

ADVISORY PLANNING COMMISSION

Tuesday, May 19, 2015 6:30 p.m.
Committee Room No. 2

MINUTES

VOTING MEMBERS PRESENT:

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

VOTING MEMBERS REGRETS:

Agnes Cerajeski	- Community Member
Peter Hall	- Community Member
Brian Shigetomi	- Community Member

GUESTS:

Maranatha Coulas	- Architect
Mike Degelder	- Developer
Graham McGarva	- Architect

STAFF:

Barry Waitt	- Senior Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 6:31 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of April 21, 2015

MOVED and SECONDED

THAT the minutes of the April 21, 2015 Advisory Planning Commission meeting be adopted.

CARRIED.

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

- The width of the tower has been minimized, and it would be specifically located on the property to minimize its shadow;
- The development would not be required to adhere to the Family Friendly Housing Policy if it is approved prior to the implementation of the Zoning Bylaw amendment; and,
- The total floor space ratio (6.5) does not include the parking podium.

Maranatha Coulas, Architect, provided a PowerPoint presentation outlining further details as summarized in the report dated May 19, 2015.

In response to questions from the Commission, Ms. Coulas, Mike Degelder, Developer, and Graham McGarva, Architect, provided the following information:

- The site is considered to be contaminated as an automobile dealership was previously located on the lot;
- It was suggested that some businesses have expressed interest in leasing the commercial space;
- That parking podium would be concealed to reduce its visibility from the streetscape;
- The development adheres to the Iconic Building Guidelines;
- The mechanical and storage areas are included in the residential square footage calculation;
- Approximately 50% of the studio units are 350 square feet and 50% are 450 square feet; and,
- There would be two loading bays provided within the development to reduce disruptions to the neighbourhood when renters are moving in and out of the building.

Diane Butler, Resident, expressed concerns regarding the construction phase of the project exacerbating vehicular congestion along Columbia Street.

In response to Ms. Butler's concern, Mr. Degelder advised that the applicant would be required to submit a traffic management plan to the City prior to construction commencing.

Jason Shanks, Resident, expressed concerns with respect to the project exacerbating vehicular congestion in the downtown area due to the possibility that construction of both the development and the lower dog park site could commence at the same time, as well as the main vehicular access point for the development being off Carnarvon Street. Mr. Shanks commended the applicant for the amended shape of the development, as well as the angles of the architecture.

Oliver Demuth, Resident, expressed the following concerns:

- That a market rental building would attract transients to the downtown area, resulting in a lack of community;
- The high density of the building;
- That the development could result in an unlivable and unattractive streetscape; and,
- That the development could exacerbate traffic congestion in the downtown area.

Sheila Sullivan, Resident, expressed concerns with respect to the development negatively impacting community livability, as well as a market rental building contributing to increased public disturbances, mischief and noise complaints.

Amith Jenandes, Resident, expressed the following concerns:

- That a market rental building would attract transients to the downtown area, resulting in a lack of community;
- That individuals moving in and out of the building could exacerbate traffic congestion in the downtown area; and,
- That providing three elevators may not be sufficient enough to support the proposed density.

Alicia Keilty, Resident, expressed the following concerns:

- That the development could exacerbate traffic congestion in the downtown area;
- That a market rental building could contribute to increased mischief;
- That noise pollution caused by construction of the development, combined with the nighttime construction of the New Westminster SkyTrain station improvements could negatively impact adjacent homeowners' health; and,
- That the development could result in a lack of community in the downtown area.

Jason Smith, Resident, suggested that providing only three elevators may not be sufficient enough to support the proposed density. Mr. Smith expressed concerns regarding the development resulting in the value of adjacent properties to depreciate.

Howard Hunter, Resident, expressed concerns regarding the viability of the traffic study, and suggested that the development could exacerbate traffic congestion in the downtown area. Mr. Hunter commended the applicant for providing two loading bays within the development to alleviate congestion on public streets.

Discussion ensued, and the Commission noted the following comments:

- It was suggested that increasing the commercial space beyond what is proposed could benefit the downtown area;
- It was suggested that the plaza area is a strong aspect of the proposal;
- Concerns were expressed regarding the visitor parking for the development being inconveniently located in towers one, two and three;
- It was suggested that individuals moving in and out of the building could exacerbate traffic congestion in the downtown area;
- Concerns were expressed regarding the main vehicular access point for the development being off Carnarvon Street;
- It was suggested that the loading bays and elevator use be regulated when tenants move in and out of the development to avoid elevator congestion;
- It was suggested that providing three elevators may not be sufficient enough to support the proposed density;
- It was suggested that the city could benefit from the addition of a market rental building, as the demand for rentals continues to increase;
- It was suggested that the proposed density is appropriate, as the development is located in close proximity to the SkyTrain;
- The applicant was commended for minimizing the width of the tower;
- The applicant was commended for the design of the six storey concrete parking podium;
- It was suggested that the proposed density is too high for the size of the lot and does not complement the neighbourhood;
- It was suggested that there is an inadequate unit mix, and that the percentage of studio and one bedroom units is too high; and,
- Although concerns were expressed regarding a market rental building attracting transients to the downtown area, and resulting in a lack of community, it was suggested that the city could become more vibrant if the development attracts student as tenants.

MOVED and SECONDED

THAT the following correspondence re: 900 Carnarvon Street be received for information:

- *E-mail dated May 15, 2015 from Marian Toft;*
- *E-mail dated May 15, 2015 from Hunter Howard;*
- *E-mail dated May 14, 2015 from Jim Hiscock;*
- *E-mail dated May 15, 2015 from Erwin Tang;*
- *Letter dated May 14, 2015 from Bob McCulloch;*
- *E-mail dated May 13, 2015 from Marli Wakeling;*
- *E-mail dated May 13, 2015 from Bert and Gisela Jansen;*
- *E-mail dated May 13, 2015 from Erwin Tang;*
- *Letter dated May 12, 2015 from Julio Robayo and Rosemary Rivera;*
- *E-mail dated May 8, 2015 from Richard Awender; and,*

- Letter dated May 10, 2015 from Marcus and Laura McKenna.

CARRIED.

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

MOVED and SECONDED

THAT the application to rezone the air space parcel at 900 Carnarvon Street from Central Business Districts (Restricted) (C-4C) to Comprehensive Development District (900 Carnarvon Street) (CD-61) not be supported in its current format.

CARRIED.

Alex Sweezey and Peter Goodwin voted in opposition.

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

June 16, 2015 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:15 p.m.

Certified Correct,



Ken Williams
Chair

Alison Worsfold
Committee Clerk