

## **REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE**

February 6, 2017 at 11:00 a.m.  
Committee Room 2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Coté  
Councillor Patrick Johnstone  
Councillor Jaimie McEvoy

#### **STAFF:**

Ms. Jackie Teed - Acting Director of Development Services  
Mr. John Stark - Acting Manager of Planning  
Mr. Jim Hurst - Planner  
Ms. Carolyn Armanini - Planning Analyst  
Ms. Lauren Blake - Committee Clerk

The meeting was called to order at 11:00 a.m.

#### **ADDITIONS / DELETIONS TO THE AGENDA**

There were no additions to the agenda.

#### **ADOPTION OF MINUTES**

##### **1. Adoption of the January 9, 2017 Minutes**

#### **MOVED and SECONDED**

*THAT the January 9, 2017 Land Use and Planning Committee minutes be adopted.*  
**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. **408 - 412 East Columbia Street: Rezoning and Development Permit for Proposed Six Storey Mixed Use Retail, Office and Residential Rental Building - Preliminary Report** **a. Staff Report** **b. Applicant Presentation**

Carolyn Armanini, Planning Analyst, summarized the report dated February 6, 2017, regarding 408 – 412 East Columbia Street.

John Saliken, SUVA Architecture, provided an on-table PowerPoint presentation summarizing details of the project as outlined in the report dated February 6, 2017.

In response to question from the Committee, Jackie Teed, Acting Director of Development Services, and Ms. Armanini provided the following information:

- It is the City's practice that an applicant must address the issue of windows facing adjacent buildings;
- The Zoning Bylaw addresses a minimum size requirement for bachelor units;
- While there are no size requirements for bedrooms, the Design Guidelines address requirements for bedrooms, such as that first and second bedrooms must have a window. The Design Guidelines also stipulate that a third bedroom must be at least seven feet by ten feet, with a glazed surface that provides daylight; and,
- Parking for a car share program could be allocated from visitor and commercial parking spaces.

In addition, Mr. Saliken advised that the project proposes to utilize glass and glazing for the bedrooms in order to create an affordable, economically viable project. Mr. Saliken further advised that the parking consultant would provide recommendations regarding the allocation of parking spots.

Discussion ensued, and the Committee noted the following comments:

- The project could provide East Columbia Street with vitality and shopping options and support IDEA Centre;
- The additional density appears to be a fair compromise for the inclusion of office and retail space;
- The project appears to meet the numeric standards for the Family Friendly Housing Bylaw; however, concerns were expressed regarding those residential units that did not meet the City's Family Friendly Design Guidelines in relation to direct window access. It was suggested that the applicant ensure as many units as possible meet the guidelines and provide additional justification if the Family Friendly Design Guidelines cannot be fully met;
- Concerns were expressed regarding the lack of amenity space in the building, as amenity space could help make the building more family friendly;
- The massing of the building appears to be appropriate;
- The applicant could provide views from the single family residential streets (e.g. Kelly Street) to illustrate the impact the project could have on single family homes in the area;
- Staff should continue to work with the applicant to address the adjacency of the two neighbouring properties
- The applicant should use as many Transportation Demand Management tactics as possible given parking is a known concern in the neighbourhood.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee provide staff with feedback on the items outlined in Section 9 of the report dated February 6, 2017;*

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the rezoning and development permit application for the subject properties located at 408 to 412 East Columbia Street based on the process outlined in the report dated February 6, 2017.*

**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 Comprehensive Development Districts (260 Twelfth Street) (CD-68) - Bylaw for First and Second Readings**  
**a. Staff Report**  
**b. Applicant Presentation**

Jim Hurst, Planner, summarized the report dated February 6, 2017, regarding 260 Twelfth Street.

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

- It is anticipated that the various user groups of the school, as well as the potential City and community use, would provide activity in the area for 12 hours of the day;
- The school would pull back from the corner to provide a public square that could be used for community celebrations;
- Lower Twelfth Street is a Special Study Area, and the intent is to encourage applicants to come forward with catalyst projects to fulfill goals for the area;
- Implementing a school at this location would not limit future development of neighbouring properties;
- 132 students utilize the school's current bus program; and,
- There are currently no guidelines regarding specific commercial uses near school.

In addition, Ann Ferguson, Principal of John Knox Christian School, provided the following information:

- There are no legal requirements for the school regarding outdoor space;
- The school utilizes staggered start times to reduce traffic congestion;
- The school encourages public transit and bicycling, and has a bicycle repair shop on site to encourage students to bike to school; and,
- A letter of intent to discuss the potential community use of the school space has been sent to the City.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7905, 2017 for First and Second Reading and forward the Bylaw to a Public Hearing on March 27, 2017.*

**CARRIED.**

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

**6. 220 Carnarvon Street (Holy Trinity Romanian Orthodox Church): Rezoning from Multiple Dwelling Districts (High Rise) (RM-6A) to Public and Institutional Districts (High Rise) (P-3) - Preliminary Report**

Jim Hurst, Planner, summarized the report dated February 6, 2017, regarding 220 Carnarvon Street. Mr. Hurst noted that the Parish has decided to move forward with a Heritage Designation for the property.

In response to question from the Committee, Jackie Teed, Acting Director of Development Services, and Mr. Hurst advised that the Heritage Designation would apply to the existing building. In order to move forward with the addition, the applicant would be required to apply for a Heritage Alteration Permit (HAP).

The Committee noted that the caretaker's unit seems to be livable, and the proposal appears to be in keeping with the existing neighbourhood.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that staff process the rezoning application as outlined in the Process section of the report dated February 6, 2017; and,*

*THAT the Land Use and Planning Committee recommend that the City require a Heritage Designation for the building as part of the rezoning of the site.*

**CARRIED.**

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

**7. 350 Johnston Street: Development Variance Permit for Frontage - Preliminary Report**

Jackie Teed, Acting Director of Development Services, summarized the report dated February 6, 2017, regarding 350 Johnston Street.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommends Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00621 to permit the creation of two lots with frontages of 9.18 percent of their perimeters at 350 Johnston Street.*

**CARRIED.**

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

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

**8. No Items**

**NEW BUSINESS**

**9. No Items**

**CORRESPONDENCE**

**10. No Items**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 11:59 a.m.

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**JONATHAN COTÉ**  
**MAYOR**

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**LAUREN BLAKE**  
**COMMITTEE CLERK**