

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

January 9, 2017 at 12:00 p.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. John Stark	- Acting Manager of Planning
Ms. Julia Dugaro	- Planning Analyst
Ms. Britney Quail	- Planning Analyst
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 12:06 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT Item 7: 805 Sixteenth Street be added to the agenda; and,

THAT the agenda be adopted as amended.

CARRIED.

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

ADOPTION OF MINUTES

1. No Items

PRESENTATIONS

2. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. **630 Ewen Avenue: Official Community Plan Amendment and Rezoning from Queensborough Residential Dwelling Districts (RQ-1) to Comprehensive Dwelling Districts (630 Ewen Avenue) (CD-70) - Preliminary Report**

Julia Dugaro, Planning Analyst, summarized the report dated January 9, 2017, regarding an Official Community Plan (OCP) amendment and Rezoning application that has been received for 630 Ewen Avenue.

In response to questions from the Committee, Jackie Teed, Acting Director of Development Services, John Stark, Acting Manager of Planning, and Ms. Dugaro provided the following information:

- Staff have received one phone call in response to the proposal, requesting additional information with respect to the form and articulation of the building;
- The project has been communicated to the immediate neighbours, and the proposal will have a public consultation process;
- A site survey and geotechnical analysis have been completed to prepare the site for pre-load and to ensure that neighbouring forms are not affected;
- The proposal incorporates landscaping in the front yard and an open grass area in the rear yard;
- A covered play space has been proposed for the outdoor area, as livable space and/or storage is not permitted due to the flood grade; and,
- Street parking is available near the project.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff process this Official Community Plan Amendment and the Rezoning Application as outlined in the process section of the report dated January 9, 2017, and that the report be forwarded to Council for information.

CARRIED.

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

5. 720 Second Street: Proposed Heritage Revitalization Agreement and Heritage Designation - Consideration of First and Second Readings

Britney Quail, Planning Analyst, summarized the report dated January 9, 2017, regarding a proposed Heritage Revitalization Agreement (HRA) and Heritage Designation application that has been received for 720 Second Street.

In response to questions from the Committee, Ms. Quail advised that the proposed HRA suggests limiting the site's food preparation abilities in order to minimize any impacts on neighbours, such as odors or additional vehicles.

The Committee noted that Item 4.2 should indicate that the project is not within walking distance of the Frequent Transit Network.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Heritage Revitalization Agreement Bylaw No. 7887, 2017 to rezone 720 Second Street from Single Detached Dwelling District (RS-1) to Single Detached Dwelling District (RS-1)/Heritage Revitalization Agreement and Heritage Designation Bylaw No. 7888, 2017 for First and Second Readings, and forward the Bylaws to a Public Hearing on February 20, 2017.

CARRIED.

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

6. Zoning Amendment Bylaw to Add "Arcade" to the List of Permitted Used in Commercial Zoning Districts: Bylaw for First and Second Readings

John Stark, Acting Manager of Planning, summarized the report dated January 9, 2017, regarding a Zoning Amendment Bylaw to add "Arcade" to the list of permitted uses in Commercial Zoning Districts.

MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to proceed with the next steps as outlined in the report dated January 9, 2017.

CARRIED.

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

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

7. 805 Sixteenth Street

Jackie Teed, Acting Director of Development Services, advised that a request has been received for a variance to relocate a driveway at 805 Sixteenth Street from Sixteenth Street, instead of the rear lane. The proposal is to locate a parking pad in the right hand side of the backyard, which is the lowest grade of the backyard. Ms. Teed noted that there is a monkey puzzle tree located in the left hand corner of the site, which would be the ideal location for a driveway. The tree would likely be protected as per the Tree Removal Bylaw. Ms. Teed advised that it is the City's policy to locate driveways from lanes in order to enhance the streetscape, urban design and safety.

In response to questions from the Committee, Ms. Teed provided the following information:

- The property does not currently have a driveway;
- The owner would be entitled to an accessory building on the property; however, there is not entitlement with respect to the location of an accessory building; and,
- The proposed location for the driveway has been suggested by the owner to allow for additional play space for grand children in the backyard.

The Committee expressed concerns regarding the grade difference between the parking pad and the remaining yard. The Committee noted that the wide boulevards of Sixteenth Street are unique, and that the proposal could be a disruption. It was suggested that as there does not appear to be any hardship with respect to the requested variance, that staff could continue to work with the owner to create a better solution.

NEW BUSINESS

8. No Items

CORRESPONDENCE

9. No Items

ADJOURNMENT

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

JONATHAN COTÉ
MAYOR

LAUREN BLAKE
COMMITTEE CLERK