



ADVISORY PLANNING COMMISSION

**Tuesday, April 21, 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 |
| Brian Shigetomi | - Community Member |
| Alex Sweezey | - Community Member |

VOTING MEMBERS REGRETS:

- | | |
|-----------------|--------------------|
| Bart Slotman | - Community Member |
| Peter Hall | - Community Member |
| Agnes Cerajeski | - Community Member |

GUESTS:

- | | |
|-------------------|------------------------------|
| Gerry Blonski | - Gerry Blonski Architect |
| James Burton | - Birmingham Wood Architects |
| Nancy Dheilly | - Designer |
| Rocky Kambo | - Planner |
| Shawn Kambo | - Engineer |
| Chattan Manchanda | - Engineer |
| Steve Peng | - Gerry Blonski Architect |

STAFF:

- | | |
|-----------------|----------------------------------|
| David Guiney | - Senior Planning Analyst |
| Julie Schueck | - Heritage and Community Planner |
| Alison Worsfold | - Committee Clerk |

The meeting was called to order at 6:32 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of March 3, 2015

MOVED and SECONDED

THAT the minutes of the March 3, 2015 Advisory Planning Commission meeting be adopted.

CARRIED.

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

2.2 Adoption of the Minutes of March 17, 2015

MOVED and SECONDED

THAT the minutes of the March 17, 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

4.1 420 Saint George Street

HER00522

Julie Schueck, Heritage and Community Planner, summarized the report dated April 21, 2015 regarding a Heritage Revitalization Agreement (HRA) and Heritage Designation (HD) Bylaw for 420 Saint George Street. Ms. Schueck advised that the applicant is proposing to rezone the property from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (RS-1)/HRA in order to allow a subdivision lengthwise through the existing property, resulting in the construction of a house on the new lot. In exchange, the applicant would retain and restore the exterior of the historic Taylor House, as well as place long-term legal protection on the property through the HRA and HD Bylaw.

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

- The surrounding neighbourhood within 100 metres (145 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, Ms. Schueck noted the following information:

- Each house would maintain a secondary suite;
- The applicant is providing the required amount of on-site parking spaces;
- The Community Heritage Commission has expressed support for the application; and,
- The heritage house would remain in its current location.

In response to questions from the Commission, James Burton, Heritage Consultant, noted the following information:

- The HRA provides financial viability for the project through the subdivision of the property;
- The exterior of the heritage house would be completely restored; however, the interior would be completely renovated;
- The post WWII addition on the back of the heritage house would be removed and replaced with a two tiered balcony; and,
- The deck in the renderings utilizes diagrammatic colouring and therefore would not appear as bulky when completed.

Discussion ensued, and the Commission expressed a concern regarding the bulkiness of the double layered balcony. The Commission expressed support for the subdivision of the property, and commended the applicant for providing an attractive conservative plan, noting that the project could ultimately benefit the neighbourhood.

MOVED and SECONDED

THAT the on table correspondence dated April 8 and 17, 2015 from John Wilson regarding 420 Saint George Street 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 located at 420 Saint George Street from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (RS-1)/HRA be supported.

CARRIED.

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

Julie Schueck, Heritage and Community Planner, summarized the report dated April 21, 2015 regarding a Heritage Revitalization Agreement (HRA) and Heritage Designation (HD) Bylaw for 327 Fourth Street. Ms. Schueck advised that the applicant is proposing to rezone the property from Single Detached Dwelling District (RS-1) to Single Detached Dwelling District (RS-1)/HRA in order to allow the subdivision of the property into two properties, build a house on the new lot, increase the allowable density and site coverage on both lots, as well as to reduce the off-street parking requirements.

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

- The surrounding neighbourhood within 100 metres (170 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, Ms. Schueck noted the following information:

- The façade of the heritage home would be restored to its original character;
- Adjacent property owners have generally expressed support for the retention of the heritage house;
- Adjacent property owners have expressed concerns regarding the project exacerbating parking issues in the neighbourhood, the design of the new house, the addition of light wells, and the location of the garage;
- There were members of the Community Heritage Commission who expressed a concern regarding the addition of light wells;
- The patio space would be provided at-grade;
- The City monitors all developments to ensure applicants are adhering to the proposed plans and City regulations; and,
- The HRA would provide a thorough timeframe for construction, as well as ensure that all heritage work is completed.

Gerry Blonski and Steve Peng, Gerry Blonski Architect, provided a rendering of the site plan and outlined further details as summarized in the report dated April 21, 2015. In response to questions from the Commission, Mr. Blonski noted that the secondary suites would maintain sunken entrances.

Karen Smith, Resident, advised that she is the Director of the Queen's Park Residents' Association and resides within 100 metres of the proposed development. Ms. Smith expressed support for the retention of the heritage house, as well as the provision of secondary suites within the two dwellings; however, Ms. Smith expressed the following concerns:

- The design and bulkiness of the new house, suggesting that it does not complement or reflect the heritage of the Queen's Park neighbourhood;
- The provision of concrete retaining walls and light wells, suggesting that they be implemented only in the rear of the houses; and,
- The lack of on-site greenery and landscaping provided.

Ms. Smith suggested that the garage be relocated to the centre of the lot in the back yard to provide additional space for greenery and landscaping, as well as to ensure it is not visible from the streetscape.

Mark Gregor, Resident, advised that he resides within 100 metres of the proposed development, and expressed support for the retention of the heritage house, as well as the subdivision of the property. However, Mr. Gregor expressed concerns regarding the additional residential occupancy, which could exacerbate existing parking issues along Fourth Street. Mr. Gregor requested that the heritage restoration work be completed prior to the subdivision of the property so that work is completed in a timely manner.

Gordon Pricil, Resident, advised that he resides adjacent to the proposed development, and noted that although the development could benefit the community, concerns were expressed with respect to parking issues becoming exacerbated along Fourth Street. In addition, Mr. Pricil suggested that the parking study included with the proposal does not accurately represent the neighbourhood's parking demands.

Deane Gurney, Resident, advised that he is the Vice President of the Queen's Park Residents' Association, and suggested that the developer consider eliminating the window wells to reduce the bulkiness of the house. Mr. Gurney suggested that this amendment could also improve the visual appearance of the streetscape.

Bev McLellan, Resident, expressed support for the HRA; however, suggested that the City implement better design guidelines to improve the visual appearance of the streetscape, as well as to better complement the Queen's Park neighbourhood.

Discussion ensued, and the Commission noted the following comments:

- The proposed rezoning is suitable given the context of the site and neighbourhood;
- Support was expressed for the retention of the heritage house and the subdivision of the property, as it provides financial viability for the project;
- It was suggested that a covenant be placed on the evergreen tree to ensure its retention;
- It was suggested that the unique appearance of the new house could add character to the neighbourhood;
- It was suggested that massing of the new house is appropriate;
- It was suggested that light wells increase livability for individuals residing in secondary suites;
- It was suggested that the light wells would not negatively affect the neighbourhood due to their location on the dwellings; and,
- It was suggested that it would be difficult for the applicant to provide additional on-site parking due to the site constraints.

Moving forward, the Commission suggested that the City investigate the possibility of better applying design guidelines to developments of this nature. It was also suggested that the designs be reviewed by the New Westminster Design Panel, if possible.

MOVED and SECONDED

THAT the application to rezone the property located at 327 Fourth Street from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (RS-1)/HRA be supported.

CARRIED.

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

MOVED and SECONDED

THAT staff investigate better methods with respect to governing and regulating the design of new developments in New Westminster.

CARRIED.

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

4.3 328 Holmes Street

REZ00111

David Guiney, Senior Planning Analyst, summarized the report dated April 21, 2015 regarding the proposed rezoning of 328 Holmes Street from (RS-1) to (RS-5) to permit subdivision into two lots. Mr. Guiney advised that the applicant is proposing to demolish the existing house and build two houses on the new lots. In response to questions from the Commission, Mr. Guiney advised that the current house does not maintain significant heritage value.

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

- The surrounding neighbourhood within 100 metres (83 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

Nancy Dheilly, Designer, provided a PowerPoint presentation outlining further details of the application as summarized in the report dated April 21, 2015.

Discussion ensued, and the Commission commended the applicant for engaging in a project that could benefit the neighbourhood.

MOVED and SECONDED

THAT the application to rezone the property located at 328 Holmes Street from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (RS-5) be supported.

CARRIED.

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

4.4 646 Ewen Avenue

REZ00108

David Guiney, Senior Planning Analyst, summarized the report dated April 21, 2015 regarding the proposed rezoning of 646 Ewen Avenue from Local Commercial Districts (C-1) to Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to permit construction of a single detached dwelling.

In response to questions from the Commission, Mr. Guiney noted that the applicant is providing the required amount of parking spaces, which will be situated at the rear of the lot. Mr. Guiney also advised that there are currently no limits for applicants with respect to implementing impermeable surfaces within developments.

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

- The surrounding neighbourhood within 100 metres (89 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

Chattan Manchanda, Engineer, advised that the garage will maintain a green roof for the purpose of storm water management.

Discussion ensued, and the Commission provided the following comments:

- That the updated designs of the houses are traditional and appropriate for the neighbourhood;
- That the porches and additional green space are an attractive aspect of the application; and,
- That the applicant consider extending the asphalt and permeable surfaces on the property.

The applicant was commended for amending the proposal to address the Commission's preliminary concerns.

MOVED and SECONDED

THAT the following on table correspondence regarding 210 Durham Street be received for information:

- *E-mail dated April 20, 2015 from Sherry Park; and,*
- *Letter dated April 16, 2015 from Mary Damoure.*

CARRIED.

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

MOVED and SECONDED

THAT the application to rezone the property located at 210 Durham Street from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (Small Lots) (RS-5) be supported.

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

May 19, 2015 in Committee Room #2, City Hall

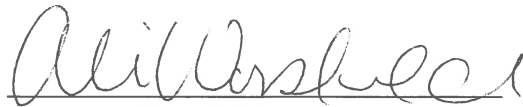
9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:45 p.m.

Certified Correct,



Ken Williams
Chair



Alison Worsfold
Committee Clerk