



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

February 15, 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
Mr. Rupinder Basi	- Senior Planner
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 12:05 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

ADOPTION OF MINUTES

1. **Motion to adopt the minutes of the Land Use and Planning Committee meetings held:**
 - a. **December 7, 2015**
 - b. **January 11, 2016**
 - c. **January 18, 2016**

MOVED and SECONDED

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

- a. *December 7, 2015*
- b. *January 11, 2016*
- c. *January 18, 2016*

CARRIED.

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

PRESENTATIONS

2. **618 Carnarvon Street: Rezoning from C-4 to CD to allow a Mixed Use Commercial Multi Unit Residential Development – Preliminary Report**

Procedural note: Mayor Cote declared a conflict of interest and exited the meeting. Councillor Puchmayr assumed the Chair.

a. Staff Report

Barry Waitt, Senior Planner, summarized the report dated February 15, 2016 regarding 618 Carnarvon Street.

b. Applicant Presentation

Larry Kerr, Urban West Projects, provided a PowerPoint presentation regarding the proposal for 618 Carnarvon Street.

In response to questions from the Committee, Mr. Waitt and Mr. Kerr provided the following information:

- The 334 parking spaces provided would meet the bylaw requirements;
- The proposal meeting the Family Friendly Housing requirements;

- The 6.11 Floor Space Ratio (FSR) does not include parking;
- The bonus density would allow for 240 feet in height and the applicant is requesting 350 feet in height;
- The project could be applicable for a heritage density bonus, if there was a project that wished to partner with the applicant;
- There would be five levels of parking provided, and the majority of parking would be underground, except for along Clarkson Street;

Discussion ensued, and the Committee noted the following suggestions:

- There could be a clearer way of identifying heritage density opportunities;
- A pedestrian route over the SkyTrain at McKenzie Street could be explored;
- The proposed density and height could be precedent setting, and there should be checks and balances regarding density and height in downtown;
- Applicant presentations could provide a virtual tour of the area and demonstrate the impacts the project could have on the neighbourhood; and,
- Council could have a discussion regarding super density.

MOVED and SECONDED

1. *THAT the Land Use and Planning Committee recommend that Council direct staff to process this application as outlined in the report dated February 15, 2016; and,*
2. *THAT the Land Use and Planning Committee recommend that Council direct staff to report back with further policy direction for developments which exceed the maximum permitted bonus density and defining unique and exceptional circumstances.*

CARRIED.

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

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. Development Review Process Update: Proposed Development Pre-Application Process

Barry Waitt, Senior Planner, summarized the report dated February 15, 2016 regarding the development review process update.

In response to questions from the Committee, Bev Grieve, Director of Development Services, advised that the proposed development pre-application process would allow for interdepartmental comments to be provided earlier in the application process.

MOVED and SECONDED

1. *THAT the Land Use and Planning Committee provide feedback on the pre-application stage of the development approval process described in the report dated February 15, 2016.*
2. *THAT the Land Use and Planning Committee recommend Council direct staff to prepare an amendment to the Development Services Fees Bylaw to cover the pre-application stage.*
3. *THAT the Land Use and Planning Committee recommend Council direct staff to prepare an amendment to the Development Approval Procedures Bylaw to reflect the proposed pre-application stage in the process.*

CARRIED.

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

5. 1209 Hamilton Street: Proposed Rezoning to Allow 20 Child Care Spaces - Preliminary Report

Mike Watson, Planning Technician, and John Stark, Senior Social Planner, summarized the report dated February 15, 2016 regarding the proposed rezoning of 1209 Hamilton Street allow 20 childcare spaces.

In response to questions from the Committee, Mr. Watson and Mr. Stark provided the following information:

- The building code and staffing ratio requirements are more stringent for infant and toddler childcare;

- The provision of infant and toddler care would be written into the comprehensive zoning bylaw, and it could also be written into the business license;
- There is a high demand for appropriately zoned childcare facilities; and,
- If the applicant is no longer able to provide infant and toddler childcare in the future, the zoning would revert back to its current use.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to process the application for the subject property located at 1209 Hamilton Street based on the process outlined in the report dated February 15, 2016.

CARRIED.

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

6. 200, 228, 258, and 268 Nelson's Court and 230 Keary Street (Brewery District): Rezoning Application - Preliminary Report

Rupinder Basi, Senior Planner, provided an on-table PowerPoint presentation summarizing details of the report dated February 15, 2016 regarding a rezoning application that has been received for 200, 228, 258 and 268 Nelson's Court and 230 Keary Street.

Evan Allegretto, Wesgroup, provided an on-table PowerPoint presentation regarding the project.

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

- The height of the building as outlined in the report would be incorporated into the bylaw;
- There could be odor mitigation methods implemented if a brewery is established;
- Developments located near railways must provide the City with a report regarding how they are following the Federation of Canadian Municipalities (FCM) Railway Proximity Guidelines; and,
- Any amenity contribution provided as part of the development would require Council approval. .

The Committee requested a copy of the report regarding how the project is following the FCM Railway Proximity Guidelines.

Discussion ensued, and the Committee noted the following comments:

- Concerns were expressed regarding the possible odors from a brewery, as well as the hours of operation;
- The additional parking provided could have a positive impact on the neighbourhood;
- Support was expressed for the proposed access from Keary Street;
- It was suggested that the applicant could work with representatives from the Royal Columbian Hospital expansion project regarding Keary Street access for both projects, in order to avoid Keary Street becoming a through road;
- It was suggested that a brew pub could be implemented instead of a brewery;
- A private school could have impacts on amenities such as libraries and parks;
- It was suggested that the project could provide a contribution to whistle cessation, such as the Braid Street SkyTrain Station elevator, due to its proximity to the railway;
- It was suggested that the project could provide an amenity contribution to a strategic initiative, such as the waterfront connection in Sapperton.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to process the Rezoning Application and Master Development Permit amendment for the Brewery District based on the process outlined within the report dated February 15, 2016.

CARRIED.

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

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

7. There were no items.

NEW BUSINESS

8. No Items

CORRESPONDENCE

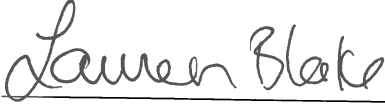
9. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:20 p.m.



JONATHAN COTÉ
MAYOR



LAUREN BLAKE
COMMITTEE CLERK

