

**MEETING MINUTES
KITIMAT ADVISORY PLANNING COMMISSION
19 January 2021 via WebEx**

Present:	Gareen Ball	Member, Acting Chair via WebEx
	Adam Perry	Member via WebEx
	Emanuel DeMelo	Member via WebEx
	Mike Langegger	Member via WebEx
	Gerry Leibel	Member via WebEx
	Councillor Goffinet	Council Representative, Non-Voting via WebEx
Staff:	Angie Lucas	Director of Community Planning and Development
	Colin Brown	Planner
	Krysten Hogan	Planner
	Warren Waycheshen	CAO, via WebEx
Guests	Lui Carvello	District's Legal Counsel via WebEx
	Michelle Martins	TSW Representative via WebEx
	Linda Slanina	TSW Representative via WebEx
	Anthony Boni	461 Quatsino DP Architect via WebEx
	Kelly Lin	Project Manager for 461 Quatsino DP via WebEx
	Leonard Kerhoff	167 Konigus Street Applicant via WebEx
	Terry Marleau	Council, Non-Voting via WebEx
	Edward Empinado	Alternate Council Representative, Non-Voting via WebEx
	Phil Germuth	Mayor, Non-Voting via WebEx
Karen Jonkman	School Board, Non-Voting via WebEx	
Regrets:	Raymond Raj	School Board, Non-Voting
	Mark Gravel	Member, Chair

Meeting was called to order at 5:02 PM.

ACKNOWLEDGEMENT

Passing of APC Member Leon Dumstrey Soos

WELCOME and INTRODUCTION

**New Council Representatives: Councillor Rob Goffinet
 Councillor Edwin Empinado (alternate)**

TRAINING SESSION

Lui Carvello, District of Kitimat Legal Counsel, did a 30-minute training session for the APC members on the purpose and function of APC, the importance of providing advice through resolutions and how to review and provide feedback on development permit applications, including with respect to purpose, justification and guidelines of the applicable development permit designations. "Form and Character" designations were explained with reference to legislation and case law. Q&A clarified what are, and are not, relevant matters for a form and character designation, interpretation of the Official Community Plan and the fundamental task of providing recommendations to Council to respond to the matters that are referred to the APC.

ITEMS FOR DISCUSSION

1. Development Permit Application – 167 Konigus Street, “Riverbrook Estates”

Leonard Kerkhoff introduced the development permit (DP) application for 167 Konigus Street, “Riverbrook Estates”. The applicant explained that a previous DP has been issued for the site, which expired in September 2020. The resubmitted DP has the same design as the previous DP application that was issued for the site. Several comments were made by the members, including in relation to salmon-bearing drainage ditches, labelling of a nearby dyke, visual and environmental effects Radley Park (across the river), asking prices and timing of the housing units, current supply of housing, including for low-income earners, and climate action plan initiatives such as greenhouse gases, high efficiency insulation, and energy efficiency. The Acting Chair noted a number of comments did not pertain to the form and character discussion.

No motion was advanced.

2. Development Permit Application – 461 Quatsino Boulevard

Anthony Boni, the architect for the project, introduced the development permit for a proposed 4 storey residential building and 1 storey 24-hour day care building, located at the District-owned 461 Quatsino Boulevard Property. Anthony went through the site design, colour pallets, and form and character of the buildings, including measures to reduce the mass of the buildings and the number of windows on the sides of the buildings that face neighbouring properties. Members had no comments or questions regarding the project.

Moved and Seconded,
THAT APC support the Development Permit application for 461 Quatsino Boulevard.

Motion Carried

NEXT MEETING: Wednesday, 17 February 2021, at 5pm.

Meeting adjourned at 6:15 PM.

Minutes approved for circulation

Colin Brown, Planner

Date

Minutes adopted

Gareen Ball, Acting Chair

Date