

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

May 6, 2019 at 11:30 a.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Cote
Councilor Chuck Puchmayr
Councillor Mary Trentadue

GUESTS:

Mr. Tim Orr - OrrMoniz Projects Corp.

STAFF:

Ms. Emilie Adin - Director of Development Services
Mr. Rupinder Basi - Senior Planner
Mr. Hardev Gill - Planning Technician
Ms. Dilys Huang - Planning Technician
Ms. Britney Quail - Heritage Planner
Ms. Janet Zazubek - Planning Analyst
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 May 6, 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 pulled 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 April 8, 2018 LUPC Meeting

MOVED and SECONDED

THAT the April 8, 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. 616 and 640 Sixth Street: Rezoning and Development Permit for a Mixed Use High Rise Building – Project Update

Emilie Adin, Director of Development Services, summarized the above-noted report dated May 6, 2019.

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

- All of the unit sizes meet the City's Family Friendly Housing Policy. The minimum requirement for a bachelor suite is 350 square feet, however, all proposed units will exceed this minimum; and,
- The applicant is requesting a reduction in parking spaces from 366 spaces to 313 spaces and is proposing shared use parking between the commercial retail and residential visitor. With the shared use parking, residential visitors will be allowed to park within these spaces outside of regular business hours for the commercial unit. The proposal also includes car share vehicles and spaces as well as electronic vehicle (EV) parking for the residential units.

In response to questions from the Committee, Mr. Tim Orr, of OrrMoniz Projects Corp., provided the following comments:

- Regarding unit size, the square footage (sf) for the two & three bedroom units exceeds the percentage required in the City’s policy with two bedrooms being in the 800 sf range, three bedroom units in the 900 to 1,000 sf range, and studios in the 400 sf range;
- While studio units do not usually get sold with parking, one, two, and three bedroom units do, with three bedroom units receiving two parking spaces so, in a sense, it does reduce the overall cost of units as additional parking spaces for studio units do not have to be built; and,
- Reasoning behind separate entrances, elevators, and amenities includes:
 - A BC Housing report citing input from residents who did not like the shared entrance aspect as those who purchased their condos at higher price points seemed to look down on those who did not pay as much; and,
 - Challenges with having to enter into cost sharing agreements with Strata Corporations in regards to the maintenance of shared lobby entrances, elevators, and indoor/outdoor amenities. Based on applicant’s experience, there are often difficulties with having to work with a strata council, which can have changing membership, to ensure that maintenance of the common areas is kept up.

Discussion ensued, and the Committee provided the following comments:

- This area of Sixth Street lends itself to a Great Street with smaller retail unit space;
- All residents should be able to share a lobby and elevators; however, the challenges of entering into a cost sharing arrangement with a strata corporation in regards to maintenance and upkeep of common areas makes sense; and,
- As this project goes to Council, staff are requested to provide a report with more context regarding the reasoning for separate entrances, etc., remaining cognizant of the fact that, if separate entrances become a regular occurrence, the City will need a policy to provide guidance.

MOVED and SECONDED

THAT the Land Use and Planning Committee receive the summary for the Princess Street Traffic Analysis as outlined within this report.

THAT the Land Use and Planning Committee recommend that Council consider Zoning Amendment Bylaw No. 7997, 2019 for First and Second Readings and forward the bylaw to a Public Hearing on June 24, 2019.

CARRIED.

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

6. 709 Cumberland Street: Heritage Revitalization Agreement – Preliminary Application Review

Ms. Adin outlined the above-noted report dated May 6, 2019.

In response to a question from a Committee member, staff advised that the larger basement could allow for a secondary suite; however, the configuration of the suite and its location in the house would be determined in the formal HRA application.

Discussion ensued, and the Committee provided the following comments:

- It is pleasing to see a new development coming forward at this site with the setback and lower floor density. The final result will be quite attractive; and,
- There are bound to be anomalies when dealing with a relocated house; however, this FSR is not above grade and therefore will not be a visible impact the neighbourhood or streetscape.

MOVED and SECONDED

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

CONSENT AGENDA

7. 632 Second Street: Heritage Revitalization Agreement and Heritage Designation – Bylaws for Two Readings

THAT the Land Use and Planning Committee recommend that Council consider Heritage Revitalization Agreement (632 Second Street) Bylaw No. 8120, 2019 and Heritage Designation (632 Second Street) Bylaw No. 8121, 2019 for First and Second Readings, and forward the Bylaws to a Public Hearing on June 24, 2019.

ADOPTED BY CONSENT.

8. 647 Ewen Avenue: Official Community Plan Amendment, Heritage Revitalization Agreement and Heritage Designation – Bylaws for Two Readings

THAT Council consider Official Community Plan Amendment Bylaw No. 8122, 2019 for first reading;

THAT Council consider Official Community Plan Amendment Bylaw No. 8122, 2019 in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act;

THAT Council consider Official Community Plan Amendment Bylaw No. 8122, 2019 for Second Reading, and forward the Bylaw to Public Hearing on June 24, 2019;

THAT Council consider Heritage Revitalization Agreement Bylaw (647 Ewen Avenue) No. 8068, 2019 and Heritage Designation Bylaw (647 Ewen Avenue) No. 8069, 2019 for First and Second Reading and forward the bylaws to a Public Hearing on June 24, 2019.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

9. 1002 – 1004 and 1006 - 1008 Third Avenue: Heritage Revitalization Agreement and Heritage Designation – Bylaws for Two Readings

In response to questions from a Committee member regarding the possibility of streamlining the process for requests such as this (one extra bedroom and bath in each unit and no exterior changes to the building), staff advised that streamlining the process for the Heritage Revitalization Agreements is in discussion. However, these applications do have some consultation requirements under provincial law. Staff hopes to explore a program to fast track these small-scale heritage projects. It was noted, however, that even if some community consultation was waived all of the standard notifications would be required under provincial law, and people would be provided the opportunity to speak to Council about the request(s).

Committee members stated that they look forward to receiving a report from staff on the possibility of streamlined Heritage Revitalization Agreement applications, especially for such small scale developments.

MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council consider Heritage Revitalization Agreement Bylaw (1002-1004 and 1006-1008 Third Avenue) 8117, 2019 and Heritage Designation Bylaw (1002-1004 Third Avenue) 8118, 2019 and Heritage Designation Bylaw (1006-1008 Third Avenue) 8119, 2019, for First and Second Readings, and forward the Bylaws to a Public Hearing on June 24, 2019.

CARRIED.

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

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

10. No Items

NEW BUSINESS

11. Election of Alternate Chair

MOVED AND SECONDED

THAT Councillor Mary Trentadue be elected as the Alternate Chair for the 2019 term of the Land Use and Planning Committee.

CARRIED.

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

CORRESPONDENCE

12. No Items

NEXT MEETING

Wednesday June 12, 2019

ADJOURNMENT

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

Original Signed _____

**MAYOR COTE
CHAIR**

Original Signed _____

**CARILYN COOK
COMMITTEE CLERK**