

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

April 10, 2017 at 11:00 a.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Jaimie McEvoy

STAFF:

Ms. Jackie Teed	- Acting Director of Development Services
Mr Jim Hurst	- Planner
Mr Mike Watson	- Planner
Mr John Stark	- Acting Manager of Planning
Ms. Heather Corbett	- Committee Clerk

The meeting was called to order at 11:17 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions.

ADOPTION OF MINUTES

1. a. Adoption of the December 5, 2016 Minutes:

MOVED and SECONDED

THAT the December 5, 2016 Land Use and Planning Committee minutes be adopted.

CARRIED.

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

b. Adoption of the March 6, 2017 Minutes:

MOVED and SECONDED

THAT the March 6, 2017 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. 30 Royal Avenue and 55 Dufferin Street: Pre- Application Review

Mike Watson, Planner, summarized the report dated April 10 regarding a pre-application review for 30 Royal Avenue and 55 Dufferin Street.

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

- The land use designation in the OCP for the area of this site is Residential – Mid-Rise Apartment.

Discussion ensued and the Committee noted the following comments:

- If the application is pursued, it would be prudent to reach out to Translink in regards to future Patullo Bridge on-ramp locations; and
- The Committee had expected a six storey wood frame building in this designation and would be hesitant to veer away from that form and set precedent in this regard.

The LUPC directed staff to include feedback to the applicant that an application consistent with either approach described in section 5.4 of the April 10, 2017 report would be considered.

MOVED and SECONDED

THAT the staff report dated April 10, 2017 be received for information.

CARRIED.

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

5. 800 Block Agnes Street (810 and 824 Agnes Street and 815 and 821 Victoria Street): Pre-Application Review

Mike Watson, Planner, summarized the report dated April 10 regarding a pre-application review for 800 Block Agnes Street (810 and 824 Agnes Street and 815 and 821 Victoria Street).

Discussion ensued, and the Committee noted the following comments:

- There were concerns expressed regarding the proposed sale of the City property at 824 Agnes Street formerly owned by the Chinese Benevolent Association (CBA), currently slated for park space;
- There were no concerns expressed regarding density at the site, especially when so close to Skytrain; and
- Consideration of a non-profit arrangement for the proposed child care space would be well received.

The LUPC directed staff to include feedback to the applicant that an application consistent with approach Two (Consider Extra Density beyond the Density Bonus Phase 2 Policy) for 800 Block Agnes Street, as outlined in section 5.4 of the April 10, 2017 report would be considered.

MOVED and SECONDED

THAT the staff report dated April 10, 2017 be received for information.

CARRIED.

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

- 6. 1102, 1110, 1116 and 1122 Salter Street: Official Community Plan Amendment and Rezoning to Allow a 78 Unit Residential Development, Park and Road Dedication - Bylaws for First and Second Readings**

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Official Community Plan Amendment Bylaw 7916, 2017 and Zoning Amendment Bylaw 7917, 2017 for First and Second Reading and forward the Bylaws to a Public Hearing on May 29, 2017.

CARRIED.

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

- 7. 302 Twelfth Street (Key West Ford): Development Permit Application - Preliminary Report**

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff process the Development Permit application as outlined in the report dated April 10, 2017.

CARRIED.

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

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

- 8. No Items**

NEW BUSINESS

9. No Items

CORRESPONDENCE

10. No Items

ADJOURNMENT

ON MOTION, the meeting was adjourned at 11:41 a.m.

JONATHAN COTÉ
MAYOR

HEATHER CORBETT
COMMITTEE CLERK