



ADVISORY PLANNING COMMISSION

**Tuesday, August 18, 2015 5:30 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

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| Brian Shigetomi | - Community Member (Interim Chair) |
| Richard Carswell | - Community Member |
| Margaret Fairweather | - Community Member |
| Peter Goodwin | - Community Member |
| Peter Hall | - Community Member |
| Alex Sweezey | - Community Member |

VOTING MEMBERS REGRETS:

- | | |
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| Ken Williams | - Chair |
| Agnes Cerajeski | - Community Member |
| Bart Slotman | - Community Member |

GUESTS:

- | | |
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| Jordan Kutev | - Jordan Kutev Architect |
| Vikram Tiku | - Jordan Kutev Architect |
| Sandra Moore | - Birmingham & Wood Architects |

STAFF:

- | | |
|-----------------|-----------------------|
| Jackie Teed | - Manager of Planning |
| Jim Hurst | - Development Planner |
| Julie Schueck | - Heritage Planner |
| Alison Worsfold | - Committee Clerk |

Procedural Note: Brian Shigetomi assumed the role of Chair.

The meeting was called to order at 5:35 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

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

- As there is a significant slope throughout the site, the front of the new house would be situated above grade so that the rear of the main floor would be level with the back yard;
- The infill area at the rear of both the proposed new house and the heritage house would be designed to open up the space and allow for a modern way of living;
- The chimney in the original house is currently utilized as a vent for the furnace and will not be retained, nor will it be replicated; and,
- The wood shingles located underneath the asphalt shingles on the original house would be evaluated when the asphalt shingles are removed, and if any are found to be beyond repair, they would be replicated.

Discussion ensued, and the Commission commended the applicant for proposing to restore the historical house through an HRA, and suggested that the application coheres with the context of the neighbourhood. Moving forward, the Commission suggested that the applicant provide additional contextual information, such as details regarding the streetscape and site plot plan.

MOVED and SECONDED

THAT the report dated August 18, 2015 regarding 1407 Sixth Avenue be received for information.

CARRIED.

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

Procedural Note: The meeting recessed at 6:08 p.m. and reconvened at 6:30 p.m.

4.0 REZONING

4.1 129 Tenth Street	REZ00085 DPB00019
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Jim Hurst, Development Planner, summarized the report dated August 18, 2015 regarding an application that has been received to rezone the property at 129 Tenth Street from Single Detached Dwelling District (RS-2) to Multiple Dwelling Districts (Low Rise) (RM-2A) in order to allow an eight unit townhouse development.

Jordan Kutev and Vikram Tiku, Jordan Kutev Architect, provided renderings of the proposed development and summarized the site plan as outlined in the report dated August 18, 2015.

In response to questions from the Commission, Mr. Kutev and Mr. Tiku provided the following information:

- The application has been amended to provide additional space for private patios, as opposed to a community garden, as suggested by the New Westminster Design Panel;
- The balconies on the third storey of the development would be constructed with glass, which would allow residents to view the sidewalk from their unit; and,
- The following amendments have been applied to the proposal since the June 16, 2015 Advisory Planning Commission meeting:
 - Upgraded vehicular access off 10th Street;
 - Increased privacy and amendments to the design of the common courtyard space; and,
 - Additional landscaping elements to provide additional continuity and conceal the driveway.

In response to Stivan Inkal, Resident, Mr. Hurst noted that the City has a bylaw that addresses construction noise and permits developers to only work certain hours.

With respect to privacy between the new development and the adjacent property, Mr. Tiku advised that there would be approximately a 55 foot setback between the two buildings. Jackie Teed, Manager of Planning, noted that there are trees located on site that could also provide for additional privacy between the two buildings.

In response to questions from Andrew Kourwoski, Resident, Mr. Hurst advised that the applicant is responsible for maintaining a clean construction site, and that the City should be contacted if any waste is left on City land. Mr. Hurst also noted that the adjacent high-rise building would not be negatively affected by light during the construction phase.

Mr. Tiku advised that the 14 underground parking spaces provided by the applicant fulfill the City's Parking Bylaw requirements.

John Hooker, Resident, expressed concerns regarding the development exacerbating on-street parking issues along 10th Street.

In response to a question from Gloria Inkal, Resident, Mr. Tiku noted that construction could commence as early as summer 2016 if Council approves the project.

Discussion ensued, and the Commission suggested the following:

- That the design of the development is attractive;

- That the project would support the population increase in New Westminster;
- That the land use aspect of proposal is appropriate for the site and neighbourhood;
- That the project could benefit from the implementation of a green roof; and,
- That the proposed eight units would not have a noticeable impact on neighbourhood parking and traffic patterns.

MOVED and SECONDED

THAT the application to rezone the property at 129 Tenth Street be supported.

CARRIED.

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

5.0 NEW BUSINESS

There were no items.

6.0 REPORTS AND INFORMATION

There were no items.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING


The next Advisory Planning Commission meeting will be held on September 15, 2015 in Meeting Room #1 (East Room).

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:10 p.m.

Certified Correct,


 Brian Shigetomi
 Interim Chair


 Alison Worsfold
 Committee Clerk