



ADVISORY PLANNING COMMISSION

**Tuesday, June 17, 2014 5:30 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Brian Shigetomi	- Community Member (Interim Chair)
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Andrew Orchard	- Community Member
Margaret Ross	- Community Member
Bart Slotman	- Community Member
Andrei Filip	- Community Member

VOTING MEMBERS REGRETS:

Ken Williams	- Chair
Agnes Cerajeski	- Community Member

GUESTS:

Bill Rhone	- Architect
Gary Pooni	- Brook Pooni Associates
Richard Henry	- Architect
Tom Stanaszkis	- Architect

STAFF:

Barry Waitt	- Senior Planner
Julie Schueck	- Heritage and Community Planner
Alison Worsfold	- Committee Clerk

Procedural Note: Brian Shigetomi assumed the Chair.

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 May 20, 2014

MOVED and SECONDED

THAT the minutes of the May 20, 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 1000 Quayside Drive

**REZ00101
SDP00197**

Barry Waitt, Senior Planner, summarized the report dated June 17, 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 on a four storey podium, which would include 526 residential units plus 1,022 sq. m. (11,000 sq. ft.) of commercial space.

Gary Pooni, Brook Pooni Associates, provided a PowerPoint presentation summarizing the details of the application as outlined in the report dated June 17, 2014. Mr. Pooni noted that, in response to community feedback, the initial proposal has been revised, specifically with respect to the height of the towers and the podium.

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 advised that there would also be a public portal passage, accessible by vehicular, pedestrian and bicycle traffic, with an outdoor public living room adjacent the passageway at the south end

Discussion ensued, and the Commission noted the following comments:

- The pedestrian link from downtown to the waterfront over the McInnes Overpass is a strong aspect of the proposal;
- It was suggested that the development could be economically beneficial for the city;
- It was suggested that the residential component of the development could produce a lot of vehicular traffic, and that traffic calming solutions and the possibility of vehicular access from Quayside Drive should therefore be investigated to ensure pedestrian safety;

- It was suggested that the development could cause vehicular congestion on the McInnes Overpass;
- Concern was expressed about the maintenance of the elevator;
- It was suggested that the portal only be utilized by pedestrian and bicycle traffic and that the vehicular access be separate;
- Concerns were expressed regarding the lack of public space and the presence of dead ends at the north end of the portal; and,
- It was suggested that the 80 parking spaces dedicated for the River Market display signage indicating their use.

In response to questions from the Commission, Tom Stanaszakis, Architect, noted the following information:

- Dividing the portal into two sections would not be viable, as a second ramp system would require to be implemented;
- The 80 parking spaces dedicated for River Market users would be established through a joint agreement, and would be prescribed for a set period of time each day; and,
- Neighbouring business owners have been engaged with development plans, and will continue to be included in discussions as plans commence.

MOVED and SECONDED

THAT the report dated June 17, 2014 be received for information.

CARRIED.

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

4.0 REZONING

4.1 709 Cumberland Street

HER00504

Julie Schueck, Heritage and Community Planner, summarized the report dated June 17, 2014 regarding a proposed Heritage Revitalization Agreement (HRA) for the house located at 709 Cumberland Street. Ms. Schueck advised that the applicants propose entering into an HRA in order to restore and provide legal protection for the 1911 Edwardian-style house. In return, the applicants are requesting subdivision of the property into two and an increase in allowable density on each site.

Bill Rhone, Architect, summarized the details of the application as outlined in the report dated June 17, 2014, and noted the following information:

- The heritage house located on the property would be reconstructed through consultation with the City's Heritage Planner;
- The second house on the lot has been designed to complement the heritage house; and,

- The proposed exterior paint colours would match the paint colours utilized on the original 1911 house.

The Commission commended the applicant on the proposal, specifically with respect to the retention and design plans for the heritage home.

MOVED and SECONDED

THAT the On Table letter of June 16, 2014 from Anoma Hettige Re: 709 Cumberland Street be received;

AND THAT the proposed Heritage Revitalization Agreement (HRA) for the house located at 709 Cumberland Street 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)

The item was tabled to the July 15, 2014 Advisory Planning Commission meeting.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

July 15, 2014 in Committee Room No. 2

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:00 p.m.

Certified Correct,


Brian Shigetomi
Interim Chair


Alison Worsfold
Committee Clerk