

step up from 2016 version, but not as large as 2014 when several major projects appeared imminent. Exact design and legacy of repurposed lodge will be determined with the future needs of the community.

Concerns were shared about landscaping and aesthetics, particularly the timing of finished landscaping to accommodate moving units on and off site during lodge construction. Fence along Loganberry is currently being constructed, with additional screening and landscaping expected by end of 3rd quarter in 2019.

Questions about the transportation plan were concerned about private vehicles accessing Sitka Lodge, rather than most arriving by bus. Civeo explained that transportation plans have not changed; they remain partners in logistics and operation of LNG Canada Cedar Valley Lodge project, including transfer of workers to Sitka Lodge.

Moved and Seconded,

THAT the Advisory Planning Commission supports development permit for 100 Loganberry Avenue with conditions:

- (1) That landscaping and fence to screen work camp be completed by 30 September 2019; and**
- (2) That \$75,000 landscaping bond is maintained.**

Motion Carried

2. OCP and Zoning Amendment, Tamitik Status of Women

Linda Slanina, Executive Director of Tamitik Status of Women (TSW) addressed concerns raised at APC meeting on 27 November 2018. Particular concern was the statement that proposed building would be similar to Microtel, which is raised and oriented so that its height is not a fair comparison. Proposed building has one storey containing commercial and office space fronting Quatsino Boulevard, with up to four stories at the back which will contain transitional, second stage, and affordable housing units. Building will be oriented so that street frontage will have the lowest height profile.

Commissioners were concerned that height may shade neighbouring properties, which area predominantly single family homes. Staff noted Strawberry Meadows had originally included a multi-family property (manufactured home park). Zoning amendments that have appeared in the past eighteen years moved the multi-family site and eventually replaced it with single family homes and duplexes on Blackberry Street. TSW site has been zone for institutional use since 2000, and is only accessible from Quatsino Boulevard in close proximity to other multi-family buildings.

Follow-up to discussion at previous meeting about alternate sites, TSW and their consultants investigated 14 sites. Applicants consulted with Mr. Oviatt in 2017 in site selection process. Mr. Oviatt offered alternate sites, including another inaccessible site in Strawberry Meadows. Site selected best matched criteria including being close to the community, walking access to City Centre, transit access, and ability to accommodate all TSW offices and service at one location.

Moved and Seconded,

THAT the Advisory Planning Commission supports OCP and Zoning Amendment Bylaw 1934, 2018.

**Motion Carried
1 Opposed**