

ADVISORY PLANNING COMMISSION

**Tuesday, Jan 21, 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
Bart Slotman	- Community Member
Margaret Ross	- Community Member
Andrei Filip	- Community Member

VOTING MEMBERS REGRETS:

Maryam Salmani	- Community Member
Brian Shigetomi	- Community Member

GUESTS:

Sam Hanson	- South Street Development Group
Gary Pooni	- Brook Pooni Associates,
Don Andrew	- Creekside Architects
Herbert Chase	- Architect

STAFF:

Julie Schueck	- Heritage Planner
Mike Watson	- Planning Technician
Jim Hurst	- Development Planner
Barry Waitt	- Senior Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 5:40 p.m.

1.0 ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda be amended by adding:

- *Item 4.1 – Letter of January 19, 2014 from Norm Huey Re: 41 and 175 Duncan Street*
- *Item 4.3 – E-mail of January 15, 2014 from Howard Raphael Re: 843 Royal Avenue*
- *Item 4.3 – Letter of January 17, 2014 from Pat Ishkanian Re: 843 Royal Avenue*
- *Item 4.3 – E-mail of January 17, 2014 from Pat Ishkanian Re: 843 Royal Avenue*

CARRIED.

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

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of December 3, 2013 (On table)

MOVED and SECONDED

THAT the minutes of the Advisory Planning Commission meeting held on December 3, 2013 be adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

3.1 660 Quayside (Larco)

REZ00102

Barry Waitt, Senior Planner, summarized the report dated January 21, 2014 from Jackie Teed, Acting Manager of Planning, regarding an application that has been initiated by the City to rezone the site from Central Business Districts (Restricted) (C-4a) to Comprehensive Development District (CD -55) in order to establish a Comprehensive Development Master Plan to guide future development of the site. Mr. Waitt provided a PowerPoint presentation outlining the details of the application and noted that more information, such as development statistics, will be provided at the February 18, 2014 Advisory Planning Commission meeting.

Discussion ensued and the following comments were noted:

- Larco Investments Ltd., the site owner, has been involved in every step of the application;
- The approved development permit from 2005 shows five towers ,

- The 80 parking spots are provided in the proposal through a private agreement between Larco Investments Ltd. and the River Market at Westminster Quay.

MOVED and SECONDED

THAT the report of January 21, 2014 from Jackie Teed, Acting Manager of Planning Re: 660 Quayside Drive (the Larco Development) be received for information.

CARRIED.

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

3.2 57 Sixth Street

REZ00097

Barry Waitt, Senior Planner, summarized the report dated January 21, 2014 regarding an application that has been received to rezone the property at 57 Sixth St from Central Business Districts (C-4) to a Comprehensive Development District to allow 282 residential units and approximately 7,400 square feet of commercial space. Mr. Waitt outlined the following details regarding the application:

- The project is supportive of a number of city policies as outlined in the adopted Downtown Community Plan;
- The preliminary report to Council provided significantly lower parking spaces than required in the city's Zoning Bylaw and the applicant was directed to conduct a professional parking study;
- The parking study concluded that 179 parking spaces are required in accordance with the Downtown Parking Study , with 180 parking spaces to be provided. and,
- The applicant has engaged Bunt and Associates Engineering to conduct a traffic study for the site.

Sam Hanson, South Street Development Group, provided the following details regarding the application:

- There is a 15-foot setback proposed to separate the site from the adjacent property to the east;
- The development aims to be pedestrian friendly and family oriented;
- The applicant has provided the required commercial space along Sixth Street in the proposal;
- The proposal includes car share and scooter share parking stalls;
- The applicant has committed to subsidizing transit passes for residents during the first ten years of the project; and,
- A rezoning e to increase the density is required in order to make the development financially viable.

The Commission advised that it would be beneficial for the access and orientation of the commercial space to be toward Sixth Street instead of the side street as proposed.

MOVED and SECONDED

THAT the report of January 21, 2014 from Barry Waitt, Senior Planner Re: 57 Sixth Street be received for information.

CARRIED.

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

3.3 728 and 734 Ewen Avenue and a portion of 220 Campbell Street REZ00094

Jim Hurst, Development Planner, summarized the report dated January 21, 2013 regarding an application that has been received to rezone the property at 728 and 734 Ewen Avenue and a portion of 220 Campbell Street from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Queensborough Townhouse Districts (RT-3) in order to allow a 37 unit townhouse development.

MOVED and SECONDED

THAT the report of January 21, 2014 from Jim Hurst, Development Planner Re: Proposed rezoning of 728 and 734 Ewen Avenue and a portion of 220 Campbell Street be received for information.

CARRIED.

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

3.4 746 Ewen Avenue and a portion of 220 Campbell Street REZ00077

Jim Hurst, Development Planner, summarized the report dated January 21, 2014 regarding an application that has been received to rezone the property at 746 Ewen Avenue and a portion of 220 Campbell Street from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Queensborough Townhouse Districts (RT-3) in order to construct a 30 unit townhouse development. Mr. Hurst advised that the subject site is currently occupied by a single detached dwelling that was constructed in 1923 and will be preserved. Further, it was noted that the application coincides with the application regarding 728 and 734 Ewen Avenue due to emergency access between the two sites.

MOVED and SECONDED

THAT the report of January 21, 2014 from Jim Hurst, Development Planner Re: Proposed rezoning of 746 Ewen Avenue and a portion of 220 Campbell Street be received for information.

CARRIED.

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

4.0 REZONING

4.1 41 and 175 Duncan Street

REZ00008

Jim Hurst, Development Planner, summarized the report dated November 4, 2013 regarding an application that has been received to rezone the property at 41 and 175 Duncan Street from Heavy Industrial Districts (M-2) to Comprehensive Development Districts (Duncan Street)(CD-42), Comprehensive Development Districts (Duncan Street) (CD-43), Parks Districts (P-10) and Heavy Industrial Districts (M - 2). The applicant proposes to develop 48 townhouses, 425 apartment units, leave a portion of the site under a modified industrial zoning to allow employment uses in the development and reconstruct the perimeter dyke with a portion of the perimeter trail located on the dyke. The dyke would be dedicated to the City.

Mr. Hurst advised that notification was sent to:

- The surrounding neighbourhood within 100 metres (83 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and
- The New Westminster Heritage Preservation Society.

Mr. Hurst noted that the Commission reviewed the project on May 24, 2013, and that the proposal has since been amended to include the addition of 100 apartment units, resulting in a floor space ratio of 1.5. Mr. Hurst reported that the application includes relocating the existing dyke to the perimeter of the site and constructing a walkway on the dyke which is dedicated to the City for park purposes.

Gary Pooni, Brook Pooni Associates provided the following details regarding the application:

- A historical assessment completed indicated that there is no historical value on the site;
- There has been some work completed by Bunt and Associates regarding transportation to the site;
- Mitigating the rail noise remains a priority for the applicant;
- The applicant is offering the city \$100,000, as there is no lift in land value with the increase of density;
- In response to resident's concerns regarding entry to the site, there have been discussions with Metro Vancouver regarding another entry to the site through the Port Metro side of the development; and,
- Residents have expressed concern over on-site visitor parking.

Don Andrew, Creekside Architects, noted that the railway noise has been minimized through buffers such as the orientation of the buildings and landscaping.

The Commission generally agreed that the increase of density included with the proposal is feasible, as it results in more parking and outdoor amenity space. It was noted that the main access to the site off Furness Street is the most practical option given the location of the railway and noted site constraints.

Mary Broten, Resident, noted that she is in opposition the 100 additional units proposed in the application, and expressed the following concerns:

- It was suggested that the development will contribute to the traffic congestion in Queensborough, especially with the lack of transit service;
- It was questioned if a six-storey development will set a precedent for future development; and,
- It was suggested that the additional density will result in a negative social impact in regards to childcare and schools.

Mr. Hurst offered the following points in response to Ms. Broten's concerns:

- The applicant proposes a six-storey development to reduce site coverage and increase the amount of parking space;
- The Queensborough Middle School was built to have a third floor; however, there is no funding to carry forward with it at this time; and,
- The goal is to increase transit service to the area, as the development could result in more users.

MOVED and SECONDED

THAT the application to rezone the property addressed as 41 and 175 Duncan Street to allow a 473 unit multifamily residential development and the extension of the City's perimeter walkway in Queensborough be supported.

CARRIED.

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

MOVED and SECONDED

THAT the letter of January 19, 2014 from Norm Huey Re: 41 and 175 Duncan Street be received for information (On Table).

CARRIED.

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

**4.2 428, 432 Thirteenth Street, 1305 Cariboo Street,
and 1308 Fifth Avenue**

REZ00082

Michael Watson, Planning Technician, summarized the report dated January 21, 2013 regarding a rezoning and Development Permit applications that have been received for 428, 432 Thirteenth Street, 1305 Cariboo Street, and 1308 Fifth Avenue for a proposed 55 unit residential development with two levels of parking. The proposed floor space would be 1.99 and would include a five storey apartment building sited at the Fifth Avenue and Thirteenth Street property lines and a separate five unit townhouse fronting Cariboo Street.

Mr. Watson advised that notification was sent to:

- The surrounding neighbourhood within 100 metres (524 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and
- The New Westminster Heritage Preservation Society.

Mr. Watson outlined the following details regarding the application:

- The site has a significant cross slope from the north east corner of the site to the south west corner;
- The application has been supported by the New Westminster Design Panel;
- The application supports the New Westminster Affordable Housing Policy; and,
- City staff have asked the applicant to add deck space on the south west side of the development to better the on-site views.

Karen Fitzgibbon, Resident, noted that she currently resides on the fourth floor of the building located adjacent to the subject site, and questioned if the development would block her view. Further, she questioned when the development will be completed.

In response to Ms. Fitzgibbon's concerns, Mr. Watson advised that the view from the adjacent building will not be compromised. Mr. Watson noted that if Advisory Planning Commission supports the application, it will then be forwarded to Council for review before the process is completed.

MOVED and SECONDED

THAT the application to rezone 428 and 432 Thirteenth Street, 1305 Cariboo Street and 1308 Fifth Avenue in order to allow the development of 55 residential units be supported.

CARRIED.

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

4.3 845 Royal Avenue

Amendment to HER00263

Julie Schueck, Heritage Planner, summarized the report dated January 21, 2013 regarding a request that has been made to amend Heritage Revitalization Agreement (HRA) Bylaw No. 7340, 2009 (prior to adoption) to allow for 10 market rental bachelor suites (strata lot 1) and one three-bedroom caretaker unit (strata lot 2). The HRA would continue to vary the zoning from RS-1 to multi-family.

Ms. Schueck advised that notification was sent to:

- The surrounding neighbourhood within 100 metres (685 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and
- The New Westminster Heritage Preservation Society.

Ms. Schueck outlined the following details regarding the application:

- The Telford Block began the process of the HRA application in 2009;
- The HRA anticipated that six market condominium units would be created, as stated in the initial proposal;
- The new property owner would like to amend the proposal to include ten efficient bachelor units and one three-bedroom unit instead of the six market condominiums;
- The applicant intends on having the Emmanuel Pentecostal Church retain ownership of the three bedroom unit as a parsonage for a Minister, who would also be assigned as the building manager for the bachelor units;
- The bachelor units are intended to be rented to overseas students who are attending Douglas College;
- The applicant is requesting to vary the required off-street parking to zero; and,
- The application has been supported by the Community Heritage Commission.

Herbert Chase, Architect, provided the following details regarding the application:

- There have been three different owners since the beginning of the project;
- The site has never provided parking space;
- On-site garbage disposal is now being provided rather than the earlier proposed shared garbage area with 841 Royal Ave;
- The applicant has addressed the pedestrian circulation issue through the shared courtyard proposed; and,
- The goal is to restore the building into what it was prior to the Great Fire.

Discussion ensued and the following comments were noted:

- Concerns were expressed over access to parking;
- It would be beneficial for the applicant to investigate alternate parking options, such as renting parking spaces from nearby buildings;
- it is commendable to see a developer with plans to revitalize the Telford Block; and,
- It is imperative that the suite continues to be assigned to a Minister.

Pat Ishkanian, resident of 109 Tenth Street, suggested that adjacent residents are concerned over parking space, garbage collection, and driveway obstruction during construction. Ms. Ishkanian noted that she prefers the six units originally proposed, and suggested that it would reduce the parking and traffic impact. Ms. Ishkanian questioned why the applicant would receive support for the project.

In response to Ms. Ishkanian's concerns, Ms. Schueck advised that the city offers several non-financial incentives for the preservation of heritage buildings.

Theresa Ranftl, resident of 109 Tenth Street, expressed concerns over the proposed increase in density and the lack of parking and green space on the property.

Ash Dutta, 109 Tenth Street Strata Manager, expressed concerns over the condition of the building and argued that there are no points of egress from the top floor, which in his opinion poses a fire hazard.

In response to this concern, Ms. Schueck advised that the building will conform to the Building Code regarding egress requirements.

Lindsay Macintosh, resident of 109 Tenth Street, expressed concerns over the lack of parking spots and questioned if the city would establish a parking permit system for the residents.

The Commission suggested that the attendees forward their concerns regarding unsightly premises and parking obstruction to the city's Bylaw Department.

Paul Reynolds, owner and Emmanuel Pentecostal Church Pastor, advised that approximately 1200 foreign students attend Douglas College who could vie the units. Pastor Reynolds noted that the application has been amended to include eleven units, as it initially housed, in order to financially be able to revitalize the heritage building. Pastor Reynolds reported that the building was the last structure saved from the Great Fire.

MOVED and SECONDED

THAT the application to amend the Heritage Revitalization Agreement for 845 Royal Avenue (Bylaw No. 8340, 2009) be supported.

CARRIED.

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

MOVED and SECONDED

THAT the following correspondence be received for information:

- *E-mail of January 15, 2014 from Howard Raphael Re: 843 Royal Avenue;*
- *Letter of January 17, 2014 from Pat Ishkanian Re: 843 Royal Avenue; and,*
- *E-mail of January 17, 2014 from Pat Ishkanian Re: 843 Royal Avenue.*

CARRIED.

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

5.0 NEW BUSINESS

5.1 Production of Medical Marihuana - Zoning Bylaw Text Amendment

Barry Waitt, Senior Planner, summarized the report dated January 21, 2014 regarding a proposed amendment to the Zoning Bylaw that would permit the growing of marihuana in the M-2 Heavy Industrial District. Mr. Waitt outlined the following details regarding the proposed Zoning Bylaw amendment:

- The proposed Zoning Bylaw amendment originated from a report received by Council on October 7, 2013 regarding federal government changes in regulations regarding the production of and access to marijuana for medical purposes;
- In December 2012 the Federal Minister of Health announced a new system permitting the growth and distribution of marihuana for medical purposes that relies upon commercial regulated establishments; and,
- Security requirements would be established for the production site.

Discussion ensued and the following comments were noted:

- The proposed Zoning Bylaw amendment is not mandatory;
- Members of the public have shown interest in the possible amendment to the Zoning Bylaw;
- It was suggested that M-1 Zoning would be suitable for the growing of marihuana;
- Health Canada would regulate the restrictions and security controls around the establishments; and,
- The city can enforce its own requirements and controls on the properties.

MOVED and SECONDED

THAT the proposed amendment to the Zoning Bylaw that would permit the growing of marihuana in the M-2 Heavy Industrial District be supported.

CARRIED.

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

6.0 REPORTS AND INFORMATION

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

Item deferred to the next meeting.

7.0 CORRESPONDENCE

There were no items.


8.0 NEXT MEETING

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

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 9:10 p.m.

Certified Correct,



Ken Williams
Chair



Alison Worsfold
Committee Clerk