

## **ADVISORY PLANNING COMMISSION**

**Tuesday, April 20, 2010 5:35 p.m.  
Committee Room No. 2**

### **MINUTES**

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

Bruce Clark	- Chair
Helen Bodner	- Community Member
Mark Elliott	- Community Member
Maria Marcu	- Community Member
Clay Nelson	- Community Member
Terry Owen	- Community Member
Baj Puri	- Community Member
Alex Sweezey	- Community Member
Ken Williams	- Community Member

#### **VOTING MEMBER REGRETS:**

#### **GUESTS:**

Barry Buckland	- Lafflines Comedy Club
Stephen Barron	- Host Consulting Ltd.
Rob Whetter	- Patrick Cotter Architect Inc.
Doug Massie	- Chercover Massie & Associates Ltd.

#### **STAFF:**

Lisa Spitale	- Director of Development Services
John Stark	- Senior Social Planner
Jim Hurst	- Senior Planning Analyst
Bev Grieve	- Manager of Planning
Julie Schueck	- Heritage Planner
Michael Watson	- Planning Assistant
Barry Waitt	- Senior Planner
Donna Martin	- Committee Clerk

#### **1.0 ADDITIONS TO AGENDA**

#### **MOVED and SECONDED**

*THAT the Advisory Planning Commission Agenda for April 20, 2010 be adopted.*

**CARRIED.**

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

## 2.0 ADOPTION OF MINUTES

### 2.1 Adoption of the Minutes of March 16, 2010

#### **MOVED and SECONDED**

*THAT the minutes of the Advisory Planning Commission meeting held on March 16, 2010 be received and adopted.*

**CARRIED.**

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

## 3.0 LAND USE PRESENTATIONS

### 3.1 530 Columbia Street – Burr Theatre

**File: REZ038**

Barry Waitt, Senior Planner reported a rezoning application has been received to facilitate the relocation of the liquor primary licence from 401 Columbia Street to 530 Columbia Street, the deletion of the liquor primary license zoning for 401 Columbia Street and to establish an occupant load of 110 for the liquor primary licensed area at 530 Columbia. .

Keith Coueffin, Manager Licensing and Integrated Services, noted the issues as follows:

- Relocation of primary license;
- Reduction of number of primary seats.

Barry Buckland, owner of Lafflines Comedy Club and Stephen Barron, Host Consulting Ltd., came forward to answer any questions from the Commission. Mr. Buckland explained the occupancy load has been reduced to 110 in order to accommodate more families in the food primary licensed area. A separate application will be submitted seeking special endorsements that will allow food and beverage services until 2:00 a.m. and patron participation.

#### **Questions from the Commission:** *(Response in italics)*

- How is the occupant load determined? *The occupant load is determined by various things such as washroom capacity, exiting, and capacity determined by the Fire Marshall.*
- Have Lafflines had any policing problems? *Lafflines has a good compliance record.*
- When is Lafflines opening? *November 2010.*
- Are there structural issues at the Burr Theatre? *Owner will do whatever needs to be done.*
- What happened to the seats that were bought by individuals? *Names of those who purchased seats will be engraved on a plaque in the front entry.*
- How will the Burr Theatre be used? *The Theatre will accommodate weddings, corporate meetings, magicians, circus groups, movie night, mystery night, comedy, fashion shows etc.*

Lisa Spitale pointed out there has been a significant reduction of primary liquor license seats in the Downtown area over the past 10 years.

### 3.2 1109-1199 Ewen Avenue

File: REZ027

Jim Hurst, Senior Planning Analyst reported an application has been received to rezone the property at 1109, 1117, 1129 and 1135 Ewen Avenue and 301 and 305 Gifford Street from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Multiple Dwelling Districts (Low Rise) (RM-2A) in order to allow the development of 61 townhouse units.

#### **Questions from the Commission:** *(Response in italics)*

- Are there any variances? *There may be variances along Ewen Avenue. The variances will be brought to the next discussion.*
- Is there any commercial? *There is no commercial development in this application.*
- Would the front of the Queens Hotel be required to remain commercial? *Yes.*
- Where would visitor parking be located? *There will be some visitor parking on site and the remainder will be on the street.*
- Where would garbage/recycling be located? *There will be two on site locations.*
- Is there an opportunity to put in some green space on top of the asphalt roofing? *It is a possibility, however most units have a green space.*
- Will there be a Smart Growth Checklist? *Yes.*
- How many units per acre? *Staff stated units per acre are not always the best measurement. What often works better is using a floor space ratio.*

#### **Comments from the Commission:**

- Consider green roof or equivalency materials.
- Suggest channeling runoff away from storm drains.

PROCEDURAL NOTE: The Commission moved to item 4.0 Rezoning at 6:40 p.m.

## **4.0 REZONING**

### 4.1 1408 Fifth Avenue

File: REZ036

Mike Watson, Planning Assistant reported an application has been received for the property at 1408 Fifth Avenue to rezone the property from RS-2 to a Comprehensive Development District based on RS-2 and P-1 in order to allow a licensed group daycare facility which will provide for the care of 50 children.

Staff sent out two hundred and sixteen (216) letters of notification to the surrounding neighbourhood (within 100 metres) and to all Residents' Associations. A letter of support was received from the property owner immediately to the east of the proposed development (1406 Fifth Ave).

John Stark, Senior Social Planner reviewed the proposed development and program. The proposed daycare would also serve Queensborough.

Doug Massie, project architect, noted this proposal was presented to the Brow of the Hill Residents' Association with no negative comments. The exterior of the building was redesigned after the New Westminster Design Panel had seen the proposal.

**Questions from the Commission:** *(Response in italics)*

- Will the trees be retained? *All but one of the trees will remain.*
- What type of drainage is proposed? *Rain barrels and paver will be used to assist with drainage.*
- Is there any provision being made to give preference to children in the area? *It is expected the facility will be used by New Westminster residents or those who work in New Westminster. Any restriction would be difficult to enforce.*
- Does the City have the authority to restrict access to non New Westminster residents? *The City does not have the authority to place restrictions on a private facility.*

**Comments from the Commission:**

- Consider a green roof or a green roof equivalency (more reflective treatment);
- Only concern is safety and security for the children using the park;
- Good application support the project;
- Good location.

**MOVED and SECONDED**

*THAT the rezoning for the property at 1408 Fifth Avenue be supported.*

**CARRIED.**

All members voted in favour of the motion.

PROCEDURAL NOTE: The Commission returned to the Land Use Presentations.

<b>3.0 LAND USE PRESENTATIONS</b>
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**3.3 306 Wood Street, 510 Ewen Avenue and 703 Ewen Avenue**

**File: REZ039**

Jim Hurst reported Development Services and the Parks, Recreation and Culture Departments have initiated a process to amend the Land Use and Development Permit Designations in the Official Community Plan, and rezone the City owned properties addressed as 306 Wood Street, 510 Ewen Avenue and 703 Ewen Avenue to allow City parks to be developed on these sites.

The Development Services Department proposes to:

1. Change the OCP land use designation for both sites to Parks/Community Facility (P);
2. Remove 510 Ewen Avenue from Residential Development Permit Area #10 Ewen Avenue (Queensborough #3);
3. Develop a zone specifically for City Parks;
4. Rezone the sites from their current zoning to the new park zone.

**Questions from the Commission:** *(Response in italics)*

- How are park sites determined? *Properties owned by the City are reviewed to determine if the property fits park criteria.*

PROCEDURAL NOTE: The following item was added to the agenda.

**3.4 Update on Port Royal**

Jim Hurst noted that the walkway will be moved 55 feet south. This is a property exchange and rezoning that will come before the Commission again.

**5.0 NEW BUSINESS**

There was no New Business.

**6.0 REPORTS AND INFORMATION**

**6.1 Advisory Planning Commission – Terms of Reference**

Advisory Planning Commission Bylaw No. 5791, 1988  
(Consolidated for convenience only December 22, 2008)

Lisa Spitale distributed an On-Table report on the Advisory Planning Commission's role. This item will be on the next agenda for discussion.

**6.2 437 Seventh Street**

**File: 2608.20.13**

Heritage Revitalization Agreement Update – Staff Information Memo

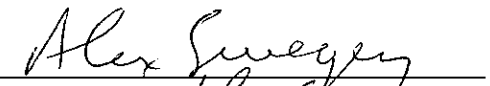
**7.0 CORRESPONDENCE**

**8.0 NEXT MEETING**

**May 18, 2010 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:35 p.m.

  
~~Bruce Clark~~ Alex Swezey  
Vice Chair

  
Donna Martin  
Committee Clerk