

Present:

Chair – Councillor West
Councillor Dupont
Councillor Forrest
Councillor Penner
Councillor Pollock
Councillor Washington
Mayor Moore

Absent:

1. CALL TO ORDER

The meeting was called to order at 4:30 p.m. in the Heritage Room.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the April 17, 2018, Smart Growth Committee Meeting Agenda be adopted with the following changes:

- *Deletion of Item 4.1, and*
- *Deletion of Sec 90 - 1(a) as a reason for Closed Item 3.2.*

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of the March 20, 2018, Smart Growth Committee Meeting

Moved - Seconded:

That the March 20, 2018, Smart Growth Committee Meeting Minutes be adopted.

Carried

4. REPORTS

4.1 3809 Inverness Street – Development Permit Application DP000341

Public Input

This item was removed from agenda.

4.2 1473 Columbia Avenue – Development Permit Application DP000339

Public Input

No public comments during the meeting. One letter was received from a resident.

Moved - Seconded:

That Smart Growth Committee approve Development Permit DP000339 to regulate a coach house development at 1473 Columbia Avenue.

Carried

4.3 3155 Seymour Street (Dogwood Seniors Housing) Development Permit DP000342 and Development Variance DVP00053

Moved - Seconded:

That Smart Growth Committee:

1. Pursuant to s.498 of the Local Government Act, authorize staff to provide notice of an application to vary the parking requirements of the Parking and Development Management Bylaw and bicycle storage requirement of the Zoning Bylaw;
2. Authorize staff to bring forward a Housing Agreement Bylaw under s.483 of the Local Government Act for Council's consideration prior to its consideration of DVP00053 and DP000342; and
3. Recommend to Council that:
 - a. the Housing Agreement Bylaw be approved;
 - b. Development Variance Permit DVP00053 be approved; and,
 - c. Development Permit DP000342 be approved.

Carried

Councillor Washington joined the meeting at 5:00 pm.

4.4 2377 Hawthorne Avenue – Development Permit Application DP000304

Staff noted that the report should read Development Permit Application DP000330.

Moved-Seconded:

That Smart Growth Committee approve:

1. Development Permit DP000330, which regulates an apartment development at 2377 Hawthorne Avenue; and,
2. Acceptance of \$6,500.00 to provide for off-site tree replanting.

Carried

Mayor Moore declared a conflict and left the meeting at 5:07 p.m. for the duration of Item 4.5.

4.5 577 Nicola – Rezoning Application RZ000157

Staff noted that the wording of the recommended motion for 1.(a) should read, "that commercial indoor recreation uses not be permitted".

Moved - Seconded:

That Smart Growth Committee recommend to Council that:

1. The Zoning Bylaw be amended to:
 - a. Rezone 577 Nicola Avenue from the CD32 (Comprehensive Development 32) zone to the M3 (Light Industrial) zone with a site-specific restriction that commercial indoor recreation uses not be permitted at this location; and
 - b. Replace the CD32 zone to remove reference to Area 2 but retain regulations applicable to 2329 Fremont Connector, with the exception of parking for a banquet use.
2. That staff be authorized to prepare the amending bylaw for consideration of 1st and 2nd reading by Council.

Carried

Mayor Moore returned to the meeting at 5:20 p.m.

4.6 1752 and 1758 Salisbury Avenue – Rezoning Application RZ000140

Moved - Seconded:

That the Smart Growth Committee recommend to Council that:

1. *The zoning of 1752 and 1758 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);*
2. *That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services;*
 - a. *Installation of protective fencing for trees to be retained on adjoining properties;*
 - b. *Demolition of the existing buildings;*
 - c. *Consolidation of the two lots;*
 - d. *Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east and \$500 for offsite replacement of one tree; and*
 - e. *Registration of legal agreements to restrict building siting and require the project to achieve a minimum Built Green Gold construction standard.*

Carried

5. NEW BUSINESS

None.

6. RESOLUTION TO CLOSE

Moved - Seconded:

That the Smart Growth Committee meeting of April 17, 2018, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 3.1

- (1)(f) *law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*
- (1)(g) *litigation or potential litigation affecting the municipality;*

Item 3.2

- (1)(e) *the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.*

Carried

Certified Correct,

Chair

Corporate Officer