

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

April 26, 2021 at 10:00 a.m.

**Meeting held electronically under Ministerial Order No. M192/2020 and
the current Order of the Provincial Health Officer - *Gatherings and Events***

MINUTES

PRESENT:

Councillor Chinu Das, Chair
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr

STAFF:

Ms. Emilie Adin	- Director of Development Services
Mr. Rupinder Basi	- Supervisor of Development Planning
Ms. Christine Edward	- Transportation Planner
Ms. Dilys Huang	- Development Planner
Ms. Jackie Teed	- Senior Manager of Development Services
Ms. Heather Corbett	- Committee Clerk

GUESTS:

Rob Ciccozzi - Applicant, 102-128 Eighth Ave

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

ADDITIONS / DELETIONS TO THE AGENDA

None

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

Procedural Note: Item 1 was addressed after Item 6.

1. Adoption of the Minutes of March 29, 2021 LUPC Meeting

MOVED and SECONDED

THAT the March 29, 2021 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. 102-128 Eighth Avenue and 721 Cumberland Street: Rezoning and Development Permit for Infill Townhouses – Preliminary Report

Dilys Huang, Development Planner, reviewed the April 26, 2021 staff report, giving background into the proposed 55-unit townhouse proposal, and outlined the desired feedback from the Committee.

In response to questions from the Committee, Ms. Huang and Rob Ciccozzi, Applicant, provided the following information:

- The proposed square footage of the common amenity spaces are approximately 1480 sq. ft. for the larger area and just over 1000 sq. ft. for the play area;
- As per the infill townhouse design guidelines, at least 160 sq. ft. of open space is required to be allocated for each individual unit. The space allocated for some of the rear units is slightly larger at over 200 sq. ft.;

- As per the infill townhouse design guidelines, a minimum courtyard width of 28 feet would be required for building separation;
- The applicant's proposal currently well exceeds the minimum number of required parking stalls under the Zoning Bylaw;
- The frequent transit network (FTN) on Eighth Avenue would be contingent on discussion with TransLink and Coast Mountain Bus Company, and would not likely be operational within the next two years; however, it has been identified in the Master Transportation Plan;
- The end units of Buildings 1 and 5 are proposed as adaptable and the entryways would be directly accessed from Cumberland Street;
- The elevator is proposed to go from the parkade to the courtyard level and then to the street level;
- There are still stairs proposed within the courtyard level; therefore, it would not be entirely accessible;
- In order to provide a larger common space, and because of the geography and slope of the site, the parking level is proposed as a concrete platform which would extend beneath the units and support the buildings above;
- The parking area would be defined by the concrete platform, which is the reason why the proposed parking far exceeds the minimum required under the Zoning Bylaw;
- It would be possible to reduce the amount of parking proposed by installing more electric vehicle (EV) stalls to encourage electric cars, or installing another type of amenity, such as storage lockers or a play area; and,
- Electric vehicle charging infrastructure would need to be provided as per the requirements in the Zoning Bylaw.

Discussion ensued and the Committee provided the following comments:

- Given the slope of the site, and that the townhouse units would be built on top of the parking platform, a member felt the parking is acceptable as proposed;
- It would be important to ensure that the balance of parking is right for the number of units and the occupants so that residents do not resort to using visitor stalls or street parking; however, the number of parking stalls proposed appears to be excessive;
- As the project is located on a transit route and the number of stalls exceeds the requirements, a reduction in the number of stalls would be preferable for future planning;
- An enhancement of car sharing would be preferable to the amount of stalls proposed for cars, as EV vehicles still have an environmental impact;
- Given the City's Seven Bold Steps and the goal of reducing the number of car trips, it would be important for housing developments to be in line with City and Intergovernmental Panel on Climate Change (IPCC) climate targets;
- As the area is steep, there may be complications for seniors and families who may be walking up the hill from the shopping amenities nearby;

- The accessibility of the area where this type of density is located does matter, and it would be important to see more focus on accessibility within the proposal;
- It would be important to make sure that there are a sufficient number of accessible amenity spaces within the complex, particularly with the availability of adaptable housing within the proposal; and,
- Both parking and accessibility need to be further explored in this proposal.

MOVED and SECONDED

THAT the Land Use and Planning Committee refer the application back to staff to recommend that the applicant reduce the number of parking stalls.

CARRIED.

(Councillor Puchmayr opposed)

MOVED and SECONDED

THAT the Land Use and Planning Committee refer the application back to staff to recommend that the applicant increase accessibility and continue to focus on enhancing the public realm.

CARRIED.

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

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

7. There were no items.

NEW BUSINESS

8. There were no items.

CORRESPONDENCE

9. There were no items.

NEXT MEETING

Monday, May 17, 2021

ADJOURNMENT

ON MOTION, the meeting was adjourned at 10:41 a.m.

 ORIGINAL SIGNED
Councillor Chinu Das
 Chair

 ORIGINAL SIGNED
Heather Corbett
 Committee Clerk