



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on June 27, 2019
in the Committee Room at City Hall, at 12:00 p.m.)**

Advisory Planning Commission Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Sandy McRuer
Jeannette Nichols
Chris Washington, S.D.70 Liaison
Amy Anaka
Don Ferster
Councillor Deb Haggard, Council Liaison
Rick Newberry, P.A.F.D. Liaison

Staff

Katelyn McDougall, Manager of Planning
Cara Foden, Planning Technician

Guests

Applicant: R. de Beeld,
Members of the Public: 3

Regrets

Larry Ransom (Alternate S.D.70)
Jim Tatoosh, Hupačasath F. N.
Sgt. Clive Seabrook, R.C.M.P. Liaison
Cynthia Dick, Tseshahṭ (č išaaʔath) F. N.
Rob Gaudreault, Parks Liaison

Alternates (not in attendance)

Councillor Helen Poon (Alternate–Council)
Peter Dione (Alternate–R.C.M.P.)
Darren Mead-Miller (Alternate – Tseshahṭ F.N.)



1. Adoption of May 23, 2019 Minutes

- The Chair acknowledged that this meeting is taking place within the un-ceded traditional territories of the Hupačasath and the Tseshahṭ (č išaaʔath) First Nations. The applicant present was welcomed by the Chair.
- Introductions and Minutes of the May 23, 2019 meeting of the Advisory Planning Commission were adopted.
- APC members indicated that future agendas could be emailed to them and hardcopies would be printed and available at the meetings.

(Anaka / Nicols) CARRIED

2. DEVELOPMENT APPLICATION – Zoning Bylaw Map and Text amendments

4202 8th Avenue - Lot 10, District Lot 1, Alberni District, Plan VIP18042

(Strata Lots 1-18, VIS3015); and

4238 8th Avenue - Lot 11, District Lot 1, Alberni District, Plan VIP18042;

(Strata Lots 1-20, VIS3017)

Applicant: Raymond de Beeld dba Raymond de Beeld Architect Inc.

- The Manager of Planning summarized her report to the APC dated June 20, 2019.
- The APC discussed the application as follows:
 - Although there are currently 38 strata units there are only three owners.
 - Proposed Parking and Open Space requirements do not meet bylaw requirements and will likely be addressed through the Development Permit process.
 - Access is proposed through the city lane which does not meet city requirements. The Development Permit process will need to take access into consideration.

- The development was discussed as being a positive one for the community and concern was expressed regarding how the city could encourage ongoing maintenance of an attractive development.
- The site should be developed with awareness that a creek and springs formerly ran through the site.
- Density bonusing versus up zoning was clarified by the Manager of Planning.
- There was considerable discussion regarding the repercussions to current tenants in the units. C. Long., employed by one of the current owners to manage tenancy, provided information regarding possible options. She reported that tenants have already been notified of the redevelopment plans and will have right of first refusal at less than market value on the new units once constructed. It was suggested that some tenants will start finding new accommodations before being forced to do so. The project will likely be a phased development which would allow for some rehousing of tenants into empty units while each new building was under construction.
- The applicant, R. de Beeld, spoke to the need for detailed design during the Development Permit process. The proposed buildings contain a mix of unit sizes and configurations that will serve a variety of needs from one to three bedrooms. The phasing of construction would allow for some rehousing during the construction periods. The proposed underground parking is designed to take advantage of the natural grade and topography. The timeline for the project will be largely determined by the owners once the Development Permit process has been completed.
- The P.A.F.D. is supportive of the redevelopment of the site and newer buildings built to code would be safer for the community in the long term. Adding newer housing stock leads to lower rents in older housing stock.
- The practicality and expense of a “green roof” design was discussed along with the Open Space requirement.
- The APC agreed that:
 - they would like to see low income or affordable housing goals be articulated and addressed within the project
 - alternative transportation supports should be considered within the project (Parking alternatives, bicycle racks, electric vehicle charging etc.)
 - green space allocation should be a high priority
- It was noted that as energy costs rise the utility costs rise in older, less efficient buildings and the current buildings are becoming very costly to maintain.

MOTIONS:

- a) *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lots 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4232 and 4202 8th Avenue from ‘RM1 Low Density Multiple Family Residential’ to ‘RM3 High Density Multiple Family Residential’ zone.*

- b) *That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw as follows:*

Add Section 5.16.4 Site Specific Uses table as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal Building = 18 m (59 ft); and Maximum Number of Building Storeys = 5	4202 and 4238 8 th Avenue	4202 8 th Avenue - <i>Strata Lots 1-18, District Lot 1, Alberni District, Plan VIS3015 and</i> 4238 8 th Avenue - <i>Strata Lots 1-20, District Lot 1, Alberni District, Plan VIS3017</i>

- c) *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to consolidate the properties into one legal parcel prior to final adoption of the proposed zoning amendments.*

(Douglas / Washington) CARRIED

3. Cannabis Cultivation and Processing Project

The Manager of Planning reported to the APC that Council had directed staff to move ahead with the Cannabis Cultivation and Processing project and to simultaneously move forward with a Temporary Use Permit application for 5119 Athol Street.

A summary of the timeframe and the proposed public consultation process was presented. The City will work with V.I.U. to determine recommendations for appropriate zoning regulations for the community with respect to the cultivation and processing of cannabis.

4. Brownfield revitalization

The Manager of Planning presented a summary of the challenges and benefits of Brownfield revitalization. Having recently attended conferences in Windsor and Toronto she was able to share with the APC some examples of more local brownfield redevelopment successes.

5. Update:

The Manager of Planning gave a status update on current projects.

- Public hearing held June 24th for 5189 Compton Rd zoning amendment.
- Public hearing for Fence and Hedge height zoning amendments is scheduled for July 22.
- RFP for Harbourview lands has been issued and is available online
- July 15, 2 pm – presentation will be made during Council meeting regarding Railway Station redesign.
- Upcoming zoning and variance applications will include:
 - 10th Avenue (Quality Foods - Zoning amendment)
 - Swallow Drive (OCP and Zoning amendments)
 - 4971 Margaret Street (Development Variance application)
 - 3978 8th Avenue (Development Variance application)

6. **Other business** – No other business

7. **Adjournment** – The meeting adjourned at 1:10 p.m. The next regular meeting is scheduled for Thursday, July 18, 2019.

(Ferster / McRuer) CARRIED



Davina Hartwell - City Clerk

Ken McRae – Chair