Present:
Mr. Brian Anderson, Alternate Chair                     Ms. Carey Avender
Mr. Jim Goldsack                                      Ms. Ellen Ross
Ms. Sandra Larocque                                   Ms. Paula Waatainen
Mr. Darwin Mahlum

Regrets:
Mr. Chris Cross                                       Mr. Randall Taylor

Staff:
Ms. Sheila Herrera, Planner                           Ms. Penny Masse, Planning Clerk

Applicant / members of the public:
Mr. Keith Brown, Keith Brown and Associates Ltd.
Members of the Public: None

Call to Order
The meeting was called to order at 5:00 pm.

1. Adoption of Minutes
   It was moved and seconded that the minutes from 2014-NOV-18 be adopted.
   The motion was carried.

2. Approval of Agenda and Late Items
   The agenda was approved as presented.

3. Information Items
   a) RA000327 – 867 Bruce Avenue, 538 Eighth Street
      Site specific text amendment to CC2 zone to permit a grocery store larger than
   b) RA000339 – 1110, 1120 and 1140 Maughan Road
      Rezone from Light Industrial (I2) to Industrial (I4) to permit a medical marihuana
      growing and production facility. APC recommended approval 2014-OCT-21. Public
   c) OCP00073 – General Amendments
      General amendments to update OCP as part of the five year review. APC
      2015-JAN-15.

4. New Business
   a) RA000343 – 6524 Portsmouth Road
      Rezone from R1 to COR1 to permit a multiple family development

      Ms. Herrera introduced the application. Some of the comments were:
      • Corridor policies have been considered. Application proposes 54 units per
        hectare, which is at the lower end of permitted densities in Corridors.
• Rezoning signage has been erected on the subject property and the application has been posted on *What’s Building* on the City website.
• No submissions have been received to date.

Mr. Brown gave a presentation for the proposal. Some of the comments were:
• The property owners live in the subject area; it is an older property which contains housing stock older than 45 years, some in disrepair.
• This is an excellent opportunity for in-fill which would include upgrades and redevelopment.
• There would be a side yard separation of 10 feet between the homes, two buildings of two storeys with each building containing four apartments. Each unit is approximately 1,300ft² and has its own separate exterior access.
• All parking is to the rear of the units. Curb, gutter and sidewalks will be constructed and a 5m lane dedication will be included, depending upon how the area rejuvenates.
• Lot coverage is 33% and Floor Area Ratio is 0.55. These units would fit in nicely with the area.

**Committee Comments**
A Committee member asked how many units are proposed in total and if proposed parking is sufficient.

Mr. Brown noted that 8 units are proposed in total and there will be a total of 12 parking stalls, which is the requirement.

A Committee member asked for clarification on who pays taxes on lane dedications. Added that the rear area could be utilized as a play area for children.

Mr. Brown noted it will be a road covenant only at this point.

A Committee member asked what is located across the street from the subject property.

Mr. Brown noted that a church and a new mixed-use building are located across the street from the subject property.

A Committee member asked if neighbours had been contacted and if any feedback had been received.

Mr. Brown noted that he received one call from a neighbour; he is planning on meeting with this neighbour on 2015-FEB-18.

It was moved and seconded to recommend that Council approve RA000343. The motion was carried.

5. **Next Meeting**
The next regular meeting of the APC is scheduled for 2015-MAR-17.

6. **Adjournment**
The meeting adjourned at 5:16 pm.