

**MINUTES OF THE
PLANNING & LAND USE COMMITTEE MEETING
HELD THURSDAY, JUNE 11, 2015, 9:00 A.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.

Committee Members Present: Mayor Helps (Chair); Councillors Alto, Isitt, Loveday, Lucas, Madoff and Thornton-Joe.

Absent: Councillors Coleman and Young.

Staff Present: J. Johnson – City Manager; A. Hudson – Acting Director, Sustainable Planning & Community Development; A. Meyer – Assistant Director, Development Services; L. Baryluk – Senior Planner; J. Handy – Senior Planner; K. Bouris – Senior Planner; M. Miller – Heritage Planner; L. Taylor – Planner; T. Soulliere – Director, Parks & Recreation; K. Hamilton – Director, Citizen Engagement & Strategic Planning; J. Potter – Manager, Citizen Engagement; B. Dellebuur – Acting Assistant Director, Transportation & Parking Services; R. Woodland – Director, Legislative & Regulatory Services; T. Zworski – City Solicitor; C. Mycroft – Executive Assistant to the City Manager; A. Ferguson – Recording Secretary.

2. APPROVAL OF THE AGENDA

Action: It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the Agenda of the June 11, 2015, Planning & Land Use Committee meeting be approved.

Amendment: It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the Agenda of the June 11, 2015, Planning & Land Use Committee meeting be amended to include the following agenda items on the consent agenda.

Item #1	Minutes from the meeting held May 28, 2015
Item #3	Development Permit with Variances Application No. 000422 for 1143 Grant Street.
Item #4	Heritage Designation Application Nos. 000148 and 000149 for 524 and 526 Michigan Street.

On the amendment:
CARRIED UNANIMOUSLY 15/PLUC125

On the main motion as amended:
CARRIED UNANIMOUSLY 15/126

3. CONSENT AGENDA

It was moved by Councillor Alto, seconded by Councillor Madoff that the following items be approved without further debate:

3.1 Minutes from the meeting held May 28, 2015

Action: It was moved by Councillor Alto, seconded by Councillor Madoff, that the Minutes from the Planning & Land Use Committee meeting held May 28, 2015, be adopted.

CARRIED UNANIMOUSLY 15/PLUC/127

3.2 Development Permit with Variances Application No. 000422 for 1143 Grant Street

Committee received a report regarding a development permit with variances for 1143 Grant Street. The proposal is to construct a deck and install glass doors on the rear side of the existing small lot house.

Action: It was moved by Councillor Alto, seconded by Councillor Madoff, that Committee recommends that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000422 for 1143 Grant Street, in accordance with:

1. Plans date stamped May 4, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 1.86, Section 4(b): Reduce the rear yard setback from 8m to 6.25m.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY 15/PLUC/128

3.3 Heritage Designation Application Nos. 000148 and 000149 for 524 and 526 Michigan Street

Committee received a report regarding an application to designate 524 and 526 Michigan Street as Municipal Heritage Sites.

Action: It was moved by Councillor Alto, seconded by Councillor Madoff, that Committee recommends that Council designates 524 and 526 Michigan Street as Municipal Heritage Sites.

CARRIED UNANIMOUSLY 15/PLUC/129

4. REQUEST FOR DIRECTION

Councillor Isitt joined the meeting at 9:04 a.m.

4.1 Developing an Accelerated Approach to Local Area Planning: Proposed Process

Committee received a report regarding recommendations to develop an accelerated approach to local area planning for urban villages and transportation corridors.

Committee discussed:

- The importance of engaging with all the neighbourhoods.
- How the process has been well received by the neighbourhoods.
- The importance of giving the community associations plenty of notice and information regarding the collaboration so they can prepare accordingly.
- How this process will inform and inspire different approaches to land use plans.
- The preference to start this process in 2015.
- Appreciation of the research conducted to ensure best practices with implementing this process.

Action: It was moved by Councillor Alto, seconded by Councillor Loveday, that Committee recommends that Council approve the recommended process as laid out in the report dated May 28, 2015, for developing an accelerated approach to local area planning for urban villages and transportation corridors, including holding one-on-one meetings with each Community Association.

Committee discussed:

- The need to update the neighbourhood plans through collaboration with the community associations.
- The importance of reviewing these plans every few years.
- Concerns about adequate planning resources.
- Supporting the neighbourhood associations in leading their community.
- Leading a change in local area planning.

CARRIED UNANIMOUSLY 15/PLUC/130

5. DEVELOPMENT APPLICATION REPORTS

5.1 Heritage Designation Application No. 000151 for 1713 Government Street

Committee received a report regarding an application to designate 1713 Government Street (Yen Wo Society Building) as a Municipal Heritage site.

Committee discussed:

- The history of the building and how they are pleased to see this building being designated.

- The lack of Heritage Designated buildings within Chinatown and how they hope this will motivate others to designate other important heritage buildings within the area.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that Committee recommends that Council designate 1713 Government Street as a Municipal Heritage Site.

CARRIED UNANIMOUSLY 15/PLUC/131

7. CLOSED MEETING AT 9:17 A.M.

Action: It was moved by Councillor Madoff, seconded by Councillor Loveday, that the Planning & Land Use Committee convene a Closed meeting that excludes the public under Section 12(6) of the Council Bylaw for the reason that the following agenda items deal with matters specified in Sections 12(3) and/or (4) of the Council Bylaw, namely:

- Section 12(3)(a) - Personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the City or another position appointed by the City.

CARRIED UNANIMOUSLY 15/PLUC132

7.1 Approval of the Agenda

Action: It was moved by Councillor Alto, seconded by Councillor Isitt, that the Agenda of the Closed Planning & Land Use Committee meeting be approved.

CARRIED UNANIMOUSLY 15/PLUC/133

7.2 Minutes from the Closed Meeting held on May 28, 2015

Action: It was moved by Councillor Alto, seconded by Councillor Isitt, that the Minutes from the Closed Planning & Land Use Committee meeting held May 28, 2015, be adopted.

CARRIED UNANIMOUSLY 15/PLUC/134

7.3 Appointments – Victoria Board of Variance

Committee received information regarding an appointment to the Victoria Board of Variance.

The discussion and motion was recorded and kept confidential.

CARRIED UNANIMOUSLY 15/PLUC/135

8. ADJOURNMENT

Action: It was moved by Councillor Alto, seconded by Councillor Lucas, that the meeting be adjourned at 9:23 a.m.

CARRIED UNANIMOUSLY 15/PLUC/136

Mayor Helps, Chair