

MINUTES – NOVEMBER 15, 2017

ON-TABLE

ADVISORY PLANNING COMMISSION

Tuesday, November 15, 2016 at 5:30 p.m.
Council Chambers

MINUTES

VOTING MEMBERS PRESENT:

Alex Sweezey	- Acting Chair, Community Member
Laura Cornish	- Community Member
Margaret Fairweather	- Community Member
Peter Goodwin	- Community Member
Andrew Hull	- Community Member (arrived at 5:56 p.m.)
Peter Hall	- Community Member
Christa MacArthur	- Community Member

REGRETS:

Richard Carswell	- Community Member
Brian Shigetomi	- Chair, Community Member

GUESTS:

Arthur Buse	- Boldwing Continuum Architects
Sandra Moore	- Birmingham Wood Architects and Planners

STAFF:

Rupinder Basi	- Senior Planner
Janet Zazubek	- Planning Analyst
Lauren Blake	- Committee Clerk

Alex Sweezey assumed the Chair.

The meeting was called to order at 5:38 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the minutes of Tuesday, October 18, 2016

MOVED and SECONDED

THAT the October 18, 2016 Advisory Planning Commission minutes be adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

3.1 Sign Bylaw Presentation

Janet Zazubek, Planning Analyst, provided an on-table PowerPoint presentation summarizing details of the report dated November 15, 2016 regarding proposed changes to the Sign Bylaw.

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

- Development signs for projects that are under construction are permitted to advertise units that will be for sale;
- The development sign section of the bylaw can be reviewed for clarification regarding the number of signs permitted;
- The new bylaw proposes to allow sandwich boards on city sidewalks; however, the board must touch the building it is advertising for;
- New categories in the proposed bylaw include temporary banners and menu boards;
- Existing signs installed with permits that are not permitted as per the proposed bylaw would be legally non-conforming;
- The fees for violating the Sign Bylaw are outlined in Bylaw Notice Enforcement Bylaw No. 7318, 2009;
- It has not been determined if the violation fees would be amended with the new bylaw;
- Signs are permitted in residential zones for home-based businesses and residential complexes;
- Residential signs advertising home services, such as lawn maintenance or roof repair, can be reviewed; and,
- Third party signs would likely be removed, as opposed to fining the owner of the sign.

The Commission noted that not allowing certain types of signs could negatively impact businesses, specifically in non-urban areas of the city. It was suggested that signs, such as electronic signs and sandwich boards, could be permitted, and the City could regulate their use. It was further suggested that the bylaw could provide a definition for third party advertising. The Commission suggested that the Bylaw could be reviewed for clarity and consistency.

The Commission provided staff with a revised draft bylaw, outlining suggestions for clarity and consistency.

4.0 REZONING

4.1 612-618 Brantford Street

OCP00016, HER00571

Rupinder Basi, Senior Planner, summarized the report dated November 15, 2016 regarding 612 – 618 Brantford Street. The applicants (Alpha Beta Development) are proposing to amend the Official Community Plan (OCP) and enter into Heritage Revitalization Agreement (HRA) to allow for the construction of a six-storey, multi-unit residential building at 612 to 618 Brantford Street. As part of the HRA, they are planning to retain and restore the existing 1890 house at 612 Brantford Street and to place a Heritage Designation Bylaw on the house to provide long-term protection.

Mr. Basi advised that notification was sent to:

- The surrounding neighbourhood within 100 metres (812 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

Arthur Buse, Boldwing Continuum, provided a PowerPoint presentation outlining further details of the project as noted in the report dated September 15, 2016.

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

- The proposed HRA has allowed the applicant to develop a residential project without commercial units, and has provided setback and parking relaxations;
- The density for the project without the HRA would be similar to what is currently proposed, however, some of the density would have been commercial use; and,

- The Community Heritage Commission recommended that the project be required to retain at least one of the heritage homes located on the site.

In addition, Mr. Buse and Sandra Moore, Birmingham Wood Architects and Planners, provided the following information:

- Initial studies by the applicant have indicated that without the HRA, the footprint of the building may have been slightly smaller. However, a maximum of 12 storeys may have been permitted under the current C3 Zoning;
- It was anticipated that commercial units in this location may not have been successful;
- The Metro Vancouver requirements for garbage and recycling space would not allow for the garbage and recycling to be located in the underground parkade;
- The hours for garbage collection have not been determined at this point;
- The heritage house would be restored to its original appearance. It is anticipated that the original house was simple and modest, reflective of homes constructed during this time period;
- The heritage house was selected for restoration due to its age, and the lack of pre-1900 homes in the city;
- The heritage house would share underground parking with the apartment building;
- There would be a 12 foot setback between the heritage home and the apartment building; and,
- There would be 50 resident and seven visitor parking stalls provided. It is anticipated that some of the three bedroom units could have two parking stalls.

Gail Stanwood, 619 Fourth Avenue, suggested that the project could retain the heritage home located at 618 Brantford Street, as this house may have more heritage value.

In response to questions from Ms. Stanwood, Mr. Buse and Ms. Moore provided the following information:

- It was suggested that the current proposed location for the dog relief area could have the least impact on residents;
- It is anticipated that the construction period would continue for 18 months, not including excavation; and,
- The decision to retain the house located at 612 Brantford Street was made based on direction from the Land Use and Planning Committee and Council.

Penny Fisher, 403 Bent Court, expressed concerns regarding traffic, parking, privacy and noise due to garbage collection. Ms. Fisher noted that there are currently not many businesses located in the neighbourhood.

In response to questions from Ms. Fisher, Mr. Buse advised that there would be no public access through the project.

Chloe Good, 409 Seventh Street, expressed concerns regarding the proposed location of the garbage and recycling area, noting that garbage and recycling is a challenge in the neighbourhood.

In response to questions from Ms. Good, Mr. Basi and Mr. Buse provided the following information:

- There is 12 feet between the apartment building and the adjacent residential lots behind the site on Bent Court;
- The garbage and recycling area would be designed to appear as a single family home garage;
- The area is currently designated as Commercial/Historic under the current Official Community Plan (OCP), and the site is currently zoned as C3;
- The Heritage Designation would only apply to the home located on 612 Brantford Street; and,
- The proposed setbacks would only apply to this project.

Melanie Brisebus, 612 Fourth Avenue, expressed concerns regarding traffic and safety issues. Ms. Brisebus commended the applicant for the inclusion of three bedroom units as part of the project.

In response to questions and concerns from Ms. Brisebus, Mr. Basi provided the following information:

- The City's Transportation department has reviewed the project;
- It is anticipated that the entirety of Brantford Street may be widened in the future as development occurs; and,
- The on-street parking that is currently provided on Brantford Street is anticipated to remain.

Colleen Kendall, 612 Fourth Avenue, expressed concerns regarding traffic and the public consultation process. Ms. Kendall suggested that the majority of the area is residential, and not commercial use.

In response to Ms. Kendall's concerns, Mr. Buse advised that the June 20, 2016 public consultation occurred at the Brow of the Hill Residents' Association meeting. For the June 29, 2016 public consultation, notices were placed in mailboxes, and posted in open areas of strata buildings.

Heather Hanksman, 612 Fifth Avenue, suggested that there could be no parking allowed from the corner of Seventh Street to the beginning of the proposed building, in order to reduce safety issues. Ms. Hanksman further suggested that Brantford Street and Belmont Street could be one-way streets.

Janean Brajcich, 612 Fifth Avenue, expressed support for the proposed location of the driveway. Ms. Brajcich advised that her apartment building has garbage collected once a week, and does not anticipate that being an issue.

In response to questions from Ms. Brajcich, Mr. Buse advised that the three recessed on-street parking stalls would also serve as the loading bay. The loading bay could be controlled through signage.

Lynne Harrison, 612 Fifth Avenue, expressed concerns regarding parking and traffic. Ms. Harrison suggested that the heritage home located at 612 Brantford Street may not have enough heritage value to merit its retention.

Mike Van Ham, 427 Seventh Street, suggested that the heritage home could be removed and replaced with additional greenspace. An electric vehicle charging stations or solar panels could be implemented in exchange for the incentives that were provided as part of the HRA. With respect to the commercial viability of the neighbourhood, Mr. Van Ham suggested that there could be value in at-grade or second storey commercial units, noting that he has bought a property in the area for commercial purposes in order to expand his business.

Michael Ray, 612 Fifth Avenue, expressed support for access and egress being implemented on the opposite side of the project, rather than what is being proposed. Mr. Ray suggested that there could be no parking allowed from the corner of Seventh Street to the beginning of the proposed building, in order to reduce safety issues.

In response to questions from Mr. Ray, Mr. Buse advised that the telephone posts for the project located on Brantford Street would be moved underground.

Discussion ensued, and the Commission noted the following comments:

- It was suggested the heritage home could be reoriented to front onto Bent Court to allow for the garbage and recycling area to be located on Brantford Street;

- The project could have additional connectivity to Bent Court to make pedestrian and cyclist activity easier;
- Support was expressed for removing the heritage home in exchange for additional greenspace;
- The three bedroom units do not appear to provide families with additional space. It was suggested that the Family Friendly Policy could be revised to include bigger spaces, as well additional bedrooms;
- The project provides a transition between the single family homes and the existing apartment buildings;
- Retaining and restoring the heritage duplex house located at 618 Brantford Street could provide street accessed housing for two families; and,
- Concerns were expressed regarding the heritage home and apartment building being on the same strata lot.

MOVED and SECONDED

THAT the application for the Heritage Revitalization Agreement for 612 – 618 Brantford 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

7.1 On-Table Correspondence

MOVED and SECONDED

THAT the following on-table correspondence regarding 612 – 618 Brantford Street be received for information:

- *Email from Christopher Hughes dated November 3, 2016;*
- *Email from Marion Orser dated November 8, 2016;*
- *Letter from Warren Fisher dated November 7, 2016;*
- *Letter from Kevin Fisher dated November 7, 2016;*
- *Letter from Jennifer Fisher dated November 7, 2016;*
- *Letter from Penny Fisher dated November 7, 2016;and,*
- *Letter from Karen Fisher dated November 7, 2016.*

CARRIED.

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

8.0 NEXT MEETING

December 6th, 2016 (Council Chambers)

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:22 p.m.

Certified Correct,

Alex Sweezy
Acting Chair

Lauren Blake
Committee Clerk

November 15, 2016

CORRESPONDENCE RECEIVED

4.1 260 Twelfth Street

REZ00107

ON-TABLE

From: [Nick Kabani](#)
To: [External-Post Master - Pln](#)
Cc: [Jim Hurst](#)
Subject: Zoning Bylaw Amendment (REZ00107) for 260 Twelfth St (Calvary/John Knox Christian School)
Date: Monday, January 16, 2017 9:09:59 AM

Dear Advisory Planning Commission,

First of all my apologies for sending this letter late, as we have not had mail service for over a week due to the weather ect... I have just received this notice late last week and wanted to express my concerns.

I am a land owner in New Westminster and have operated an auto dealership next door to this property for almost 20 years. I employ many employees and have been a local business and community supporter for all of my time in New Westminster.

I am strongly opposed to this application as I think this a totally inappropriate location for a school. Twelfth Street has so many challenges at the moment and this would really make it worse. The traffic is so bad already, there is absolutely no parking! The staff at businesses all over Twelfth Street park on the few parking spots and there is a constant issue there. I am sure your bylaws dept is aware, in fact I have called them on many an occasion to report problems. If there were a school put at this location it would be a nightmare! It would not be safe for the students and pedestrians and would create more traffic chaos.

I can go on and on but the long and short of it is this, application if approved would very negatively impact my business and to be honest I would consider moving out of New Westminster. I don't think that would be fair as I have operated in New Westminster for almost 2 decades.

It would also negatively impact land value and opportunity, as this whole block is set to be redeveloped in the coming years.

Thank you for the opportunity to voice my views and I will be there on Tuesday for the meeting.

Warm Regards

Nick Kabani
President
Kabani Holdings Ltd
240 12th Street New Westminster B.C.
V3M4H2

P) 604-351-6577
F)604-5228812

From: [Adam Isfeld](#)
To: [External-Post Master - Pln](#)
Cc: [Jim Hurst](#)
Subject: Letter - Planning Commission Meeting Jan 17th 2017
Date: Saturday, January 14, 2017 12:49:37 PM
Attachments: [School Traffic.pdf](#)

Please ensure this letter and the PDF is brought forward for the meeting on Tuesday, I will be out of town and didn't receive the notice until Wednesday and had scheduled meetings and was not able to finish this letter until today (Saturday) and not by Friday which was the deadline per the notice.

Also just a note....the date shown is wrong (shows 2016).

Thanks,

Adam Isfeld

GM/Partner

Key West Ford Sales Ltd.

604-834-9771

Attn: Advisory Planning Commission

Regarding: Zoning Bylaw Amendment (REZ00107) for 260 Twelfth St (Calvary/John Knox Christian School)

Jan 12/2017

Key West Ford Sales Ltd. are landowners in New Westminster and operate a Ford Automotive dealership with 130 employees. We are engaged and supportive of our community both in spirit and initiative.

Please see our feedback below as there are very serious concerns we have with respect to most importantly the safety of the public, especially children. The

secondary problem is the negative impact for our business and the other businesses located around the proposed school.

There is already significant stress on 12th Street that we see on a daily basis, especially with the am and pm rush hours. Traffic feeds into 12th Street from Columbia/Stewardson Way and as well 3rd Ave where vehicles turn left off Stewardson, as it is the first possible left turn after the bridge. Also, there is all the volume coming from Quayside Drive. Even with the current traffic flow right now this perfect storm creates several challenges for our business. At times, each day the volume is so dense that our clients have a difficult time getting into our facilities and our staff and clients have challenges exiting as well. Also of mention is parking along both 12th and 3rd right now has been virtually non-existent.

The primary concern we feel in placing a school in the proposed spot, with 450 students and 45 teachers, is that it would be a complete disaster to the flow of traffic and people. Given our current state, to be perfectly honest, that area couldn't even handle half of it. We strongly believe that the additional volume would create an extremely unsafe environment for both drivers and pedestrians alike. Adding to the severity that must be recognized, is that the greater percentage of pedestrian traffic will be children which certainly compounds the safety challenge. This risk should not be downplayed in any way.

The secondary problem is the negative business impact which unfortunately mirrors the safety aspect. We feel that the extra stress will push us over the tipping point where most certainly a portion of our business will decide to go elsewhere because they cannot get to us in a reasonable time-frame and/or safe manner. Although I cannot speak for the other businesses surrounding the proposed School I'm confident that their feedback will closely match our analysis.

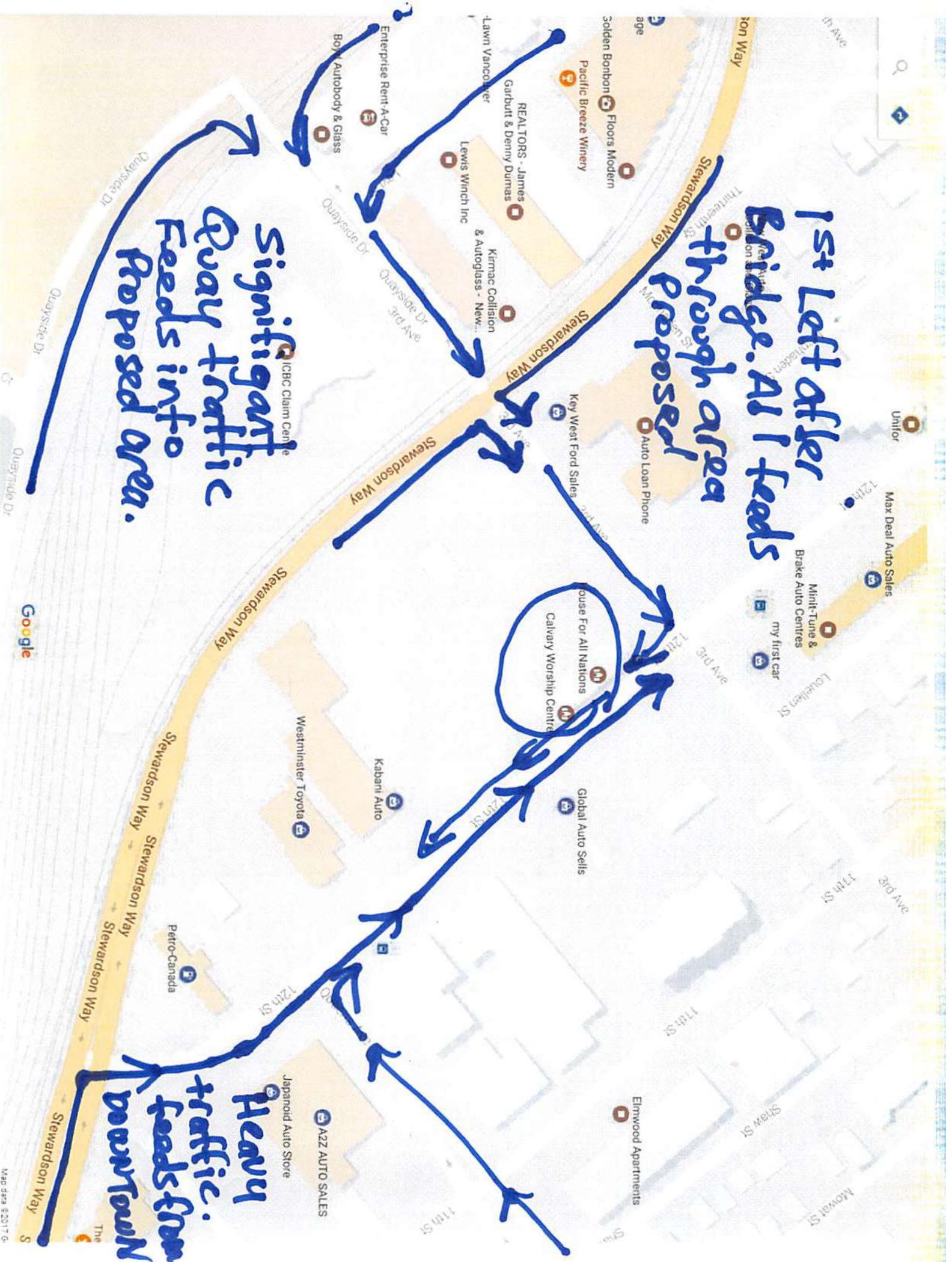
Thirdly the lands in this area are right now zoned Industrial which matches the current use. This equates to higher pollutants and additional safety concerns that extend beyond traffic. We are confused as to the decision to propose a school at this location. It makes no sense other than to accommodate the old or new landowners or both. There are many other areas of New Westminster where the similar challenges stated above don't exist to the same degree.

Thank you for your consideration in this matter,

1st Left after
Bridge. All feeds
through area
proposed

Significant
Quay traffic
Feeds into
Proposed area.

Heavy
traffic.
Feeds from
Downtown



From: nwmoore@telus.net
To: [External-Post Master - Pln](#)
Subject: 260 Twelfth St
Date: Thursday, January 12, 2017 12:17:26 PM

Hello,

This is in response to the card I got in the mail about the proposed rezoning of 260 Twelfth St. I have no problem with the proposed rezoning. I do have a concern about safety with the increased pedestrian and vehicular traffic that will result. The intersection of 12th St and 3rd Ave is a joke. It continues to be a favourite of the rat runners. Drivers heading west on 3rd Ave from 11th St are supposed to turn right only. I'd say the majority go straight and usually once a day, someone will even make a left. A couple of years ago a long transport truck tied up that intersection after attempting a left turn. It's the same with the drivers heading eastbound from Stewardson on 3rd Ave. They can either go left or right - once again, I'd say about half go straight through. Additionally, I'd say about a dozen cars go through red lights every day at this intersection. I would suggest that the bus stop on the east side of 12th St (northbound bus) should be relocated elsewhere to allow for better traffic control (i.e., barriers) to be installed. As part of this rezoning process, I'd dare the city to observe the intersection for a day and pronounce it safe for the under 18 crowd. Thanks.

Brian Moore
401-214 11th St