



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

November 6, 2017 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Jaimie McEvoy

GUESTS:

Wayne Fougere - Fougere Architecture Inc.

STAFF:

Mr. Rupinder Basi - Senior Planner
Mr. Hardev Gill - Planning Technician
Mr. David Guiney - Senior Planning Analyst
Mr. Jim Hurst - Planning Consultant
Ms. Jackie Teed - Acting Director of Development
Ms. Heather Corbett - Committee Clerk

The meeting was called to order at 12:02 p.m.

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

THAT item 3 be removed from the Consent Agenda.

CARRIED.

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

MOVED and SECONDED

THAT the recommendations for items remaining in the Land Use and Planning Committee Consent Agenda be adopted by consent.

CARRIED.

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

MOVED and SECONDED

THAT the November 6, 2017 Land Use and Planning Committee agenda be adopted as amended.

CARRIED.

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

ADOPTION OF MINUTES

1a. Minutes of October 2, 2017 LUPC Meeting

THAT the October 2, 2017 Land Use and Planning Committee minutes be adopted.

CARRIED.

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

PRESENTATIONS

UNFINISHED BUSINESS

REPORTS FOR ACTION

2. 430 Boyd Street, 350 and 354 Stanley Street and an Unaddressed Parcel of Land Fronting On Boyd Street: Development Variance Permit And Development Permit To Allow An 80 Unit Townhouse Development – Issue Notice to Consider Issuance of the Development Variance Permit And Development Permit

Jim Hurst, Planning Consultant, reviewed the report dated November 6, 2017, regarding a Development Variance Permit and Development Permit application for an 80 unit townhouse development at 430 Boyd Street, and 350 and 354 Stanley Street, citing that the project supports a number of the City's policies and objectives. Mr. Hurst discussed the details of the site plan, access routes, building profiles and perspectives, and discussed fencing for the development.

In response to questions from the Committee, Mr. Hurst and Mr. Wayne Fougere, Architect, provided the following information:

- The large green space that is shown in the perspectives is not part of the development;
- The perspectives were generated when there was a preference for Boyd Street to have a loop, but the railway did not agree to realign Duncan Street;
- The emergency access shown in the drawings would not be a pedestrian access point;
- It is not intended that Derwent Way will be part of a pedestrian network;
- It is intended that the driveway at the East of the property will connect into a future project; and,
- Although the separations between buildings are narrow, the site has been laid out to allow for cars to move around easily, and for pedestrians to walk safely.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council issue notice that it will consider issuance of Development Variance Permit DVP00637 at the Council Opportunity to be Heard scheduled for January 2018; and,

THAT the Land Use and Planning Committee recommend that Council consider issuance of Development Permit DPQ00065 on the same date that Development Variance Permit DVP00637 is considered for issuance by Council in January 2018.

CARRIED.

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

CONSENT AGENDA

4. 215 Mowat Street: Development Permit Application - Preliminary Report

MOVED and SECONDED

THAT the Land Use and Planning Committee direct staff to process the application as outlined in the November 6, 2017 report.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

3. 229 Eleventh Street: Proposed Rezoning to CD Zone to Permit Construction of a Duplex and Laneway House - Consideration of Bylaw for First and Second Readings

In response to questions from the Committee, Mr. Rupinder Basi and Mr. David Guiney provided the following information:

- The construction is predicted to affect the roots of the trees on the neighbouring property, and a tree replacement plan has been approved by the City arborist to protect the affected trees;
- An email from the owner of the neighbouring property has been received indicating that they have been informed and have given approval of the tree replacement plan.

The Committee requested that the Council report in reference to this property specify that the neighbour has been informed of the tree replacement plan and has given their approval.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 7915, 2017 to rezone 229 Eleventh Street from Single Detached Residential Districts (RS-1) to Comprehensive Development District (229 Eleventh Street) (CD-71) for First and Second Readings, and forward Bylaw to a Public Hearing on January 30, 2018

CARRIED.

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

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

NEW BUSINESS

CORRESPONDENCE

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:20 p.m.

ORIGINAL SIGNED
MAYOR JONATHAN COTÉ
CHAIR

ORIGINAL SIGNED
HEATHER CORBETT
COMMITTEE CLERK