

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

December 9, 2019 at 11:30 a.m.
Council Chamber, City Hall

MINUTES

PRESENT:

Mayor Cote
Councillor Mary Trentadue
Councillor Chuck Puchmayr

STAFF:

Ms. Emilie Adin	- Director of Development Services
Ms. Jackie Teed	- Senior Manager of Development Services
Mr. Rupinder Basi	- Development Planning Supervisor
Ms. Christine Edward	- Transportation Analyst
Mr. Hardev Gill	- Planning Technician
Mr. Mike Watson	- Planner
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 11:35 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the December 9, 2019 Land Use and Planning Committee agenda be adopted as circulated.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

THAT item 7 be removed from the Consent Agenda for further discussion.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the Minutes of September 9, 2019 LUPC Meeting

MOVED and SECONDED

THAT the October 7, 2019 Land Use and Planning Committee meeting minutes be adopted as circulated.

CARRIED.

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

PRESENTATIONS

2. There were no items.

UNFINISHED BUSINESS

3. There were no items.

DIRECTOR OF DEVELOPMENT SERVICES MEMOS FOR ACTION

4. There were no items.

REPORTS FOR ACTION

5. 431, 433, and 443 Twelfth Street: Heritage Revitalization Agreement – Preliminary Application Review

Jackie Teed, Senior Manager of Development Services, provided a short summary of the above-noted report dated December 9, 2019.

In response to questions from the Committee, staff provided the following comments:

- Floor plans are not included in the preliminary application; however, there would be three units per house;
- While rezoning for 1125 Fifth Avenue was approved three years ago, a building permit has not yet been received for the project and is not moving forward at this time;
- If the building, based on design guidelines, stepped back with the adjacent buildings, it is possible that lower density could be achieved and six storeys might be possible for a portion of the building;
- Currently, the project has insufficient open outdoor space for the units. Townhouses should be included fronting onto Twelfth Street and Fifth Avenue with their own front yards; and,

- As this would be a 100% secured market rental project, the Affordable Housing Policy would not apply.

Discussion ensued, and the Committee provided the following comments:

- The density is too high and provides a benefit to the builder and not necessarily to the community. It needs to be balanced;
- While it would be nice to see some commercial space in the development, it is pleasing that houses are being retained;
- It should be noted that, while developers are finding that building rental space is a good investment, ongoing rental increases can be significant and make a once affordable rental unit unaffordable. There seems to be a disconnect with the progression of this aspect of the rental situation; and,
- More work needs to be done with respect to reducing the massing.

MOVED and SECONDED

THAT the Land Use and Planning Committee (LUPC) endorse the recommendations summarized in Section 8 of the report dated December 9, 2019 entitled, “431, 433, and 443 Twelfth Street: Heritage Revitalization Agreement – Preliminary Application Review”, and instruct staff to include feedback from LUPC in the Pre-Application Letter to the applicant.

CARRIED.

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

6. 802-806 Eighth Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Application Review

Mike Watson, Planner, provided a brief overview of the above-noted report dated December 9, 2019.

In response to questions from the Committee, staff provided the following comments:

- The house at 806 Eighth Street, built in 1929, is a rare find in the City and is a good representation of the era with a high level of architectural integrity, all of which indicate that it would be a good candidate to pursue for heritage retention;
- The applicant has not yet determined a new location for the house and would have to respond with a new site plan as the house is not incorporated into the current plan; and,
- The current location of the stacked townhouses is at the western end of the development. With the integration of the heritage building on site there would have to be some significant changes to the site plan so it may be beneficial to have an alternative location for the stacked townhouses.

Discussion ensued, and the Committee provided the following comments:

- It will be interesting to see how being a car light development will affect the selling price of the residences;
- The car light pilot project is interesting and definitely something that the City should move forward with;
- Accessible townhouses are difficult for people to find and should not be sacrificed for the retention of heritage houses;
- One member was supportive of a possible amendment to the Official Community Plan (OCP), while another member was opposed since the new OCP had recently been adopted, but acknowledged that the changes requested seem minor in relation to the scale of the project;
- It would be nice to provide the ability to charge a level 1 (120 volt) electric car and have the infrastructure for a level 2 (240 volt) electric car;
- The proponent may see value in keeping the heritage house where it is as there are environmental economics to keeping an older home and not rebuilding. Staff should continue this discussion with the applicant;
- A member commented that is exactly the type of project he had hoped to see be brought forward with the new OCP;
- There may not be enough density on the site to make the project viable;
- A member expressed their lack of interest in pursuing the heritage home aspect of the application; and,
- The climate emergency and the City’s Seven Bold Steps should always be considered with respect to parking in new development applications.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of the report dated December 9, 2019, entitled, “802-806 Eighth Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Application Review”, and instruct staff to provide the Land Use and Planning Committee’s feedback in the pre-application letter to the applicant.

CARRIED.

Mayor Cote voted in opposition to the motion.

CONSENT AGENDA

7. 45 East Eighth Avenue: Rezoning and Development Permit for a Four Unit Rowhouse Project – Preliminary Report

Emilie Adin, Director of Development Services, clarified that comments received during the community engagement aspect of the development process will be reported to Council during the First and Second Readings of the proposal, noting that

in order to have a more effective and streamlined process, the proposal would not be brought back to the Committee.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that staff process the Rezoning and Development Permit applications for the subject property (45 East Eighth Avenue) based on the streamlined process outlined in Section 6.1 of the report dated December 9, 2019, entitled, “45 East Eighth Avenue: Rezoning and Development Permit for a Four Unit Rowhouse Project – Preliminary Report.”

CARRIED.

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

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

8. There were no items.

NEW BUSINESS

9. There were no items.

CORRESPONDENCE

10. There were no items.

NEXT MEETING

Monday, January 27, 2020

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:07 p.m.

Original Signed

**Mayor Cote
Chair**

Original Signed

**Carilyn Cook
Committee Clerk**