



## **ADVISORY PLANNING COMMISSION**

**Tuesday, December 7, 2010 5:38 p.m.  
Committee Room No. 2**

### **NOTES**

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

Bruce Clark - Chair  
Terry Owen - Community Member  
Helen Bodner - Community Member  
Alex Sweezey - Community Member

#### **VOTING MEMBERS REGRETS:**

Baj Puri - Community Member  
Ken Williams - Community Member  
Mark Elliott - Community Member  
Clay Nelson - Community Member  
Maria Marcu - Community Member

#### **GUEST:**

Brian Hart, Architect, Brian G. Hart & Company

#### **STAFF:**

Lisa Spitale - Director, Development Services  
Jim Hurst - Planner  
Louise Payne - Committee Clerk

**PROCEDURAL NOTE:** There was no quorum for this meeting.

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

#### **2.0 ADOPTION OF MINUTES**

##### **2.1 Adoption of the Minutes of November 16, 2010**

As there was no quorum, adoption of the minutes of the November 16, 2010 meeting will be considered at the next APC meeting.

### 3.0 LAND USE PRESENTATIONS

#### 3.2 731, 739, 743, 755 & 765 Columbia Street

File: REZ00048

An application has been received to rezone the properties at 731, 739, 743, 755 & 765 Columbia Street from Columbia Street Historic Comprehensive Development Districts (C-8) to a Comprehensive Development Zone (CD) which would allow the construction of the multi use civic facility and office development (**Applicant: City of New Westminster; Architects: HCMA and MCM**)

Ms. Lisa Spitale, Director of Development Services presented the City's rezoning application for the construction of the multi use civic facility and office development with the following comments:

- Site is located within two precincts – the SkyTrain Precinct and Historic Precinct;
- SkyTrain Precinct encourages up to 30 storeys in height if provisions are made for employment generating land uses;
- Historic Precinct provides protection, incentives and opportunities for recognized heritage resources, although there is no heritage buildings within the development lands;
- Two elements of the proposal that require a zoning amendment – density and the addition of a liquor primary license (for convention centre);
- Three level underground parking with access from 8<sup>th</sup> Street; UPG to provide 180 spaces after 5 pm during week and on weekends for public parking;
- UPG proposal contemplates the construction of 100,000 square feet of office space but may add two additional storeys of office space totalling 130,000 square feet;
- Level 1 will contain flexible walls to allow different configurations of space;
- Level 2 will contain the theatre (with retractable seating) and space for performers, the museum, Art Gallery and Lacrosse Hall of Fame;
- Level 3 contains administrative offices, arts space, with no building above the theatre;
- DAC deadline requires commencement of excavation of the parking by summer of 2011;
- Public Hearing is scheduled for February 21<sup>st</sup>, 2011 for liquor primary license and in April for the special Development Permit;

#### Comments from Commission Members:

- Because of convention centre, should consider building hotel in the area;
- Seating in the theatre? *350 seats;*
- Will this be competing with “Laugh Lines”? *No, different market;*
- Plan to press for “value-added” features? *Developer will do a “LEED Gold” building; have to be aware of margins on this project and speculative market in downtown New Westminster;*
- New cornerstone building in the downtown therefore would be lost opportunity not to have environmental (“green”) features.

### 3.1 1016, 1020 & 1022 Fourth Avenue

File: REZ00042

An application has been received to consolidate and rezone the properties at 1016, 1020 and 1022 Fourth Avenue from Single Detached Dwelling Districts (RS-2) to a Comprehensive Development Zone (CD) which would allow subdivision into five lots, and allow a triplex on each of the new lots. **(Applicant: Seawall Development Ltd; Architect: Brian G. Hart & Company)**

Mr. Jim Hurst, Planner, presented the rezoning application for the subject properties to allow subdivision into five lots and the building of a triplex on each of the new lots, with the following comments:

- First rezoning within this neighbourhood;
- Triplex allowed on each of the new lots with each building to be strata titled into 3 units;
- Residents Association reviewed the proposal and supported it.

#### Comments from Commission Members:

- Access? *All units have access, but from different streets;*
- Why 5 strata corporations? *Looked at different configurations before making decision on 5 separate stratas; with 15 strata units, would need to build a meeting room; also potential for less conflicts with only 3 strata units;*
- Smaller, detached units mimic housing in the area;
- Very attractive project; will improve the neighbourhood;
- In SMART Growth Checklist, "geothermal to be evaluated"? *Affects cost-effectiveness of the project; architect trying to get clients to look at smaller unit geothermal system, but has only been successful with single family dwelling projects;*
- What about perimeter drainage? *Architect hasn't gone that far in the design with Engineering;*
- Can Augusta Street accommodate street parking? *Not looking at Augusta Street for on-street parking; residents on Fourth Avenue are currently only using 50% of parking available as car ownership in this area is less than 50%.*

## 4.0 REZONING

## 5.0 NEW BUSINESS

## 6.0 REPORTS AND INFORMATION

## 7.0 CORRESPONDENCE

## 8.0 NEXT MEETING

January 18, 2011 (in Committee Room No. 2)

**9.0 ADJOURNMENT**

The meeting adjourned at 7:00 p.m.

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Bruce Clark  
Chair

*L. Louise Payne*  
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Louise Payne  
Committee Clerk