



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

October 7, 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
Ms. Christine Edward	- Transportation Analyst
Mr. Hardev Gill	- Planning Technician
Ms. Dilys Huang	- Planning Technician
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 11:32 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the October 7, 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 6 be pulled from the Consent Agenda for further discussion; and,

THAT the recommendation for item 7 be adopted by consent.

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 September 9, 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. There were no items.

CONSENT AGENDA

7. 909 First Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Report

THAT the Land Use and Planning Committee recommend that staff process the Rezoning and Development Permit applications for the subject property (909 First Street) based on the streamlined process outlined in Section 6.1 of the October 7, 2019, report entitled "909 First Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Report".

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

6. 102 – 128 East Eighth Avenue and 721 Cumberland Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Application Review

Dilys Huang, Planning Technician, summarized the above-noted report dated October 7, 2019 and provided a short presentation.

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

- The combination of a unit's square footage and the number of bedrooms factors into the cost of the unit;
- While there is an abundance of three bedroom residences in Queensborough, this development will help alleviate the shortage of three bedroom homes that the mainland is experiencing and staff are working to ensure that these units remain affordable for buyers;
- Patios and balconies are included in the open space aspect of the project with individual units having 160 square feet of open space, including an at-grade contiguous patio and a smaller deck; and,
- The outdoor children's play area will be addressed later in the development application process.

Discussion ensued, and the Committee provided the following comments:

- Two Committee members expressed concern that with 91 percent of the units being proposed as three bedrooms, single parents, seniors, etc., may be eliminated as prospective buyers as they may not be able to afford the cost of a three bedroom unit, or need that much space;
- One member was supportive of the proposed number of three bedroom units;
- One member expressed concern that the size of the units was too small, while two members were unconcerned with the unit size;
- More thought should be given with respect to how the massing integrates with the surrounding area as it currently appears to be a lot of housing compacted into a small area with inadequate functional outdoor space; and,
- This project is in alignment with the Official Community Plan; however, more consideration should be made to having less three bedroom units and more two bedroom units.

MOVED and SECONDED

THAT the Land Use and Planning, endorse the recommendations summarized in Section 8 of the report dated October 7, 2019, entitled "102-128 East Eighth Avenue and 721 Cumberland Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Application Review" , and direct staff to include the recommendations and other feedback from the Land Use and Planning Committee provided at the meeting on October 7, 2019 in the pre-application review letter to the applicant.

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, November 4, 2019

ADJOURNMENT

ON MOTION, the meeting was adjourned at 11:50 a.m.

Original Signed _____
Mayor Cote
Chair

Original Signed _____
Carilyn Cook
Committee Clerk