

# MINUTES

## DEVELOPMENT PROCESS REVIEW COMMITTEE

TUESDAY, 2014-FEB-11 AT 11:30 A.M.

BOARD ROOM, SERVICE & RESOURCE CENTRE, 411 DUNSMUIR STREET



### Present:

Councillor Bill Bestwick  
Councillor Bill McKay, Chair  
Greg Constable, Island West Coast Developments  
Rod Smith, Newcastle Engineering

### Absent:

Maureen Pilcher, Maureen Pilcher & Assoc.  
Councillor Jim Kipp  
Bob Wall, R.W. Wall Ltd.  
Byron Gallant, B. Gallant Homes Ltd.  
Ian Niamath, Ian Niamath Architects

### City Staff:

Dale Lindsay, Director, Community Development  
Heidi Davidson, Administrative Coordinator  
Bruce Anderson, Manager, Planning & Design

Quorum was not established.

Rick Jones and Eric Ching, Urban Design Group Architects, provided a PowerPoint presentation regarding mixed-use developments. Highlights of the commentary are as follows:

- Mixed-use developments contribute to compact, sustainable communities where services are delivered more efficiently.
- Success or failure of the development impacts the community economically as well as socially. A successful development contributes to a vibrant community.
- Parking is a key component to creating a successful development and street parking is necessary to make any development work.
- Street parking creates density around the area which increases the number of pedestrians.
- A residential component of a mixed-use development requires underground parking.
- Signage is an important component and the success of a development depends on the following factors:
  - Catchment area
  - Anchors which generate traffic
  - Access and exposure
- A successful development requires a collaborative approach between planners, architects and leasing professionals.

A discussion ensued regarding parking requirements and flexibility.

### NEXT MEETING

Next regular meeting will be Tuesday, 2014-MAR-11 at 11:30 a.m., Board Room, Service & Resource Centre.

APPROVED:

Bill McKay, Chair