

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

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

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Chuck Puchmayr

GUESTS:

Evan Allegretto - Wesgroup
Cheryle Beaumont - Urban Academy

STAFF:

Ms. Bev Grieve - Director of Development Services
Ms. Lynn Roxburgh - Planner
Ms. Erika Mashig - Parks and Open Space Planner
Mr. Rupinder Basi - Senior Planner
Ms. Lauren Blake - Committee Clerk

The meeting was called to order at 12:04 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

ADOPTION OF MINUTES

1. No Items

PRESENTATIONS

2. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. **100 Braid Street (Urban Academy): Proposed OCP Amendment and Rezoning - Bylaw for Consideration of First and Second Reading**

Bev Grieve, Director of Development Services, summarized the report dated May 2, 2016, regarding the proposed Official Community Plan (OCP) Amendment and Rezoning that has been received for 100 Braid Street.

Evan Allegretto, Wesgroup, advised that additional artist and gallery space have been added to the proposal, and the space would be secured long term for artist use. A wedding/event space could not be provided at the site, due to the amount of parking required. In addition, the demolition clause for Susan Grieg, owner of 100 Braid Street Studios and Gallery, has been increased.

In response to questions from the Committee, staff, Mr. Allegretto and Cheryle Beaumont, Urban Academy, provided the following information:

- Wesgroup could arrange a lease for the artist space with the City, and the artist group could assign a manager to manage the space, or a non-profit model could be explored;
- An increased demolition clause has been provided to Bully's, and Wesgroup would reimburse Bully's for funds invested in the space, if notice to demolish is provided within five years;
- The zoning for the proposed artist space would provide flexibility, and could also be used for other community uses, such as a library;
- A covenant could be arranged to lock in lease rates;
- Traffic Demand Management (TDM) benchmarks could be identified in the OCP Amendment or the rezoning, however, flexibility could be provided to allow the school to identify the best approach to address traffic management;
- Upon completion of the school, a user agreement would be created, outlining the scale of preferred use, with non-profit organizations being provided first priority; and,
- The user agreement could also indicate that Sapperton based groups would be provided priority use.

Discussion ensued, and the Committee suggested that involving City staff in arranging community use for Urban Academy amenity space could help to ensure

that the public is aware of and using the space. It was also suggested that TDM benchmarks could be included in the OCP amendment or the rezoning for reference.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider OCP Amendment Bylaw 7836, 2016 and Zoning Amendment Bylaw 7837, 2016 for First and Second Reading and forward the bylaws to a Public Hearing on May 30, 2016.

CARRIED.

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

5. 200, 228 Nelson's Crescent, 258 and 268 Nelson's Court and 230 Keary Street (Brewery District): Rezoning - Bylaw for Consideration of First and Second Readings

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7841, 2016 for First and Second Reading and forward the bylaw to a Public Hearing on May 30, 2016.

CARRIED.

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

6. OCP Ecological Study: Update on Outcomes - Ecological Inventory, Brunette River Master Plan and Sapperton Reach Case Study

Lynn Roxburgh, Planner, summarized the report dated May 2, 2016 regarding the Official Community Plan (OCP) Ecological Study.

In response to questions from the Committee, Ms. Roxburgh, Bev Grieve, Director of Development Services, and Erika Mashig, Parks and Open Space Planner, provided the following information:

- Portals would be provided from the Greenway to the Sapperton Green development, which would provide additional “eyes on the street”;
- A balance of lighting on the trails would be required, as pedestrians and bicyclists have different needs;
- The naturalized and transition zones are scientifically based;
- A survey has been received indicating the location of the top of the bank;
- The implementation of the Activity and Urban Improvement Zones is unlikely to have an impact on the Sapperton Green development, and would not result in the loss of development ability; and,

- There would be public consultation regarding the Ecological Inventory.

Discussion ensued, and it was suggested that CPTED requirements could be included as part the proposed Development Permit Area, and that the Brunette Master Plan be forwarded to the Environment Advisory Committee.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council endorse the Ecological Inventory and Brunette River Master Plan which will be used to inform the City's Official Community Plan; and

THAT the Land Use and Planning Committee recommend that Council endorse the Sapperton Reach Case Study and direct staff to apply the case study recommendations to the development of the Master Plan for Sapperton Green.

CARRIED.

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

7. 313 Queen's Avenue: Proposed Heritage Revitalization Agreement and Heritage Designation - Consideration of First and Second Readings

Bev Grieve, Director of Development Services, summarized the report dated May 2, 2016.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend Council consider Heritage Revitalization Agreement Bylaw No. 7834, 2016 to rezone 313 Queen's Avenue from Single Detached Dwelling District (RS-1) to Single Detached Dwelling District (RS-1)/Heritage Revitalization Agreement and Heritage Designation Bylaw No. 7835, 2016 for First and Second Readings, and forward the bylaws to a Public Hearing on May 30, 2016.

CARRIED.

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

8. 413 Alberta Street: Development Variance Permit Application - 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 413 Alberta Street as outlined in the report dated May 2, 2016.

CARRIED.

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

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

9. There were no items.

NEW BUSINESS

10. No Items

CORRESPONDENCE

11. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:46 p.m.

JONATHAN COTÉ
MAYOR

LAUREN BLAKE
COMMITTEE CLERK