



ADVISORY PLANNING COMMISSION

Tuesday, June 21, 2011 6:15 p.m.
Committee Room No. 2

MINUTES

VOTING MEMBERS PRESENT:

- Alex Sweezey - Chair
- Helen Bodner - Community Member
- Baj Puri - Community Member
- Maryam Salmani - Community Member
- Brian Shigetomi - Community Member
- Mark Vance - Community Member
- Ken Williams - Community Member

VOTING MEMBER REGRETS:

- Maria Marcu - Community Member
- Terry Owen - Community Member

STAFF:

- Stephen Scheving - Planning Consultant
- Julie Schueck - Heritage Planner
- Donna Martin - Committee Clerk

The meeting was called to order at 6:26 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of May 17, 2011

MOVED and SECONDED

THAT the minutes of the Advisory Planning Commission meeting held on May 17, 2011 be received and adopted.

CARRIED.

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

3.0 LAND USE PRESENTATIONS

4.0 REZONING

4.1 660-700 Columbia Street (Trapp & Holbrook Blocks) File: REZ00002/SDP159 HRA 2608.20.46

Stephen Scheving, Planning Consultant reported an application has been received to amend the Comprehensive Development Districts (Trapp Block) (CD-19) zone and enter into a Heritage Revitalization Agreement for 660-700 Columbia Street in order to enable the retention and restoration of the façades of the Trapp Block and the Holbrook Block and construct a 20 storey building behind the façades.

Amendments to (CD-19) facilitate a reduction in the size of the site by exclusion of the south-west corner of the property, an increase in the height of the proposed building from 179 feet 6 inches to 183 feet, a decrease in the number of housing units from 190 to 180 and a reallocation of floor space from the podium to the tower which would increase the width of the tower from 72 feet to 85 feet 6 inches. **(Architect: IBI/HB Architects; Developer: Salient Group)**

Julie Schueck, Heritage Planner reported notices went out to the following:

- 658 notices to neighbours within 100 metres;
- New Westminster Heritage Preservation Society
- Superintendent of Schools
- Chair of School Board

One letter of support was received.

Questions from the Commission *(Response in italics)*

- What is the floor space ratio? *The floor space ratio will be 7.45.*
- Are the relaxations for this project more than what was given to the Interurban Building? *The Interurban Building went through a different process however the numbers are similar.*
- What exists on the southwest corner? *The western end of the project is currently occupied by a two-storey building.*
- How many buildings will be on the consolidated lot? *Four buildings occupy the consolidated lot.*
- When this came before the Planning Commission previously, were there any concerns? *The only issue staff can recall is the Commission wanted to see retail on Front Street and canopies over the sidewalks.*

Mr. Hancock, architect, indicated the intention is to restore the Trapp Building façade; to have retail on Front Street; to animate Columbia Street and to modify the top of the building to make more of a penthouse statement.

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

- How many floors of Army and Navy building will be retained? *The building itself will not be retained however the historic façade will be restored.*
- Is visitor parking provided? *There will be visitor parking.*
- Will there be retail on Front Street? *Yes*

Marina Rommel, landscape architect, reported on the landscape plan noting there will be an amenity space on the interior with a fireplace, a patio space, a viewing deck, and an area for an herb garden. There will be common areas and private areas.

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

- How will the building process and traffic affect the retail businesses in the area? *There will be a construction plan to protect the safety of the public and agreements must be made with those affected.*
- How long will the construction take? *It could possibly be eighteen months.*

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

- Great addition to downtown
- Hope this is start of revitalization of Columbia Street
- Project is complementary to the future vision of downtown
- Like addition of retail along Front Street

MOVED and SECONDED

THAT the revised proposal for 660 – 700 Columbia Street be supported.

CARRIED.

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

5.0 NEW BUSINESS

6.0 REPORTS AND INFORMATION

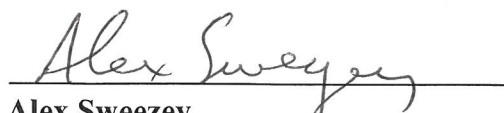
7.0 CORRESPONDENCE

8.0 NEXT MEETING

July 19, 2011 in Committee Room No. 2

9.0 ADJOURNMENT

ON MOTION, the meeting closed at 7:25 p.m.



Alex Swezey
Chair



Donna Martin
Committee Clerk