

## **REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE**

**March 29, 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. Lynn Roxburgh    | - Senior Policy Planner                  |
| Ms. Jackie Teed      | - Senior Manager of Development Services |
| Mr. Mike Watson      | - Senior Planner                         |
| Ms. Heather Corbett  | - Committee Clerk                        |

#### **GUESTS:**

|                    |                   |
|--------------------|-------------------|
| Ms. Nancy Dheilily | - Architect       |
| Mr. JD Puri        | - Applicant       |
| Mr. Dave Taylor    | - Douglas College |
| Mr. Mark Travis    | - Stantec         |

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

#### **ADDITIONS / DELETIONS TO THE AGENDA**

#### **MOVED and SECONDED**

*THAT the March 29, 2021 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 items 6 and 7 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 February 8, 2021 LUPC Meeting**

#### **MOVED and SECONDED**

*THAT the February 8, 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. 102/104 Eighth Avenue and 728 First Street: Official Community Plan Amendment and Rezoning for Infill Townhouses – Preliminary Application Review**

Dilys Huang, Development Planner, reviewed the March 29, 2021 staff report, giving background into the proposal, and reviewed the desired feedback from the Committee.

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

- During the 2017 Official Community Plan (OCP) process, there were some blocks along Eighth Avenue and in the surrounding Glenbrooke North area that were identified as suitable for the Infill Townhouse (RT) designation; however, there were also a number of petitions presented expressing differing viewpoints by residents about the various housing types;
- Based on these differing viewpoints, it was determined that the area would remain under the Detached and Semi-Detached Housing (RD) designation, and that staff would implement a monitoring program to identify additional areas that would be appropriate for infill townhouses after the adoption of the OCP;
- Since the monitoring work has been paused, this applicant is proposing to move forward as a site specific project prior to the City relaunching the monitoring work; and,
- Due to the COVID-19 pandemic and continual delaying of the monitoring program, staff thought it would be best to allow certain proposals to be considered prior to the relaunching of the evaluation work, with the intention that these could help inform the infill housing work and the larger conversation with the community.

JD Puri, Applicant, provided the Committee with information about the application, noting the following comments:

- This project has been ongoing since the purchase of the lot in March 2016;
- The original goal of the project was to do a two lot subdivision and to build two houses for his family, maintaining the character of the neighbourhood; however, it was recognized that the site is a good location for increased density; and,
- While this proposal would be beneficial to the neighbourhood because of a lack of townhouses in the area, if this proposal is not acceptable, the applicant's preferred alternative would be to proceed with a two-lot subdivision, rather than one large house.

Emilie Adin, Director of Development Services, noted that there had been previous direction from Council that small lot subdivisions would not be supported. There is a preference towards reserving small lot subdivisions for Heritage Revitalization Agreements (HRAs); therefore, if subdivision was the preferred route in this case, that would be an exception to Council policy.

Discussion ensued and the Committee provided the following comments:

- Due to the history of the process, it would be important for this application to be presented to Council for further discussion;
- Further feedback and discussion with the community would be advantageous for this proposal;
- Not opposed to this type of development but concerned with the timing;
- The location is ideal for the proposed type of housing;

- A greater amount of housing choice was identified as a need in the Glenbrooke North neighbourhood at the time of the OCP update, and there is still a housing crisis in the City overall; and,
- This proposal would be further delayed if it is required to wait for the monitoring work to be completed and conversations can continue during the application review process.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 7.0 of the March 29, 2021 staff report entitled “102/104 Eighth Avenue and 728 First Street: Official Community Plan Amendment and Rezoning for Infill Townhouses – Preliminary Application Review”, and direct staff to include the recommendations and other feedback from the Land Use and Planning Committee in the preliminary application review letter to the applicant.*

**CARRIED.**

Councillor Puchmayr voted in opposition to the motion.

**7. 808 Royal Avenue (Douglas College): Academic Building and Student Housing - Preliminary Application Review**

Mike Watson, Senior Planner reviewed the March 29, 2021 staff report and gave background into the project.

Dave Taylor, VP Public Affairs, Douglas College, and Mark Travis, Principal Architect, Stantec, reviewed the project, including background on the diverse student population and noting that 808 Royal Avenue is critical to allow the growth of the institution.

In response to questions from the Committee, Mr. Taylor provided the following clarifications:

- The student housing would only be intended for Douglas College students;
- No longer term or market rental is intended for the proposal at this time; and,
- The proposal does not include any housing for mature students with families as Douglas College is quite a young institution in terms of its population, and family housing would be difficult to add on to the proposed site, as it requires more space and resources.

Discussion ensued and the Committee provided the following comments:

- Appreciation was shown for the proposal and for its use of Provincial funding for student housing;
- The proposal addresses housing needs in the City, in that it would take pressure off other housing choices in the community, and helps address student housing;

- The project addresses the goal of helping an anchor business in the City expand;
- There may be an opportunity to create a more welcoming space in the building's interface with Eighth Street, and to address accessibility as pedestrians and people with mobility challenges walk up the steep hill; and,
- Appreciation was noted for the proposal's approach to addressing sustainability and multi-culturalism in the building's design.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee endorse the recommendations summarized in the Feedback Section (Section 6) of the March 29, 2021 staff report entitled "808 Royal Avenue (Douglas College): Academic Building and Student Housing - Preliminary Application Review" and instruct staff to include these, and other feedback from the Committee, 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, April 26, 2021**

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 11:10 a.m.

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 ORIGINAL SIGNED  
**Councillor Chinu Das**  
 Chair

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 ORIGINAL SIGNED  
**Heather Corbett**  
 Committee Clerk