

## **ADVISORY PLANNING COMMISSION**

**Tuesday, March 18, 2014 6:30 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
Brian Shigetomi	- Community Member
Agnes Cerajeski	- Community Member

#### **VOTING MEMBERS REGRETS:**

Margaret Ross	- Community Member
Bart Slotman	- Community Member
Andrei Filip	- Community Member

#### **GUESTS**

Brian Hart	- Brian G. Hart & Company
Stu Lyons	- Architect
Peter Joyce	- Bunt & Associates
Art Phillips	- Larco Investments

#### **STAFF:**

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

The meeting was called to order at 6:30 p.m.

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

There were no additions.

## 2.0 ADOPTION OF MINUTES

### 2.1 Adoption of the Minutes of February 18, 2014

#### **MOVED and SECONDED**

*THAT the minutes of the February 18, 2014 Advisory Planning Commission meeting be adopted.*

**CARRIED.**

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

## 3.0 INFORMATION PRESENTATIONS

There were no items.

## 4.0 REZONING

### 4.1 1016 – 1022 Fourth Avenue

**REZ00042**

**Jim Hurst, Development Planner**, summarized the report dated March 18, 2014 regarding an application that has been received to rezone the property at 1016, 1020, 1022 Fourth Avenue from Single Detached Dwelling Districts (RS-2) to Comprehensive Development District (Brow Mews) (CD-47) to allow the subdivision of five lots to allow a duplex on each of the five new lots for a total of ten units.

**Brian Hart, Brian G. Hart & Company**, provided the following details regarding the amended application:

- The number of units in each building has been decreased from three to two, resulting in ten units in total rather than 15;
- The cross slope on the property has been rationalized;
- The front doors on the units have been lowered and are now located closer to the sidewalk;
- The front units would maintain their own private patio;
- Additional trees, landscaping, and outdoor space have been provided;
- The colour scheme of the units is inspired by historical palettes; and,
- The development is located near shopping amenities and transit.

Discussion ensued and the Commission noted the following comments:

- It was suggested that the correspondence refers to the initial proposal of 15 units, given the dates the correspondence was received;
- It was questioned if the depth of the garage could be reduced to provide additional space in the driveways for tandem parking;
- The location of the development is ideal, as it is located in a high frequency transit area;

- It was suggested that the decrease in density from the initial proposal is beneficial to the project;
- Concerns were expressed regarding the lack of parking space;
- It was suggested that the proposed rezoning is appropriate for the neighbourhood; and,
- The applicant was commended for addressing the issues with the initial proposal as outlined by the Commission.

**Julia Schoennagel, Resident,** expressed the following concerns with respect to the application:

- It was suggested that the additional density could negatively affect livability in the neighbourhood;
- It was suggested that the lack of outdoor space does not provide a family oriented environment;
- It was suggested that there should be more than one parking space per unit provided, and that the development could contribute to the parking issue in the neighbourhood; and,
- It was suggested that future owners could try to maintain a secondary suite, whether they are permitted to or not.

**Rohan Singh, Resident,** noted that the decrease in density is an improvement from the initial proposal; however, parking space in the neighbourhood remains a concern and it was suggested that the lack of parking space provided with the proposal will contribute to the problem.

Mr. Hart provided the following points in response to the raised concerns:

- Each unit would maintain its own private patio space and the amount of green space has been increased from the initial proposal;
- The density proposed with the development is relatively low in comparison to the rest of the neighbourhood;
- The stairs in the basement of each unit will be accessed from the main kitchen. It was suggested that the large amount of traffic throughout the main area of the house will deter owners from maintaining a basement suite; and,
- It was suggested that the owners would be able to utilize the unused parking spaces that are available in the neighbourhood due to low car ownership.

**MOVED and SECONDED**

*THAT the application to rezone the property at 1016, 1020, 1022 Fourth Avenue from Single Detached Dwelling Districts (RS-2) to Comprehensive Development District (Brow Mews) (CD-47) to allow subdivision to five lots and built a duplex on each lot be supported.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the following On Table correspondence be received for information:*

- *Letter of January 15, 2013 from Katrine Ireland and Martin George Re: 1016 and 1022 Fourth Avenue; and,*
- *Letter of January 15, 2013 from Christopher Stier and Michaella Jobson-Stier Re: 1016 and 1022 Fourth Avenue.*

**CARRIED.**

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

**4.2 57 Sixth Street**

**REZ00097**

**Barry Waitt, Senior Planner**, summarized the report dated March 18, 2014 regarding an application that has been received to rezone the property at 57 Sixth Street 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 requested that the Commission consider the density, the parking and traffic impact, and the orientation of the commercial space.

**Stu Lyons, Architect**, outlined the following details regarding the application:

- The towers have been staggered to provide additional open space between the units;
- The units will not be stratified;
- There is a 40-foot setback between the tower and the East property line;
- The applicant has provided five units with front entranceways located on the Carnarvon street edge;
- There is one sidewalk crossing rather than two as originally proposed;
- A brick podium around the building would be implemented;
- The lower terraces would be fully landscaped for the use of the tenants;
- The green roof is an amenity accessible for all residents; and,
- The development includes a mix of bachelor suites, as well as one, two and three bedroom units.

Discussion ensued, and the Commission noted the following comments:

- Concerns were expressed regarding the low amount of two/three bedroom units provided with the application;
- It was suggested that providing additional two or three bedroom units closer to the outdoor area and the green roof would benefit the project;
- It was suggested that the commercial space have the capability to be utilized as office space;
- The commercial space included with the application is of benefit to the city;
- It was suggested that the development is suitable for the city, as there have not been any new rental developments built in New Westminster since the early 2000s;
- It was suggested that parking in the area can be hectic when the nearby courthouse is in session;
- It was suggested that the gate system creates a barrier for visitors, which could result in excessive on-street parking;
- It was suggested that the incentives should not reduce the required amount of 217 parking spaces;
- The location is ideal for a high density development, as it is located near the SkyTrain;
- It was suggested that the city would benefit from additional secured market rental housing, making the proposal favourable; and,
- It was suggested that secured market rentals would attract non-vehicle owners.

**Anna Smith, resident,** expressed concerns over the lack of parking spaces proposed and noted that there could be an increase in demand for parking with the commercial space provided. Ms. Smith suggested that the height of the building could negatively impact the views and shade out adjacent properties, and that an additional rental building in the neighbourhood is unnecessary.

**Fraser Dean, resident,** expressed concerns over the lack of parking spaces proposed and noted that the neighbourhood does not need another rental building, as there are already several located on Sixth Street.

**Michael Doy, resident,** expressed concerns regarding the increase in density and lack of parking spaces provided with the proposal. Mr. Doy suggested that another rental building will have a negative impact on the neighbourhood's quality of living and property values.

**Dianne Butler, resident,** expressed concerns regarding the height of the building and suggested that the development will add to the traffic congestion on Sixth and Carnarvon Street.

**Jeremy Perry, resident**, spoke in support of the application, noting that reducing car usage in the area is ideal and that the development will most likely attract non-vehicle owners.

**Patty Pusazzi, resident**, expressed concerns regarding the lack of parking spaces proposed, and suggested that the townhouse residents may park on the street rather than utilizing the underground parking.

**Doug Whicker, resident**, was in support of the application if the lack of parking space and on-street parking issue is addressed. Mr. Whicker noted that it is beneficial that the vacant lot is being filled with a development, and that hopefully the increase in density will encourage businesses downtown.

**Ina Vukmirovich, resident**, expressed concerns regarding the height of the building, which could shade out adjacent properties.

**Craig Morris, resident**, expressed concerns regarding the lack of parking spaces proposed, specifically with respect to parking options for visitors and the public utilizing the commercial space.

**Gary James, resident and Holy Trinity Cathedral representative**, was in support of the application, suggesting that the location is ideal, as it is situated close to the SkyTrain, and that the development and the commercial space will attract people to the city.

**Harrey Xu, resident**, expressed concerns regarding privacy, and suggested that the proximity of the development is too close to neighbouring buildings. Mr. Xu suggested that the development could result in the decrease of nearby property values.

**Tara Speirs, resident**, expressed concerns regarding the height of the building, the lack of parking spaces proposed, and the density of the building and it contributing to the traffic issue in the neighbourhood. Ms. Speirs suggested that New Westminster is not pedestrian friendly, specifically with respect to the elderly.

**Alice Flemming, resident**, suggested that the applicant ensure that there is school space in New Westminster for children residing in the development.

**Michael Harling, resident**, expressed concerns regarding the traffic issue on Victoria Street and the lack of parking spaces proposed.

**Peter Joyce, Bunt and Associates**, offered the following points in response to the raised concerns:

- The City controls and regulates street parking options;

- According to the Insurance Corporation of British Columbia, the average car ownership is .76 per household living within walking distance from a frequent transit route;
- Car share vehicles and subsidized transit passes are being offered for traffic management; and,
- According to a Port Metro Vancouver study, visitor parking requires .1 stall per unit.

**MOVED and SECONDED**

*THAT the application to rezone the property at 57 Sixth Street 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 be supported with consideration given to the following points:*

- *The parking;*
- *The unit mix;*
- *The implementation of commercial space to hold office functions; and,*
- *The investigation of parking and traffic calming solutions on the surrounding streets by the City's Engineering Department.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the following On Table correspondence be received for information:*

- *E-mail of March 18, 2014 from Kevin Day Re: 57 Sixth Street;*
- *Letter of March 17, 2014 from Anthony Chan Re: 57 Sixth Street;*
- *E-mail of March 18, 2014 from Anna Smith Re: 57 Sixth Street;*
- *Letter of March 14, 2014 from Michael Harling Re: 57 Sixth Street;*
- *E-mail of March 14, 2014 from Derek Brass Re: 57 Sixth Street;*
- *E-mail of March 14, 2014 from Quentin Vandermerwe Re: 57 Sixth Street;*
- *Letter of March 12, 2014 from Kris Klusmeier and Craig McGuire Re: 57 Sixth Street;*
- *E-mail of March 14, 2014 from Jason Wainwright Re: 57 Sixth Street;*
- *E-mail of March 14, 2014 Re: 57 Sixth Street;*
- *E-mail of March 14, 2014 from Yong Liu Re: 57 Sixth Street;*
- *E-mail of March 14, 2014 from Chad Poon Re: 57 Sixth Street;*
- *E-mail of March 14, 2014 from Colby Spencer Re: 57 Sixth Street;*
- *E-mail of March 13, 2014 from Troy, Sarah and Rylee Polson Re: 57 Sixth Street;*
- *E-mail of March 13, 2014 from Colin Chow Re: 57 Sixth Street;*
- *E-mail of March 13, 2014 from Kristopher King Re: 57 Sixth Street;*
- *E-mail of March 13, 2014 from Eve Chiang Re: 57 Sixth Street;*
- *E-mail of March 12, 2014 from Annette Leonard Re: 57 Sixth Street;*
- *E-mail of March 12, 2014 from Vivian Ren Re: 57 Sixth Street;*
- *Letter from David Anderson Re: 57 Sixth Street;*
- *E-mail of March 9, 2014 from Warren Bandzmer Re: 57 Sixth Street;*

- *E-mail of March 9, 2014 from Rod Prada Re: 57 Sixth Street;*
- *E-mail of March 10, 2014 from Michael Doody Re: 57 Sixth Street;*
- *E-mail of March 10, 2014 from Robert Larkin Re: 57 Sixth Street;*
- *E-mail of March 11, 2014 from Victor Chui Re: 57 Sixth Street;*
- *E-mail of March 11, 2014 from Joan Diaz Re: 57 Sixth Street;*
- *E-mail of March 11, 2014 from Katherine Falk Re: 57 Sixth Street;*
- *E-mail of March 12, 2014 from Amy Wainwright Re: 57 Sixth Street;*
- *E-mail of March 10, 2014 from Fiana Liu Re: 57 Sixth Street;*
- *E-mail of March 12, 2014 from Amy Wainwright Re: 57 Sixth Street;*
- *Letter of January 3, 2014 from Allan Solie Re: 57 Sixth Street.*

**CARRIED.**

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

#### **4.3 660 Quayside Drive (Larco)**

**REZ00102**

**Barry Waitt, Senior Planner**, summarized the report dated March 18, 2014 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.

Discussion ensued, and the Commission noted the following comments:

- It was questioned if the applicant has investigated the idea of including office space as part of the proposal;
- Providing office space would positively affect the city;
- Concerns were expressed regarding parking with respect to ease of access for members of the public wanting to access Westminster Pier Park;
- It was questioned if there will be improved pedestrian access to Westminster Pier Park from the parkade;
- It was suggested that the marine wharf be implemented;
- The new park land, which would be an extension of Westminster Pier Park, is an attractive aspect of the application; and,
- It was suggested that the proposal has improved since the initial application.

**Art Phillips, Larco Investments**, provided the following details regarding the application:

- The “office component” of the application is the hotel, which will aim to accommodate Anvil Centre patrons;
- Stairs will be implemented at the parkade to improve pedestrian access to Westminster Pier Park;

- The childcare facility is included in tower 3 as it will be situated adjacent to Westminster Pier Park;
- The construction of the towers are divided into three phases to accommodate the implementation of sheet piling for underground parking, and due to the fact that construction cannot block Quayside Drive or Front Street; and,
- The goal is for all three phases to be completed between 2021 and 2023.

**Jason Sherin, resident,** suggested that the development could contribute to traffic congestion in the area, specifically with respect to congestion at the train crossing. Mr. Sherin expressed concerns regarding neighbouring property owners' views being obstructed from the development.

**Peter Joyce, Bunt & Associates,** offered the following points in response to the raised concerns:

- The traffic regulation strategy includes the utilization of the Begbie Street level crossing;
- The traffic analysis investigated existing traffic conditions around the site area and compared it to nearby developments;
- A Traffic Simulation Model examined the effects of a train crossing on traffic during an average 17 minute train closure; and,
- Signal devices would be imposed to warn drivers in the area that there is a train crossing so that they can take an alternate route.

**MOVED and SECONDED**

*THAT the application 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 be supported with consideration to include the marine wharf.*

**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 deferred to the next meeting.

**7.0 CORRESPONDENCE**

There were no items.

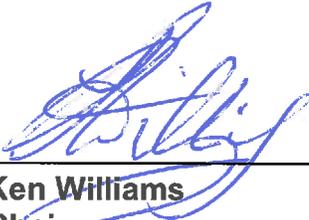
**8.0 NEXT MEETING**

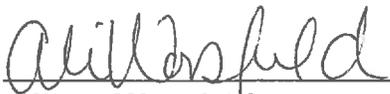
April 15, 2014 in Committee Room No. 2.

**9.0 ADJOURNMENT**

ON MOTION, the meeting adjourned at 9:40 p.m.

Certified Correct,

  
\_\_\_\_\_  
**Ken Williams**  
Chair

  
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**Alison Worsfold**  
Committee Clerk