



## **ADVISORY PLANNING COMMISSION**

**Tuesday, March 16, 2010 5:30 p.m.  
Committee Room No. 2**

### **AGENDA**

	<b>Page</b>
<b>1.0 ADDITIONS TO AGENDA</b>	
<b>2.0 ADOPTION OF MINUTES</b>	<b>5:30 pm</b>
<b>2.1 Adoption of the Minutes of JANUARY 19, 2010</b>	
<b>3.0 LAND USE PRESENTATIONS</b>	<b>5:35 pm</b>
<b>3.1 21 - 27 Eighth Avenue</b>	<b>File: REZ033</b>
An application has been received to rezone 21 and 27 Eighth Avenue to a Comprehensive Development District. The applicant proposes to construct a four storey, 133,000 sq. ft. mixed use building. The applicant is proposing about 150 residential units (townhouse and apartment) and about 10,000 sq ft. of commercial space. <b>(Tom Bell, GBL Architects)</b>	
<b>3.2 22 &amp; 26 East Royal Avenue and a portion of 275 Francis Way</b>	<b>File: REZ023</b>
A rezoning application has been received in order to permit increased density on a portion of 275 Francis Way (Parcel J) and to permit commercial uses on 22 East Royal Avenue (Parcel C) and 26 East Royal Avenue (Parcel E). <b>(IBI Group, Architect)</b>	
<b>3.3 1408 Fifth Avenue</b>	<b>File: REZ036</b>
An application has been received for the property at 1408 Fifth Avenue to rezone the property from RS-2 to a comprehensive development district in order to allow a licensed group daycare facility which will provide for the care of 50 children. <b>(Douglas Massie, Architect)</b>	
<b>4.0 REZONING</b>	
<b>5.0 NEW BUSINESS</b>	
<b>5.1 Heritage Revitalization Agreement Guidelines – Julie Schueck, Heritage Planner</b>	

**6.0 REPORTS AND INFORMATION**

**7.0 CORRESPONDENCE**

**8.0 NEXT MEETING**

**April 20, 2010 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

**Please contact Kathleen Stevens to confirm your attendance 604-527-4656 or [kstevens@newwestcity.ca](mailto:kstevens@newwestcity.ca).**



Corporation of the City of  
**NEW WESTMINSTER**

## **ADVISORY PLANNING COMMISSION**

**Tuesday January 19, 2010, 6:30 p.m.  
Committee Room No. 2**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Bruce Clark - Chair  
Helen Bodner - Community Member  
Mark Elliott - Community Member  
Clay Nelson - Community Member  
Terry Owen - Community Member  
Baj Puri - Community Member  
Alex Swezey - Community Member

#### **VOTING MEMBER REGRETS:**

Lorne Collette - Community Member  
Maria Marcu - Community Member

#### **GUESTS:**

Eric Pattison - Architect  
Dave Vallee  
Ted Wiens  
Howard Walton

#### **STAFF:**

Lisa Spitale - Director of Development Services  
Julie Schueck - Heritage Planner  
Donna Martin - Committee Clerk

#### **1.0 ADDITIONS TO AGENDA**

The following items were added to the Agenda:

- Start time – 6:15 p.m. when there is a public hearing;
- Recognition of Lorne Collette thanks for long standing service

Staff was directed to schedule any meetings with a public hearing for 6:15 p.m.

The Chair acknowledged the long standing service of Lorne Collette to the APC and asked that a copy of these minutes be sent to him.

## 2.0 ADOPTION OF MINUTES

### 2.1 Adoption of the Minutes of November 17, 2009

#### **MOVED and SECONDED**

*THAT the minutes of the Advisory Planning Commission meeting held on November 17, 2009 be received and adopted*

**CARRIED.**

All members of Council voted in favour of the motion.

## 3.0 LAND USE PRESENTATIONS

There were no presentations.

## 4.0 REZONING

### 4.1 218 St. Patrick Street

**File: 2608.20.036**

An application has been received for a Heritage Revitalization Agreement for the property at 218 St. Patrick Street. The applicant proposes relocating an at-risk heritage house currently on the 508 Sixth Avenue to the property at 218 St. Patrick Street. (**Eric Pattison, Architect**)

Heritage Planner Julie Schueck reviewed the project noting variances are required for floor space; height, side yard setback; projection into front yard, projection into side yards. The proposal meets the objective of Official Community Plan. The Community Heritage Commission and Queens Park Resident's Association have indicated support of the proposal.

Ms. Schueck reported 21 notices were sent out. There were 6 responses presented On-Table as follows:

- Grant Getting – 227 St. Patrick Street - in support;
- Dana Anderson and David Van Gruen – 205 Queens Avenue - in support;
- Ken and Shelly Pattison - Fifth Street and Sixth Avenue - in support
- Patrick and Judi Mulvaney – 224 Fourth Avenue in support;
- David Brett, President of Queens Park Residents Association - in support;
- Howard C. Walton - 212 St. Patrick Street - opposes.

#### **MOVED and SECONDED**

*THAT the site survey, site plan, the PowerPoint presentation handout from the proponent, and the correspondence regarding the proposal for 218 St. Patrick Street. be received ON-TABLE for information.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

**Questions from the Commission:** *(Response in italics)*

- What are the differences between RS-6 and RS-1? *RS-6 can have a floor space ratio (FSR) of .6 overall with .5 above grade.*
- The old building has a crawl space will the new building have the same? *The new building will have a basement.*
- Does .72 FSR include a basement? *Yes.*
- What is happening to old house? *The owner is trying to re-locate the old house as accessory building.*

Eric Pattison, Architect gave a brief history of the house to be relocated from 508 Sixth Street and reported on the project data. He introduced the owner Dave Valee who clarified the possible route for moving the house.

**Questions from the Commission:** *(Response in italics) continued:*

- Is the window projecting out? *The window is at 3 feet setback.*
- How many feet are above grade and how many feet below grade? *There are about 4 feet above grade and the same below grade.*
- In addition to the rezoning, is the City doing anything else as an incentive? *The City is facilitating the process.*
- What is a flex room? *A room that can be used for various purposes.*
- How wide is the house? *24 feet*
- Will the concrete pillars be moved? *They will have to be removed and reconstructed.*

Howard Walton, 212 St. Patrick Street, expressed objection to the .72 FSR because he believes it will set precedence for the neighbourhood. He was also concerned about the relaxation of the front and side yard setbacks.

Ted Weins, 214 St. Patrick Street, was also concerned about the setbacks and the size of the house.

Ms. Spitale, Director of Development Services, clarified a Heritage Revitalization Agreement is site specific and allows some discretion, whereas, a straight building application for RS-1 is more restrictive.

Owner David Vallee spoke to the condition of the house and his vision for the property. He noted the trees will be preserved. However some trees along the route will need to be pruned for the move.

**Comments from the Commission:**

- Applaud applicant for taking on the project and support application;
- The layout is good and will support;
- The footprint is a concern but heritage preservation is more important will support;
- Blends well with neighbourhood, addition modest and appropriate for market will support application;

- Like the project and most specifics and want it to go ahead but would like Planning Department and Council to look at scaling it back some;
- Community values outweigh the concerns so will support.

**MOVED and SECONDED**

*THAT the application for rezoning of 218 St. Patrick Street be supported.*

**CARRIED.**

All members of Council voted in favour of the motion.

**5.0 NEW BUSINESS**

There was no New Business.

**6.0 REPORTS AND INFORMATION**

There were no reports or information to present.

**7.0 CORRESPONDENCE**

There was no correspondence received.

**8.0 NEXT MEETING**

**February 16, 2010 in Committee Room No. 2**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 8:00 p.m.

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**Bruce Clark**  
**Chair**

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**Donna Martin**  
**Committee Clerk**

# REPORT

## DEVELOPMENT SERVICES DEPARTMENT

To: Advisory Planning Commission                      Date: March 16, 2010  
From: Michael Watson,    File: REZ 033  
         Planning Assistant  
Subject: Proposed Rezoning for 21 - 27 Eighth Avenue - Land Use Presentation

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### **RECOMMENDATION**

*THAT this report be received for information.*

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### **PURPOSE:**

The purpose of this report is to provide the Advisory Planning Commission (APC) with information on the proposed development at 21 – 27 Eighth Avenue so that the Commission can give general comments and feedback regarding the land uses proposed for the site.

### **APPLICATION**

An application has been received to rezone 21 - 27 Eighth Avenue to a Comprehensive Development District. The applicant proposes to construct a four storey, 133,000 sq. ft. mixed use building. The applicant is proposing about 150 residential units (townhouse and apartment) and about 10,000 sq ft. of commercial space.

### **BACKGROUND**

Architect: Tom Bell, Gomberoff Bell Lyon (GBL) Architects  
Applicant: Brook + Associates Inc.  
Owner: Wanson Development Ltd.  
Current Zoning: Local Commercial Districts (C-1) and Community Commercial Districts (C-2)  
Proposed Zoning: Comprehensive Development District Based on C-2A