



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

January 14, 2019 at 12:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Jonathan Cote
Councilor Chuck Puchmayr
Councillor Mary Trentadue

GUESTS:

Mr. Adel Bellemlih	- Founder and Managing Director Redic Developments
Mr. Jim Huffman	- Senior Design Director, Principal, B+H Architects

STAFF:

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

The meeting was called to order at 12:01 p.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the January 14, 2019 Land Use and Planning Committee agenda be adopted.

CARRIED.

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

Procedural note: *Reports for Action Item 4 – 51 Elliot Street Preliminary Application Review* will be addressed last, at which time Mayor Cote will recuse himself from the ensuing discussion as he resides adjacent to the prospective development site.

ADOPTION OF MINUTES

1. Adoption of the Minutes of December 3, 2018 LUPC Meeting

MOVED AND SECONDED

THAT the December 3, 2018 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. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. 51 Elliot Street: Preliminary Application Review for Residential High Rise, Non-Market Housing and Not-for-Profit Child Care - Preliminary Report

Mr. Watson provided a brief presentation with respect to the staff report dated January 14, 2019.

Discussion ensued, and the Committee provided the following comments:

- Concern was expressed over the massing, and the enquiry was made as to whether some floors can be narrower and/or smaller than currently proposed.
- A member expressed concern that the proposed non-market housing and not-for-profit child care were not adequate considerations for the building size and density proposed.
- The impact on surrounding residences must be considered;
- A member does not support the 35 stories but does support increased density;
- More information is required on the proposed non-market units;
- Separate entrance and amenity for non-market units was not supported by one member;
- A fulsome shadow study should be completed and more information on the floor plate would be appreciated;
- Additional information is requested about the separate entrance and amenity area for the non-market rental portion of the proposal as a member is currently not supportive of it; and,
- The childcare aspect is appreciated; however, out-of-school care should be considered given the proximity to schools.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback section (Section 9) of this report and instruct staff to include that and other feedback from LUPC in the pre-application letter to the applicant.

CARRIED.

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

5. 530 Columbia Street (Columbia Theatre): Heritage Revitalization Agreement for Hotel and Residential Tower - Preliminary Application Review

Mike Watson, Planner, and Britney Quail, Heritage Planner, provided a short presentation and summarization of the January 14, 2019 staff report.

Mr. Adel Bellemlih of Redic Developments (RD) shared that they are excited to be working on this unique and important project that will offer many benefits to the community. Mr. Bellemlih assured Committee members that they will continue to work collaboratively with the City to see that key objectives for the community are realized, noting that RD would be conducting a feasibility study and that they are committed to substantially preserving the theatre aspect of the development.

In response to questions from the Committee, Mr. Bellemlih provided the following comments:

- The comedy club area on the interior would likely be demolished and may be used for elevator space, etc., as there are no heritage features to that part of the structure; however, it is expected that a substantial portion of the building would be maintained and restored;
- Approximately 150 residential units would be provided, with approximately 80 parking spaces . At this time it is proposed these spaces would be accessed off Front Street; and,
- It is anticipated that storefronts could be incorporated on Front Street, though this may further reduce parking spaces.

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

- The developer would be utilizing existing onsite entitlements and requesting additional entitlements through a Heritage Revitalization Agreement, in exchange for full restoration of the building and the hotel uses on site;
- The site has not participated in the Heritage (Density) Transfer Program; and,
- Should the applicant make a formal development application, staff could report back on the height and density specifications that may have been available for the site if it were applicable for the Heritage Density Transfer Program.

Further discussion ensued, and the Committee provided the following comments:

- Support the use of the site as a hotel;
- Retail uses on Front Street should be considered rather than above grade parking which does not lend itself to revitalizing the area;
- More information is required on the heritage revitalization aspect of the project;
- Reduced parking is supported; however, loading/service parking is essential;
- The proposal is exciting and a creative approach as proposed may be needed for the Columbia Theatre to survive; and,
- More information is requested with respect to building atop and underneath an existing structure, on such a small site, while maintaining and complementing the existing heritage building.;
- The hotel component is important and a very positive aspect for the City;
- Density supported in principle as results in a similar size building as other projects on Columbia, and as it supports restoration.

MOVED and SECONDED

THAT the Land Use and Planning Committee (LUPC) endorse the four recommendations summarized in the Feedback section (Section 9) of this report and instruct staff to include feedback from LUPC in the Pre-Application Review Letter to the applicant.

CARRIED.

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

Procedural note: Mayor Cote recused himself from meeting at 12:57 p.m.

**6. 24 Ovens Avenue: Mixed Use Residential and Retail Development
- Preliminary Application Review**

Rupinder Basi, Senior Planner, shared a short presentation outlining the January 14, 2019 staff report.

Jim Huffman, Senior Design Director and Principal at B+H Architects, provided an on-table presentation that included two development options for Committee members to consider.

In response to questions from the Committee, Mr. Huffman provided the following comments:

- The high-rise option offers less units at the lower level thereby minimizing the number of residences directly in view of the substation across the street; and,
- While not discussed in detail, it is anticipated that the development could house students and/or hospital workers, etc.

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

- The Inclusionary Zoning Policy would be applied to this project and require that 7.5 to 10 percent of the units be affordable;
- The percentage of affordable units would depend on the level of units being owned and with a minimum being operated by a non-profit organization which would be selected through a city request for proposal (RFP) process; and,
- Unit size will be in compliance with the City’s Family Friendly Housing Policy.

Further discussion ensued, and the Committee provided the following comments:

- Affordability should not mean small and uncomfortable, and units should be a reasonable size;
- One member preferred the design element of the high-rise option for urban design reasons, while another member favoured the mid-rise structure which would not require amending the recently adopted Official Community Plan (OCP) and involve significant rationale for doing so;
- Incorporation of rental townhomes at the bottom level should be considered and could be included in an OCP amendment if one was required;
- This is an important location for rental units;
- The City needs to ensure that we do not “box” ourselves in to what the amenity contribution should be, as this particular location is one of the few where we do not have a lot of built in density already granted to the site; and,
- A member stated that it would be acceptable to amend the OCP for the project, noting that a higher tower would not necessarily affect the surrounding area.

MOVED and SECONDED

THAT Land Use and Planning Committee endorse the recommendations summarized in the Feedback section (Section 8) of this report 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.

7. 1135 Salter Street: Potential Consideration of Official Community Plan Amendment

Emilie Adin, Director of Development Services, summarized January 14, 2019 staff report.

Discussion ensued, and the Committee provided the following comments:

- Council should be brought discussion regarding future update to Queensborough Community Plan;
- The amendment is pretty low density and the extra greenspace is valuable for the community; and
- More medium land use density may be an issue
- As is a fairly minor request, this is something that could be considered.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council give consideration:

- 1. To support further consideration of the proposed OCP amendment application.*
- 2. To amend the QCP RL (Residential – Low Density) Designation to provide more clarity, based on the original intention of the plan.*
- 3. To support an update/refresh of the QCP in the Planning Workplan in 2021.*

CARRIED.

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

CONSENT AGENDA

8. No Items

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

9. No Items

NEW BUSINESS

10. No Items

CORRESPONDENCE

11. No Items

NEXT MEETING

Monday, February 4, 2019

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:07 p.m.

Original Signed _____
MAYOR JONATHAN COTE
CHAIR

Original Signed _____
CARILYN COOK
COMMITTEE CLERK