

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

October 20, 2015 at 3:30 p.m.  
Committee Room 2, City Hall

### **MINUTES**

**PRESENT:**

Mayor Jonathan Côté  
Councillor Patrick Johnstone  
Councillor Chuck Puchmayr

**GUESTS:**

Robert Renger                      -Planning Consultant

**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. Barry Waitt                      - Planner  
Ms. Lauren Blake                      - Committee Clerk

The meeting was called to order at 3:32 p.m.

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

**MOVED and SECONDED**

*THAT the agenda be amended by adding Item 2: Twenty-Second Street SkyTrain Station Study Area Presentation.*

**CARRIED.**

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

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.

**MOVED and SECONDED**

*THAT the remaining items on the Consent Agenda be approved.*

**CARRIED.**

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

**ADOPTION OF MINUTES**

**1. No Items**

**PRESENTATIONS**

**2. Twenty-Second Street SkyTrain Station Study Area Presentation (On-Table)**

Jackie Teed, Manager of Planning, and Robert Renger, Planning Consultant, provided an On-Table PowerPoint presentation regarding the Twenty-Second Street SkyTrain Station study area.

In response to questions from the Committee, Bev Grieve, Director of Development Services, Ms. Teed and Mr. Renger provided the following information:

- It has been suggested that there could be difficult consolidating lots located near Twenty-Second Street SkyTrain Station, which has resulted in a lack of high density developments in the area;
- Staff have been in discussion with TransLink regarding potential improvements to the Twenty-Second Street SkyTrain Station and bus loop;
- A new community centre could possibly be implemented in the proposed Grimston park expansion area;
- BC Hydro owns the lots located diagonally northeast between Twenty Third Street and Twenty Second Street;
- There would be high costs associated with relocating BC Hydro power lines underground; and,
- Staff have been working towards alternative entrance routes to the neighbourhood due to existing traffic issues along Twentieth Street.

Discussion ensued, and the Committee noted the following comments:

- There are challenges to redeveloping the area, as there are many homes that are newer or not in a state of disrepair;
- While the area requires additional density, it was suggested that the City not pursue the highest density option;
- As the neighbourhood has river views, it was suggested that fewer and narrower towers be implemented;
- Density workshops may not express the full impacts on the neighbourhood;
- It was suggested that options be presented to the community that do not cross Twentieth Street;
- Support was expressed for implementing a high rise buffer area;
- It was suggested that an exercise demonstrating the potential amenities that the community could receive with additional density be completed at density workshops;
- It was suggested that a new community center could be implemented on the triangle-shaped property located between Sixth Avenue and Twentieth Street;
- It was suggested that access to the Queensborough Bridge could be provided from Southridge Drive to alleviate traffic congestion along Twentieth Street.

## **UNFINISHED BUSINESS**

### **3. No Items**

## **REPORTS FOR ACTION**

### **4. 228 Nelsons Crescent (Brewery District) Master Development Permit Amendment and Development Permit for Second Tower**

Jim Hurst, Development Planner, provided an On-Table PowerPoint presentation regarding 228 Nelsons Crescent (Brewery District) and summarized the report dated October 20, 2015.

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

- The proposed office space that is required as part of the Master Development Permit would be private office space to support the Royal Columbian Hospital expansion;

- The applicant would likely request additional height on buildings six, seven or eight; and,
- Without a rezoning, the applicant could proceed with building five as per the current existing plan.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the application for the Brewery District site as outlined in the report dated October 20, 2015.*

**CARRIED.**

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

**5. Proposed Rezoning – Brewery District**

**a) Staff Oral Report**

Bev Grieve, Director of Development Services, provided an On-Table presentation regarding the proposed rezoning for the Brewery District site.

In response to questions from the Committee, Jim Hurst, Development Planner, advised that the provision of additional parking is a result from the request for additional larger units. Mr. Hurst further advised that the definition of a brew pub and commercial school have been amended in the Master Plan.

Discussion ensued, and the Committee suggested that an actual rendering of the building be utilized during public consultation, as cross section drawings may not be completely reflective of the final project.

**b) Wesgroup Presentation**

Evan Allegretto, Wesgroup, provided an On-Table PowerPoint presentation regarding the proposed rezoning of the Brewery District site.

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

- All additional parking would be underground, and the Brunette Avenue profile would remain the same;
- The developer would be obligated to disclose the results of the acoustic report due to the site’s proximity to the railroad;
- Wesgroup has expressed an interest in utilizing District Energy for buildings six, seven or eight, depending availability and cost; and,

- Buildings six and seven would most likely have a hydronic based system, which could be District Energy compatible and accessible.

In response to questions from the Committee, Ms. Grieve advised that a formal application for the project has not yet been received at this point.

Discussion ensued, and the Committee noted the following comments:

- It was suggested that the podiums be made smaller so the towers are taller and narrower;
- The project could provide an amenity contribution towards a better connection to the SkyTrain Station, as it was noted that this connection would be important for the employment area, as well as a connection to the waterfront;
- The project could provide a contribution towards whistle cessation in the area;
- The additional proposed density could exacerbate existing traffic issues in the neighbourhood;
- The office space provided with this application is an important component of the development and should be made as attractive as possible;
- The Federation of Canadian Municipalities Railway Proximity Guidelines should be implemented, as the development is located in close proximity to the railroad; and,
- It was suggested that Council could be advised of the proposed rezoning before the application moves forward with public consultation.

**MOVED and SECONDED**

*THAT the presentations regarding the proposed rezoning of the Brewery District site be received for information.*

**CARRIED.**

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

## CONSENT AGENDA

### 7. Heritage Register Update - Addition of Properties

#### **MOVED and SECONDED**

*THAT The Land Use and Planning Committee recommends that Council direct that the following property addresses be added to the City's Heritage Register:*

- 223 Queen's Avenue;
- 327 Fourth Street; and
- 420 Saint George Street.

**CARRIED.**

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

### 8. Official Community Plan Text Amendment to (UC) Uptown Commercial Land Use Designation

#### **MOVED and SECONDED**

*THAT the Land Use and Planning Committee request that staff proceed with the consultation process outlined within the report dated October 20, 2015.*

**CARRIED.**

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

### 9. Development Variance Permit Application for 109 Third Avenue - Preliminary Report

#### **MOVED and SECONDED**

*THAT staff proceed with the processing of the Development Variance Permit application for 109 Third Avenue; and,*

*THAT the Land Use Committee recommends that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00601 to permit the installation of a 36 foot wide driveway crossing at 109 Third Avenue at the Regular Meeting of Council on November 30, 2015.*

**CARRIED.**

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

**ITEMS REMOVED FROM THE CONSENT AGENDA**

**6. 805 Boyd Street Text Amendment to Zoning Bylaw to Allow Automobile Repair Facility**

In response to questions from the Committee, Jim Hurst, Development Planner, advised that there is a lot of M1 zoning in Queensborough, which allows for automotive repair establishments in light industrial areas of Queensborough.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee request staff to proceed with processing this Rezoning and Development Permit application as outlined in the report dated October 20, 2015.*

**CARRIED.**

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

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

**There were no items.**

**NEW BUSINESS**

**10. No Items**

**CORRESPONDENCE**

**11. No Items**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 5:21 p.m.

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**JONATHAN COTÉ**  
**MAYOR**

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