

TOWN OF SMITHERS

MINUTES OF THE ADVISORY PLANNING COMMISSION HELD AT THE TOWN OFFICE, 1027 ALDOUS STREET, SMITHERS, B.C. ON MONDAY, OCTOBER 3, 2011, AT NOON.

Commission Members Present:

Colin Bruintjes, Co-Chair
Anne Griffith
Dave Pellow
Bob Mitchell
Sgt. Kirsten Marshall, RCMP
Casda Thomas

Committee Members Absent:

Bill Garner
Erik Lilles, Co-Chair

Council Liaison (Alternate):

Councillor Charlie Northrup

Council Liaison Absent:

Councillor Frank Wray

Advisory Present:

Deborah Sargent, Chief Administrative Officer
Mark Allen, Director of Development Services
Alison Walker, Planner

Recording Secretary:

Dorothy Cardinal, Development Services Clerk

1. CALL TO ORDER

C. Bruintjes called the meeting to order at 12:13 p.m.

2. DELEGATIONS

None.

3. MINUTES

3.1 August 3, 2011

GRIFFITH/

THAT the minutes from the Advisory Planning Commission meeting on Wednesday, August 3, 2011 be approved.

CARRIED UNANIMOUSLY.

4. BUSINESS ARISING FROM THE MINUTES / UNFINISHED BUSINESS

None.

5. REPORTS/CORRESPONDENCE - A ITEMS

5.1 2011 Award of Excellence

A. Walker provided some background information on the Awards of Excellence. Initiated by the Advisory Planning Commission in 2008, the awards recognize newly completed building projects that demonstrate a commitment to improving the community. Merit is assessed on 5 considerations: aesthetics, sustainability, community value, renewal and preservation.

A. Walker reviewed the 4 qualifying projects in the Residential Category and 4 in the Commercial, Industrial and Institutional Category. She identified 3 projects that met all 5 of the assessed considerations; the new single family home at 3756 Second Avenue, the expansion and renovation to Northwest Community College and the new Commercial/Residential building at 3839 Second Avenue.

There was discussion that smaller projects, which are not publicly funded, should receive acknowledgement as well as projects of a mixed use, with both commercial and residential for example. Councillor Northrup advised that mixed use is encouraged, especially in the downtown area.

5.1 2011 Award of Excellence

MITCHELL/

THAT Council create a Mixed Use category as an Award of Excellence.

CARRIED UNANIMOUSLY.

GRIFFITH/

THAT Council award the Award of Excellence in the Residential category to the new single family home located at 3756 Second Avenue and provide an honorable mention to the new single family home located at 4170 Alfred Avenue.

CARRIED UNANIMOUSLY.

SGT. MARSHALL/

THAT Council award the Award of Excellence in the Commercial, Industrial and Institutional category to the expansion/renovation to Northwest Community College, located at 3966 Second Avenue.

CARRIED UNANIMOUSLY.

THOMAS/

THAT Council award the Award of Excellence in the Mixed Use category to the new Naturally Empowered building located at 3839 Second Avenue that features commercial space on the bottom floor and residential on the upper floor.

CARRIED UNANIMOUSLY.

- 5.1 2011 Award of Excellence
A. Walker advised that the awards will be presented at the Chamber of Commerce Annual Community and Business Awards, to be held on Saturday, October 22, 2011 at the Coast Mountain showroom.

MITCHELL/

THAT Council approve the attendance of a member of the Advisory Planning Commission at the October 22, 2011, Chamber of Commerce awards banquet, to be part of the presentations for Awards of Excellence.

CARRIED UNANIMOUSLY.

- 5.2 Aspen Riverhouse Restaurant
A. Walker introduced report DEV11-93 regarding the fascia sign redesign for the Aspen Riverhouse Restaurant. She explained that Council at its Regular meeting on July 26, 2011 moved to request that the applicant provide a new design for the restaurant fascia signage, complying with the Alpine Theme Architectural Design Guidelines, for review by the Advisory Planning Commission and Council. She reviewed the new design submitted by the applicant and explained that the illuminated sign box has been replaced by each letter being individually illuminated. She added that it is Staff's recommendation to approve the new design.

There was discussion regarding the number of signs permitted and the setting of precedent for allowing any backlit signage.

THOMAS/

THAT Council approve the revised fascia sign design for the Aspen Riverhouse and Restaurant Lounge.

OPPOSED: MITCHELL

CARRIED.

6. REPORTS/CORRESPONDENCE - B ITEMS

- 6.1 Monthly Development Services Report
SGT. MARSHALL/
THAT report DEV11-79 from M. Allen, Director of Development Services, regarding Development Services Report for July, 2011, be received.

CARRIED UNANIMOUSLY.

7. OTHER BUSINESS / NEW BUSINESS

None.

8. UPDATE FROM COUNCIL

8.1 Excerpts from Council

The excerpts of the Regular Council meetings on July 26, August 9, August 23 and the DRAFT excerpts of the Regular Council meeting on September 13, 2011 were received.

9. UPDATE FROM STAFF

A. Walker advised that at the Regular meeting of Council on October 11, 2011 at 7:30 p.m., there is a public hearing for amendments to the Zoning Bylaw, including amendments to parking and loading (11 items in total) and secondary suites. She named some of the items up for review, including: increasing the cash in lieu for the development of parking, rounding down the required number of parking stalls and permitting secondary suites in the R-1, Single Family Residential Zone.

Members questioned the minimum distance a business must be from its parking stalls and the unpaved Town parking lots. D. Sargent advised that the Town is currently planning to pave a Town parking lot on Second Avenue, next to the former One Sky building.

10. NEXT MEETING

D. Sargent advised that due to the upcoming municipal elections, the next meeting of the Advisory Planning Commission may not occur until after the new Council is sworn in on December 6, 2011.

11. ADJOURNMENT

C. Bruintjes adjourned the meeting at 1:12 p.m.

Minutes of the Advisory Planning Commission meeting
held on Monday, October 3, 2011 at noon.

Certified a True and Correct Copy of the minutes of the Advisory Planning Commission meeting held Monday, October 3, 2011 at noon in the Town Office, 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator