



## **ADVISORY PLANNING COMMISSION**

**Tuesday, March 16, 2010 5:34 p.m.**  
**Committee Room No. 2**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Bruce Clark	-Chair
Mark Elliott	- Community Member
Maria Marcu	- Community Member
Clay Nelson	- Community Member
Terry Owen	- Community Member
Baj Puri	- Community Member
Alex Sweezey	- Community Member (arrived at 5:35 p.m.)
Ken Williams	- Community Member

#### **VOTING MEMBER REGRETS:**

Helen Bodner	- Community Member
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#### **GUESTS:**

Gary Pooni	- Brook & Associates
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#### **STAFF:**

Lisa Spitale	- Director of Development Services
Bev Grieve	- Manager. Planning Division
Julie Schueck	- Heritage Planner
John Stark	- Senior Social Planner
Michael Watson	- Planning Assistant
Donna Martin	- Committee Clerk

#### **1.0 ADDITIONS TO AGENDA**

##### **MOVED and SECONDED**

*THAT the following item be deleted from the agenda:*

- 22 & 26 East Royal Avenue and a portion of 275 Francis Way.

**CARRIED.**

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

Member Alex Sweezey joined the meeting at 5:35 p.m.

The following items were added to the Agenda:

- Introduction of new member
- Election of Chair and Vice Chair
- Terms of Reference

Chair Bruce Clark introduced new member Ken Williams.

By acclamation, Bruce Clark was elected the Chair and Alex Sweezey was elected Vice-Chair.

The Terms of Reference were presented On-Table, discussed briefly and will be placed on the next agenda for further discussion.

**MOVED and SECONDED**

*THAT* the Agenda be adopted as amended.

**CARRIED.**

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

**2.0 ADOPTION OF MINUTES**

**2.1 Adoption of the Minutes of January 19, 2010**

**MOVED and SECONDED**

*THAT* the minutes of the Advisory Planning Commission meeting held on January 19, 2010 be received and approved.

**CARRIED.**

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

**3.0 LAND USE PRESENTATIONS**

**3.1 21 - 27 Eighth Avenue**

**File: REZ033**

Mike Watson, Planning Assistant, reported an application has been received to rezone 21 and 27 Eighth Avenue (former site of Canadian Tire and adjacent strip mall) to a Comprehensive Development District. The applicant proposes to construct a four storey, 133,000 sq. ft. mixed use building with about 150 residential units (townhouses and apartments) and about 10,000 sq ft. of commercial space.

The Commission was asked to comment on the following issues:

- Adjacencies/transitional property;
- Ground-oriented and family oriented housing units;
- Site coverage;
- Amount and location of the commercial space; and
- Use of the Comprehensive Development District.

Gary Pooni, Brook & Associates, outlined the area context, policy context, site plan and benefits of this development. The proposed comprehensive redevelopment complies with the overall City policies, provides a variety of residential dwelling types, helps to revitalize the area, utilizes the land more efficiently and provides the neighbourhood with a comfortable transition from the residential to commercial.

**Questions from the Commission:** *(Response in italics)*

- **What is the amount of existing commercial space?** *About 6,000 square feet is currently being leased out, no including the Canadian Tire site.*
- **Is the residential property rental?** *The residential units will be strata units.*
- **What is the location of parking?** *The location of the required parking for both residential and commercial will be below grade in the underground parking facility. There may also be opportunities for retail parking on the street.*
- **Where will garbage be disposed?** *Garbage disposal and recycling have not been determined but the garbage for commercial space will likely be disposed of behind the building and the residential garbage facility will likely be on the parkade level.*
- **Is there any concern regarding the power substation?** *No.*
- **The current lane access is very narrow, how will that be handled?** *The applicant may be required to dedicate land to widen the lane.*
- **Where is the parking for commercial the site?** *The commercial parking is required to be located on site and will be provided in the underground parking structure. There may be some opportunity to provide short term on street parking for the commercial uses.*
- **How many parking spaces are required?** *The proposal will provide what is required and the City will ask for some visitor parking.*
- **Will some of the commercial face Colburn Street?** *Yes.*
- **Is the developer aware of the Canada Post employees schedule?** *It is something that will be looked at with respect to parking and lane access.*
- **How will drainage issues be addressed?** *This is something yet to be explored.*
- **Will this proceed as one development?** *The development will proceed on two legal lots but will proceed as one development application.*

**Comments from the Commission:**

- Opportunity to explore on site storm water management and a green roof approach.
- Consider use of flex space as green space to intensify retail on Colborne Street.
- Suggest a mixed use building on the Canadian Tire site with focus on commercial and a purely residential townhouse development on the strip mall site.
- Works well with respect to transitional issues.
- Support the ground level entrance for ground oriented units.
- Concerned about underground parking for commercial portion.
- Underground parking would work for commercial if there is a direct path for pedestrians to access the retail and it would depend on the type of retail.
- No problem with Comprehensive Development District or density.

### 3.3 1408 Fifth Avenue

File: REZ036

Mike Watson reported an application has been received for the property at 1408 Fifth Avenue to rezone the property from RS-2 to a comprehensive development district in order to allow a licensed group daycare facility which will provide for the care of 50 children. The proposed rezoning conforms to policies in the Official Community Plan and the Child Care Strategy.

John Stark, Social Planner, noted 84% of childcare facilities in the City are over capacity. This facility will provide a better environment for children and will be accessible to the disabled. The daycare is across from a park which the applicant has confirmed would be acceptable as an outdoor play space. The facility will accommodate good drop-off and pick-up.

Douglas Massie, Architect representing Chercover Massie & Associates Ltd. reviewed the proposal noting the property will be heavily landscaped to buffer traffic noise from Stewardson Way. A fence will be installed for child safety.

#### **Questions from the Commission:** *(Response in italics)*

- **How common is this size of daycare?** *50 children is a number that is sustainable for the applicant. Negative impact will be minimal as outside activity will be at the park. The City has a few facilities this size or larger. A larger number of children lends to more diversity in programming.*
- **What is the square footage of the building?** *The main floor is 3,000 square feet and the lower floor is 1,000 square feet.*
- **Will this property be taxed as commercial?** *As a daycare it will be taxed as residential.*
- **What is being done with respect to drainage?** *There has been no determination as yet. Budget will be the driver.*

#### **Comments from the Commission:**

- Consider sustainability issues with respect to landscaping and drainage;
- Concern about child safety on corner of property; (Staff noted there will be a defined safety plan on the site and while the children are doing outside activities at the park);
- Support a daycare facility in the community.

## 4.0 REZONING

## 5.0 NEW BUSINESS

### 5.1 Heritage Revitalization Agreement Guidelines – Julie Schueck, Heritage Planner

Julie Schueck, Heritage Planner explained guiding principles and objectives of Heritage Revitalization Agreements (HRA) noting an HRA is unique to a particular property and ensures a balance of private and public benefits.

Ms. Spitale, Director of Development Services, said it is difficult to find a balance between being a “heritage friendly City” and “streamlining the heritage process.”

**Comments from the Commission:**

- Would prefer to see HRAs on an information basis before an HRA comes before the Commission for a decision.
- Suggest streamlining only those buildings that are a risk.
- Additional definition beyond date of building.

Commission members should email any questions or comments regarding the proposed Heritage Revitalization Agreement Guidelines to the Heritage Planner. This item will be a topic for discussion at the next scheduled meeting of the Commission.

**6.0 REPORTS AND INFORMATION**

**7.0 CORRESPONDENCE**

**8.0 NEXT MEETING**

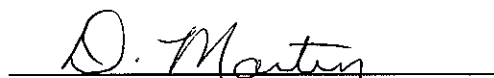
**April 20, 2010 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 8:06 p.m.



**Bruce Clark**  
Chair



**Donna Martin**  
Committee Clerk