

## **ADVISORY PLANNING COMMISSION**

**Tuesday, November 20, 2018 at 6:30 p.m.**

**Council Chambers**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Andrew Hull	- Chair, Community Member
Rebecca Bateman	- Community Member
Darlene Carty	- Community Member
Laura Cornish	- Community Member (Arrived at 6:39 p.m.)
Margaret Fairweather	- Community Member
Andrew Feltham	- Community Member
Christa MacArthur	- Vice-Chair, Community Member
Tobi May	- Community Member
Melinda Michael	- Community Member

#### **GUESTS:**

James Burton	- Birmingham & Wood
Lambert Chow	- Birmingham & Wood

#### **STAFF:**

Emilie Adin	- Director of Development Services
Hardev Gill	- Planning Technician
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:30 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 May 15, 2018**

#### **MOVED AND SECONDED**

*THAT the minutes of the May 15, 2018 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 Intro to Emilie Adin, Director of Development Services**

Introduced herself to the Commission, reviewed her background and expressed her appreciation to the Commission members for their service.

### **4.0 DEVELOPMENT APPLICATIONS**

#### **4.1 647 Ewen Avenue – Heritage Revitalization Agreement**

Hardev Gill, summarized the staff report dated July 24, 2018, regarding the Heritage Revitalization Agreement (HRA) proposal for a five unit townhouse development at 647 Ewen Avenue, in Queensborough, incorporating the existing 1939 Slovak Hall, which is proposed to be retained and restored as part of the application, as well as protected with a Heritage Designation Bylaw.

Mr. Gill noted the following details of the proposal:

- Background of the project;
- Current zoning requirements for the site and proposed changes to the OCP;
- Details of the requested variances and proposed FSR of the project;
- Compliance of the project with the City’s Family-Friendly Housing policy;
- Details of parking and amenity space within the development; and,
- Details of the completed aspects of the notification process and consultations held by the applicant.

Mr. Gill also outlined the concerns identified at the consultation sessions, which included privacy for neighbouring properties and surface water drainage. He noted that trees are proposed along the east property line to alleviate privacy concerns and the onsite storm management concerns would be designed to meet City requirements, as per the Engineering Services memo prepared for this project.

In response to questions from the Commission, Mr. Gill and Emilie Adin, Director of Development Services, provided the following information:

- The Heritage conservation plan was presented to the City’s Community Heritage Commission and Design Panel;
- The lane off Wood Street is not currently paved or used by vehicles;
- The improvements to the lane and to the Greenways would be constructed to meet City standards at the expense of the developer, or via a monetary contribution taken in lieu of the work;

- Any excess vehicles, beyond what are provided for in the development application as off-street parking spaces, would most likely use on-street parking;
- The porch of the house is proposed to encroach on to Ewen Ave, which would be require an encroachment agreement with the City;
- The report indicates that a total of 11 trees would be removed as part of the project. The Tree Permit application including the project plans and Arborist Report are currently being reviewed by staff; and,
- The report should have contained the note that a bus stop is 45 metres in distance from the proposed development, and is also near the 410 bus line.

James Burton and Lambert Chow, Birmingham & Wood, provided a PowerPoint presentation covering the following information:

- The objective of heritage conservation versus site development and how the project team has tried to find a balance in the design of the building;
- The history and present condition of the Slovak Hall, noting that it contains a historic “false-front” style façade;
- Site context and similar land uses in the neighbourhood;
- Proposed changes to be made to the Slovak Hall and initiatives to retain the heritage building and raise it to meet floodplain requirements;
- Materials and method to be used to delineate between historic and new buildings;
- Contemporary additions, such as monotone colours, which intend to allow heritage conditions to stand out;
- Details of units, outdoor spaces and parking; and,
- Retention of trees, and privacy to neighbours proposed.

In response to questions from the Commission, Mr. Burton and Mr. Chow, provided the following information:

- The intention is to preserve the form of the Slovak Hall, along with the historic front façade; east gable roof, exterior walls, and original wood framing, however it is unknown whether it would be possible to retain the siding material;
- The new materials would include the foundations and siding to match the existing material;
- The original windows at the front and sides would be retained;
- An enclosed bike storage area is proposed to be located in between the two parking spots of the heritage building; and,
- Bike lockers could possibly be accommodated instead of racks.

The Chair called for any speakers from the public.

Pete and Sam Roberts, Residents, expressed their support for the development generally. However, they had concerns about the encroachment of the porch over the property line. They also suggested that the proposal be reduced in height and lose one unit, which would help to reduce the massing of the overall building and may possibly aid in reducing the pooling water that occurs in the area.

In response to comments raised by the speaker, Mr. Gill provided the following information:

- The OCP land use designation for the property is RL which allows for detached Townhouses. The amount and configuration of townhouses that could be built would be determined through working with the zoning and FSR requirements and the benefit provided by an HRA.
- The flooding and drainage challenges in the area would be addressed according to applicable City Bylaws including the City's stormwater management plan;
- The site's width of the lane would be paved, and the paving would end at the east property line. The rest of the lane would remain undeveloped. The feasibility of paving the remainder may be reviewed at a later date.

In reference to the drainage issues, Ms. Adin noted that staff have heard many concerns about drainage and flooding in Queensborough, and it is a staff imperative among Engineering and Planning to look at these issues, with a meeting between senior staff and Queensborough residents planned for February 2019.

The Chair called a second time for speakers from the public.

Pete Roberts, Resident, asked for consideration of the issues from the Commission.

The Chair called a third time for speakers from the public and none came forward.

The Commission made the following comments in regards to the proposed development:

- The Slovak Hall is a unique building that is representative of Queensborough's rich history and cultural diversity, and appreciation was shown for the retention of the heritage building and the creation of five units;
- The project is well-considered, and meets the City's objectives of affordable, family-friendly housing with livable outdoor space;
- The retention of the heritage building and increased density on the site via the provision of family-friendly units justifies that variances requested by the proponents;

- The retention and encroachment of the porch provides for an aesthetic entrance to the building;
- It may be advisable to make the parking variances and the transit-friendly nature of the project known to future purchasers;
- The ongoing drainage issues in the area are concerning;
- The addition of an onsite interpretive plaque may provide a worthwhile opportunity to share the story of the building;
- The trees proposed appear to be columnar in nature, and a similar height to the balconies which face the neighbouring properties, and could be reconsidered; and,
- In future, it would be useful to include approved tree permit applications in the Commission package.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission support the proposed Official Community Plan Text Amendment and Heritage Revitalization Agreement applications for 647 Ewen Avenue.*

**CARRIED**

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

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that the City directs resources to the resolution of flood management issues, specifically as it relates to the proposed development at 647 Ewen Avenue, and related neighbourhood concerns.*

**CARRIED**

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

**5.0 NEXT MEETING**

The next Advisory Planning Commission meeting is scheduled for Tuesday, December 4, 2018 in Council Chamber, City Hall.

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:51 p.m.

Certified Correct,

**ORIGINAL SIGNED**

**Andrew Hull**  
**Chair**

**ORIGINAL SIGNED**

**Heather Corbett**  
**Committee Clerk**