

ADVISORY PLANNING COMMISSION

**Tuesday, January 30, 2018 at 6:30 p.m.
Council Chambers**

MINUTES

VOTING MEMBERS PRESENT:

Christa MacArthur	- Vice-Chair, Community Member
Laura Cornish	- Community Member
Margaret Fairweather	- Community Member
Tobi May	- Community Member
Alex Swezey	- Community Member

VOTING MEMBERS REGRETS:

Darlene Carty	- Community Member
Peter Hall	- Chair, Community Member
Andrew Hull	- Community Member

GUESTS:

Gary Blacken	- Performing Arts Lodges (PAL)
Richard Whitstock	- Domus Homes

STAFF:

Rupinder Basi	- Senior Planner
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:32 p.m. Christa MacArthur assumed the Chair.

1.0 ADDITIONS TO AGENDA

1.1 There were no additions.

2.0 ADOPTION OF MINUTES

2.1 There were no items.

3.0 INFORMATION PRESENTATIONS

3.1 There were no items.

4.0 REZONING

4.1 813 – 823 Carnarvon Street: Revised Rezoning Proposal to allow a 270 Unit Residential Development

Mr. Rupinder Basi summarized the report dated January 30, 2018, to allow a 270 Unit Residential Development at 813 – 823 Carnarvon Street, composed of 204 market units and 66 secured non-market units, and pointed out that the APC had previously reviewed and supported the original proposal at their September 19, 2017 meeting.

Mr. Basi further explained the changes to the project since September, which included revisions to the amount of units, floor heights and FSR.

Richard Whitstock, Domus Homes, provided a presentation summarizing the reasons behind the new proposal and the changes to the development, including:

- The addition of 2 additional floors to both the market and non-market buildings, which is the equivalent of one additional storey, or two feet;
- A reduction in the amount of parking to keep the parkade at the originally proposed size of 4.5 levels; and,
- A reduction in the floor to ceiling height of each floor from 9ft to 8.75 feet.

Gary Blacken, Performing Arts Lodges (PAL) Vancouver, provided the following comments in support of the new proposal:

- The increase in housing is of benefit to PAL, as it will allow more people on their waiting list to be housed in New Westminster; and
- The cash contribution from the developer will be essential to making the project successful and keeping rents at a lower rate.

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

- BC Housing was previously involved in the project;
- The proposed changes became necessary as costs were evaluated and it was evident that there was a financial shortfall to bridge;
- The project will help to revitalize the downtown through the removal of the old and (in some cases) unused buildings in the area, the addition of the public plaza and art, improvements to the streetscape, and the improved pedestrian connections to the SkyTrain;
- The floor to ceiling heights will be 8.6 feet to the underside of slab;
- The ceilings will not be less than eight feet in height, despite drops in the ceilings that may be necessary; and,
- The landscape plans have been slightly revised since the first presentation, but there have been no revisions to the amenity spaces.

The Chair called three times for comments from the public.

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

- The revisions to the development were applauded as a means to support the non-market housing component;
- The proposed changes in massing would barely register to the naked eye, but the effects of making the project more financially viable are supportable;
- Appreciation was expressed for the design and the aims of the project;
- The development will likely contribute to further revitalizing the downtown; and,
- This proposal will add to the collection of towers already present or planned in the downtown; however it will be effective in providing useful density and non-market housing.

MOVED and SECONDED

THAT the Advisory Planning Commission recommend that City Council support the updated rezoning proposal for 813 - 823 Carnarvon Street.

CARRIED.

All members of the Commission present voted in favour of 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 Correspondence regarding 813 Carnarvon Street

MOVED and SECONDED

THAT the Advisory Planning Commission receive the correspondence included in the January 30, 2018 agenda package.

CARRIED

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



8.0 NEXT MEETING

The next Advisory Planning Commission meeting is scheduled for Tuesday, February 20, 2018 in Council Chamber, City Hall.

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 6:51 p.m.

Certified Correct,

ORIGINAL SIGNED

Christa MacArthur
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk