

**MINUTES OF THE
PLANNING & LAND USE COMMITTEE MEETING
HELD THURSDAY, JANUARY 8, 2015, 9:00 A.M.**

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

Committee Members Present: Mayor Helps; Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young

Staff Present: J. Johnson - City Manager; A. Hudson – Assistant Director, Community Planning; A. Meyer – Assistant Director, Development Services; B. Sikstrom – Senior Planner; L. Taylor – Planner; R. Woodland – Director, Legislative & Regulatory Services; J. Appleby - Recording Secretary.

2. APPROVAL OF THE AGENDA

Action: It was moved by Councillor Alto, seconded by Councillor Madoff, that the Agenda of the January 8, 2015, Planning & Land Use Committee meeting be approved.

CARRIED UNANIMOUSLY 15/PLUC001

3. ADOPTION OF MINUTES

Councillor Thornton-Joe inquired if a correction to the minutes would be required regarding the Heritage Designation for 612 Fisgard Street. The Corporate Administrator advised that the question about the address was subsequently answered at the Council meeting held on December 13, 2014.

Action: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Minutes from the Planning & Land Use Committee meeting held December 11, 2014, be approved.

CARRIED UNANIMOUSLY 15/PLUC002

4. DEVELOPMENT APPLICATION REPORTS

Councillor Isitt withdrew from Council Chambers at 9:05 a.m. as he has a personal relationship with one of the applicants which may constitute a non-pecuniary conflict of interest.

4.1 Rezoning Application # 00462 for 2208 Lydia Street

Committee received a report regarding a Rezoning Application for the property located at 2208 Lydia Street. The application is to rezone the property to the R1-B-GS2 Zone, Single Family Dwelling with Garden Suite District, to permit the construction of a garden suite in the rear yard of the subject property.

Committee noted that if the garden suite is allowed under the R1-B Zone, Single Family Dwelling District, it would preclude a secondary suite being built in the main dwelling. Council may wish to consider a policy that would allow both options to be available in the future.

- Action:** It was moved by Councillor Alto, seconded by Councillor Coleman that Committee recommends:
1. That Council direct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application # 00462 for 2208 Lydia Street.
 2. That Council consider giving first and second reading to this bylaw amendment after the bylaw has been drafted.
 3. That Council schedule a Public Hearing after the bylaw has received second reading.

CARRIED UNANIMOUSLY 15/PLUC003

4.2 Development Permit with Variance Application # 00462 for 2208 Lydia Street

Committee received a report regarding a Development Permit Variance Application for the property located at 2208 Lydia Street. The proposal is to permit a garden suite to be built in the rear of the property. The variance is related to reducing the separation space between the garden suite and the main dwelling unit from 2.4m to 2m.

- Action:** It was moved by Councillor Alto, seconded by Councillor Loveday, that Committee recommends that following the Public Hearing for the Rezoning; that Council:
1. Convene a Hearing for the proposed variances associated with Development Permit with Variance Application # 00462 for 2208 Lydia Street.
 2. Following the Hearing, that Council Consider the following motion:
"That Council authorize the issuance of Development Permit Application # 00462 for 2208 Lydia Street in accordance with:
 - a. Plans date stamped November 13, 2014.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 1.113, Section 1.113.5(d): Reduce the separation space between the garden suite and the single family dwelling from 2.4m to 2m.
 - c. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department."

Councillor Isitt returned to the meeting at 9:09 a.m.

4.3 Development Permit Application # 000392 for 515 Pembroke Street

Committee received a report regarding a Rezoning Application for the property located at 515 Pembroke Street. The proposal is to install seven additional fermentation tanks in a brewery.

Committee discussed:

- If public art could be considered on the silos and what constraints would be placed on this under our current sign bylaw?
- There are several breweries in the same area which creates interest for tourists that may help regenerate the neighbourhood.

Action: It was moved by Councillor Isitt, seconded by Councillor Coleman, that Committee recommends that Council authorize the issuance of Development Permit Application # 000392 for 515 Pembroke Street, in accordance with:

1. Plans date stamped October 3, 2014, and November 15, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department.

CARRIED UNANIMOUSLY 15/PLUC005

4.4 Gorge Waterway Initiative

Committee received a report regarding a request from the Gorge Waterway Initiative requesting that land use and development applications fronting onto the waterway be referred to the organization for comment.

Action: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Committee recommends that Council direct staff be refer land use and development applications on properties in Victoria West and Burnside-Gorge with frontage on the Gorge Waterway, Selkirk Waterfront and Upper Harbour to the Gorge Waterway Initiative for comment, with referrals limited to those applications already subject to a community meeting, and that the community meeting continue to be conducted as previously by the designated Community Association Land Use Committee (CALUC).

Amendment: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Committee amend the motion to read:
That Council direct staff **to** refer land use and development applications on properties in Victoria West and Burnside-Gorge with frontage on the Gorge Waterway, Selkirk Waterfront and Upper Harbour to the Gorge Waterway Initiative for comment, with referrals limited to those applications already subject to a community meeting, and that the community meeting continue

to be conducted as previously by the designated Community Association Land Use Committee (CALUC).

On the amendment:
CARRIED UNANIMOUSLY 15/PLUC005

Committee discussed:

- The Community Association Land Use Committee (CALUC) referral is the current mechanism by which the city receives comments regarding planning proposals. By adding another voice to the referral process concerns were raised if this would open the door to other stakeholders who wish to have a say in development applications.
- The intent is not to create another land use body or community association but to provide communication only and is not meant to take away from the current CALUC process. Staff could determine when an application would go to the Gorge Waterway Initiative.
- Concerns if the Community Associations have been consulted regarding the Initiative's proposal.
- The need to have consistent input from all CALUCS regarding land matters.

Amendment: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Committee amend the motion to read:

1. That Council direct staff to refer land use and development applications on properties in Victoria West and Burnside-Gorge with frontage on the Gorge Waterway, Selkirk Waterfront and Upper Harbour to the Gorge Waterway Initiative for comment, with referrals limited to those applications already subject to a community meeting, and that the community meeting continue to be conducted as previously by the designated Community Association Land Use Committee (CALUC).
2. That a letter be sent to the Victoria West and Burnside Gorge neighbourhood associations advising them of the proposed changes.

On the amendment:
CARRIED UNANIMOUSLY 15/PLUC006

On the main motion as amended:
CARRIED UNANIMOUSLY 15/PLUC007

Action: It was moved by Councillor Coleman, seconded by Councillor Alto, that Committee adjourn the Planning & Land Use Committee meeting of January 8, 2015, at 9:30 a.m.

CARRIED UNANIMOUSLY 15/PLUC008

Mayor Helps, Chair