

## **ADVISORY PLANNING COMMISSION**

**Tuesday, July 15, 2014 5:30 p.m.  
Committee Room No. 2**

### **MINUTES**

**VOTING MEMBERS PRESENT:**

Ken Williams	- Chair
Andrew Orchard	- Community Member
Margaret Ross	- Community Member
Bart Slotman	- Community Member
Brian Shigetomi	- Community Member
Andrei Filip	- Community Member
Agnes Cerajeski	- Community Member

**VOTING MEMBERS REGRETS:**

Peter Goodwin	- Community Member
Peter Hall	- Community Member

**GUESTS:**

Gary Pooni	- Brook Pooni Associates
Paul Dorby	- Bunt and Associates
Norman Laube	- Omicron
Stefan Schulson	- Omicron
Ryan Bragg	- Perkins + Will
Nancy Dheilly	- Designer
Richard Henry	- Architect

**STAFF:**

Bev Grieve	- Director of Development Services
Julie Schueck	- Heritage and Community Planner
David Guiney	- Senior Planning Analyst
Barry Waitt	- Senior Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 5:33 p.m.

**1.0 ADDITIONS TO AGENDA**

There were no additions.

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the Minutes of June 17, 2014**

**MOVED and SECONDED**

*THAT the minutes of the June 17, 2014 Advisory Planning Commission meeting be adopted.*

**CARRIED.**

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

## **3.0 INFORMATION PRESENTATIONS**

### **3.1 97 Braid St**

**OCP00007**

**Bev Grieve, Director of Development Services**, provided a PowerPoint presentation outlining the details as summarized in the report dated July 15, 2014 regarding an application that has been received to amend the Official Community Plan (OCP) to allow for a complete, mixed use, sustainable and transit-oriented master planned community at 97 Braid Street.

**Gary Pooni, Brook Pooni Associates**, provided a PowerPoint presentation highlighting details outlined in the report dated July 15, 2014. In response to questions from the Commission, Mr. Pooni noted that a Community Advisory Group has been developed, and that the majority of attendees at the last meeting expressed support for buildings between 20 to 25 storeys high.

**Paul Dorby, Bunt and Associates**, provided an overview of transportation and access to the site as outlined in the report dated July 15, 2014.

Due to time constraints, the Commission advised that their comments regarding the application would be forwarded to the Planning Department via e-mail.

**MOVED and SECONDED**

*THAT the report dated July 15, 2014 be received for information.*

**CARRIED.**

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

**Julie Schueck, Heritage and Community Planner**, summarized the report dated July 15, 2014 regarding an application that has been received to amend the Official Community Plan for the properties at 101 Third Street and 228 Manitoba from Residential Medium and High Density (RM/RH) to School. Ms. Schueck advised that the applicant is seeking to rezone the properties at 228 Manitoba from Multiple Dwelling District (Low Rise) (RM-2) and 101 Third Street from Third Street Comprehensive Development District (P-CD-1) to Heritage Revitalization Agreement in order to allow the development of an additional building for Urban Academy. Ms. Schueck noted that the application has been supported by the Community Heritage Commission.

**Norman Laube, Omicron**, provided a PowerPoint presentation outlining the historical background of Urban Academy, and other details as presented in the report dated July 15, 2014. In response to questions from the Commission, Mr. Laube advised that approximately 50% of the students currently attending Urban Academy reside in New Westminster.

**Stefan Schulson, Omicron**, provided information with respect to the architectural component of the application, noting that the proposed building addition would act as a modern foil to the heritage building. Mr. Schulson advised that a transparent courtyard would be provided to reflect and enhance the position Robson Manor has on the site, and that an outdoor play area and living wall have also been incorporated into the plans. In response to questions from the Commission, Mr. Schulson noted the following information:

- The building addition and roof have been scaled back to ensure that Robson Manor remains a focal site point; and,
- The second parking level would maintain a glass bridge, which would enter onto the porch of Robson Manor and would provide a connection to the new addition.

**MOVED and SECONDED**

*THAT the report dated July 15, 2014 be received for information.*

**CARRIED.**

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

### 3.3 508 Agnes St

HRA00004

**Ryan Bragg, Perkins + Will**, provided a PowerPoint presentation outlining the details as summarized in the report dated July 15, 2014 regarding an application that has been received to rezone the property at 508 Agnes Street from Central Business Districts (C-4) to Heritage Revitalization Agreement (HER00004). Mr. Bragg advised that the applicant is proposing to retain and restore the front façade of the Masonic Hall and to retain and re-utilize historic interior artefacts in exchange for a 19 storey, 155 unit market rental tower on a two storey podium. In response to questions from the Commission, Mr. Bragg noted that following information:

- Approximately 25% of the units are family oriented, and consist of two or three bedrooms;
- Banquet hall attendees would have access to park in the hall's designated parking area, and would be permitted to utilize on-street parking as needed; and,
- It was suggested that individuals travelling to the site could utilize transit.

Discussion ensued, and the Commission suggested that the developer utilize the permeability of the residential area space facing Agnes Street to capture additional on-site space.

#### **MOVED and SECONDED**

*THAT the report dated July 15, 2014 be received for information.*

**CARRIED.**

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

## **4.0 REZONING**

**Procedural Note:** Item 4.2 was considered prior to item 4.1.

### 4.2 1026 Cornwall St

REZ00096

**David Guiney, Senior Planning Analyst**, summarized the report dated July 15, 2014 regarding an application that has been received to rezone the property at 1026 Cornwall Street from Single Detached Dwelling Districts (RS-2) to Single Detached Dwelling Districts (Small Lots) (RS-5) in order to allow subdivision into two lots, and the construction of two new houses.

Mr. Guiney advised that notification letters were sent to:

- The surrounding neighbourhood within 100 metres (312 notices);
- All Residents' Associations;
- The Board of School Trustees;

- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

**Nancy Dheilly, Designer**, provided a PowerPoint presentation highlighting details summarized in the report dated July 15, 2014.

**MOVED and SECONDED**

*THAT the application to rezone the property at 1026 Cornwall Street from Single Detached Dwelling District (RS-2) to Single Detached Dwelling Districts (Small Lots) (RS-5) be supported.*

**CARRIED.**

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

**4.1 1000 Quayside Drive**

**REZ00101  
SDP00197**

**Barry Waitt, Senior Planner**, summarized the report dated July 15, 2014 regarding an application that has been received to rezone the property at 1000 Quayside Drive from Central Business Districts(C-4) to Comprehensive Development District (CD) in order to allow development of two residential towers of 23 and 28 stories in height, which would include 526 residential units and 908 square metres of commercial space.

**Gary Pooni, Brook Pooni Associates**, provided a PowerPoint presentation outlining details in the report dated July 15, 2014. Mr. Pooni noted that, in response to comments from the Commission at the June 17, 2014 meeting, the number of three bedroom units have increased. In addition, public pay parking stalls would be reinstated in the mews, including four car share stalls and vehicles.

**Richard Henry, Architect**, discussed linkage and connectivity to the site, and noted that an elevator and stairs would be established at the end of the McInnes Overpass to provide a pedestrian connection from downtown to the waterfront. Mr. Henry also advised that the public portal passage, accessible by vehicular, pedestrian and bicycle traffic, has been increased in size in response to comments from the Commission at the June 17, 2014 meeting.

In response to questions from the Commission, Mr. Henry provided the following information:

- The 80 parking spaces dedicated for River Market users would be established through a joint agreement, and would be assigned for River Market use until 7 p.m. daily, at which time the public would then have access to utilize them; and,

- A diagram displaying the distances between the development and adjacent buildings could be completed and presented to the Commission at a future meeting.

**David French, Resident,** spoke in opposition to the application, and expressed concerns with respect to the lack of parking spaces provided, the increased density, and the development resulting in increased vehicular traffic in an already congested area.

**Ken Wilkinson, Resident,** spoke in opposition to the application, and expressed the following concerns:

- The increased density in the downtown area;
- The development hindering the view of the Fraser River from tourists at the New Westminster SkyTrain station area; and,
- A vehicular access point on Tenth Street could pose a safety problem for pedestrians.

**Arlene Hudlin, Resident,** spoke in opposition to the application, noting that the proposed project could obstruct adjacent properties' views of the Fraser River. Ms. Hudlin suggested that there are excess amounts of condominiums in the downtown area, and questioned why the City is permitting the development of more. Ms. Hudlin also suggested that the community be provided with further consultation opportunities prior to the development moving forward.

**Cheryl Tainsh, Resident,** spoke in opposition to the application, and noted the following concerns:

- A vehicular access point on Tenth Street could pose safety issues for pedestrians;
- The development obstructs the adjacent properties' view of the Fraser River; and,
- The construction could negatively impact neighbourhood livability.

Ms. Tainsh suggested that the community be provided with further consultation opportunities prior to the development moving forward.

**Lynne Cruz, Resident,** spoke in opposition to the application, and expressed concerns with respect to the development adding to congestion over the McInnes Overpass. Ms. Cruz suggested that the community be provided with further consultation opportunities prior to the development moving forward.

**Doug Thompson, Resident**, spoke in opposition to the application, and expressed the following concerns:

- The development residing in close proximity to the railway tracks, as there could be risks associated with train derailment, and the possibility of train vibrations damaging the building;
- The height variances proposed for the buildings, as the view of the Fraser River could be obstructed; and,
- The development contributing to vehicular traffic congestion in the area.

**MOVED and SECONDED**

*THAT the following correspondence be received for information:*

- *Letter of July 14, 2014 from Port Metro Vancouver Re: 1000 Quayside Drive (On Table);*
- *E-mail of July 13, 2014 from Kevin Tai Re: 1000 Quayside Drive (On Table);*
- *E-mail of July 12, 2014 from Christopher Lee Re: 1000 Quayside Drive (On Table);*
- *E-mail of July 11, 2014 from Mike Hoyer Re: 1000 Quayside Drive (On Table);*
- *E-mail of July 11, 2014 from Sandy and Mary Lee Re: 1000 Quayside Drive (On Table);*
- *E-mail of July 11, 2014 from Stephanie Lee Re: 100 Quayside Drive (On Table);*
- *E-mail of July 11, 2014 from June DiPalma Re: 1000 Quayside Drive;*
- *E-mail of July 11, 2014 from Dennis Lai Re: 1000 Quayside Drive;*
- *E-mail of July 11, 2014 from Sophia Zhou Re: 1000 Quayside Drive;*
- *E-mail of July 10, 2014 from Ann Crandall Re: 1000 Quayside Drive;*
- *E-mail of July 10, 2014 from Richard Reeves Re: 1000 Quayside Drive;*
- *E-mail of July 9, 2014 from Marlene Johnson Re: 1000 Quayside Drive;*
- *E-mail of July 9, 2014 from Byron Hsu Re: 1000 Quayside Drive;*
- *E-mail of July 9, 2014 from Sean Turvey Re: 1000 Quayside Drive;*
- *E-mail of July 9, 2014 from Norm Banton Re: 1000 Quayside Drive;*
- *E-mail of July 9, 2014 from Cheryl Tainsh Re: 1000 Quayside Drive*
- *E-mail of July 8, 2014 from Bonnie Stelp Re: 1000 Quayside Drive;*
- *E-mail of July 8, 2014 from Mike Hoyer Re: 1000 Quayside Drive; and,*
- *Letter of March 18, 2014 from the River Market Re: 1000 Quayside Drive (On Table).*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the application to rezone the property at 10000 Quayside Drive from Central Business District (C-4) to Comprehensive Development District (CD) be supported.*

**CARRIED.**

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

**5.0 NEW BUSINESS**

There were no items.

**6.0 REPORTS AND INFORMATION**

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

**Ken Williams, Chair**, advised that the last Master Transportation Plan Advisory Committee meeting was held in April 2014, and that final Committee recommendations have been forwarded to Council for review.

**7.0 CORRESPONDENCE**

There was no correspondence.

**8.0 NEXT MEETING**

**August 19, 2014 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 8:30 p.m.

Certified Correct,

  
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**Ken Williams**  
Chair

  
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**Alison Worsfold**  
Committee Clerk