

PRESENT: Councillor Chesney, Chairperson
Mayor Walker
Councillor Fathers
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Johannsen, Director of Planning and Development Services
C. Isaak, Manager of Planning

Press: 0
Public: 11

1. **CALL MEETING TO ORDER**
Chairperson Chesney called the meeting to order at 5:00 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-004 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for March 11, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**
a) January 28, 2019 – Land Use and Planning Committee Meeting

2019-LU/P-005 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the minutes of the January 28, 2019 meeting as circulated.

CARRIED

4. **ZONING AMENDMENT AND MAJOR DEVELOPMENT PERMIT APPLICATION – 1453 STAYTE ROAD (ZON&MJP 18-017)**
Corporate report dated March 11, 2019 from the Director of Planning and Development Services titled “Zoning Amendment and Major Development Permit Application – 1453 Stayte Road (ZON&MJP 18-017)”.

The Director of Planning and Development Services gave an overview of the proposal.

The following discussion points were noted:

- Is there flexibility of the applicant to move the height of the proposed project down?

The Applicant was invited to speak at this time.

The Project Architect Brian Shigetomi of Atelier Pacific Architecture noted they worked with the Planning Department following the public meeting and the shape of the building, roof line and location, were amended but stated that there may be a possibility to review the north/west corner, some of the suites may be reviewed / possibly removed.

- This area once a lumberyard, zoning history of the site was noted
- It was confirmed the building would be residential strata units, wood frame, for sale, of various sizes
- The project relator noted the approximate unit costs will be: \$600 / \$700 per sq ft
- Traffic study has been completed along with parking, loading and garbage collection
- Was there consideration to move the driveway (from one side to the other) – location as noted in the project allows the maximum open space
- Parking is in compliance with the City's bylaw

2019-LU/P-006

It was **MOVED** and **SECONDED**

THAT the Land Use and Planning Committee directs staff to work with the applicant on other options for the site located at 1453 Stayte Road, noting concern with the proposed density.

CARRIED

5.

15081 MARINE DRIVE DELEGATION: ZONING AND PARKING CONSIDERATIONS FOR SMALLER LOTS ON MARINE DRIVE AND RECOMMENDED APPROACH

Corporate report dated March 11, 2019 from the Director of Planning and Development Services titled "15081 Marine Drive Delegation: Zoning and Parking Considerations for Smaller Lots on Marine Drive and Recommended Approach".

The Director of Planning and Development Services gave an overview of the proposal.

The following discussion point was noted:

- It was clarified that changes would not occur until after completion of the Official Community Plan (OCP) review

2019-LU/P-007

It was **MOVED** and **SECONDED**
THAT the Land Use and Planning Committee:

1. Receives for information the corporate report dated March 11, 2019, from the Director of Planning and Development Services, titled "15081 Marine Drive Delegation: Zoning and Parking Considerations for Smaller Lots on Marine Drive and Recommended Approach;" and
2. Authorizes staff to initiate a Zoning Bylaw Review of CR-3 and CR-4 zones in conjunction with the Official Community Plan (OCP) Review, Waterfront Enhancement Strategy, Marine Drive Task Force and the Parking Task Force.

CARRIED


6.

**CONCLUSION OF THE MARCH 11, 2019 LAND USE AND PLANNING
COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 5:42 p.m.



Councilor Chesney, Chairperson



Tracey Arthur, Director of
Corporate Administration