

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

August 29, 2016 at 2:00 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. Lauren Blake	- Committee Clerk
Mr. Michael Watson	- Senior Planning Analyst
Mr. John Stark	- Senior Social Planner
Mr. Dave Guiney	- Senior Planning Analyst
Mr. Rupinder Basi	- Senior Planner

GUESTS:

Mr. Evan Allegretto - Wesgroup

The meeting was called to order at 2:01 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

ADOPTION OF MINUTES

1. Adoption of the July 4, 2016 Minutes

MOVED and SECONDED

THAT the July 4, 2016 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. **720 Second Street: Heritage Revitalization Agreement and Heritage Designation - Preliminary Report**

In response to questions from the Committee, Dave Guiney, Senior Planning Analyst, advised that the applicant would like to implement a day care; however, the provision of this service cannot be guaranteed at this point.

The Committee suggested that a list of acceptable business types could be included as part of the Heritage Revitalization Agreement.

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 720 Second Street as outlined in the report dated August 29, 2016.

CARRIED.

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

5. **725 Fifth Street: Development Variance Permit for Secondary Suite Parking – Preliminary Report**

MOVED and SECONDED

THAT the Land Use and Planning Committee request staff proceeds with the processing of the Development Variance Permit application for 725 Fifth Street as outlined in the report dated August 29, 2016.

CARRIED.

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

6. 337 Fourth Street: Development Variance Permit for Secondary Suite Parking – Preliminary Report

MOVED and SECONDED

THAT the Land Use and Planning Committee request staff proceeds with the processing of the Development Variance Permit application for 337 Fourth Street as outlined in the report dated August 29, 2016.

CARRIED.

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

7. 718 Twelfth Street: Temporary Use Permit for Canada Islamic Cultural Society - Preliminary Report

Mike Watson, Senior Planning Analyst, summarized the report dated August 29, 2016 regarding 718 Twelfth Street.

The Committee suggested that staff could report back regarding a policy to accommodate additional smaller religious congregations in the city.

MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to process the application as outlined in the report dated August 29, 2016.

CARRIED.

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

8. 145 - 201 E. Columbia Street: Rezoning and Development Permit for Proposed Six Storey Mixed Use Commercial and Residential Rental Building with Two Townhouses - Preliminary Report

Rupinder Basi, Planner, summarized the report dated August 29, 2016 regarding 145 – 201 East Columbia Street.

Evan Allegretto, Wesgroup, provided an on-table PowerPoint presentation summarizing details of the report dated August 29, 2016.

In response to questions from the Committee, Jackie Teed, Manager of Planning, advised that the driveway access has been provided from the rear lane (accessed off of Strand Avenue), as per the principal of the Engineering department to reduce the number of driveways that pass through pedestrian crossings.

In addition, Mr. Allegretto advised that the rental units would follow the *Residential Tenancy Act*. Wesgroup would not be implementing fixed term leases for the project.

Discussion ensued, and the Committee noted the following comments:

- It was suggested that future renderings could provide additional context for the building;
- Additional clarity regarding the interaction of the building with the existing neighbourhood is needed;
- Concerns were expressed regarding the potential extension to including the neighbouring building as part of the project;
- There could be an additional step back from the single-family neighbourhood;
- Concerns were expressed regarding the height of the building near Strand Avenue and Alberta Street; and,
- It was suggested that some of the height of the project could be transferred to East Columbia Street.

MOVED and SECONDED

THAT staff work with the applicant on the potential impacts on the following:

- *The potential impact on view corridors and shading;*
- *Interface with the single family homes;*
- *Develop a public engagement program; and,*

THAT staff report back to the Land Use and Planning Committee.

CARRIED.

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

9. 100 Braid Street (Urban Academy School): Development Permit - Preliminary Report

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to process the development permit application for the subject property located at 100 Braid Street based on the process outlined in the report dated August 29, 2016 and subject to final adoption of proposed OCP Amendment Bylaw No. 7836, 2016 and Zoning Amendment Bylaw No. 7837, 2016.

CARRIED.

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

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

10. There were no items.

NEW BUSINESS

11. No Items

CORRESPONDENCE

12. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 3:03 p.m.

JONATHAN COTÉ
MAYOR

LAUREN BLAKE
COMMITTEE CLERK