

ADVISORY PLANNING COMMISSION

**Tuesday, January 15, 2019 at 6:30 p.m.
Council Chamber, City Hall**

MINUTES

VOTING MEMBERS PRESENT:

Rebecca Bateman	- Community Member
Darlene Carty	- Community Member
Margaret Fairweather	- Community Member
Christa MacArthur	- Vice-Chair, Community Member
Tobi May	- Community Member
Melinda Michael	- Community Member

REGRETS:

Laura Cornish	- Community Member
Andrew Feltham	- Community Member
Andrew Hull	- Chair, Community Member

GUESTS:

Elena Zyblat	- Heritage Consultant, ANCE Building Services
Steve Norman	- Owner, 218 Queen's Avenue

STAFF:

Britney Quail	- Heritage Planner
Heather Corbett	- Committee Clerk

Christa MacArthur assumed the Chair and the meeting was called to order at 6:32 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 November 20, 2018

MOVED AND SECONDED

THAT the minutes of the November 20, 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 There were no items

4.0 DEVELOPMENT APPLICATIONS

4.1 218 Queen's Avenue – Heritage Revitalization Agreement

Britney Quail, summarized the staff report dated January 15, 2019, regarding a Heritage Revitalization Agreement (HRA) proposal to subdivide a Designated heritage property in the Queen's Park Heritage Conservation Area into three RS-4 single-detached dwelling properties.

In response to questions from the Commission, Ms. Quail provided the following information:

- Parking pads are proposed at the rear of the two new properties, and the existing garage would be moved and repurposed by the existing residence;
- The open house produced generally supportive comments, with nothing significant or concerning being submitted at the event;
- The development has undergone one tree permit process as part of the Temporary Use Permit awarded in June and a second tree permit is underway currently;
- The tree permit process allowed the property owner to clear three protected trees, and required protection of six others to prepare for the new houses to be stored; and,
- The species of the replacement trees is not yet known.

Elena Zysblat, Heritage Consultant, and Steve Norman, Owner, provided the Commission with a PowerPoint presentation covering the following information:

- The history of house raising and moving, which is a well-established and common practice in North America and New Westminster;
- The property's uniqueness as one of the last large land parcels in Queen's Park to be subdivided;
- Details on the design and size of the two proposed houses, which are similar in style to adjacent houses on Manitoba Street and very common in Queen's Park; and,
- Details of the planned restorations to the houses, and their protection under the Queen's Park Heritage Conservation Area (HCA), and the potential for carriage houses or secondary suites on the properties in future.

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

- The replacement trees would likely be columnar trees, such as poplars;
- Both proposed houses were donated, were saved from demolition elsewhere in the region, and were selected due to their size; and,
- The sidewalk proposed on Manitoba has been stipulated as a requirement by the City's Engineering department, and it would be constructed as a new addition to the current streetscape.

The Chair called for any speakers from the public.

Monica Forberger, Resident, expressed her support for the HRA, noting that it is agreeable to see two heritage houses of similar size being saved and incorporated into the neighbourhood. Ms. Forberger was also supportive of the parking pads for the two new houses, noting that parking on Manitoba Street can often be limited.

The Chair called a further two times for speakers from the public and none came forward.

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

- Appreciation was shown for saving the two heritage houses and the added value the proposal would provide to the neighbourhood;
- The proposed new houses match the scale and character of Manitoba Street;
- The project is consistent with the objectives of the Queen's Park HCA and the preservation of heritage properties;
- The proposal provides an appropriate means of increasing density in the neighbourhood and would create relatively affordable houses and more potential density through the future infill opportunity;
- The sidewalk on Manitoba Street would likely be appreciated by the new owners;
- The remaining yard appears personal and large enough for the existing house;
- There may have been a missed opportunity to integrate landscaping comments or feedback into this project; and,
- It would have been helpful to include the arborist information in order to provide the Commission with the ability to balance the removal of trees, and the resulting effects to the tree canopy, with the project.

MOVED and SECONDED

THAT the Advisory Planning Commission recommend that Council support the project proposed for 218 Queen's Avenue.

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 There were no items

8.0 NEXT MEETING

The next Advisory Planning Commission meeting is scheduled for Tuesday, February 19, 2019 in Council Chamber, City Hall.

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:07 p.m.

Certified Correct,

ORIGINAL SIGNED
Christa MacArthur
Vice-Chair

ORIGINAL SIGNED
Heather Corbett
Committee Clerk