



ADVISORY PLANNING COMMISSION

Tuesday, July 20, 2010 6:15 p.m.
Committee Room No. 2

MINUTES

VOTING MEMBERS PRESENT:

Bruce Clark - Chair
Helen Bodner - Community Member
Baj Puri - Community Member
Alex Sweezey - Community Member
Ken Williams - Community Member

VOTING MEMBER REGRETS:

Mark Elliott - Community Member
Terry Owen - Community Member
Maria Marcu - Community Member
Clay Nelson - Community Member

GUESTS:

Rob Whetter - Patrick Cotter Architects
Mary Broten
Fred Garrett

STAFF:

Jim Hurst - Senior Planning Analyst
Donna Martin - Committee Clerk

The meeting was called to order at 6:23 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions to the Agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of June 15, 2010

MOVED and SECONDED

THAT the minutes of the Advisory Planning Commission meeting held on June 15, 2010 be received and adopted.

CARRIED.

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

PROCEDURAL NOTE: The Chair called a brief recess at 6:25 p.m. and reconvened the meeting at 6:30 p.m.

3.0 LAND USE PRESENTATIONS

There were no presentations.

4.0 REZONING

4.1 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 307 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.

Mr. Hurst reviewed the context and site considerations noting this property is in the Fraser River Flood Plain which means the floor space allowed at grade is limited to 110 square feet for an entry and 425 square feet for car parking. No other floor space is allowed at grade.

Notices were sent to 157 property owners, the School District, and Residents Associations. There were no responses.

MOVED and SECONDED

THAT the email from Commission member Terry Owen expressing his support of this application be received as On-Table correspondence.

CARRIED.

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

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

- What is the maximum FSR for the apartment zone? *This application is being considered under Multiple Dwelling Districts (Low Rise) (RM-, there fore the maximum FSR is 1.2.*
- How has sustainability been addressed? *The applicant has lightened the exterior colour scheme, added greenery, utilized alternate more permeable paving, and added a dry creek bed in the shared green space that will fill with water in the wet weather and be ground water recharge.*
- How many parking spaces will be provided? *The required number of spaces is 110; the applicant is providing 117 spaces.*
- How will visitors parking be accommodated? *There will be 13 spaces on site and the road upgrades will provide some parallel parking.*
- Has the developer been asked to provide any amenity to the Queensborough neighbourhood? *Amenities are not an issue for this Commission. Amenities will be determined at a later date by the developer and the City.*

Mary Broten, a Queensborough resident, expressed concern regarding the number of units in this project, parking, and noise. Ms. Broten asked what amenities this project would bring to the Queensborough neighbourhood to which staff responded that has yet to be determined.

Comments from the Commission:

- Consider ground pits for drainage and other green sustainability features
- Concerns well addressed, will support the application;
- Appropriate land use for this application.

MOVED and SECONDED

THAT the application to rezone the property at 1109, 1117, 1129 and 1135 Ewen Avenue and 301 and 305 Gifford Street be supported.

CARRIED.

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

4.2 42 South Dyke Road

File: REZ018

MOVED and SECONDED

THAT the letter from Travellers Guarantee Company of Canada dated July 10, 2010 regarding green roofs and wood frame construction be received as On-table correspondence.

CARRIED.

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

PROCEDURAL NOTE: The On-Table email from Terry Owen received under Item 4.1 includes comments expressing support of this application.

Mr. Hurst reported an application has been received to rezone the property at 42 South Dyke Road from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Multiple Dwelling Districts (Low Rise) (RM-2A) in order to allow the development of 36 townhouse units.

Mr. Hurst reviewed the site context and site considerations noting the portion outside of the dyke has an area of approximately 0.33 acres (0.13 hectares) which the applicant proposes to dedicate to the City for park purposes.

Notification was sent to 59 property owners, the School District and Residents Associations. There were no responses.

Don Andrews, Creekside Architects, addressed the green roof issue explaining insurers are reluctant to cover green roofs on wooden buildings (See On-Table correspondence).

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

- How will sustainability issues be addressed? *Permeable paving will be used to manage rainwater as in-ground filtration is not an option on this site.*

- Is there a revised Smart Growth List? *Staff provided a Smart Growth List with the first presentation on this application. If members wish to see a revised list, they may contact staff.*

Fred Garrett, a Queensborough resident, expressed concern regarding parking and the need for a buffer between the single family dwellings in Phase I and the multi-family dwellings in the new phase. Mr. Hurst responded that there will be a 15 ft setback between the two properties.

Mary Broten raised the issue of drainage and the unmaintained ditches in Queensborough.

Comments from the Commission:

- No changes to Queensborough OCP for this project;
- Good project and support;
- Do not necessarily agree with Travellers letter
- Appropriate project for the area;
- Good project with a lot of parking.

MOVED and SECONDED

THAT the application to rezone the property at 42 South Dyke Road be supported.

CARRIED.

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

5.0 NEW BUSINESS

6.0 REPORTS AND INFORMATION

7.0 CORRESPONDENCE

8.0 NEXT MEETING

August 17, 2010 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:25 p.m.



Bruce Clark
Chair



Donna Martin
Committee Clerk