



REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

August 31, 2020 at 10:00 a.m.

Meeting held electronically under Ministerial Order No. M192

MINUTES

PRESENT:

Mayor Cote
Councillor Chinu Das
Councillor Chuck Puchmayr

GUESTS:

Mr. Hugh Forster	- Principal, Terra Housing Consultants
Mr. Greg Voute	- Senior Associate, Architect, RLA Inc.
Mr. Marcel Swain	- President, Lu'ma Development Management

STAFF:

Ms. Emilie Adin	- Director of Development Services
Mr. Rupinder Basi	- Supervisor of Development Planning
Ms. Lynn Roxburgh	- Senior Policy Planner
Mr. Mike Watson	- Senior Planner
Ms. Denise Tambellini	- Intergovernmental and Community Relations Manager
Ms. Kim Deighton	- Manger, Licensing and Integrated Services
Ms. Samantha Bohmert	- Planning Assistant
Ms. Heather Corbett	- Committee Clerk
Ms. Carilyn Cook	- Committee Clerk

The meeting was called to order at 10:00 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the August 31, 2020 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 removed from the Consent Agenda.

CARRIED.

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

ADOPTION OF MINUTES

1. Adoption of the Minutes of June 22, 2020 LUPC Meeting

MOVED and SECONDED

THAT the June 22, 2020 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.

ITEMS REMOVED FROM THE CONSENT AGENDA

6. 823-903 Sixth Street: Proposed Affordable Housing Project – Preliminary Application Review

Discussion ensued, and the Committee provided the following comments:

- Although subject to a zoning and OCP amendment process, the proposal is interesting, is in a great location for such a project, and would address a number of the City's housing objectives such as affordable housing, including housing for

the Indigenous community, and speaks to inclusivity through the partnership with the Swahili community;

- Regarding the property at 841 Sixth Street and the pedestrian and cycling connection (the “greenway”) which could potentially pass through the property, rather than rely on being gifted the property for the greenway, Staff could actively engage in purchasing the property at market value as a way to provide additional needed financial support for the project through zoning and OCP amendments, as there is a clear and specific City need for the property;
- Completion of the cycling network to the high school is the number one priority of the cycling community and purchasing this property may speed up the process of finishing the connection;
- While some aspects of the process may be appropriately streamlined, public consultation must remain fulsome as the community will most certainly have a lot of feedback, particularly with respect to the possible reduction in parking;
- The need for affordable housing continues to grow and many people will benefit from this project;
- Consideration and sensitivity of concerns needs to be taken with respect to how the project will interface with the eastern neighbourhood, which is comprised of single family homes;
- Concerns were raised over the reduction in parking as well as the massing of a six-story building at that location, as it will really stand out; and,
- The Committee looks forward to hearing more about the pros and cons of the possible purchase of property for the greenway when it goes to Council for discussion.

MOVED and SECONDED

THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback Section (Section 5) of the August 31, 2020 report entitled, “823-903 Sixth Street: Proposed Affordable Housing Project – Preliminary Application Review,”, instruct staff to provide feedback from the Committee in the Pre-Application Review letter to the applicant and that staff explore, with the proponent, the purchase of 841 Sixth Street (the pedestrian and cycling connection) and report back to Council

CARRIED.

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

7. Tobacco Free Water Pipe Smoking Premises

Discussion ensued, and the Committee provided the following comments:

- A Committee member advised of having visited a similar establishment and noted that it was well ventilated, hosted culturally diverse clientele including a lot of participation from new immigrants and Canadians, and that the establishment offered good food, was licensed to sell alcohol and, overall, was a peaceful and social activity that did not appear to be a gateway to smoking;

- The point was made that marijuana has recently been legalized and vaping businesses were approved without the same concerns being outlined as seen in the Report;
- It is a creative new business and may benefit the community; however, health is a concern; and,
- Since this is a policy project, it should be referred to Council for consideration.

MOVED and SECONDED

THAT the Land Use and Planning Committee refers the pre-application review summarized in the August 31, 2020 report, titled, “Tobacco Free Water Pipe Smoking Premises (Hookah Lounge) to Council for consideration.

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, September 28, 2020 – To be determined

ADJOURNMENT

ON MOTION, the meeting was adjourned at 10:17 a.m.

Original Signed _____
Mayor Cote
Chair

Original Signed _____
Carilyn Cook
Committee Clerk