

ADVISORY PLANNING COMMISSION

**Tuesday, May 18, 2010 6:15 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Alex Sweezey - Chair
Helen Bodner - Community Member
Maria Marcu - Community Member
Clay Nelson - Community Member
Terry Owen - Community Member
Baj Puri - Community Member
Ken Williams - Community Member

VOTING MEMBER REGRETS:

Bruce Clark - Chair
Mark Elliott - Community Member

GUESTS:

Barry Buckland - Lafflines Comedy Club

STAFF:

Lisa Spitale - Director of Development Services
Bev Grieve - Manager of Planning
Barry Waitt - Senior Planner
Donna Martin - Committee Clerk

1.0 ADDITIONS TO AGENDA

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of April 20, 2010

MOVED and SECONDED

THAT the minutes of the Advisory Planning Commission meeting held on April 20, 2010 be received and approved.

CARRIED.

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

3.0 LAND USE PRESENTATIONS

4.0 REZONING

4.1 306 Wood Street, 510 Ewen Avenue and 703 Ewen Avenue File: REZ039

The Development Services and the Parks, Recreation and Culture Departments have initiated a process to amend the Land Use and Development Permit Designations in the Official Community Plan, and rezone the City owned properties addressed as 306 Wood Street, 510 Ewen Avenue and 703 Ewen Avenue to allow City parks to be developed on these sites.

Notification was sent to the following:

- Surrounding neighbourhood within 100 metres, (181 notices);
- All Residents' Associations;
- Board of School Trustees; and
- Superintendent of Schools.

Dean Gibson, Director of Parks, Culture and Recreation provided background information on the project. He noted the City is taking underutilized land and putting it to good use.

Richard Findlay, reviewed the site context. The neighbourhood park at Derwent Way and Ewen Avenue will be more sports oriented, whereas, the property at Wood & Ewen lends itself more to a pocket park.

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

- Will gaming funds cover the cost of developing the parks? *Yes*
- It there any problem meeting the deadlines? *None are anticipated.*
- Explain the access. *The smaller site will be a neighbourhood park and is expected to be used by residents who can walk to the park. The park proposed for Derwent Way and Ewen Avenue will have parking included in the design.*

Comments from the Commission:

- No issues with the proposal;
- City has done a good job of giving what people are asking for;
- Good time for a new park;
- Support the park.

MOVED and SECONDED

THAT the April 22, 2010 report from the Senior Planning Analyst regarding the proposed Official Community Plan Land Use Designation Amendment for 510 Ewen Avenue, 306 Wood Street and 703 Ewen Avenue be supported as presented.

CARRIED.

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

4.2 530 Columbia Street (Lafflines at the Burr) and 401 Columbia File: REZ038

Barry Waitt reported on the application which has been received to amend the zoning bylaw in order to permit a liquor primary licensed premises within the Burr Theatre at 530 Columbia Street. The liquor licence would be transferred from its current location at 401 Columbia Street. This rezoning would involve deleting the Lafflines Comedy Club, 401 Columbia Street from Appendix 'H' and adding Lafflines at the Burr, 530 Columbia Street.

Notification was sent to the following:

- Surrounding neighbourhood within 100 metres (425 notices);
- All Residents' Associations;
- New Westminster Heritage Preservation Society
- Board of School Trustees; and
- Superintendent of Schools.

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

- What will happen to the existing building (401 Columbia Street)? *The existing building is a heritage building and can be used as the owner desires providing it complies with the zoning.*
- What about the retail space at 530 Columbia Street? *Those spaces are taken up with an elevator on one side and washrooms on the other side.*
- Is the Burr Theatre earthquake proof? *The building is up to the standard the City requires.*
- What is the plan for the parkade? *There is no plan at this time.*

Comments from the Commission:

- The Burr Theatre will now accommodate events that had to look outside the City prior to this renovation.

Lyla Wood, representing the Downtown Residents' Association, spoke in favour of the project.

MOVED and SECONDED

THAT the May 18, 2010 report from the Senior Planner regarding the proposed rezoning of 530 Columbia Street (Liquor Primary License: Burr Theatre) and 401 Columbia Street (current Lafflines location) to support.

CARRIED.

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

5.0 NEW BUSINESS

6.0 REPORTS AND INFORMATION

6.1 Advisory Planning Commission – Terms of Reference

This item was deferred to the next meeting. The Director of Development Services asked Commission members to email any questions or comments to her.

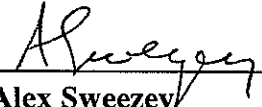
7.0 CORRESPONDENCE

8.0 NEXT MEETING

June 15, 2010 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:00 p.m.



Alex Sweezey
Vice - Chair



Donna Martin
Committee Clerk