



Planning, Zoning, and Affordable Housing Committee Minutes

February 28, 2022, 5:30 PM
Electronic Meeting

PRESENT: Councillor D. Blackwell
Councillor N. Stewart-Alternate
A. Creuzot
D. Horner
A. Ickovich
C. Brown-Remote
K. Sheldrake-Remote

ABSENT: J. Raappana
T. Stevens

ATTENDING: M. Baldwin, Director of Planning and Subdivision
M. Mahovich, Director of Engineering and Public Works
T. Cruikshank, Land Development Assistant
C. Lowe, IT Support Specialist

Due to COVID-19 Council Chambers is Closed
Meeting by Teleconference

1. TERRITORIAL ACKNOWLEDGEMENT

2. CALL TO ORDER

The Chair called the meeting to order at 5:33 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: CREUZOT

SECONDED: ICKOVICH

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Planning, Zoning and Affordable Housing Committee Meeting - February 14, 2022.

MOVED BY: HORNER
SECONDED: STEWART

That the Committee approve the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on February 14, 2022.

Motion CARRIED.

5. REPORTS

5.1 Application to Rezone 904 to 914 Dunford Avenue from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone - Area 2 to Allow for two Mixed-Use Buildings

MOVED BY: ICKOVICH
SECONDED: CREUZOT

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of 1st reading of Bylaw No. 2037 to amend the zoning designation of the properties located at 904, 908, 910, 912, and 914 Dunford Avenue from the One- and Two-Family Residential (R2) zone to the City Centre Pedestrian (CCP) zone subject to the following terms and conditions:

a. That the applicant provides, as a bonus for increased density, the following contributions per residential unit, prior to issuance of a building permit:

- i. \$750 towards the Affordable Housing Fund; and
- ii. \$2,850 towards the General Amenity Reserve Fund.

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy depending on use and height and subject to refunds for units sold through the Attainable Home Ownership Program.

b. That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:

- i. \$10.75 towards the General Amenity Reserve Fund.

c. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:

- i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed developments;
- ii. A Traffic Impact Assessment from a qualified engineer be provided regarding the proposed development.

d. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

- i. That all five properties and closed road (if approved) be consolidated together prior to issuance of a Development Permit for Form and Character;
- ii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;

- iii. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;
- iv. That as much of the parkade rooftop as possible is designed and constructed as outdoor amenity space for the residents of the development;
- v. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that
 - 1. Energized outlets shall be labelled for the use of electric vehicle charging;
 - 2. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
 - 3. The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment
- vi. That a separate covenant containing a Housing Agreement be registered and authorized by a Housing Agreement Bylaw prior to issuance of a building permit, and agreeing that approximately 10% of the multi-family units will be sold through the City's Attainable Home Ownership Program in accordance with the terms specified in Policy No. POL-0166-PLAN;
- vii. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:
 - 1. Frontage improvements;
 - 2. A storm water management plan; and
 - 3. A construction parking management plan

Motion CARRIED.

5.2 Addendum Report - Application to rezone 2772 Vantilburg Crescent from One- and Two-Family Residential (R2) Zone to City Centre 2 (CC2) Zone to allow for the development of 20 townhomes.

MOVED BY: ICKOVICH
 SECONDED: CREUZOT

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

- 1. Proceed with consideration of Bylaw No. 2012 to amend the zoning designation of the property at 2772 Vantilburg Crescent from the One- and Two-Family Residential (R2) to City Centre 2 (CC2) subject to the following conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per unit, **prior to issuance of building permit**:
 - i. \$3,800 towards the General Amenity Fund; and
 - ii. \$1,000 towards the Affordable Housing Fund.

- b. That **prior to Public Hearing**, the applicant provides a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering
- c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees:
 - i. That there shall be no disturbance of the site until the applicant provides a bird nest survey and a tree retention plan prepared by a Registered Professional Biologist, to the satisfaction of the Director of Planning and Subdivision.
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 - i. Full frontage improvements;
 - ii. A storm water management plan; and
 - iii. A Construction Parking and Traffic Management Plan.

For (6): BLACKWELL, STEWART, CREUZOT, HORNER, ICKOVICH, and SHELDRAKE

Against (1): BROWN

Motion CARRIED. (6 to 1)

- 5.3 Application to Rezone 350 Lone Oak Place from One- and Two-Family Residential (R2) zone to Medium-Density Apartment A (RM7A) to allow an apartment building containing approximately 75 units.

MOVED BY: CREUZOT

SECONDED: HORNER

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

- 1. Take no action at this time with respect to Bylaw No. 2035, until such time as a traffic impact study and revised site plan are submitted.

Motion CARRIED.

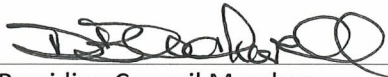
6. **ADJOURNMENT**

MOVED BY: CREUZOT

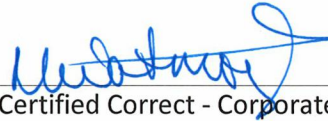
SECONDED: HORNER

The Chair adjourned the meeting at 9:18 pm.

Motion CARRIED.



Presiding Council Member



Certified Correct - Corporate Officer

Marie Watmough
Corporate Officer