



**MINUTES**

**SPC ON PLANNING AND URBAN DEVELOPMENT**

**April 3, 2019, 9:30 AM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Councillor J. Gondek, Chair  
Councillor R. Jones, Vice-Chair  
Councillor G-C. Carra  
Councillor J. Davison  
Councillor P. Demong  
Councillor D. Farrell  
Councillor W. Sutherland  
Councillor E. Woolley

**ALSO PRESENT:** General Manager S. Dalglish  
Acting City Clerk G. Chaudhary  
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Councillor Gondek called the today's Meeting to order at 9:32 a.m.

2. OPENING REMARKS

Councillor Gondek provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Jones

That the Agenda for the 2019 April 03 Regular Meeting of the Standing Policy Committee on Planning and Urban Development be confirmed.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the SPC on Planning and Urban Development, 2019 March 06

**Moved by** Councillor Davison

That the Minutes of the Regular Meeting of the Standing Policy Committee on Planning and Urban Development held on 2019, March 06, be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Beltline Area Redevelopment Plan - Part 2: East Beltline Area and Land Use Bylaw 1P2007 Amendments Beltline (Ward 11), PUD2019-0007

Speakers who addressed Committee with respect to Report PUD2019-0007:

- Kate Thompson
- Clare LePan

**Moved by** Councillor Davison

That the Standing Policy Committee on Planning and Urban Development recommend that Council hold a Public Hearing, and

1. **ADOPT**, by bylaw, the proposed amendments to the Beltline Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 2); and
4. Give three readings to the proposed bylaw.
5. **DIRECT** Administration to proceed with amendments to Phase 2 of the Beltline ARP.

Opposed: Councillor Farrell and Councillor Wooley

**MOTION CARRIED**

7.2 Improving Secondary Suite Safety in Semi-detached Dwellings – Scoping Report, PUD2019-0336

Distributions made with respect to Report PUD2019-0336:

1. PowerPoint presentation entitled 'Improving Secondary Suite Safety in Semi-detached Dwellings - Scoping Report';
2. Revised Attachment 3;
3. Revised Attachment 5;
4. Email from Ken and Pat Schemenauer, dated April 12, 2019; and
5. Letter from Paul Francis, dated March 2, 2019.

Speakers who addressed Committee with respect to Report PUD2019-0336:

- Barbara Renaud

- Dharam Bhardwaj
- John McLean

Councillor Gondek left the Chair at 11:11 a.m. and Councillor Jones assumed the Chair.

Councillor Gondek resumed the Chair at 11:14 a.m. and Councillor Jones returned to his regular seat at Committee.

**Moved by** Councillor Davison

That with respect to Report PUD2019-0336, the Administration Recommendation be amended by adding a new Recommendation 2, as follows, and by renumbering the Recommendation accordingly:

**2. Direct administration to work with the City Bylaw department and City Inspection department to ensure that citizen housing is not compromised in the interim situation until a bylaw is established; and**

**MOTION CARRIED**

**Moved by** Councillor Carra

That with respect to Report PUD2019-0336, the following be approved, **as amended:**

That the Standing Policy Committee on Planning and Urban Development recommend that Council:

1. Adopt Option #2 as the strategy to legalize Secondary Suites in Semi-detached Dwellings;
2. **Direct administration to work with the City Bylaw department and City Inspection department to ensure that citizen housing is not compromised in the interim situation until a bylaw is established; and**
3. Direct Administration to report back to the SPC on Planning and Urban Development by the end of Q4 2019, with the required Land Use Bylaw and policy amendments to support Option #2 as described in this report.

**MOTION CARRIED**

7.3 Extension for Cannabis Store Commencement Date, PUD2019-0337

A PowerPoint presentation entitled 'Extension for Cannabis Store Commencement Date' was distributed with respect to Report PUD2019-0337.

**Moved by** Councillor Sutherland

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
  - a. Prepare an amending bylaw to Land Use Bylaw 1P2007 as outlined in the proposed text in Attachment 1; and

- b. Forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2019 April 29 Combined Meeting of Council.
- 2. Recommend that Council hold a Public Hearing for the proposed amending bylaw at the 2019 April 29 Combined Meeting of Council and give three readings to the proposed Land Use Bylaw Amendment in Attachment 1.

**MOTION CARRIED**

7.4 Enabling Urban Agriculture and Local Food Sales, PUD2019-0289

**Moved by** Councillor Carra

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:

a. prepare an amending bylaw to the Land Use Bylaw 1P2007 as outlined in the proposed text in Attachment 1; and

b. forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2019 April 29 Combined Meeting of Council.

2. Recommend that Council hold a Public Hearing for the proposed amending bylaw and give three readings to the proposed Land Use Bylaw Amendment in Attachment 1.

**MOTION CARRIED**

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

None

11. ADJOURNMENT

**Moved by** Councillor Farrell

That this meeting adjourn at 11:49 a.m.

**MOTION CARRIED**

**THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 APRIL 29  
COMBINED MEETING OF COUNCIL:**

**CONSENT AGENDA:**

- Improving Secondary Suite Safety in Semi-detached Dwellings – Scoping Report, PUD2019-0336

**PLANNING MATTERS FOR PUBLIC HEARING:**

- Beltline Area Redevelopment Plan - Part 2: East Beltline Area and Land Use Bylaw 1P2007 Amendments Beltline (Ward 11), PUD2019-0007
- Extension for Cannabis Store Commencement Date, PUD2019-0337
- Enabling Urban Agriculture and Local Food Sales, PUD2019-0289

The next Regular Meeting of the Standing Policy Committee on Planning and Urban Development is scheduled to be held on 2019 May 01.

CONFIRMED BY COMMITTEE ON

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CHAIR

ACTING CITY CLERK