

ADVISORY PLANNING COMMISSION

Tuesday, July 16, 2019 at 6:30 p.m.

Council Chambers

MINUTES

VOTING MEMBERS PRESENT:

Christa MacArthur - Chair/Community Member
Rebecca Bateman - Community Member
Ken Bourdeau - Vice-Chair/Community Member
Darlene Carty - Community Member
Margaret Fairweather - Community Member
Andrew Feltham - Community Member
Melinda Michael - Community Member

REGRETS:

Steven Beasley - Community Member

GUESTS:

Michael Ho - Marchentic Holdings Corporation

STAFF:

Mike Watson - Planner
Heather Corbett - Committee Clerk

The meeting was called to order at 6:30 p.m.

1.0 ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda of the July 16, 2019 Advisory Planning Commission meeting be amended to include:

5.1 Update on new APC report format

CARRIED.

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

2.0 ADOPTION OF MINUTES

MOVED and SECONDED

THAT the minutes of the May 21, 2019 Advisory Planning Commission meeting be adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

There were no items.

4.0 REZONING

4.1 837-841 Twelfth Street

**REZ00152
DPT00023**

Mike Watson, Planner, summarized the staff report dated July 16, 2019, regarding a rezoning and redevelopment application for a five-storey building, consisting of 31 residential units, including eight townhouse units.

Mr. Watson noted that the building would be built as an energy efficient building to BC Energy Step Code Level 4. He also summarized details of the site context and OCP designation of the property, proposed vehicular access, parking and amenity space provisions, and the development permit design guidelines in reference to the area.

Mr. Watson noted the public consultation opportunities provided by the applicant and detailed the issues that had emerged, including construction noise, neighbourhood parking concerns, height of the building, and privacy concerns, which were responded to in the design process through a reduction in building height and the provision of elements to reduce privacy impacts.

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

- There is no privacy screening currently proposed for the rooftop amenity area;
- In regards to the former gas station on the site, the applicant has completed remediation and received a certificate of compliance from the Province;
- The applicant has met the zoning requirements in relation to provision of underground parking, which are based on typical demand for residential uses;

- It is the understanding of the City that the garage on the northeast corner of the intersection is currently being used for storage;
- As part of the OCP update in 2017, a consolidation of commercial uses with supportive residential areas along Twelfth Street was adopted;
- This proposal includes a small publically accessible seating area on one corner; however, this site was not identified as a space for a public amenity;
- The proposal is for the building to be built to BC Energy Step Code 4, which would be the primary benefit in exchange for the fifth storey;
- An amenity contribution of \$80,000 from the developer is proposed for the project;
- While amenity spending is usually directed within a project's neighbourhood, there is no specific project currently identified;
- The parking implications in the area have been discussed with the Transportation department and residents may submit applications to the City to support time-limited parking or resident-only parking in the area;
- Owners in the proposed building would not be eligible for resident permit street parking; and,
- The conditions of support for the project that were outlined by the New Westminster Design Panel have been addressed.

In response to questions from the Commission, Michael Ho, Marchentic Holdings Corporation, provided the following information:

- Short-term bicycle parking would be located both at the front entrance and at the rear on the lane, and long-term bicycle parking would be within the underground parkade, on the first and second levels;
- It may be possible to locate bicycle parking closer to the entrance, but this may impact visitor parking;
- Gardening boxes are not currently proposed on the rooftop amenity; however these could be added; and,
- Building Code requirements would ensure the safety of the rooftop play structure.

The Chair called for speakers from the public.

John Brown, resident, expressed concerns about the increase in development in the Twelfth Street area and the subsequent impact this would have on parking in the area, which already experiences a shortage of parking due to the commercial activity. Mr. Brown also expressed concern about the number of trees proposed to come down as part of the proposal and noted that mature trees are needed to retain the City's tree canopy.

Jim Nicolson, resident, expressed concerns about the increase in development in the area and noted that the heritage aspect of the neighbourhood should be maintained. Mr. Nicolson noted that larger buildings seem imposing for the size of the lots and shorter structures would alleviate the parking problems in the area and make the buildings fit in with the surrounding neighbourhood. Lastly, Mr. Nicolson expressed concern about the play structure on the top of the building, as well as the negative effects of construction noise on neighbours and the number of trees that would be cut down.

Leigh Hodorek, resident, expressed concerns about her potential loss of property value if the proposal is approved for five storeys, as well as possible damage to the concrete foundations of her building due to the pile driving required for the proposed project. Ms. Hodorek also noted that the amount of parking proposed is the equivalent in her building and it is not sufficient for the residents' needs.

The Chair called a second time for any comments from the public.

Jim Nicolson noted that the service station on the northeast corner of the intersection is not a storage facility (as noted by City staff), but is a garage that fixes cars and is an active business.

The Chair called a third time for any comments from the public and no speakers came forward.

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

- Appreciation was noted for the efficiencies that would be introduced due to the proposal's aim to achieve BC Energy Step Code 4, and the precedent it sets for mid-rise buildings in the City;
- The proposal would provide needed family-friendly housing stock and added vitality and animation to the neighbourhood, particularly given that the lot is currently vacant;
- The proposed setbacks, building height and parking provisions would provide a fair and successful compromise between the City's policies, neighbourhood feedback and the developers' needs;
- The proposal may present an opportunity to address parking concerns in the area and explore solutions such as time-limited parking or residential permits;
- The project meets the OCP requirements, City policies and would be zoning compliant; and,
- Concern was expressed about the location of the underground bicycle parking and the associated accessibility of 15% grade ramps for cyclists.

MOVED and SECONDED

THAT the Advisory Planning Commission recommend that Council support the application for the proposed development at 837-841 Twelfth Street as described in the Development Services report dated July 16, 2019, with the following considerations:

- *A reduction of grade between the first and second levels of parking, or moving the bicycle parking to the first level;*
- *Installation of privacy screening on the east side of the rooftop amenity area; and,*
- *Imposing parking restrictions for non-residents on Dublin and Edinburgh Streets.*

CARRIED.

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

5.0 NEW BUSINESS

5.1 Update on New APC Report Format

Heather Corbett, Committee Clerk, advised that an email had gone out to all Commission members advising that the new APC staff report is not yet ready for circulation.

Commission members noted the following in regards to the new APC report format:

- It would be important for the Commission to review the report prior to its implementation; and,
- The request for recommendations from the Commission, and those that are included in reports, should be consistent for all applications.

MOVED and SECONDED

That the APC be provided with the opportunity to review the revised format of the standard staff report.

CARRIED.

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

6.0 REPORTS AND INFORMATION

There were no items.

7.0 CORRESPONDENCE

7.1 Correspondence re 837-841 Twelfth Street

MOVED and SECONDED

THAT the Advisory Planning Commission receive both the correspondence included in the July 16, 2019 staff report and the on-table communication regarding 837-841 Twelfth Street.

CARRIED.

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

8.0 NEXT MEETING

August 20, 2019 in Council Chamber, City Hall

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:34 p.m.

Certified Correct,

ORIGINAL SIGNED

Christa MacArthur
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk