

ADVISORY PLANNING COMMISSION

Tuesday, March 27, 2018 at 6:30 p.m.
Council Chambers

MINUTES

VOTING MEMBERS PRESENT:

Rebecca Bateman	- Community Member
Darlene Carty	- Community Member
Laura Cornish	- Community Member (Left at 9:15)
Margaret Fairweather	- Community Member
Christa MacArthur	- Vice-Chair, Community Member
Tobi May	- Community Member

VOTING MEMBERS REGRETS:

Andrew Hull	- Chair, Community Member
Andrew Feltham	- Community Member
Melinda Michael	- Community Member

GUESTS:

Bernie DeWolff	- Property Owner
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STAFF:

Rupinder Basi	- Senior Development Planner
Lynn Roxburgh	- Senior Planner
Michael Watson	- Planner
Rae Ratslef	- Raincoast Ventures

The meeting was called to order at 6:33 p.m.

1. ADDITIONS TO AGENDA

1.1 Additions/Changes to the Agenda

The Planning Policy Orientation was tabled to the next meeting.

MOVED and SECONDED

That the agenda be approved as amended.

CARRIED.

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

2. ADOPTION OF MINUTES

2.1 Adoption of the Minutes of Tuesday, February 20, 2018

MOVED and SECONDED

That the minutes of the February 20, 2018 Advisory Planning Commission meeting be adopted.

CARRIED.

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

3. INFORMATION PRESENTATIONS

3.1 There were no items.

4. REZONING

4.1 Heritage Revitalization Agreement at 306 Gilley Street

The title of this agenda item was revised to reflect the correct address of 306 Gilley Street.

Michael Watson, Planner, provided a PowerPoint presentation summarizing details of the application for a Heritage Revitalization Agreement (HRA) at 306 Gilley Street to allow for the construction of two additional principal units, within an infill duplex, in addition to the existing single detached dwelling on site, as outlined in the report dated March 27, 2018.

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

- The subject site is designated Residential – Ground Oriented Infill Housing in the Official Community Plan, and as such, if the principal residence were demolished, the site owner could build a triplex of similar density.

Tara Gronlund, Principal, gronlund dare partnership, on behalf of the owners, provided a PowerPoint presentation summarizing: the proposed redesign of the site to retain the existing heritage house principal residence and construct a duplex; diverse mix of neighbouring residential; use of Gilley as the front property line for this site; relocation of the existing heritage house in 1920's; additions to the house including a garage and front porch; and proposal to remove the additions and expose the heritage house, including reinstatement of the 1927 configuration of the front porch.

Ms. Gronlund reviewed: diagrams illustrating the current front elevation and the proposed; photographs illustrating the heritage house, addition, and Gilley Street; community consultation and design panel feedback that has been integrated into the project; siting of the heritage house and duplex; parking configuration and access aisle; landscape plan; and shadow study findings. She noted that the project is in alignment with the City's long-term housing and density goals.

The Chair called three times for any comments from the public.

Bernie DeWolff, read aloud a written submission, in which he indicated concern as to whether the design includes all the safety aspects to protect the residents and the neighbouring properties, and the rights of adjoining properties. He noted details of specific concerns relative to: fire separation; the retaining wall; vehicle and pedestrian safety; site lines; narrowness of the driveway; methodology for determining the turning radius for access; design of parking; fencing; proposed use of the easement at the front of the property; shadow study findings; the large number of variances requested.

In response to comments raised by the speaker, Mr. Watson and Ms. Gronlund provided the following information:

- The City has considered the concerns raised and is satisfied with the proposed inclusion of flex parking space; the tree species and planting distances on the south side of the property; and driveway width and turning radius, which has been vetted through Engineering Department;
- The Building Department requires the retaining wall to be reviewed by a geotechnical engineer before issuing the development permit, which is included in the proposed HRA; and
- The proposal has been circulated to City departments, including the Building Division, which has looked at the existing home and has not raised any concerns relative to fire separation and property lines.

The Commission noted the following comments:

- Appreciation to the owners for undertaking this process;
- This is a well thought out design and project that preserves a house of significant historical value while adding gentle density that is sympathetic to the neighbourhood context;
- The design allows for a more flexible use and creates more housing for more families;
- Looking forward to seeing the heritage home brought to the front;
- Appreciation that the project will provide much needed housing, and that the constraints have been well thought through;

- Suggestion that many families would consider a smaller vehicle that could be accommodated on the site in order to be able to get a house in this market;
- This is an interesting project and is preferable to the option of tearing down the heritage house and building something new; and
- Expectation that the City will offer solutions to address any fire protection issues at the property line.

MOVED and SECONDED

THAT the Advisory Planning Commission recommend that Council support the project at 306 Gilley Street.

CARRIED.

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

5. NEW BUSINESS

5.1 There were no items.

6. REPORTS AND INFORMATION

6.1 Queen's Park Heritage Conservation Area – Incentives Program

Margaret Fairweather recused herself from consideration of this item, as she is a homeowner in Queens Park She departed the meeting at 7:10 p.m.

Rebecca Bateman disclosed that she is a resident in Queens Park, and a member of the Queens Park Heritage Study Working Group. The Commission determined that it was not necessary for Ms. Bateman to recuse herself.

Lynn Roxburgh provided a PowerPoint presentation summarizing details of the Queen's Park Heritage Conservation Area (HCA) Area Incentive Program consultation on possible incentives and implementation approach, as outlined in the report dated March 27, 2018.

In response to questions from the Commission, Ms. Roxburgh offered the following:

- It has yet to be determined whether there will be a limit on the number of incentives that an owner can utilize;
- If the City implement incentives as outright entitlements there would be no opportunity to prevent owners from implementing;
- There is potential to limit the number of incentives that can be implemented;
- The City is looking at this based on community feedback indicating an interest in having more options;

- The City is open to hearing feedback about whether to do something differently;
- In most cases, the HRA is just the exterior;
- Research indicates that once the City deals with the regulations being transparent and consistent the property values improve;
- The focus has been on adding incentives to encourage retention of any protected heritage house and to maintain and renovate the house to its maximum potential;
- The cost of renovating a heritage house is more than the cost of building a house, and there is interest to provide a benefit to offset that cost; and,
- There are a group of residents concerned about property values and the City hopes that these incentives could be of assistance.

The Commission noted the following comments:

- Concern about incentives that involve relaxation of sewer separation and/or are tied to stratification of laneway;
- Concern that if multiple side-by-side homes took advantage of multiple incentives it could negatively impact the character of the neighbourhood;
- Concern that the City will lose control of development and its ability to protect the integrity of this heritage neighbourhood;
- It is a lot for the public to grasp in the outreach;
- Offering all incentives as outright entitlements is a concern when some of the incentives are very significant;
- Appreciation that the City is considering some innovative options;
- Suggestion to begin the process by approving only a select a few incentives outright;
- Appreciation that the Working Group recommendations have been considered;
- Working Group community engagement on HCAs, which found that owners were concerned about transparency, consistency and fairness of the process;
- Support for the specific entitlements;
- Concern that it is very political to give one neighbourhood more entitlements;
- Incentives should be tied to whether it is a heritage designation;
- Concern about multiple incentives being implemented at once;
- Support for the idea of diversity in incentives, which responds to the engagement feedback received;
- Interest in ensuring that any density added to Queen's Park preserves the character of the neighbourhood while still creating opportunities for others to move into the neighbourhood; and,



- Concern that many owners will max out the list of development options and that the neighbourhood cannot take the burden of increased people, parking, waste removal, and loss of greenspace.

MOVED and SECONDED

THAT the Advisory Planning Commission receive the report for information

CARRIED.

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

7. CORRESPONDENCE

7.1 Correspondence regarding 306 Gilley Street

MOVED and SECONDED

THAT the Advisory Planning Commission receive the correspondence included in the March 27, 2018 agenda package, and the following on-table submission regarding 306 Gilley Street:

- *Bernie DeWolff, 905 3rd Avenue, New Westminster.*

CARRIED

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

8. NEXT MEETING

The next Advisory Planning Commission meeting is scheduled for Tuesday, April 17, 2018 in Council Chamber, City Hall.

9. ADJOURNMENT

ON MOTION, the meeting adjourned at 7:52 p.m.

Certified Correct,

ORIGINAL SIGNED
Christa MacArthur
Vice-Chair

ORIGINAL SIGNED
Rae Ratslef
Raincoast Ventures