

OPPOSED (2): Mayor Helps, and Councillor Thornton-Joe

CARRIED (3 to 2)

Moved By Mayor Helps

Seconded By Councillor Alto

That this matter be forwarded to the daytime Council meeting today.

CARRIED UNANIMOUSLY

Councillors Dubow, Isitt, and Loveday returned to the meeting at 9:40 a.m.

E. LAND USE MATTERS

E.1 1150 Cook Street: Development Permit with Variances Application No. 00130

Council received a report dated November 12, 2020 from the Director of Sustainable Planning and Community Development regarding a proposal to construct a 16-storey, mixed-use building with ground-floor retail and residential above, including approximately 129 dwelling units.

Committee discussed:

- *The reasoning this application is not going through a complete rezoning process.*
- *Concerns around the amount of amenities provided to the City by the applicant based on the size of the proposed development.*
- *How public comment works versus public hearing*

Moved By Mayor Helps

Seconded By Councillor Alto

That, subject to plan revisions to address the following:

- a. Further consideration for the location of the gas meter on Cook Street and provision of additional detail for the design of the metal fence enclosure, to the satisfaction of the Director of Planning.
- b. Clarification of the proposed architectural and landscape materials as it relates to the creation of a positive pedestrian experience, to the satisfaction of the Director of Planning.
- c. Further consideration for access to the BC Hydro specifications and further consideration of future BC Hydro underground infrastructure to ensure that it does not negatively impact the street trees, to the satisfaction of the Director of Engineering and Public Works and Director of Parks, Recreation and Culture.
- d. Corrections to satisfy Parks requirements and to resolve inconsistencies with the site plan, landscape plan and building cross sections as they relate to landscaping and street trees, to the satisfaction of the Director of Parks, Recreation and Culture.
- e. Design revisions to reduce the impacts on the street trees along Cook Street, including reducing the pruning within the canopy and within the critical root

zone to ensure the successful retention of these trees, to the satisfaction of the Director of Parks, Recreation and Culture.

And, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor to secure:

- a. A future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development.
- b. Public realm streetscape improvements consistent with the Downtown Public Realm Plan and Streetscape Standard (DPRP) specifications, to the satisfaction of the Director of Engineering and Public Works.
- c. Provision of a minimum of four electric vehicle charging stations to the satisfaction of the Director of Sustainable Planning and Community Development.

And that subject to receipt of a letter from the Ministry of Environment confirming that the landowner has met the requirements of Section 557(2) of the Local Government Act with respect to contaminated sites, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00130 for 1150 Cook Street in accordance with:

1. Plans date stamped September 30, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Increase the height from 30m to 47.57m;
 - ii. increase the number of storeys from 10 storeys to 16 storeys.
3. Final plans to be generally in accordance with plans date stamped September 30, 2020.
4. The Development Permit lapsing two years from the date of this resolution.”

Motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Dubow

That the matter be referred to staff, to work with the applicant to revise the application with a view toward:

- addressing concerns raised in the letter from the Downtown Residents Association; and
- achieving greater consistency with the Official Community Plan, particularly as it relates to height, density and community benefits.

FOR (4): Councillor Dubow, Councillor Isitt, Councillor Thornton-Joe, and Councillor Young

OPPOSED (4): Mayor Helps, Councillor Alto, Councillor Loveday, and Councillor Potts

DEFEATED (4 to 4)

Motion to refer:

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

Refer to staff to work with applicant to revise the applications to address:

- areas where design guidelines setbacks are noted in the staff report
- report back on conversations with BC Hydro on technical solutions
- a, b, c, d & e as stated in the staff report
- point by point response to the DRA letter as it addresses issues within the developers control.

FOR (6): Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Mayor Helps and Councillor Alto

CARRIED (6 to 2)

Committee recessed at 10:53 a.m. and returned at 10:58 a.m.

E.2 2700 Avebury Avenue: Rezoning Application No. 0700, Development Permit Application No. 000583, Development Variance Permit Application No. 00230, Development Variance Permit No. 000229

Council received a report dated November 12, 2020 from the Director of Sustainable Planning and Community Development regarding a proposal to rezone a portion of the property to allow a small lot subdivision and construction of a new small lot house.

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00700 for 2700 Avebury Avenue:

That Council decline Application No. 00700 for the property located at 2700 Avebury Avenue.

Development Permit Application No. 000583 for 2700 Avebury Avenue:

That Council decline Development Permit Application No. 000583 for the property located at 2700 Avebury Avenue.

Development Variance Permit No. 000229 - 2700 Avebury Avenue:

That Council decline application No. DVP000229 for the property located at 2700 Avebury Avenue.

Development Variance Permit No. 00230 for 2700 Avebury Avenue:

That Council decline Development Variance Permit Application No. 00230 for the property located at 2700 Avebury Avenue.