

**MINUTES OF THE  
PLANNING & LAND USE COMMITTEE MEETING  
HELD THURSDAY, OCTOBER 1, 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, Coleman, Isitt, Loveday, Madoff, Thornton-Joe and Young.

**Absent:** Councillor Lucas

**Staff Present:** J. Johnson – City Manager; J. Jenkyns – Deputy City Manager; J. Tinney – Director, Sustainable Planning & Community Development; A. Meyer – Assistant Director, Development Services; T. Soulliere – Director, Facilities, Parks & Recreation; J. Handy – Planner; M. Miller – Heritage Planner; C. Wain – Planner; R. Woodland – Director, Legislative & Regulatory Services; J. Appleby – Recording Secretary.

**2. APPROVAL OF AGENDA**

**Action:** It was moved by Councillor Loveday, seconded by Councillor Coleman, that the Agenda of the October 1, 2015, Planning and Land Use Committee meeting be approved.

CARRIED UNANIMOUSLY 15/PLUC208

**3. MINUTES**

**3.1 Minutes from the Meeting held on September 10, 2015.**

**Action:** It was moved by Councillor Coleman, seconded by Councillor Alto, that the Minutes from the Planning and Land Use Committee meeting held September 10, 2015, be adopted.

CARRIED UNANIMOUSLY 15/PLUC209

**4. DEVELOPMENT APPLICATION REPORTS**

**4.1 Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards)**

Committee received a report regarding an application for 701 Tyee Road (Railyards). The application is to authorize the design, siting and landscaping for a 144 unit apartment to be constructed in three phases.

Committee discussed:

- Concerns regarding the smaller vehicle parking spots and the type of vehicles that could be accommodated.

- Affordability and the range of housing types that will be built.
- Sustainability features and if there is an opportunity to request that LEED standards be incorporated.
- Concerns from the Community Association regarding the lack of community gardens and affordable housing.
- The pathway and if there was a way to ensure the City will retain the right-of-way.

**Action:**

It was moved by Councillor Young, seconded by Councillor Coleman, that Committee recommends this report be forwarded to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

Committee discussed:

- Why the park cannot be built at the onset.
  - The area will be under construction and the land will be used as a staging area for equipment.
- The lack of affordability options and inclusionary zoning. There are no legal requirements built in.
- The public wants more sustainability features looked at.
- The timing of amenities.
- The need to develop policies to ensure that any amenities desired be requested at the beginning of the application process instead of at the time of the public hearing.
- If there is a mechanism by which the City remains the owner of the public pathway.

That Council authorize the issuance of Development Permit Application No. 000404 for 701 Tye Road, in accordance with:

1. Plans date stamped August 24, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Reduce the north setback (Gaudin Road) from 3.5m to nil;
  - b. Reduce the south setback from 4m to nil for Phases 1 and 2;
  - c. Reduce the south setback from 4m to 3.5m;
  - d. Increase the height in DA-H from 24m to 25.49m for Phase 2;
  - e. Increase the height in DA-J from 31m to 33m for Phase 3;
  - f. Reduce parking from 50 stalls to 49 stalls for Phase 1;
  - g. Reduce parking from 185 stalls to 178 stalls; and
  - h. Reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.
3. The Development Permit lapsing two years from the date of this resolution.
4. Revised plans to the satisfaction of staff that:
  - a. Either enclose or screen the proposed garbage enclosure adjacent to Gaudin Road;
  - b. Provide further details of the proposed grass pave finish;
  - c. Provide comprehensive details relating to landscaping for Phases 1 and 2;

- d. Provide reduced annual landscaping maintenance costs within Bridges Park and along Tyee Road.
5. Referral to the Advisory Design Panel for a comprehensive review and with particular attention to the following issues:
  - a. The design of building entrances facing Tyee Road;
  - b. The design and appearance of the "Sky Home" end units; and
  - c. The treatment of parkade walls that project above grade.
6. An amendment to the Railyards Master Development Agreement, to the satisfaction of staff, to:
  - a. Address proposed revisions to the public parking required in conjunction with Bridges Park and the path from Tyee Road to Central Spur Road;
  - b. Secure cost estimates for all required on-site services, off-site services and public amenities prior to any building in proposed Phase 1 being occupied.
7. A Public Access Easement registered on title, to the satisfaction of staff, to secure public access through the site from Tyee Road to Central Spur Road.
8. A Statutory Right-of-Way registered on title, to the satisfaction of staff, to secure public access to the Victoria West Entry Park and public pathways located on private land adjacent to Tyee Road.
9. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, in a form satisfactory to staff.

CARRIED UNANIMOUSLY 15/PLUC210

**Action:**

It was moved by Councillor Isitt, seconded by Councillor Madoff, that Committee recommends that Council direct that staff report back to Council after the application is reviewed by the Advisory Design Panel, on the feasibility of retaining the provision in the Master Development Agreement of the City acquiring ownership title to the public access from Tyee Road to Central Spur Road, including the legal mechanism and pros and cons

CARRIED UNANIMOUSLY 15/PLUC211

**4.2 Development Permit with Variances Application Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane**

Committee received a report regarding an application for 1032, 1038 and 1044 Harling Lane. The application is to authorize the design and landscaping for three small-lot houses.

Committee discussed:

- Concern that by allowing exterior access to the basements that secondary suites could be added which would be against the zoning of not allowing suites when there is a small lot.
  - This can be prevented during the building permit / inspection stage.

**Action:**

It was moved by Councillor Coleman, seconded by Councillor Alto, that Committee forward this report to Council and after giving notice and allowing an opportunity for public comment:

"That Council authorize the issuance of Development Permit Application Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane in accordance with:

1. Plans date stamped June 17, 2015, with revisions to the fence to the satisfaction of staff.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

**Amendment: It was moved by Councillor Madoff, seconded by Councillor Loveday, that the motion be amended as follows:**

~~That Committee forward this report to Council and after giving notice and allowing an opportunity for public comment:~~

**That Committee forward this report to Council and that Council consider the following motion:**

"That Council authorize the issuance of Development Permit Application Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane in accordance with:

1. Plans date stamped June 17, 2015, with revisions to the fence to the satisfaction of staff.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

On the amendment:  
CARRIED UNANIMOUSLY 15/PLUC212

Committee discussed:

- The need to be clear in how and when public input is sought.

On the main motion as amended:  
CARRIED UNANIMOUSLY 15/PLUC213

*Councillor Young excused himself from the meeting at 9:58 a.m. due to a non-pecuniary conflict of interest as a member of his family owns a property within the notification area when used when an amendment to the Official Community Plan is sought.*

#### **4.3 Heritage Alteration Permit with Variances Application Nos. 00205 and 00206 for 226 Dallas Road and 222 Dallas Road**

Committee received a report regarding an application for 226 and 222 Dallas Road. The application is to relocate and rehabilitate two houses currently located at 524 and 526 Michigan Street to 226 and 222 Dallas Road.

Committee discussed:

- If it there was consideration to forward the application to the Heritage Advisory Panel.

- o Council has delegated authority to staff to approve this type of application.

**Action:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that Committee recommends:

- A. That Council advance Heritage Alteration Permit Application No. 00205 with Variances for 226 Dallas Road, for consideration at a Public Hearing.
- B. Following consideration of Heritage Alteration Permit Application No. 00205 for 226 Dallas Road:

"That Council authorize the issuance of Heritage Alteration Permit Application No. 00205 for 226 Dallas Road, subject to the completion of the following prior to the issuance of a Building Permit and in accordance with:

- 1. Revised plans date stamped August 18, 2015.
- 2. The provision of:
  - a. Plan, elevation and section details for the front porch;
  - b. A post-relocation condition assessment of the existing wood siding/shingles, woodwork, roof, exterior doors and windows;
  - c. Rehabilitation details confirming the scope of work arising from the condition of the historic fabric; and
  - d. An exterior door and window rehabilitation schedule.
- 3. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Section 1.2.4.a - Height relaxed from 7.6m to 8.8m;
  - b. Section 1.2.5.a - Front setback relaxed from 7.5m to 6.15m for main building, from 5.0m to 4.83m for stairs;
  - c. Section 1.2.5.c - Side yard setback (east) relaxed from 3.0m to 1.20m and side yard setback (west) relaxed from 1.5m to 1.04m; and
  - d. Section 1,2.5.d - Combined side yard setbacks relaxed from 4.5m to 2.24m.
- 1. The Heritage Alteration Permit lapsing two years from the date of this resolution.
- 2. Final plans to be generally in accordance with the plans identified above as amended to the satisfaction of the Director of Sustainable Planning and Community Development."

CARRIED UNANIMOUSLY 15/PLUC214

### **222 Dallas Road**

"That Council advance Heritage Alteration Permit Application No. 00206 with Variances for 222 Dallas Road, for consideration at a Public Hearing."

- A. Following consideration of Heritage Alteration Permit Application No. 00206 for 222 Dallas Road:
- B. That Council authorize the issuance of Heritage Alteration Permit Application No. 00206 for 222 Dallas Road, subject to the completion of the following prior to the issuance of a Building Permit and in accordance with:
  - 1. Revised plans date stamped August 18, 2015.
  - 2. The provision of:

- a. Plan, elevation and section details for the front porch;
  - b. A post-relocation condition assessment of the existing wood siding/shingles, woodwork, roof, exterior doors and windows;
  - c. Rehabilitation details confirming the scope of work arising from the condition of the historic fabric;
  - d. An exterior door and window rehabilitation schedule.
3. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
    - a. Section 1.2.4.a - Height relaxed from 7.6m to 9.9m and number of storeys from 2 to 2.5;
    - b. Section 1.2.5.a - Front setback relaxed from 7.5m to 6.45m for main building, from 5.9m to 4.94m for porch, from 5.0m to 3.91m for stairs;
    - c. Section 1,2.5.c - Side yard setback (east) relaxed from 1,5m to 1,36m;
    - d. Section 1,2.5.d - Combined side yard setbacks relaxed from 4.5m to 2.68m; and
    - e. Section 1.2.5.e - Flanking street (Dock) setback relaxed from 3.5m to 1.32m.
  4. The Heritage Alteration Permit lapsing two years from the date of this resolution.
  5. Final plans to be generally in accordance with plans identified above as amended to the satisfaction of the Director of Sustainable Planning and Community Development."

CARRIED UNANIMOUSLY 15/PLUC215

## 5. ADJOURNMENT

**Action:** It was moved by Councillor Coleman, seconded by Councillor Alto, that the Planning and Land Use Committee meeting of October 1, 2015, be adjourned at 10:05 a.m.

CARRIED UNANIMOUSLY 15/PLUC216

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Mayor Helps, Chair