



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on January 18, 2018,
in the Committee Room at City Hall, at 12:00 p.m.)**

<u>Advisory Planning Commission</u>	<u>Guests</u>
John Douglas (Vice-Chair)	Members of the Public – 1
Amy Anaka	R. De Beeld (Applicant)
Jeannette Nichols	
Sandy McRuer	<u>Regrets</u>
Larry Ransom - (SD #70 Liaison)	Ken McRae (Chair)
Councilor Denis Sauvé (Council Liaison)	Jim Tatoosh (Hupacasath First Nation)
Rick Newberry (P.A.F.D. Liaison)	Cynthia Dick (Tseshah First Nation)
S. Sgt. Terry Smith (R.C.M.P. Liaison)	Don Ferster
	Rob Gaudreault (Parks Liaison)
<u>Staff</u>	
Scott Smith, Director of Development Services	<u>Alternates (not in attendance)</u>
Cara Foden, Dev. Services Technician	Councilor Ron Paulson (Alternate–Council)
	Sgt. Dave Boyce (Alternate–R.C.M.P.)
	John Bennie (Alternate S.D.70)
	Steve Tatoosh (Alternate Hupacasath First Nation)



1. Adoption of December 21, 2018 Minutes

- Introductions were made and members of the public welcomed by the Chair. New APC members were welcomed.
- The minutes of the December 21, 2017 meeting of the Advisory Planning Commission were adopted.

(Douglas / Anaka) CARRIED

2. Election of Chair and Vice-Chair for 2018

- Members were advised that in his absence Ken McRae had indicated to C. Foden he would accept nomination and allow his name to stand for Chair or Vice-Chair.
- Members elected the Chair and Vice-Chair for 2018 as follows:
 - Chair – Ken McRae
 - Vice-Chair – John Douglas

**3. DEVELOPMENT APPLICATION – Zoning Bylaw Amendment
3747 10th Avenue**

Applicant: Raymond de Beeld dba Raymond de Beeld Architect Inc. s Agent for owner Marlowe Yeoman Limited

- The Director of Development Services (DDS) summarized his report to the APC dated January 11, 2018.
- The APC discussed the application as follows:

- There was discussion about the location of city services and of their ability to meet the demands of the proposed multi-family residential building and new commercial units that are proposed. The DDS clarified the location of existing sewer and water mains and indicated that the developer's Engineers would be required to prove, to the City's satisfaction, that the services would be adequate for the development.
- The access and egress to the residential parkade that are proposed through the public laneway to the rear of the development were discussed. There was concern expressed that there is currently has signage indicating no public access to the public lane and that loading and unloading of trucks often causes the lane to be blocked. Both the RCMP and PAFD indicated that access was important and the lane needed to be clear. even though not often used and the DDS indicated that the City would need to work with the owner to ensure that public access to the lane was not blocked in future.
- APC members asked the applicant some general questions regarding the building. The applicant indicated that he was unsure of the owner's intention with respect to stratification but that he believed the units would be rental units. There was no intention to restrict the age of the tenants. Most of the units are one or two bedrooms and the building will have an elevator.
- The building will be fully sprinklered and the lower floor (commercial) will be concrete construction with the upper residential floors being wood frame construction. When asked why the building was only five floors the applicant responded that seismic regulations and construction costs escalated for buildings over 5 storey's and in order to maintain a level of affordability it was more cost effective to build four or five storey buildings.
- The DDS discussed the requirement for a Sun Study and the applicant indicated that there was little to no cost to provide the study and that it will be done prior to a Public Hearing.
- Discussion regarding the possibility of a public information meeting prior to a Public Hearing took place and the applicant indicated that he would recommend to the owner to hold an information meeting.
- It was noted that many of the design elements for the project would be addressed during the Development Permit process including a possible Development Variance for parking spaces. Concerns regarding parking spaces were voiced by several APC members who noted that young families often have several vehicles. It was noted that the commercial parking lot is often quite full.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with text amendments to Zoning Bylaw 2014, Bylaw No. 4382 as follows:*
 - a) *Delete Section 5.19.3(c)(i) text "A completely separate and independent entrance to the dwelling unit shall be provided from a ground floor entrance having access directly onto the public street."; and*
 - b) *Add Section 5.19.3(c)(i) text "Access to residential portions of a building shall be through a completely separate and independent entrance located at ground/street level and providing access to the outdoors directly onto a public street or approved pedestrian thoroughfare/walkway through the property."; and*

- c) Delete text Section 5.19.2 “Maximum Height, Principal Building and Maximum Number of Principal Building Storeys”; and add the following text to Section 5.19.2:

Maximum Height, Principal Building (on lots less than 1120m²) 9 m (29.5 ft.)

Maximum Height, Principal Building (on lots of 1120m² or greater and where only residential units are located above commercial uses) 18 m (59 ft.)

Maximum Number of Principal Building Storeys (on lots less than 1120m²) 2

Maximum Number of Principal Building Storeys (on lots of 1120m² or greater and where only residential units only are located above commercial uses) 5”

2. That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to submit a Sun Study diagram before the Public Hearing.

(Ransom / Anaka) CARRIED

4. **Update** – Director of Development Services provided the following verbal updates:

- A Public Hearing was held and 3rd reading was given to "Official Community Plan Amendment No. 25 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4952" and "Zoning Bylaw Map Amendment No. 27 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4953". The developers are moving forward with requirements to apply for a Subdivision.

5. **Other business** - No other business

6. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be held on **February 15, 2018** at 12:00 pm in the Committee Room at City Hall.

(McRuer / Douglas) CARRIED

Davina Hartwell - City Clerk

John Douglas – Vice-Chair