

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

May 9, 2016 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Chuck Puchmayr

GUESTS:

Mr. Arthur Buse - Boldwing Continuum Architects
Ms. Sandra Hamilton - Boldwing Continuum Architects

STAFF:

Ms. Bev Grieve - Director of Development Services
Ms. Jackie Teed - Manager of Planning
Mr. John Stark - Senior Social Planner
Mr. Mike Watson - Senior Planning Technician
Mr. Rupinder Basi - Senior Planner
Ms. Lauren Blake - Committee Clerk

The meeting was called to order at 12:01 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

ADOPTION OF MINUTES

1. Adoption of April 18, 2016 Minutes

MOVED and SECONDED

THAT the April 18, 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. 1209 Hamilton Street: Proposed Rezoning to Allow 20 Child Care Spaces - Consideration of Bylaw for First and Second Readings

Mike Watson, Senior Planning Technician, summarized the report dated May 9, 2016 regarding the proposed rezoning for 1209 Hamilton Street.

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

- The Rezoning Bylaw would require 12 spaces for children 30 months or less and those spaces could not be provided the children in other age groups;
- Infant/toddler care can be challenging to provide due to the increase in building code requirements, addition indoor space requirements, and the requirement to provide outdoor play space; and,
- It is not anticipated the additional staff required for infant/toddler childcare would impact parking requirements.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw 7832, 2016 for First and Second Reading and forward the bylaw to Public Hearing.

CARRIED.

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

5. 612 - 618 Brantford Street – Update

Bev Grieve, Director of Development Services, and Rupinder Basi, Senior Planner, summarized the report dated May 9, 2016 regarding 612 – 618 Brantford Street.

Arthur Buse and Sandra Hamilton, Boldwing Continuum Architects, provided an on-table PowerPoint presentation outlining details of the project as summarized in the report dated May 9, 2016.

In response to questions from the Committee, Mr. Buse and Ms. Hamilton provided the following information:

- The location of the heritage home is not expected to have a large impact on any of the units;
- A privacy fence would be implemented between the project and the two homes on Bent Court;
- The heritage home would be upgraded to single family home building code standards; and,
- The outdoor amenity space on the roof would be landscaped.

Discussion ensued, and the Committee suggested that additional detail be paid to the proposal's impact on the two homes located on Bent Court.

MOVED and SECONDED

THAT the Land Use and Planning Committee provide comments to staff on the direction being proposed as part of an ongoing development inquiry for the properties at 612-618 Brantford Street.

CARRIED.

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

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

6. There were no items.

NEW BUSINESS

7. No Items

CORRESPONDENCE

8. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:23 p.m.

JONATHAN COTÉ
MAYOR

LAUREN BLAKE
COMMITTEE CLERK