

ADVISORY PLANNING COMMISSION

Tuesday, September 19, 2017 at 6:30 p.m.
Council Chambers

MINUTES

VOTING MEMBERS PRESENT:

Peter Hall	- Chair, Community Member
Christa MacArthur	- Vice-Chair, Community Member
Darlene Carty	- Community Member
Laura Cornish	- Community Member
Margaret Fairweather	- Community Member
Andrew Hull	- Community Member
Alex Swezey	- Community Member

REGRETS:

Richard Carswell	- Community Member
Tobi May	- Community Member

GUESTS:

Gary Blacken	- PAL Vancouver
Andrew Emmerson	- GBL Architecture
Reg Henry	- Kelly O'Bryan's Restaurant
Jennifer McCreath	- Kelly O'Bryan's Restaurant
Eric Pattison	- Pattison Architecture
Richard Whitstock	- Domus Homes

STAFF:

Jim Hurst	- Development Planner
Mike Watson	- Planner
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:34 p.m.

1.0 ADDITIONS TO AGENDA

1.1 There were no additions.



2.0 ADOPTION OF MINUTES

2.1 Adoption of the minutes of Tuesday, July 18, 2017

MOVED AND SECONDED

THAT the minutes of the July 18, 2017 Advisory Planning Commission minutes be adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

3.1 There were no items.

4.0 REZONING

4.1 800 Columbia Street: Proposed Rezoning and Liquor Primary License Premise Application

Mr. Mike Watson, Planner, summarized the report dated September 19, 2017, regarding the Rezoning and Special Development Permit Application to allow a Liquor Primary Licensed Premise at 800 Columbia Street, in the former CPR Station. He reviewed the proposed changes to the site and the hours of operation for the restaurant and the patio area.

Mr. Watson offered the following comments on the application:

- The changes to the exterior will be limited to the outdoor seating area and signage;
- Staff have reviewed the proposed operating hours and they are consistent with other properties and businesses offering liquor in the Downtown area; and,
- In future, the City plans to upgrade and replace the patio surface to be more consistent with other City sidewalk projects.

In response to questions from the Commission, Proponents Eric Pattison, Architect, and Reg Henry and Jennifer McCreath of Kelly O'Bryan's provided the following information:

- The Keg Restaurant was a food primary premise;
- Kelly O'Bryan's will be a bigger operation than the Keg, however the capacity will likely be the same at approx. 150 seats;
- All signage and landscape drawings have been submitted to the City;

- The landscape beds around the perimeter of the building are being restored and replanted and more beds are being added at the Front St side;
- The final details of the canopy area are still under discussion, however the intent of the patio would be to animate Hyack Square and Columbia St and provide for “eyes on the street”; and,
- Customer parking will meet the bylaw requirements, and additional parking would be available in the Shops at New West, in the Front Street parkade and at Anvil Centre. The restaurant is also considering providing valet service; and,
- Children will be permitted in the restaurant area.

The Chair called three times for comments from the public.

The Commission thanked the Applicants for the information and noted the following comments:

- This restaurant will be much appreciated in the downtown and will bring new life in to the heritage building;
- The patio will be a good activation and re-animation of Hyack Square; and,
- The hours of operation seem to be a reasonable proposal.

MOVED and SECONDED

*THAT the Advisory Planning Commission recommend acceptance of the proposed Special Development Permit and Rezoning applications; and,
THAT the Advisory Planning Commission receive the September 19, 2017 report for information.*

CARRIED

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

4.2 813 – 823 Carnarvon Street: Proposed Rezoning to allow a 245 Unit Residential Development

Mr. Jim Hurst, Development Planner, summarized the report dated September 19, 2017, regarding the Rezoning and Special Development Permit Application to allow a 245 Unit Residential Development at 813 – 823 Carnarvon Street. Mr. Hurst further explained how the project’s proposed floor space ratio (FSR) of 7.75 would be achieved, via density bonuses and non-profit housing provision, and provided further advantages of the development, including:

- Land use adjacent to SkyTrain and downtown amenities;
- Enlivening of the Carnarvon streetscape and renewal of the sidewalks in the area;
- A Density Bonus Zone would be used to process the application; and,
- Provision of a social housing project and adherence to the City’s Family-Friendly Housing Policy.

In response to questions from the Commission, Mr. Hurst provided the following information:

- The development has been presented to the Downtown Resident's Association at a public open house; advertising has been sent out to the surrounding area, and neighbouring stratas have also been engaged;
- The proposed building separations have been identified as sufficient by the New Westminster Design Panel;
- The proposed development has been reviewed by the Land Use and Planning Committee and by Council and has been highlighted as an excellent use of the site, due to its location and social housing components;
- The proposed Bylaw would only apply to this property;
- All wiring would be underground for this development, in accordance with the electrical provision policy for the whole of the City, where the floodplain allows it;
- The project has been reviewed by transportation staff, but the fact that the North side of Carnarvon is often used as a pickup and drop off zone for commuters could be highlighted to them for consideration;
- Connectivity with the New Westminster SkyTrain station would occur through the use of crosswalks across Carnarvon, along with improvements to the laneway from the north for pedestrians;
- In the long term, 824 Agnes (the property to the North) will likely be a park and the mural on this building would tie in with the park; and,
- The non-market social housing does not have to satisfy the Family-Friendly Housing Policy because of its purpose-built design, however the project as a whole will meet the Family-Friendly Housing Policy.

Richard Whitstock, Domus Homes, provided a presentation summarizing details of the development, highlighting several features, including:

- Development has been designed to maximize natural light, with the southwest corner cut away for a plaza;
- Ten townhouses have been included, all with terraces;
- Common children's play areas and rooftop amenity spaces take advantage of sunlight and exposure;
- Commercial space at the public plaza has the opportunity to include public seating to enliven the space; and,
- An exciting opportunity to partner with PAL Vancouver.

Gary Blacken, Performing Arts Lodges (PAL) Vancouver, provided a presentation summarizing PAL's objectives in building in New Westminster, including the following information:

- Overview of PAL Vancouver and the society's current property in Coal Harbour, Vancouver;
- PAL's mission, values, and relevance in providing affordable housing options for performing arts professionals, including the provision of public and artistic spaces, such as gardens, a reading room, and a theatre, for its residents;
- PAL's activities and involvement with community through events, choir performances, art displays, and collaboration with seniors' societies; and,
- PAL's proposal for New Westminster, which includes 50 affordable housing units for artists – residents who are uniquely placed to contribute to New Westminster society.

In response to questions from the Committee, Mr. Blacken provided the following information:

- Eligibility of residents is determined by age (55 years or older), membership in performing arts unions, and career history;
- Currently, there is a 100 person waitlist for housing supplied by PAL; and,
- If PAL was ever to cease as a society, a wind down clause is in place with BC Housing to take over the housing and ensure it is used for a similar purpose. The City would ensure the housing is not eligible for stratification with the use of a covenant.

Andrew Emmerson, GBL Architecture provided a presentation covering details about the basic concept and arrangement of the site, design principles; tower forms, separations, amenity spaces, 3D drawings of buildings, wall treatments, public art opportunities, street front plans, and massing.

In response to questions from the Committee, Mr. Emmerson provided the following information:

- The sidewalk along Carnarvon would appear widened because of the building setback and a plaza in front of the stores at the same level as the sidewalk; and,
- The townhouses are on the fourth level and would be accessed via elevator.

The Chair called three times for comments from the public.

The Commission thanked the Applicants for the information and presentations and noted the following comments:

- The development was applauded for the combination of housing types, the design of the building; amenities such as underground parking and bike lockers, and its pedestrian friendly nature, close to transit;
- The separate areas for play and rooftop gardens are well designed;
- The project fits with the OCP and downtown community plan and it is clear that Carnarvon Street will be a high density corridor;
- The partnership with PAL is an asset to this development; and,
- The commercial space would benefit from good planning to ensure gaps are filled with businesses previously lost in the Carnarvon corridor.

MOVED and SECONDED

THAT the Advisory Planning Commission recommend that City Council support the proposed rezoning of 813 – 823 Carnarvon Street.

THAT the Advisory Planning Commission receive the September 19, 2017 report for information.

CARRIED

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

MOVED AND SECONDED

THAT City staff include landscape, amenity and greenspace drawings in every APC package when available.

DEFEATED

Laura Cornish, Margaret Fairweather, Andrew Hull, and Alex Sweezey voted in opposition to the motion.

5.0 NEW BUSINESS

5.1 There were no items.

6.0 REPORTS AND INFORMATION

6.1 There were no items.

7.0 CORRESPONDENCE

7.1 There were no items.

8.0 NEXT MEETING

The next Advisory Planning Commission meeting is scheduled for Tuesday, October 17th, 2017 in Council Chamber, City Hall.

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:17 p.m.

Certified Correct,

ORIGINAL SIGNED

Peter Hall
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk