



MINUTES

Community Planning Advisory Committee

Wednesday, March 3, 2021 at 7:00 p.m.
via Zoom

PRESENT: Chair – Jason Harrison; Members – Abbas Farahbakhsh, Brian Childs, Steve Frankel, Tamara Hutchinson; Council Liaison – Tricia McKay; Director of Development Services – Jake Belobaba; Senior Planner & Recorder – Christina Hovey; Planner – Julie Thompson

ABSENT: Members – Jennifer Sibbald, Tony Beckett,

GUESTS: Applicants – Shane Seifried (File No. 3360-20-08); Kris Kennedy (File No. 3360-20-08); Donna Hais (File No. 3360-20-09); Angela Quek (File No. 3360-20-09)

The meeting was called to order at 7:05 p.m., the Chair acknowledged with gratitude that the meeting was taking place on the traditional territories of the Stz'uminus People.

1. AGENDA APPROVAL

It was moved, seconded and carried that an update from staff on “Building Schemes and Building Design Guidelines” be added to the agenda as New Business.

It was moved, seconded and carried that the Agenda of March 3, 2021 be approved as amended.

2. ADOPTION OF MINUTES

It was moved, seconded and carried that the Minutes of February 3, 2021 be approved.

3. COUNCIL REFERRALS

- a. **Official Community Plan & Zoning Bylaw Amendment application**
3360-20-08 – 10864 Westdowne Road

Staff (Julie Thompson) provided a brief introduction to the file. CPAC members asked questions of staff and the applicant relating to rehabilitation of the riparian area, stormwater management, past and potential contamination of the riparian area/groundwater, and the appearance of the property from the Trans-Canada Highway.

It was moved, seconded and carried that the Community Planning Advisory Committee (CPAC) supports in principle Zoning Bylaw Amendment application 3360-20-08 provided that the riparian area remediation is completed in accordance with the Environmental Impact Assessment (Aquaparian Environmental Consulting, February 8, 2021) submitted by the applicant. CPAC recommends that Council consider the following items:

- a. Best practices for developments adjacent to riparian areas, including preventing silt from entering the creek;
- b. Requiring impervious paving and an oil/water separator for the area where vehicles are proposed to be parked and stored;
- c. Requiring landscaping or screening along the road frontage.

b. Official Community Plan & Zoning Bylaw Amendment application
3360-20-09 – 336 Belaire Street

Staff (Christina Hovey) provided a brief introduction to the file. Donna Hais and Angela Quek gave a brief presentation including a video showing a 3D visualization of the proposed building. CPAC members asked questions of staff and the applicant relating to the community reaction to the current and previous zoning applications on the property, stormwater management, shadowing and overlook of neighbouring buildings, and street frontage considerations relating to streetlights and sidewalks.

It was moved, seconded and carried that the Community Planning Advisory Committee recommend to Council that the rezoning proceed and recommend that Council ensure that all public safety concerns be considered.

4. NEW BUSINESS

a. Council Committee Structure

Councillor Mckay provided some background information on the previous and existing Council Advisory Committee Structure including information about two studies commissioned by Council (the Development Application Review Project and the Commission and Committee Review).

CPAC members discussed the process for how the Committee receives feedback on the projects they review. Staff committed to providing updates on files through the “monthly briefing”.

b. Building Schemes and Building Design Guidelines

It was moved, seconded and carried that this item be referred to the next meeting of the Community Planning Advisory Committee.

5. MONTHLY BRIEFING

None.

6. NEXT MEETING – TBD

7. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 9:12 p.m.

Jason Harrison

Jason Harrison (May 9, 2021 12:57 PDT)

Chair (J. Harrison)

RECEIVED:

D. Smith
Corporate Officer (D. Smith)