



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on June 21, 2018,
in the Committee Room at City Hall, at 12:00 p.m.)**

Advisory Planning Commission

Ken McRae (Chair)
John Douglas (Vice-Chair)
Amy Anaka
Jeannette Nichols
Sandy McRuer
Larry Ransom - (SD #70 Liaison)
Councillor Denis Sauvé (Council Liaison)
S. Sgt. Terry Smith (R.C.M.P. Liaison)
Rick Newberry (P.A.F.D. Liaison)

Staff

Scott Smith, Director of Development Services
Cara Foden, Dev. Services Technician

Guests

Members of the Public – 0

Regrets

Don Ferster
Jim Tatoosh (Hupacasath First Nation)
Cynthia Dick (Tseshah First Nation)
Rob Gaudreault (Parks Liaison)
B. Toor (Applicant)

Alternates (not in attendance)

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 May 17, 2018 Minutes

- The minutes of the May 17, 2018 meeting of the Advisory Planning Commission were adopted.

(McRuer / Douglas) CARRIED

2. DEVELOPMENT APPLICATION – Temporary Use Permit

5405 Argyle Street

Applicant: B. Toor dba Parmtronics Marine Ltd. Inc. No. BC0419343

- The Director of Development Services (DDS) summarized his report to the APC dated June 13, 2018.
- The APC discussed the application as follows:
 - Parking concerns were discussed. It was expressed that two offices would significantly impact parking in the area. It was noted that the parking in front of the building was time limited and ticketing was in effect. Employees of the current and proposed offices would need to park in long term parking areas further away in order to avoid ticketing.
 - APC members discussed the impact of permitting office spaces at Harbour Quay with regards to the long term goals of preserving the Quay as a commercial destination geared towards leisure and tourism. The current mix of industrial and commercial uses and their configuration at the Quay was noted.
 - The history of the building and the extensive renovations that have been done were discussed and there was support for encouraging the beautification of the Argyle St. corridor and for keeping the buildings occupied by tenants. The Temporary Use Permit allows for reconsideration after the 3 year term concludes.

- There was some dialogue regarding the current office space operating without a business license. The owner of the building was made aware of the situation, triggering the application for a TUP. The application is for a 3 year term after which the owner may choose to apply for a zoning amendment or an extension to the TUP. Under a TUP the current office use would be permitted to stay for the term of the TUP.

MOTIONS:

1. *That the Advisory Planning Commission amend the recommendations of the Director of Development Services, as contained in the report dated June 13, 2018, to include the following condition under the proposed Temporary Use Permit:*

- a. *That two existing units within the building be specifically designated to permit offices for the term of the Temporary Use Permit.*

(Ransom / Nichols) CARRIED

2. *That the Advisory Planning Commission recommends to City Council that the City proceed with a Temporary Use Permit for office use on 5405 Argyle Street for a 3 year term.*

3. *That the Advisory Planning Commission recommends to City Council that the following conditions be applied under the Temporary Use Permit:*

- a. *That a maximum of 2 office units are permitted.*
- b. *That office use is only permitted in **Unit 116** and **Unit 124**.*

(Ransom / Douglas) CARRIED

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


- A Public Hearing is scheduled (June 25th) for "Zoning Bylaw Text Amendment No. T14 (Definition of Family - George), Bylaw No. 4965"
- Rainbow Gardens development status update.

4. **Other Business** - The next regularly scheduled meeting of the Advisory Planning Commission (July 19, 2018) has been cancelled.

5. **Adjournment** – The meeting adjourned at 1:00 p.m. The Advisory Planning Commission will meet next on **August 16, 2018** at 12:00 pm in the Committee Room at City Hall.

(McRuer / Douglas) CARRIED

Davina Hartwell - City Clerk


Ken McCrae – Chair