



## **ADVISORY PLANNING COMMISSION**

**Tuesday, October 18, 2016 at 6:30 p.m.  
Council Chambers**

### **MINUTES**

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

Brian Shigetomi	- Chair, Community Member
Laura Cornish	- Community Member
Margaret Fairweather	- Community Member
Andrew Hull	- Community Member
Peter Hall	- Community Member
Christa MacArthur	- Community Member
Alex Swezey	- Community Member

#### **REGRETS:**

Richard Carswell	- Community Member
Peter Goodwin	- Community Member

#### **GUESTS:**

Kirsten Sutton	- D3 Design
Raj Gill	- Applicant

#### **STAFF:**

Dave Guiney	- Senior Planning Analyst
Lauren Blake	- Committee Clerk

The meeting was called to order at 6:34 p.m.

### **1.0 ADDITIONS TO AGENDA**

There were no additions.

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the minutes of September 20, 2016**

#### **MOVED and SECONDED**

*THAT the September 20, 2016 Advisory Planning Commission minutes 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**

### **4.1 720 Second Street**

**HER00573**

Dave Guiney, Senior Planning Analyst, summarized the report dated October 18, 2016 regarding 720 Second Street. Mr. Guiney advised that the property owner of 720 Second Street has made a Heritage Revitalization Agreement application which would enable the property to be subdivided into two lots. A new house with a basement suite would be built on the new lot and the existing heritage building would be restored as a mixed used building with commercial space on the ground floor and a 3-bedroom apartment on the upper floor. One off street parking space for the heritage building would be provided on the new lot. The applicants would place long-term legal protection on the heritage house through both the Heritage Revitalization Agreement and a Heritage Designation Bylaw.

Kirsten Sutton, D3 Design, provided an on-table PowerPoint presentation summarizing details of the project as outlined in the report dated October 18, 2016. Ms. Sutton advised that the applicant has suggested that a daycare could utilize the commercial space; however, a multi-use commercial space designation is being requested in order to allow for flexibility when leasing the space.

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

- A two way parking easement would be registered on title, and the City would be a party to the easement;
- A standard Heritage Designation plaque would be implemented for the heritage building;

- Street parking in this area is not time restricted;
- An additional parking space was not considered due to the potential impact on a neighbouring property tree;
- While the City is unable to limit the commercial uses for the site, all business applications must receive approval from the City;
- There is bus service along Eighth Avenue and Sixth Avenue;
- Daycare applications are processed by the Fraser Health Authority; however, the City is involved in the process through business licenses and building inspections.

In addition, Ms. Sutton and Raj Gill, Application, provided the following information:

- The residential unit above the commercial space would be a rental unit, and not strata;
- A side pathway would provide access to the secondary suite;
- The garage is a selling feature of the home, and the design would be compatible with the design of the home; and,
- There are specific bylaw requirements with respect to yard space in order to implement a daycare space.

Rock Dianocky, 724 Second Street, spoke in support of the proposal, noting that he does not have any concerns regarding parking.

The Commission expressed support for the retention of the heritage building, the proposal to implement childcare in the commercial space and the inclusion of infill housing. However, it was noted that there does not appear to be easy access from the garage to the secondary suite. The Commission suggested that a Section 219 Covenant could be considered for the parking easement.

**MOVED and SECONDED**

*THAT the application for the Heritage Revitalization Agreement for 720 Second Street be supported.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the following on-table correspondence regarding 720 Second Street be received for information:*

- *Email from Jeff Arason dated October 18, 2016; and,*
- *Email from Ingrid Mao dated October 13, 2016.*

**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**

November 15<sup>th</sup>, 2016 (Council Chambers)

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:16 p.m.

Certified Correct,

---

**Brian Shigetomi**  
Chair

---

**Lauren Blake**  
Committee Clerk