



## **ADVISORY PLANNING COMMISSION**

**Tuesday, March 17, 2015 5:30 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
Peter Hall	- Community Member
Bart Slotman	- Community Member
Alex Sweezey	- Community Member

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

Brian Shigetomi	- Community Member
Agnes Cerajeski	- Community Member

#### **GUESTS:**

Nancy Dheilly	- Designer
Jordan Kutev	- Architect

#### **STAFF:**

David Guiney	- Senior Planning Analyst
Michael Watson	- Planning Technician
Alison Worsfold	- Committee Clerk

The meeting was called to order at 5:35 p.m.

#### **1.0 ADDITIONS TO AGENDA**

There were no additions.

#### **2.0 INFORMATION PRESENTATIONS**

##### **2.1 328 Holmes Street**

**REZ00111**

**Nancy Dheilly, Designer**, provided a PowerPoint presentation outlining details of the application as summarized in the report dated March 17, 2015 regarding the proposed rezoning of 328 Holmes Street from (RS-1) to (RS-5) to permit subdivision into two lots. Ms. Dheilly noted that the existing house would be demolished and two new houses would be built on the property.

In response to questions from the Commission, David Guiney, Senior Planning Analyst, advised that individuals have expressed interest in developing on the adjacent property located at 324 Holmes Street; however, there have been no applications received to date.

Discussion ensued, and the Commission suggested that the developer investigate the option of providing a two foot setback, rather than three, to create additional vehicle space on the property.

**MOVED and SECONDED**

*THAT the report dated March 17, 2015 regarding the proposed rezoning of 328 Holmes Street from (RS-1) to (RS-2) to permit subdivision into two lots be received for information.*

**CARRIED.**

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

**2.2 210 Durham Street**

**REZ00110**

**David Guiney, Senior Planning Analyst**, summarized the report dated March 17, 2015 regarding the proposed rezoning of 210 Durham Street from (RS-1) to (RS-5) to permit subdivision into two lots and Development Variance Permit application to permit 9.1 percent of perimeter lot frontages. Mr. Guiney noted that the existing house would be demolished and two new houses would be built on the new lots.

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

- It is unlikely that the City would establish a lane behind 210 Durham Street, as lane dedication occurs during the rezoning process and the majority of the lots located on the block are unable to be rezoned;
- The 25 foot setback from the property line to the garage is the minimum permissible setback;
- It was suggested that the proposed central double-wide driveway would preserve on street parking; and,
- In addition to legal complications, local developers have historically expressed general discomfort with respect to establishing a shared garage within developments of this nature.

Discussion ensued, and the Commission noted the following comments:

- The overabundance of pavement and subsequent lack of greenery located in the front of the property does not complement the aesthetic of the neighbourhood;

- It was suggested that the site plan be revised to contain a shared driveway between the properties, which would lead to separate detached garages in the rear of the lot, resulting in separate access to each property and additional lawn space to accommodate landscaping;
- It was suggested that the accessory buildings be relocated inward seven feet, resulting in a 12 foot setback, which would provide space for a laneway in the future if needed; and,
- Concerns were expressed with respect to the developer operating secondary suites within the units in the future.

**MOVED and SECONDED**

*THAT the report dated March 17, 2015 regarding the proposed rezoning of 210 Durham Street from (RS-1) to (RS-5) to permit subdivision into two lots, as well as Development Variance Permit application to permit 9.1 percent of perimeter lot frontages be received for information.*

**CARRIED.**

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

**Procedural Note:** That meeting recessed at 6:07 p.m. and reconvened at 6:30 p.m.

**3.0 REZONING**

**3.1 501, 503 and 505 Twelfth St**

**REZ00093  
DPT00014**

**Michael Watson, Planning Technician**, summarized the report dated March 17, 2015 regarding a rezoning and Development Permit application for the property located at 501 - 505 Twelfth Street. Mr. Watson noted that the proposed application would rezone the subject sites from Local Commercial Districts (C-1) and unzoned to Comprehensive Development District (Twelfth Street & Fifth Avenue) (CD-62) in order to allow the development of a five storey building with 34 residential units over one and a half levels of underground parking.

Mr. Watson advised that notification was sent to:

- The surrounding neighbourhood within 100 metres (760 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. Watson noted the following information:

- The Official Community Plan Land Use designation for the site is RL/RM Residential Low / Medium density and does not anticipate any commercial development;
- The 'cityhomes' would be located at the base of the building to help activate Twelfth Street frontage, as well as to encourage a pedestrian friendly neighbourhood;
- Long term bike storage would be provided in the common corridor located on the development's ground level; and,
- The proposal would be exempt from adhering to the Family Friendly Housing Policy.

Mr. Watson advised that staff has requested that the applicant revise the application to include direct stair access to the 'cityhome' units.

In response to questions from the Commission, Jordan Kutev, Architect, noted the following information:

- Due to the relocation of the parkade, as well as the site slope, it was difficult to include any common lobby / amenity space near the Fifth Avenue entrance;
- As the parkade encompasses the majority of the site, it would be difficult to provide a storm management plan; and,
- The applicant will work with the City, as well as a professional consultant, with respect to providing proper drainage for the site.

Discussion ensued, and the Commission expressed the following concerns:

- The insufficient size of the recycling area;
- The problematic location of the two bike storages;
- The lack of an attractive common area at the Fifth Avenue entrance;
- The Lack of on-site retention for storm water;
- The lack of direct stair access to the 'cityhome' units; and,
- The lack of a storage area for residents.

The Commission suggested that the proposed density, unit mix, height of the building, and parking ratio are appropriate given the site context. Further, that the development would be an upgrade from the property's current establishment and could benefit Twelfth Street frontage. The Commission expressed support for the provision of 'cityhome' units, rather than commercial units, along Twelfth Street.

**Leslie Campbell, Resident**, advised that she resides in the house located adjacent to the proposed development. Although Ms. Campbell acknowledged that the development would be an upgrade from the property's current establishment, concerns were expressed regarding proper site drainage, as well as the development exacerbating traffic congestion along Fifth Avenue.

**Michael Lister, Resident**, expressed concerns regarding the lack of commercial provided by the applicant, as well as the proposed development obstructing adjacent properties' views.

**Sukhchan Gill, Resident**, expressed support for the application, noting that the proposed development would facilitate the city's population growth, as well as improve Twelfth Street.

**MOVED and SECONDED**

*THAT the application for rezoning and a Development Permit for the properties located at 501, 503 and 505 Twelfth Street and a portion of a City owned lane be supported.*

**CARRIED.**

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

**4.0 NEW BUSINESS**

There were no items.

**5.0 REPORTS AND INFORMATION**

There were no items.

**6.0 CORRESPONDENCE**

**6.1 210 Durham Street**

**MOVED and SECONDED**

*THAT the on table e-mail of March 16, 2015 from Catherine Hutson regarding 210 Durham Street be received for information.*

**CARRIED.**

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

**6.2 501 - 505 Twelfth Street**

**MOVED and SECONDED**

*THAT the following on table correspondence regarding 501 - 505 Twelfth Street be received for information:*

- *E-mail of March 5, 2015 from Rosina Maier; and,*
- *E-mail of March 17, 2015 from Deanne Rapacioli and John Rawn.*

**CARRIED.**

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

**7.0 NEXT MEETING**

**April 21, 2015 (in Committee Room No. 2)**

**8.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:20 p.m.

Certified Correct,



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**Ken Williams**  
Chair



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**Alison Worsfold**  
Committee Clerk