

ADVISORY PLANNING COMMISSION

**Tuesday, February 17, 2015 6:00 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
Bart Slotman	- Community Member
Alex Sweezey	- Community Member

VOTING MEMBERS REGRETS:

Peter Hall	- Community Member
Agnes Cerajeski	- Community Member

GUESTS:

Eric Pattison	- Pattison Architecture
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STAFF:

Barry Waitt	- Senior Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 6:05 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of January 20, 2015

MOVED and SECONDED

THAT the minutes of the January 20, 2015 Advisory Planning Commission meeting be adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

3.1 Committee Orientation

Alison Worsfold, Committee Clerk, distributed and reviewed the Rules of Conduct for Advisory Committees and Bodies of Council, the Social Media Policy, and permission forms.

Ms. Worsfold requested that Commission members contact the Planning Department regarding attendance at each meeting. If a member is unable to fulfill their duties, they are asked to notify Legislative Services so that the position can be refilled.

Barry Waitt, Senior Planner, distributed and summarized the Advisory Planning Commission Bylaw No. 5791, 1988.

Ms. Worsfold administered the Oath of Office to the new Commission members.

MOVED and SECONDED

THAT Ken Williams be appointed as Chair and Brian Shigetomi as Vice-Chair for 2015.

CARRIED.

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

Procedural Note: The meeting recessed at 6:18 p.m. and reconvened at 6:34 p.m.

4.0 REZONING

4.1 336 Agnes St

HER00513

Barry Waitt, Senior Planner, summarized the report dated February 17, 2015 regarding an application that has been received for the property at 336 Agnes Street from Single Detached Dwelling Districts (RS-2) to Single Detached Dwelling Districts (RS-2) Heritage Revitalization Agreement (HRA). The HRA would allow a change in use, to relax the required off-street parking, in addition to regularizing existing non-conformities to the Zoning Bylaw

Mr. Waitt advised that notification was sent to:

- The surrounding neighbourhood within 100 metres;
- All Residents' Associations;
- The Board of School Trustees;

- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

Eric Pattison, Architect, provided a background of the building and an overview of the conservation plan as summarized in the report dated February 17, 2015. Mr. Pattison advised that the building would accommodate the administrative offices for WORD Christian Fellowship, and that it would be occupied by a maximum of 40 individuals during Sunday services.

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

- Community groups would be provided with the opportunity to rent the multipurpose room located in the building; however, the building would be primarily utilized by Church users;
- The large character defining windows on the east and west elevations would be restored;
- A traffic assessment was completed by Bunt & Associates, which concluded that current parking resources would support the proposal; and,
- The building is currently being updated with Life Safety Upgrades.

Discussion ensued, and the Commission noted the following comments:

- The lack of parking spaces provided may not be problematic, as the building is located in close proximity to transit and the usage would be sporadic;
- It was suggested that the Engineering Department further investigate the option of establishing additional on-street parking;
- It was suggested that the building is worth salvaging due to its functionality and heritage value; and,
- Concerns were expressed regarding protecting the building through a Heritage Revitalization Agreement, as it would limit the potential for future site development.

Chris Ryll, Resident, expressed concerns regarding the composition of the building's structure, as well as the lack of appeal of the façade, and questioned if it requires to be protected by a Heritage Revitalization Agreement. Mr. Ryll also expressed concerns regarding the development exacerbating parking issues throughout the neighbourhood.

MOVED and SECONDED

THAT the following on-table correspondence be received:

- *E-mail of February 6, 2015 from Jonathan Story re: 336 Agnes Street; and,*
- *E-mail of February 13, 2015 from Stephen O'Shea re: 336 Agnes Street.*

CARRIED.

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

MOVED and SECONDED

THAT the application for a Heritage Revitalization Agreement for the property at 336 Agnes Street from Single Detached Dwelling Districts (RS-2) to Single Detached Dwelling Districts (RS-2) be supported.

CARRIED.

Brian Shigetomi and Bart Slotman 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

March 3, 2015 (in Council Chambers)

March 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