



# ADVISORY PLANNING COMMISSION

**Tuesday, January 20, 2015 6:30 p.m.  
Committee Room No. 2**

## AGENDA

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<b>1.0</b>	<b>ADDITIONS TO AGENDA</b>	
<b>2.0</b>	<b>ADOPTION OF MINUTES</b>	<b>6:30 pm</b>
<b>2.1</b>	<b>Adoption of the Minutes of December 2, 2014</b>	<b>3</b>
<b>3.0</b>	<b>INFORMATION PRESENTATIONS</b>	
<b>4.0</b>	<b>REZONING</b>	<b>6:35 pm</b>
<b>4.1</b>	<b>314 Agnes St</b>	<b>HER00506</b>
	An application has been received to rezone the property at 314 Agnes St from Single Detached Dwelling Districts (RS-1) to Comprehensive Development District (314 Agnes) (CD-50) in order to develop a multi-unit rental residential project composed of 202 units in two six storey buildings.	<b>8</b>
<b>5.0</b>	<b>NEW BUSINESS</b>	
<b>6.0</b>	<b>REPORTS AND INFORMATION</b>	
<b>7.0</b>	<b>CORRESPONDENCE</b>	
<b>8.0</b>	<b>NEXT MEETING</b>	
	<b>February 17, 2015 (in Committee Room No. 2)</b>	
<b>9.0</b>	<b>ADJOURNMENT</b>	

## **ADVISORY PLANNING COMMISSION**

**Tuesday, December 2, 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
Bart Slotman	- Community Member
Andrei Filip	- Community Member

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

Ken Williams	- Chair
Agnes Cerajeski	- Community Member
Margaret Ross	- Community Member

#### **GUESTS:**

Graham McGarva	- VIA Architecture
Rick Dixon	- Applicant

#### **STAFF:**

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

The meeting was called to order at 5:32 p.m.

**Procedural Note:** Brian Shigetomi assumed the Chair.

### **1.0 ADDITIONS TO AGENDA**

The following item was added to the agenda:

#### **5.1 Advisory Planning Commission Discussion**

## 2.0 ADOPTION OF MINUTES

### 2.1 Adoption of the Minutes of October 21, 2014

#### **MOVED and SECONDED**

*THAT the minutes of the Advisory Planning Commission meeting held October 21, 2014 be adopted.*

**CARRIED.**

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

## 3.0 INFORMATION PRESENTATIONS

### 3.1 901 Columbia Street

**REZ00072  
SDP00190**

**Barry Waitt, Senior Planner**, summarized the report dated December 2, 2014 regarding an application that has been received to rezone the property at 901 Columbia Street from Central Business Districts (Restricted) (C-4C) to Comprehensive Development District (900 Carnarvon St) (CD-61) in order to allow 396 residential units and 8,039 square feet commercial in a 36 storey building.

**Graham McGarva, VIA Architecture**, distributed a site plan and provided a pictorial presentation outlining further details as summarized in the report dated December 2, 2014.

In response to questions from the Commission, Mr. McGarva noted the following information:

- The applicant is working with the Engineering department to establish an effective sound barrier plan;
- The fourth level of parking would correspond with McInnes Overpass;
- Parking requirements cannot be transferred to adjacent developments such as Plaza 88;
- There would be no pedestrian access along Columbia Street;
- The development has been pulled west in order to maximize openness between towers one and four;
- From a geotechnical perspective, it is difficult to provide underground parking at the site;
- Right-of-ways and guide way columns at the site also reduce the possibility of establishing underground parking; and,
- There is an approximate 95-foot distance between the Westminster Tower and tower four of the development.

In response to questions from the Commission, Mr. Waitt noted the following information:

- The classification of Columbia Street prohibits vehicular access off Columbia, as there is an alternate access on Carnarvon Street.;
- The development would be established as a 60 year non-stratified secured market rental property;
- the New Westminster Design Panel will review and provide input with respect to all design plans as the development moves forward;
- The intersection at McInnes Overpass and Carnarvon Street would be controlled via traffic lights; and,
- Motorists would not be permitted to exit 'left' out of the development.

Discussion ensued, and the Commission noted the following comments;

- It was suggested that the developer explore ways to lessen the six-storey parking podium;
- It was suggested that the design of the parking podium be made visually appealing and approachable;
- It was suggested that the possibility of establishing a vertical pedestrian connection from Columbia Street to McInnes Overpass be investigated;
- It is beneficial to include single bedroom units in the development in order to maintain affordability and keep density in the downtown area;
- It was suggested that the proposal does not provide a pedestrian-friendly environment; and,
- It was suggested that the development could negatively affect pedestrian friendly connectivity along Columbia Street.

**MOVED and SECONDED**

*THAT the report dated December 2, 2014 be received for information.*

**CARRIED.**

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

**Procedural note:** The meeting recessed at 6:25 p.m. and reconvened at 6:33 p.m.

## 4.0 REZONING

### 4.1 223 Queens Avenue

HER00506

**Julie Schueck, Heritage and Community Planner**, summarized the report dated December 2, 2014 regarding an application that has been received to rezone the property at 223 Queen's Avenue from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (RS-1)/Heritage Revitalization Agreement in order to allow the subdivision of the property into two properties. Ms. Schueck noted that the applicant would like to build a house on the new lot, increase the allowable density and site coverage on both lots, and reduce the off-street parking requirement for the historic house.

Ms. Schueck advised that notification was sent to the following:

- The surrounding neighbourhood within 100 metres (126 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and
- The New Westminster Heritage Preservation Society.

**Sash Prasad, Resident**, spoke in support of the application, noting that it would be economically beneficial to subdivide the lot.

**Rick Dixon, Applicant**, advised that the upper floor of the new house would be brought inward so that the whole property could be exposed to sunlight.

In response to questions from the Commission, Ms. Schueck noted the following information:

- As per City guidelines, the applicant would not be permitted to establish a driveway off Queens Avenue;
- The Engineering department has requested that a right-of-way be established on the property off of Gifford Avenue to allow for a vehicular turnaround area; and,
- There would not be a basement suite established in the historic house at this time.

Discussion ensued, and the Commission expressed support for the proposed reduction in off-street parking requirements.

**MOVED and SECONDED**

*THAT the e-mail dated November 29, 2014 from Ian Reilly and Tanya Garcia Re: 223 Queens Avenue be received for information.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the application to rezone the property at 223 Queen's Avenue from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (RS-1)/Heritage Revitalization Agreement be supported.*

**CARRIED.**

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

**4.2 327 Fourth Street**

**HER00505**

The item was tabled to a future Advisory Planning Commission meeting.

**5.0 NEW BUSINESS**

**5.1 Advisory Planning Commission Discussion**

Members of the Commission discussed which current members' terms are due to expire on January 31, 2015, and who has reapplied to sit on Commission for the following term.

**6.0 REPORTS AND INFORMATION**

There were no items.

**7.0 CORRESPONDENCE**

There were no items.

**8.0 NEXT MEETING**

**8.1 January 20, 2015 in Committee Room No. 2**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 6:50 p.m.

Certified Correct,

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**Brian Shigetomi**  
Chair

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**Alison Worsfold**  
Committee Clerk

DRAFT