



ADVISORY PLANNING COMMISSION

**Tuesday, October 20, 2015 6:30 p.m.
Meeting Room #1**

MINUTES

VOTING MEMBERS PRESENT:

Alex Sweezey	- Community Member
Brian Shigetomi	- Community Member (Acting Chair)
Margaret Fairweather	- Community Member
Peter Goodwin	- Community Member
Richard Carswell	- Community Member

VOTING MEMBERS REGRETS:

Bart Slotman	- Community Member
Ken Williams	- Chair
Peter Hall	- Community Member
Agnes Cerajeski	- Community Member

GUESTS:

Angus English	-Applicant
Jacqueline Arnouse	-Applicant
Jatinder Kaur Mohar	-Applicant
Kirsten Sutton	-D3 Designs
Michelle Yueh	-Applicant
Sandra Moore	-Birmingham & Wood: Architects and Planners

STAFF:

Bev Grieve	- Director of Development Services
David Guiney	- Senior Planning Analyst
Debbie Johnstone	- Committee Clerk
Jim Hurst	- Planner
Julia Dykstra	- Planning Assistant
Julie Schuek	- Heritage Planner
Lynn Roxburgh	- Planner
Rupinder Basi	- Planner

The Meeting was called to order at 6:26 p.m.

Procedural Note: Brian Shigetomi assumed the role of Acting Chair

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of September 14, 2015

MOVED and SECONDED

THAT the minutes of the September 14, 2015 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 1407 Sixth Avenue

HER00529

Jim Hurst, Planner, and Julie Schueck, Heritage Planner, outlined details of the application as summarized in the report dated October 20, 2015 regarding the proposed rezoning of 1407 Sixth Avenue from Neighbourhood Residential Dwelling Districts (NR-1) to Neighbourhood Residential Dwelling Districts (NR-1)/ Heritage Revitalization Agreement. Mr. Hurst noted that the existing house would be restored in accordance with the Heritage Revitalization Agreement, and that the existing property would be subdivided to accommodate for the building of another home.

Mr. Hurst advised that notification was sent to:

- the surrounding neighbourhood within 100 metres (119 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools; and,
- the New Westminster Heritage Preservation Society.

Sandra Moore, Birmingham & Wood: Architects and Planners, provided an on-table presentation regarding the proposed changes at 1407 Sixth Avenue.

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

- The goal of the heritage revitalization is to restore as much of the exterior of the home as possible, including the older wood frame windows;
- The interior of the home is in poor condition and is not salvageable;
- The current property would be subdivided into two lots to accommodate a new house on the new lot;
- The additional home would have similar characteristics to the restored heritage home;
- A covenant would be registered for the garage to ensure that there is continued access to parking for both homes;
- Each home would have its own secondary suite; and,
- There is a space requirement between the garage and the lane; however, the distance from the house to the garage is not regulated.

Evert Flannery, Resident, requested clarification regarding the lot size, house dimensions, and the laneway for the proposed rezoning of the home. Mr. Flannery expressed concerns regarding the possible problems that may arise from the parking situation for the property.

In response to Mr. Flannery's concerns, Ms. Moore advised that the parking changes were evaluated by a traffic engineer. Mr. Hurst further clarified that the proposed application would meet the parking regulations for the City.

Bob Payton, Resident, expressed concerns regarding the volume of vehicle traffic in the laneway at the corner of 1420 and 1422 Nanaimo Street. Mr. Payton suggested that this issue may increase with construction vehicles attending to the subject property. Mr. Hurst clarified that parking in the laneway would not be permitted at any time, and that construction vehicles would be instructed to access the home off Sixth Avenue.

Shelia Payton, Resident, enquired if there were any plans to widen the lane and take land from homeowners on the laneway. Mr. Hurst advised that this was not in the City's immediate plans.

Amado Lopez, Resident, expressed his concerns with regard to the additional vehicle traffic that an extra house on the street could create.

Discussion ensued, and the Commission noted that the proposed rezoning provides a good compromise that would restore one of the oldest homes in New Westminster. The Commission also noted that the rezoning would provide sustainable densification for the City.

MOVED and SECONDED

THAT the proposed rezoning and Heritage Revitalization Agreement for 1407 Sixth Avenue be recommended for approval.

CARRIED.

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

4.2 335 Buchanan Avenue

HER00545

David Guiney, Senior Planning Analyst, provided a brief summary of the report dated October 20, 2015 regarding the application to rezone the property at 335 Buchanan Avenue from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (RS-1) (Heritage Revitalization Agreement) in order to enable exterior restoration of the house, add an upper floor to the house, increase the floor space ratio and apply long-term legal protection to the property.

Mr. Guiney advised that notification was sent to:

- the surrounding neighbourhood within 100 metres (175 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools; and,
- the New Westminster Heritage Preservation Society.

Kirsten Sutton, D3 Design, and Angus English and Jacqueline Arnouse, Applicants, provided an on-table PowerPoint Presentation regarding the proposed addition to 335 Buchanan Avenue.

In response to the Commission's questions, Ms. Sutton provided the following information:

- The increase in floor space ratio (0.60 to 0.71) for the home was clarified;
- There would be very little change to the main level of the home;
- The goal was to make the second floor look contemporary, while honouring the original design; and,
- The second level addition would have a good sized patio at the front that would be set back from the original structure of the home.

MOVED and SECONDED

THAT the Commission recommend support of the application of the Heritage Revitalization Agreement for 335 Buchanan Avenue.

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

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


9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:36 p.m.

Certified correct,



Brian Shigetomi
Interim Chair



Debbie Johnstone
Committee Clerk