



# Village of Cumberland

# Advisory Planning Commission

## Minutes

The meeting of the APC was held on Thursday October 10, 2019 in the Council Chambers located at 2675 Dunsmuir Avenue, commencing at 4:05pm.

|                 |                           |              |
|-----------------|---------------------------|--------------|
| <b>PRESENT:</b> | Nick Ward, Chair          | Jaye Mathieu |
|                 | Janet Bonaguro, Secretary | Neil Borecky |
|                 | Dan Griffin               |              |
| <b>ABSENT:</b>  | Roger Kishi               |              |
|                 | Eric Krejci               |              |
| <b>STAFF:</b>   | Karin Albert, Planner     |              |

### 1. CALL TO ORDER

### 2. APPROVAL OF AGENDA

Bonaguro / Mathieu: THAT the agenda be approved with the following amendments:

- Move the order of item C to item B on the agenda.
- Identify a date for professional development per last meeting's minutes.

**CARRIED**

### 3. APPROVAL OF MINUTES

Griffin / Bonaguro: THAT the minutes of the meeting held August 8, 2019 be approved with the following amendment: clarify that Dan Griffin chaired the meeting in the absence of the Chair, Nick Ward.

**CARRIED**

### 4. REFERRALS FROM COUNCIL

#### a) 2019-14-DP – 2793 Allen Avenue

Mr. Ward identified that he had a conflict of interest and recused himself. Mr. Borecky assumed the Chair.

Borecky / Mathieu: THAT the Advisory Planning Commission receive "Residential Infill Development Permit – 2793 Allen Avenue" report dated October 4, 2019.

**CARRIED**

Griffin / Borecky: THAT the Advisory Planning Commission recommends that Council approve the application (2019-14-DP) for a Residential Infill

Development Permit on property described as Lot 11, Block 24, District Lot 21, Nelson District, Plan 522C (2793 Allen Avenue) substantially in compliance with the Permit dated October 10, 2019.

**CARRIED**

**b) 2019-08-DV - 2700 Dunsmuir Avenue Citta Holdings**

Mike Dalton, Owner and Phillipa Atwood, agent, were present.

Bonaguro / Mathieu: THAT the Advisory Planning Commission receive the Development Variance Permit – 2700 Dunsmuir Avenue report.

**CARRIED**

**Discussion:**

- Parking cash-in-lieu fund exists
- A student from Vancouver Island University is currently undertaking a parking study of the downtown commercial core for the Village.
- The requested variance for three parking spots totals \$11,400 in exemptions if granted.
- Consider parking plan as a Village – it will be difficult to increase density and meet parking requirements with smaller lot sizes
- The lot is currently being used by the community for parking

Bonaguro / Borecky: THAT the Advisory Planning Commission recommend that Council approve the 2019-08 DV for property described as Parcel B (DDA26122) of Lots 3 and 4, Block 3, District Lot 21, Nelson District, Plan 522 (2700 Dunsmuir Avenue) substantially in compliance with the Development Variance Permit (2019-08 DV), dated October 4, 2019, which includes accepting the variance to the ground floor minimum height as indicated in the draft DV permit.

**CARRIED**

Mathieu / Borecky: THAT the APC recommend that Council deny the requested variance to waive the cash-in-lieu requirement for 3 parking spots, for the following reasons:

- There is clear direction on parking and cash-in-lieu requirements and sufficient rationale to vary those requirements in this case was not found; and
- The APC suggests that the Village clarify the objectives of the cash-in-lieu fund and that the Village create a clear plan for the use of cash-in-lieu funds.

**Aye:** Bonaguro, Borecky, Mathieu

**Nay:** Griffin

**CARRIED**

**c) 2019-03-OCP&RZ - 4382 Cumberland Road Fire Hall Property**

Borecky / Mathieu: THAT the Advisory Planning Commission receive the "Fire Hall Property at 4382 Cumberland Road – Referral to APC" report dated October 7, 2019.

**CARRIED**

Borecky / Griffin: THAT the Advisory Planning Commission recommend to Council that Bylaw No. 1115 be presented to Council for first and second reading and a public hearing to amend the Official Community Plan to amend the land use designation of the property legally described as Lot 1, District Lot 24, Plan EPP59401 from Residential to Institutional.

**CARRIED**

Borecky / Mathieu: THAT the Advisory Planning Commission recommend to Council that Bylaw No. 1116 be presented to Council for first and second reading and a public hearing to amend the zone of the property legally described as Lot 1, District Lot 24, Plan EPP59401 from Residential Two (R-2) Small Lot Residential to Public Assembly One (PA-1) Public Assembly/Institutional.

**CARRIED**

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

APC Training and Development:

Bonaguro / Borecky: THAT the APC hold a professional development workshop on Thursday November 28<sup>th</sup> from 4-6pm.

**CARRIED**

**7. NEXT REGULAR MEETING**

Thursday, November 14 at 4:00pm. Mr. Ward will be absent.

**8. TERMINATION:**

Borecky: THAT the meeting terminate.

Time: 6:01pm

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| Certified Correct:<br><br><hr/> <p style="text-align: right;">Chair</p> | Confirmed:<br><br><hr/> <p style="text-align: right;">Deputy Corporate Officer</p> |
|---|--|