

**MINUTES OF THE
PLANNING & LAND USE COMMITTEE MEETING
HELD THURSDAY, MARCH 6, 2014, 9:00 A.M.**

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

Committee Members Present: Mayor Fortin (Chair); Councillors Alto, Coleman, Helps, Gudgeon, Madoff, Thornton-Joe and Young

Absent: Councillor Isitt

Staff Present: J. Johnson - City Manager; D. Day - Director, Department of Sustainable Planning and Community Development; A. Meyer - Assistant Director, Department of Sustainable Planning and Community Development; L. Baryluk - Planner; M. Wilson - Planner; D. Schaffer - Manager, Legislative Services; J. Appleby - Recording Secretary

2. APPROVAL OF THE AGENDA

Committee considered the following amendments to the Agenda:

Open Meeting:

- Item # 1 – Minutes from the meeting held February 20, 2014
- Item # 2 – Additional correspondence regarding 1030 & 1038 McClure Street.

Action: Councillor moved that the Agenda of the March 6, 2014, Planning & Land Use Committee meeting be approved as amended.

CARRIED UNANIMOUSLY 14/PLUC046

3. ADOPTION OF MINUTES

3.1 Minutes from the meeting held February 20, 2014

Action: Councillor Thornton-Joe moved that Minutes from the Planning & Land Use Committee meeting held February 20, 2014, be approved.

CARRIED UNANIMOUSLY 14/PLUC047

4. DECISION REQUEST

4.1 Rezoning Application # 00426 and Development Permit Application # 000334 for 1030 and 1038 McClure Street

Committee received a report dated February 20, 2014, regarding Rezoning Application # 00426 and Development Permit Application # 000334 for 1030 and 1038 McClure Street. The proposal is to rezone the property from the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District, to a new zone to permit an increase in density for the construction of a four-storey, multi-unit residential building with one level of underground parking. A concurrent Development Permit Application has also been submitted.

Councillor Alto entered the meeting at 9:07 a.m.

Action:

Councillor Helps moved that Committee recommends that Council authorize:

1. That Rezoning Application # 00426 for 1030 and 1038 McClure Street proceed for consideration at a Public Hearing and that staff be directed to prepare the necessary *Zoning Regulation Bylaw* amendments, subject to:
 - a. The applicant entering into a legal agreement with the City to ensure that all strata-titled units are available to be rented out to non-owners to the satisfaction of the City Solicitor.
 - b. Provision of a third-party land lift analysis that justifies any increase in density that exceeds the floor space ratio of 1.6:1 FSR with a contribution of 75% of the value of any identified land lift to be contributed to and divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund, to be secured to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
2. Review by the Advisory Design Panel of Development Permit Application # 000377 prior to Council considering issuing the permit with special attention to the proposed decreased setbacks, increased building scale and massing, and proposed building finishes in relation to the neighbourhood context.
3. Following consideration of Rezoning Application # 00426, that Council authorize the issuance of a Development Permit for # 000334 for 1030 and 1038 McClure, in accordance with:
 - a. Plans stamped "Development Permit # 000334, dated January 14, 2014".
 - b. Development meeting all *Zoning Regulation Bylaw* requirements.
 - c. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY 14/PLUC048

**4.2 Development Permit Application # 000338 for 1017 Pakington Street
Development Permit Application for # 000339 for 1011 Pakington Street**

Committee received a report dated February 20, 2014, regarding Development Permit Application # 000338 for 1017 Pakington Street and Development Permit Application # 000339 for 1011 Pakington Street. The application seeks to construct

two small lot houses. The lots are located in the R-K Zone, Medium Density Attached Dwelling District.

The design of the two small lot, single family dwellings is subject to DPA 15A Intensive Residential Small Lot that controls the exterior design, finishes and landscape details. The proposed design is consistent with the Small Lot House Design Guidelines, 2002 and no variances to the *Zoning Regulation Bylaw* are required.

- Action:** Councillor Helps moved that Committee recommends that Council authorize that Council authorize the issuance of Development Permit # 000338 for 1017 Pakington Street, in accordance with:
1. Plans stamped dated December 5, 2013.
 2. Development meeting all *Zoning Regulation Bylaw* requirements.
 3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY 14/PLUC049

- Action:** Councillor Helps moved that Committee recommends that Council authorize that Council authorize the issuance of Development Permit # 000339 for 1011 Pakington Street, in accordance with:
1. Plans stamped dated December 5, 2013.
 2. Development meeting all *Zoning Regulation Bylaw* requirements.
 3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY 14/PLUC050

4.3 Development Variance Permit Application # 00128 for 3165 Quadra Street

Committee received a report dated February 20, 2014, regarding Development Permit Application # 00128 for 3165 Quadra Street. The application proposes to allow a parking space in the front yard of a single family dwelling at 3165 Quadra Street. The applicant is proposing to convert the existing garage within the house into living space in order to create a secondary suite in the lower storey of the home. Parking regulations contained in Schedule "C" of the *Zoning Regulation Bylaw* require that one parking space be provided for a single family dwelling and that it must be located behind the front wall of the house. Staff noted that the written report mistakenly read that the Oaklands Community Association Land Use Committee was consulted, when in fact it was the Hillside/Quadra neighbourhood.

- Action:** Councillor moved that Committee recommends that Council authorize the issuance of Development Variance Permit # 00128, in accordance with:
1. Plans stamped "Development Variance Permit # 00128", dated January 3, 2014.

2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance: Schedule "C", Section 3, relaxation to permit one parking stall to be located in the front yard.
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY 14/PLUC051

Action: Councillor Madoff moved that the Planning and Land Use Committee meeting of March 6, 2014, be adjourned at 9:18 a.m.

CARRIED UNANIMOUSLY 14/PLUC052

Mayor Fortin, Chair