



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

**October 18, 2021  
Council Chamber  
City Hall**

**PRESENT:**

Councillor Chinu Das  
Councillor Nadine Nakagawa  
Councillor Chuck Puchmayr

**STAFF PRESENT:**

Ms. Emilie Adin	Director of Climate Action, Planning and Development
Ms. Jackie Teed	Senior Manager, Climate Action, Planning and Development*
Ms. Janet Zazubek	Development Planner, Climate Action, Planning and Development*
Ms. Carilyn Cook	Committee Clerk, Legislative Services

**GUESTS:**

Ms. Cristina Valero	Development Manager, Smart Centres*
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\*Denotes electronic attendance.

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**1. CALL TO ORDER**

The meeting was called to order at 10:02 a.m.

**2. ADDITIONS / DELETIONS TO THE AGENDA**

There were no additions or deletions to the Agenda.

### 3. **ADOPTION OF MINUTES**

#### 2.1 **August 30, 2021**

MOVED and SECONDED

*THAT the minutes of the August 30, 2021 Land Use and Planning Committee meeting be adopted.*

**Carried.**

All Commission members present voted in favour of the motion.

### 4. **REPORTS FOR ACTION**

#### 3.1 **Preliminary Application Review: 805 Boyd Street (Queensborough Landing) - Land Use Discussion**

Janet Zazubek, Development Planner, reviewed the October 18, 2021 staff report and provided a PowerPoint presentation during which she outlined the site context and provided an overview of the stage two preliminary application review.

In response to questions from the Committee, Emilie Adin, Director, Climate Action, Planning and Development, Jackie Teed, Senior Manager, Climate Action, Planning and Development, and Ms. Zazubek provided the following comments:

- Moving forward with the motion will not preclude contemplating an overall larger shared vision with the applicant to provide even more opportunities such as breweries, etc., on the site; and,
- The restriction on lumber sales in buildings larger than 40,000 square feet is existing and means that the only building or unit on the Queensborough Landing Parcel that can accommodate lumber sales is the Walmart building, and the request from the applicant would allow competition and sale of lumber.

Discussion ensued, and the Committee provided the following comments:

- Support the one-off proposal; however, we must be cautious that a significant change in what is being offered on site does not trigger an exodus of commercial businesses in the area;
- The proposed nine other land uses will provide some control and activate that area during the day and into the evening;
- Would like to see businesses that serve the community and not necessarily be for destination shopping; and,
- Concern was expressed regarding removing the restrictions around lumber sales and how it may impact lumber sales competition. Given the proximity to an existing large-format Lowe's and the recent closure of a small-format Rona in the city, there were concerns about the commercial viability of a

smaller hardware/lumber store business. The Committee indicated that the 40,000 square foot size limit should remain.

MOVED and SECONDED

*THAT the Land Use and Planning Committee support that the following land uses should be further considered through a formal zoning text amendment application: Amusement arcades; Microbrewery, winery, distillery or cottage brewery; Trade and commercial schools; Animal boarding; Commercial, commissary or shared kitchen; Delivery and express facilities, courier service; Car wash; and the retail sale of used goods subject to the same restrictions as currently included in the Zoning Bylaw.*

**Carried.**

All Commission members present voted in favour of the motion.

**5. NEW BUSINESS**

There were no items.

**6. END OF THE MEETING**

The meeting was adjourned at 10:20 a.m.

Original Signed  
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Councillor Chinu Das

Original Signed  
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Carilyn Cook  
Committee Clerk