



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

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

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Jaimie McEvoy

STAFF:

Mr. Jim Hurst	- Planner
Ms. Jackie Teed	- Acting Director of Development
Ms. Heather Corbett	- Committee Clerk

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

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

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

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the Minutes

MOVED and SECONDED

THAT the September 11, 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. **34 South Dyke Road: Rezoning to Queensborough Townhouse Districts, Parks Districts and Commercial Waterfront Districts - Preliminary Report**

Mr. Jim Hurst summarized the preliminary report dated October 2, 2017, regarding a proposed Rezoning Application and construction of a 16 unit townhouse development at 34 South Dyke Road. Mr. Hurst discussed how the dyke would be dedicated to the City for park purposes and also used by the existing marina, and asked the Committee to consider CPTED issues with the design of the north row of townhouses before proceeding with the proposed timeline for Rezoning.

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

- In the proposed unit where there is a void space issue, tandem parking would not be an appropriate use of the space as it does not comply with the zoning bylaw, nor can it be used as habitable space. The best use would be for it to be filled in and used as flood control space;
- On the Eastern side of the property, the public pathway that is adjacent to Boyd St will be taken out when the property to the north is complete;
- The proposed development is set back from dyke which will allow for the dyke to be raised over time if necessary;
- The City has received an offer for the land that is to be sold, which will go to Council for approval, however Staff will follow up on whether this should be more of a public process;
- The sale price will be fair market value for the land; and,
- If the Design Panel indicate their support for the proposed development on first viewing, it is anticipated that the timeline will be as suggested in the October 2, 2017 report.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff process the Rezoning Application as outlined in the process section of the October 2, 2017 report and that this be forwarded to Council for information.

CARRIED.

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

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

5. No Reports

NEW BUSINESS

6. No Items

CORRESPONDENCE

7. No Items

ADJOURNMENT

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

ORIGINAL SIGNED
JONATHAN COTÉ
CHAIR

ORIGINAL SIGNED
HEATHER CORBETT
COMMITTEE CLERK