



## **REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE**

June 25, 2018 at 9:00 a.m.  
Committee Room #2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Côté  
Councillor Jaimie McEvoy  
Councillor Mary Trentadue

#### **STAFF:**

Ms. Jackie Teed	- Acting Director of Development Services
Mr. Rupinder Basi	- Senior Planner
Mr. Hardev Gill	- Planning Technician
Ms. Amber Knowles	- Heritage Planner
Ms. Britney Quail	- Heritage Planner
Ms. Janet Zazubek	- Planning Analyst
Ms. Heather Corbett	- Committee Clerk
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 9:06 a.m.

#### **ADDITIONS / DELETIONS TO THE AGENDA**

##### **MOVED and SECONDED**

*THAT the June 25, 2018 Land Use and Planning Committee agenda be adopted.*

**CARRIED.**

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

#### **REVIEW AND ADOPTION OF CONSENT AGENDA**

##### **MOVED and SECONDED**

*THAT Item 5 be removed from the Consent Agenda.*

**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. 426 First Street: Heritage Revitalization Agreement - Pre-Application

Jackie Teed, Acting Director of Development Services, summarized the staff report dated June 25, 2018 regarding a pre-application review for a Heritage Revitalization Agreement (HRA) proposed for 426 First Street, whereby the lot would be subdivided in two single-detached dwelling properties and create two lots for the two pre-existing heritage houses on the property. In exchange for the subdivision, the applicant proposes to complete restoration work on both houses and to designate the house at 426 First Street only.

In response to questions from the Committee, Ms. Knowles and Ms. Britney Quail provided the following information:

- The applicant has been notified of the benefits to them of designating both houses and of subdividing the lot;
- The applicant believes that there is significant engineering work to be done to the house which compensates for the equivalent of designation of one house;
- A maintenance plan for the minor renovations has been completed by a heritage consultant which lists recommendations to be carried out by the applicant;
- The applicant has stated that they do not see the benefit of designating the second house at 107 St. Patrick Street, as it is already protected under the Heritage Conservation Area (HCA), however they are interested in the comments generated from the LUPC meeting;
- Staff explained the differences between the protection granted under a Heritage Designation from those granted under the HCA, in that a Heritage Alteration Permit (HAP) for all four sides of a house is required with designation, whereas a HAP is only required for the front and sides within the HCA zoning;
- Hardship is not anticipated with this application as the zoning would be negotiated through the HRA;
- Additional development on the designated house would become more expensive due to the standard of maintenance and conservation required to adhere to current standards;

- It is not confirmed whether the applicant would sell the St. Patrick Street house;
- Currently, the only way to allow the two houses to be sold separately would be through subdivision of the lot;

Jackie Teed, Acting Director of Development, reminded the Committee that small lot subdivision was not included in the HCA incentives plan, but was left within the HRA process in order to maintain requirement for a higher level of protection and maintenance in exchange for the benefit of an additional lot.

**MOVED AND SECONDED**

*THAT the Land Use and Planning Committee recommend that staff advise the applicant that a subdivision of less than 3,000 square feet (278.71 square metres) for 107 St. Patrick Street would be considered reasonable to propose as part of a potential Heritage Revitalization Agreement that would protect both houses through Heritage Designation.*

**CARRIED.**

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

**CONSENT AGENDA**

**ITEMS REMOVED FROM THE CONSENT AGENDA**

**5. 315 Fifth Street: Development Variance Permit to Vary Height Limit - Preliminary**

In response to questions from the Committee, Janet Zazubek, Planning Analyst, provided the following information:

- The height variance has been requested because the dormer on the front of the house, considered an important character feature, is calculated as part of the roof and therefore, once the house is lifted, would make the house be above the current height limit.

**MOVED AND SECONDED**

*THAT the Land Use and Planning Committee recommend that Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00649 to permit the principal building at 315 Fifth Street to be raised above the permitted height of 7.62 metres (25 feet) to a height of 8.0 metres (26.25 feet) following an Opportunity to be Heard on August 27, 2018.*

**CARRIED.**

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

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

**7. No Items**

**NEW BUSINESS**

**8. No Items**

**CORRESPONDENCE**

**9. No Items**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 9:17 a.m.

Original Signed  
**MAYOR JONATHAN COTÉ**  
**CHAIR**

Original Signed  
**HEATHER CORBETT**  
**COMMITTEE CLERK**