritage Designation for Subdivision - Preliminary Report

MOVED and SECONDED

THAT the Land Use and Planning Committee request staff proceed with the processing of the Heritage Revitalization Agreement and Heritage Designation applications for 720 Second Street as outlined in the report dated July 4, 2016.

CARRIED.

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

9. 74 and 82 First Street and 108 Royal Avenue: Heritage Retention

The Committee suggested that staff contact the owner of 82 First Street prior to placing the home on the Heritage Register.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend to Council that the property at 82 First Street be placed on the Heritage Register after further work to contact and/or notify the owners has been done.

CARRIED.

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

10. 1023 Third Avenue: Heritage Revitalization Agreement and Heritage Designation - Preliminary Report

In response to questions from the Committee, Julie Schueck, Heritage Planner, advised that the house would be shifted on the site in order to accommodate additional parking.

MOVED and SECONDED

THAT the Land Use and Planning Committee request staff proceeds with processing the Heritage Revitalization Agreement application for 1023 Third Avenue, as outlined in the report dated July 4, 2016 and forward the preliminary report for Council's information to the next Regular Meeting.

CARRIED.

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

11. 300 Salter Street (Port Royal): Development Permit and Development Variance Permit for a Proposed 87 Unit Apartment Building

In response to questions from the Committee, Jim Hurst, Planner, advised that all of the bedrooms would have sliding partitions to provide access to windows. Mr. Hurst noted that the stairs in each unit would be pre-wired for a stair lift in order to make the units accessible.

MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to process the Development Variance Permit and Development Permit applications as outlined in the process section of the report dated July 4, 2016.

CARRIED.

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

12. 1002, 1012, 1016 and 1020 Auckland Street: Proposed Rezoning from Light Industrial Mixed Use Districts to a Comprehensive Development Zone - Preliminary Report

Jim Hurst, Planner, summarized the report dated July 4, 2016 regarding 1002, 1012, 1016 and 1020 Auckland Street.

The Committee suggested that there could be additional work could be completed on the interface across from Quebec Street.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff process this rezoning application as outlined in the process section of the report dated July 4, 2016.

CARRIED.

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

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

13. There were no items.

NEW BUSINESS

14. No Items

CORRESPONDENCE

15. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:22 p.m.

JONATHAN COTÉ
MAYOR

LAUREN BLAKE
COMMITTEE CLERK