

## **ADVISORY PLANNING COMMISSION**

**Tuesday, February 18, 2014 5:30 p.m.**  
**Committee Room No. 2**

### **MINUTES**

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

Ken Williams	- Chair
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Andrew Orchard	- Community Member
Margaret Ross	- Community Member
Bart Slotman	- Community Member
Brian Shigetomi	- Community Member
Agnes Cerajeski	- Community Member

#### **VOTING MEMBERS ABSENCES:**

Andrei Filip	- Community Member
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#### **GUESTS:**

Lu Tang	- Top Vision Development
Julia Reimer	- Brook Pooni Associates
Tom Corsie	- Port Metro Vancouver

#### **STAFF:**

Jim Hurst	- Development Planner
Barry Waitt	- Senior Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 5:30 p.m.

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

There were no additions.

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

##### **2.1 Adoption of the Minutes of January 21, 2014**

#### **MOVED and SECONDED**

*THAT the minutes of the January 21, 2014 Advisory Planning Commission meeting be adopted.*

**CARRIED.**

### 3.0 NEW BUSINESS

#### 3.1 Committee Orientation Package

Alison Worsfold, Committee Clerk, distributed and reviewed the following documents with the Commission members:

- Rules of Conduct: Advisory Committees & Bodies of Council
- Social Media Policy
- Terms of Reference
- Permission Forms

Members are to contact Julia Dykstra regarding attendance at each meeting. If a member is unable to fulfill their duties, they are asked to notify staff as soon as possible so the position can be refilled.

The Oath of Office was administered to the Commission members.

### 4.0 INFORMATION PRESENTATIONS

#### 4.1 1932 Eighth Avenue

REZ00100

**Jim Hurst, Development Planner**, summarized the report dated February 18, 2014 regarding an application that has been received to amend the density and front yard requirements of the Comprehensive Development Districts (1932 Eighth Avenue) (CD-28) zone to allow an addition to the existing church beyond the addition approved in 2010. Mr. Hurst outlined the following details regarding the application:

- The British Columbia Building Code has been amended since the original 2010 proposal;
- The setback toward Bowler Street would be reduced from 8.9 feet to five feet in order for the church to extend an additional 3.9 feet;
- The church steeple would be extended 11.3 feet above the roofline and is exempt from the height limit;
- No new on-site parking spaces have been provided with the application;
- On-street parking spaces are available, in addition to parking spaces located on the adjacent property lot through an informal agreement with the adjacent property owner;
- The project does not require an architectural review and is therefore not required to be reviewed by the New Westminster Design Panel; and,
- Given the issues associated with the initial proposal, Council has requested that the application undergo extensive public consultation.

The Commission observed that the issues with the application are the flow of traffic, parking space options, and the setback reduction from the front property line of 3.9 feet.

**MOVED and SECONDED**

*THAT the report of February 18, 2014 from Jim Hurst, Development Planner Re: Rezoning of the site of Saint Gheorghe Romanian Orthodox Church at 1932 Eighth Avenue be received.*

**CARRIED.**

**4.2 502 Twenty-First Street and 520 Twenty-First Street**

**NA**

**Jim Hurst, Development Planner**, advised that two new lots located at 502 Twenty-First Street and 520 Twenty-First Street have been created in the industrial area of New Westminster. The lots, which are currently owned by the Ministry of Transportation, have been created a result of the disposition of excess property from the Queensborough Bridge/Twenty-First Street interchange. Mr. Hurst provided the following information regarding the two properties:

- The properties are zoned M-1 (Light Industrial) and M-2 (Heavy Industrial);
- Staff have been working on appropriate potential re-zoning prototypes for the properties;
- An Official Community Plan amendment will not be required for the application;
- The Development Services Department has received numerous enquiries on the sale of the lots; and,
- Due to the potential light manufacturing employment opportunities associated with the proposal, staff is seeking to quickly process the applications.

The Commission suggested that it could be beneficial to sell the two lots together and that the location is geographically ideal for the re-zoning should it move forward.

Mr. Hurst noted that the Commission will be advised when the preliminary report is presented to Council.

**MOVED and SECONDED**

*THAT the oral report from Jim Hurst, Development Planner Re: 502 Twenty-First Street and 520 Twenty-First Street be received.*

**CARRIED.**

**Procedural Note:** The meeting was recessed at 6:20 p.m. and reconvened at 6:40 p.m.

## 5.0 REZONING

### 5.1 813 Carnarvon Street

REZ00095

**Barry Waitt, Senior Planner**, summarized the report dated February 18, 2014 regarding an application that has been received to rezone the property at 813 Carnarvon Street from Central Business Districts (C-4) to Comprehensive Development District (CD) in order to develop a mixed use commercial/multiple unit residential development, including 250 units and 1,710 m. sq. (18,407 sq. ft.) of commercial space.

Mr. Waitt advised that notification of the rezoning was sent to:

Mr. Waitt outlined the following details regarding the application:

- The Downtown Community Plan envisions and encourages tower developments in the subject area;
- The proposed office space is a key component of the application;
- Arising from considerable input from the Advisory Planning Commission (APC), the New Westminster Design Panel (NWDP), staff and Council, the developer has made the following changes to the proposed development:
  - The podium has been reduced from five storeys above grade to two storeys above grade;
  - The building setback has been increased to five feet along Carnarvon Street;
  - The proposed amount of office space has been reduced;
  - Five levels of residential units have been added, increasing the number of units from 195 to 250; and,
  - The number of parking spaces has been reduced.
- The above grade parking provided by the applicant has been buffered by commercial retail units and office space; and,
- The applicant is proposing to utilize the Smartforme Energy Program to monitor energy recycling.

**Lu Tang, Top Vision Development**, highlighted the following changes from the initial proposal:

- The reduction in the podium height has created additional underground parking and has reduced the massing of the building;
- There are four levels of parking being proposed;
- The tower has increased in height from 25 to 27 storeys;
- There have been alterations to the office design, including the relocation of the office elevator to the centre of the building in the residential lobby; and

- Separate residential loading space has been provided to accommodate the height of a moving truck.

Discussion ensued and the following comments were noted:

- The proposal has been significantly improved, specifically in regards to the reduction of the podium height;
- It would be beneficial to ensure that the applicant provides waste recycling and energy star appliances as stated in the sustainability report card; and,
- There will be units that will not have access to a private parking spot.

**Jason Shanks, resident**, questioned if the foundation of the building located to the West of the site will be affected when the pilings are inserted. Mr. Shanks suggested that the City should ensure that the area near the dog park located on Victoria Street will not be blocked off during the construction, as the area is a highly used access point for residents.

In response to Mr. Shanks' concerns, Brian Shigetomi advised that Council can require that the developer implement a monitoring surveyor to regulate the construction for the duration of the project. A monitoring surveyor would ensure that the construction does not negatively affect adjacent properties.

**John Barbison, resident**, questioned if Victoria Street will remain a street, and if notices will be distributed prior to the drilling commencing. Mr. Barbison noted that there are already trucks and construction equipment blocking off sections of the street.

In response to Mr. Barbison's concerns, Mr. Waitt advised that Victoria Street will remain a street, and that the City has no requirement to notify the tenants of the drilling prior to it starting. Mr. Waitt noted that the City should be contacted if equipment and vehicles are blocking the street.

#### **MOVED and SECONDED**

*THAT the application to rezone the property at 813 Carnarvon Street from Central Business Districts (C-4) to Comprehensive Development District (CD) in order to develop a mixed use commercial/multiple unit residential development be supported.*

**CARRIED.**

#### **5.2 430 Boyd Street**

**REZ00073**

**Jim Hurst, Development Planner**, summarized the report dated February 18, 2014 regarding an application that has been received to rezone the property at 430 Boyd Street from Light Industrial Districts (M-1) to Queensborough Townhouse Districts (RT-3) in order to construct an 80 unit townhouse development.

Mr. Hurst advised that notification of the rezoning was sent to:

- The surrounding neighbourhood within 100 metres (42 notices);
- All Residents' Associations;
- The Board of School Trustees; and
- Superintendent of Schools.

Mr. Hurst outlined the following information regarding the application:

- The amended proposal requires numerous variances for separations between the buildings on the same site;
- A transportation review (Appendix 8) has recently been included with the application;
- The site constraints are as follows:
  - Queensborough flood plain constraints;
  - The site is located adjacent to a water course deemed to have value for fish habitat; and,
  - The site is adjacent to a large warehouse complex that will generate a high volume of truck traffic.
- Emergency access to the site would be from Derwent Way; and,
- A parking variance would be required for the tandem style parking spaces proposed.

**Julia Reimer, Brook Pooni Associates**, reviewed the PowerPoint presentation the Commission received on December 3, 2013 and advised that the following changes have since been implemented:

- Trees have been added to provide a buffer to the North of the site; and,
- The architectural detail and colour palette on the townhouses have been altered.

Discussion ensued and the following comments were noted:

- The site is isolated and safely transporting kids to a playground remains a challenge;
- There is a lack of open space provided with the development;
- There will be no alternative access to the property from the Port Metro Vancouver side at this time;
- There is a lack of mitigation and buffering, specifically around the entranceway;
- Noise reduction has been addressed by implementing air conditioning, treated windows and double drywall; and,
- It was commented that the developer has increased the amount of vegetation to reduce light distraction in the end units.

**Captain Tom Corsie, Port Metro Vancouver**, provided the following information regarding Port Metro Vancouver's role in the application:

- It is not projected that the development will contribute to increased rail or marine connections to the Port Metro Vancouver site;
- Port Metro Vancouver does not support the residential development that is being proposed;
- It was noted that there are hundreds of trucks entering the Port Metro Vancouver site on a daily basis, which will continue;
- It was suggested that patios facing Duncan Street can be internalized; and,
- It was questioned if there would be a restrictive covenant informing potential owners of the neighbouring industrial site.

In response to Captain Corsie's concerns, Mr. Hurst advised that the City and the developers continue to look at alternative options for the driveway and that the City will register a noise assessment on the development; however, no restrictive covenant will be applied.

**Mary Sanzovo, Coquitlam resident**, questioned what the adjacent property located to the South of the site is zoned as and if the separate lots surrounding could be combined and established as a large townhouse development.

In response to Ms. Sanzovo's concerns, Mr. Hurst advised that the property in question is designated as Medium Density in the Official Community Plan and that ideally the City would combine the lots to continue to develop townhouse units in the area.

**MOVED and SECONDED**

*THAT the application to rezone the property at 430 Boyd Street from Light Industrial Districts (M-1) to Queensborough Townhouse Districts (RT-3) in order to construct an 80 unit townhouse development be supported.*

**CARRIED.**

Peter Hall, Agnes Cerajeski and Bart Slotman opposed.

**5.3 1016 – 1022 4th Avenue**

**REZ00042**

**Jim Hurst, Development Planner**, advised that the application has been deferred to a future meeting.

**6.0 REPORTS AND INFORMATION**

**6.1 Master Transportation Plan Advisory Committee Update – Standing Item  
(Ken Williams)**

**Ken Williams, Chair**, advised that the Master Transportation Plan Advisory Committee has been invited to attend a meeting regarding the Pattullo Bridge. Mr. Williams advised that he will provide a report to the Commission with respect to the meeting at the March 18, 2014 Advisory Planning Commission meeting.

**7.0 CORRESPONDENCE**

There were no items.

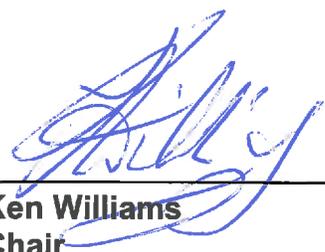
**8.0 NEXT MEETING**

March 18, 2014 (in Committee Room No. 2)

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 8:15 p.m.

Certified Correct,



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**Ken Williams**  
Chair



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**Alison Worsfold**  
Committee Clerk