

## **ADVISORY PLANNING COMMISSION**

**Tuesday, December 1, 2015 5:30 p.m.  
Committee Room #2**

### **MINUTES**

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

Ken Williams	- Chair
Richard Carswell	- Community Member
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Margaret Fairweather	- Community Member
Alex Sweezey	- Community Member

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

Agnes Cerajeski	- Community Member
Brian Shigetomi	- Community Member
Bart Slotman	- Community Member

#### **GUESTS:**

Kirsten Sutton	-D3 Design Inc.
Kathy Kosman	- Resident

#### **STAFF:**

Michael Watson	- Planning Technician
David Guiney	- Senior Planning Analyst
Julie Schueck	- Heritage Planner
Lauren Blake	- Committee Clerk

The meeting was called to order at 5:36 p.m.

### **1.0 ADDITIONS TO AGENDA**

There were no additions.

## 2.0 ADOPTION OF MINUTES

### 2.1 Adoption of the Minutes of October 20, 2015

#### **MOVED and SECONDED**

*THAT the minutes of the October 20, 2015 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 Information Report for an OCP Text Amendment to the (UC) Uptown Commercial Land Use Designation

OCP000

Michael Watson, Planning Technician, summarized the report dated December 1, 2015, advising that the City is initiating proposed text amendment to the Official Community Plan for the (UC) Uptown Commercial designation to allow flexibility for ground-oriented residential uses and open space at grade on properties along Sixth Street between Fourth Avenue and Royal Avenue.

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

- A developer has purchased the La Rustica property and has indicated that the commercial space has not been successful;
- The proposed development for the La Rustica property would include ground oriented units that would satisfy the City's Family Friendly Housing Policy;
- Shading and height issues associated with high density development along Sixth Street generally addresses via setbacks;
- The live/work units located along Sixth Street have generally not been successful, however, the commercial space was required as part of development as per the existing zoning and Official Community Plan (OCP);
- The proposed amendment is intended to provide zoning flexibility between Fourth Avenue and Royal Avenue;
- Street level, ground level and at-grade are the same thing; and,
- The proposed amendment is intended to be an interim measure in response to development inquiries the Planning department has received until the Our City 2041 work has been completed.

Discussion ensued, and the Commission noted that the townhomes located on Third Avenue do not provide the intended amination on Sixth Street. In addition, the Commission provided the following suggestions:

- That residential forms that animate the street and put eyes on the street be encouraged in the proposed area;
- That the amendment clarify that street level, ground level and at grade are the same; and,
- That the amendment is specifically intended for the area between Fourth Avenue and Royal Avenue.

**MOVED and SECONDED**

*THAT the Commission support the proposed amendment in principle.*

**CARRIED.**

Peter Hall voted in opposition to the motion.

**4.0 REZONING**

**4.1 205 Clinton Place**

**HER00549**

David Guiney, Senior Planning Analyst, summarized the report dated December 1, 2015, regarding an application that has been received to rezone the property at 205 Clinton Place from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (RS-1) (Heritage Revitalization Agreement) in order to enable exterior restoration, increase the floor space ratio and apply long-term legal protection to the property.

Mr. Guiney advised that notification was sent to the following:

- the surrounding neighbourhood within 100 metres (160 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools; and,
- the New Westminster Heritage Preservation Society.

Mr. Guiney advised that there has been no correspondence received in response to the notice.

Kirsten Sutton, D3 Design Inc., provided a PowerPoint presentation outlining details of the project as summarized in the report dated December 1, 2015.

In response to questions from the Commission, Ms. Sutton advised that as there is no exterior door leading to the basement, it is unlikely that a secondary suite could

be implemented. The basement would be plumbed to allow for a washroom and laundry facilities.

In response to questions from the Commission, Kathy Kosman, Owner of 205 Clinton Place, provided the following information:

- Parking is not currently an issue;
- The windows are original to the home; and,
- It is anticipated that the proposed exterior restoration would solve previous issues with rat infestations, as well as structural issues.

Discussion ensued, and the Commission expressed support for the project, noting the following comments:

- An HRA is the ideal agreement for projects such as this proposal;
- The proposal would preserve heritage in the city;
- The proposal is not a large increase in density;
- It appears that the lot and the neighbourhood can address the increased density; and,
- It does not appear that the project would affect traffic.

**MOVED and SECONDED**

*THAT the application to rezone the property at 205 Clinton Place be supported.*

**CARRIED.**

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

**5.0 NEW BUSINESS**

**5.1 New Westminster Project Tour**

The Commission expressed their appreciation to Jim Hurst, Development Planner, for his hard work in organizing the annual New Westminster Project Tour.

**6.0 REPORTS AND INFORMATION**

There were no items.

**7.0 CORRESPONDENCE**

There were no items.

**8.0 NEXT MEETING**

January 19, 2016 (in Committee Room No. 2)

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 6:55 p.m.

Certified correct,



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**Ken Williams**  
Chair



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**Lauren Blake**  
Committee Clerk