

EXCERPT FROM DECEMBER 4, 2018 CPAC MEETING MINUTES

Rezoning Application – 3227-3239 St. Johns Street

4.2 Report: Planning and Development Department – Development Planning Division, dated November 16, 2018

File: 13-6700-20-182

Staff provided an introduction of the rezoning application at 3227-3239 St. Johns Street and answered questions on the proposed intersection at Golden Spike Way, removing the encroachment of awnings over the front property line, and sidewalk access.

The Committee requested that commentary prepared by the consulting architect, Merrick Architecture, be included when available.

The applicant, Porte Development Corporation, gave a presentation on the proposed project providing information on the site context, project components, floor plans, building designs, and pedestrian/transit connections.

The applicant answered questions on the height and shape of the retaining wall, the amenity space in the south east corner, the considerations for public art, electric vehicle charging stations, the location of the commercial garbage storage amenities, the timing of when the shadow study was done, the availability of a traffic study, the environmental sustainability aspects, and the incorporation of native plants in the landscaping plan.

CPAC18/042

Moved and seconded

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific items:

- **the construction of a wider sidewalk to the east of the site;**
- **the provision of a continuous overhang along the north elevation;**
- **the relocation of the garbage storage facilities away from the Commercial Residential Units;**

- a significant ecological art design component to the design component of the building be considered;
- reconsidering the provision of a green roof;
- the incorporation of opportunities for rainwater harvesting;
- addressing 100% access to electric vehicle charging stations;
- the replacement of the at-grade commercial units with residential units or live-work units;
- the provision of 3 additional handicapped parking spaces; and
- the provision of additional rental units.

Separation of each bulleted item was requested.

The question on the first bullet of the main motion (CPAC18/042a) was put to a vote; the following motion was CARRIED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- the construction of a wider sidewalk to the east of the site.

The question on the second bullet of the main motion (CPAC18/042b) was put to a vote; the following motion was CARRIED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- the provision of a continuous overhang along the north elevation.

CPAC18/043

Moved, seconded, and CARRIED

THAT the meeting be extended for an additional 15 minutes.

The question on the third bullet of the main motion (CPAC18/042c) was put to a vote; the following motion was CARRIED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- **the relocation of the garbage storage facilities away from the Commercial Residential Units.**

(Voting against: Councillors Dilworth, Lahti, Greg Elgstrand, Wilhelmina Martin, Jeff McLellan, and Callan Morrison)

The question on the fourth bullet of the main motion (CPAC18/042d) was put to a vote; the following motion was DEFEATED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- **a significant ecological art design component to the design component of the building be considered.**

(Voting against: Councillors Dilworth, Lahti, Melissa Chaun, Jean Donaldson, Jillian Eaton, Greg Elgstrand, Wilhelmina Martin, and Jeff McLellan)

The question on the fifth bullet of the main motion (CPAC18/042e) was put to a vote; the following motion was CARRIED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- **reconsidering the provision of a green roof.**

The question on the sixth bullet of the main motion (CPAC18/042f) was put to a vote; the following motion was CARRIED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- **the incorporation of opportunities for rainwater harvesting.**

The question on the seventh bullet of the main motion (CPAC18/042g) was put to a vote; the following motion was DEFEATED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- **addressing 100% access to electric vehicle charging stations.**

(Voting against: Mayor Vagramov, Councillors Dilworth, Madsen, Lahti, Lubik, Melissa Chaun, Jean Donaldson, Jillian Eaton, Wilhelmina Martin, Jeff McLellan, and Callan Morrison)

The question on the eighth bullet of the main motion (CPAC18/042g) was put to a vote; the following motion was DEFEATED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- **the replacement of the at-grade commercial units with residential units or live-work units.**

(Voting against: Mayor Vagramov, Councillors Milani, Dilworth, Royer, Jillian Eaton, Wilhelmina Martin, Jeff McLellan, and

Callan Morrison)

CPAC18/043

Moved, seconded, and CARRIED

THAT the meeting be extended for an additional 15 minutes.

The question on the ninth bullet of the main motion (CPAC18/042h) was put to a vote; the following motion was CARRIED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- **the provision of 3 additional handicapped parking spaces.**

The question on the tenth bullet of the main motion (CPAC18/042i) was put to a vote; the following motion was CARRIED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific item:

- **the provision of additional rental units.**

(Voting against: Greg Elgstrand, Wilhelmina Martin, and Jeff McLellan)

The following motion was CARRIED:

THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific items:

- **the construction of a wider sidewalk to the east of the site;**
- **the provision of a continuous overhang along the north elevation;**
- **the relocation of the garbage storage facilities away from the Commercial Residential Units;**
- **reconsidering the provision of a green roof;**
- **the incorporation of opportunities for rainwater harvesting;**
- **the provision of 3 additional handicapped parking spaces; and**
- **the provision of additional rental units.**