

ADVISORY PLANNING COMMISSION

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

MINUTES

VOTING MEMBERS PRESENT:

Ken Williams	- Chair
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Margaret Ross	- Community Member
Bart Slotman	- Community Member
Brian Shigetomi	- Community Member
Andrei Filip	- Community Member

VOTING MEMBERS REGRETS:

Andrew Orchard	- Community Member
Agnes Cerajeski	- Community Member

GUESTS:

Donald Andrew	- Creekside Architects
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STAFF:

Barry Waitt	- Senior Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 6:35 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of December 2, 2014

MOVED and SECONDED

THAT the minutes of the Advisory Planning Commission meeting held December 2, 2014 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

4.1 314 Agnes St

REZ00083

Barry Waitt, Senior Planner, summarized the report dated January 20, 2015 regarding an application that has been received to rezone the property at 314 Agnes Street 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.

Alison Worsfold, Committee Clerk, advised that notification was sent to the following:

- The surrounding neighbourhood within 100 metres (866 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

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

- It is the responsibility of School District #40 to plan for increased student capacities, which is guided through the Official Community Plan;
- The project is required to provide 40% adaptable units;
- The development would provide approximately 10 spaces for disabled vehicles;
- The development could set a precedent for density for six storey apartments in the downtown area; and,
- The Engineering Department determined that the applicant would not be required to undertake a traffic study.

Donald Andrew, Creekside Architects, provided a PowerPoint presentation outlining further details of the project as summarized in the report dated January 20, 2015.

In response to questions from the Commission, Mr. Andrew advised that the townhouses would not have interior access to the parking area. It was also noted that there would not be a pedestrian access point to the building off Blackwood Street.

Discussion ensued, and the Commission noted the following comments:

- Concerns were expressed regarding the possible lack of student space in local schools with the abundance of family-friendly developments moving forward;
- The development would provide an opportunity for families to seek rental property located in close proximity to École Qayqayt Elementary;
- Support was expressed for the increased density, as the development resides in close proximity to the SkyTrain;
- Support was expressed for the proposed unit mix;
- The townhomes effectively obscure the podium, which creates on-street livability; and,
- Concerns were expressed regarding the lack of a pedestrian access point near the corner of Blackwood Street and Dickinson Street.

MOVED and SECONDED

THAT the following on-table correspondence re: 314 Agnes Street be received:

- *E-mail of January 15, 2015 from Neil Harker;*
- *E-mail of January 15, 2015 from Tyler Dixon;*
- *Letter of January 13, 2015 from Norma Pelchat;*
- *E-mail of January 13, 2015 from Mrs. Harcourt-Wyatt; and,*
- *E-mail of January 9, 2015 from Yonas Jongkind.*

CARRIED.

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

MOVED and SECONDED

THAT the application to rezone the property at 314 Agnes Street from Single Detached Dwelling Districts (RS-1) to Comprehensive Development District (314 Agnes) (CD-50) be supported, given that staff work with the developer to investigate the option of creating a stronger pedestrian access point near the corner of Blackwood and Dickinson Street to promote SkyTrain usage, as well as the downtown area.

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

There were no items.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

February 17, 2015 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:30 p.m.

Certified Correct,



Ken Williams
Chair



Alison Worsfold
Committee Clerk