



ADVISORY PLANNING COMMISSION

Tuesday, August 20, 2013 5:30 p.m.
Committee Room No. 2
City Hall

MINUTES

VOTING MEMBERS PRESENT:

- | | |
|-----------------|---|
| Andrei Filip | - Community Member (arrived at 5:40 p.m.) |
| Peter Goodwin | - Community Member |
| Peter Hall | - Community Member |
| Andrew Orchard | - Community Member |
| Brian Shigetomi | - Community Member |
| Margaret Ross | - Community Member |
| Bart Slotman | - Community Member |

VOTING MEMBER REGRETS:

- | | |
|----------------|--------------------|
| Ken Williams | - Chair |
| Maryam Salmani | - Community Member |

GUESTS:

- Jorden Foss
- Bernie Decosse

STAFF:

- | | |
|-----------------|---|
| Jim Hurst | - Developer Planner (exited at 6:27 p.m.) |
| Barry Waitt | - Senior Planner |
| Alison Worsfold | - Committee Clerk |
| Donna Martin | - Committee Clerk |

The meeting was called to order at 5:36 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 July 16, 2013

MOVED and SECONDED

THAT the minutes of the Advisory Planning Commission meeting held on July 16, 2013 be received and adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

3.1 Port Royal Unit Count

Jim Hurst, Development Planner, provided a verbal report regarding the history of the Port Royal development site and provided information with respect to unit cap and density.

Mr. Hurst referred to the maps provided in the On-Table report, and provided the following information:

- The original Port Royal Development Agreement was developed in 1997 with a cap of 1171 units.
- In 2002, the agreement was amended to impose a cap of 1040 residential units, which is a decrease of 131 units.
- There has been one change to the zoning since 2002 which allowed the two small apartment buildings at 215 and 245 Brooke Street.

3.2 260 Salter Street

REZ00069/ DPQ00052/ DVP00556

Jim Hurst, Development Planner, reported that a rezoning application has been received to rezone the property at 260 Salter Street from the existing Cluster House Districts (RT-2F) to Multiple Dwelling Districts Waterfront (Low Rise) (RMW-2A) to allow an 111 unit residential development.

Mr. Hurst highlighted the following concerns regarding the application:

- Density;
- Traffic Access;
- Dedication of Salter Street; and,
- Transit Service which has been decreased to the site due to low ridership.

3.3 300 Salter Street

REZ00098/ DPQ00061

Jim Hurst, Development Planner, reported that a rezoning application has been received to rezone the property at 300 Salter Street from the existing Cluster House Districts (RT-2F) to Multiple Dwelling Districts Waterfront (Low Rise) (RMW-2A) to allow an 265 unit residential development.

Mr. Hurst advised that the rezoning would ultimately benefit the City with respect to providing additional rental units. It was noted that the City would be required to amend the current unit cap, as the application exceeds the current cap by 54 strata units and 91 market rental units for a total of 145 units.

Mr. Hurst advised the Commission of the following issues regarding the application:

- Secured Market Rental Housing Policy;
- Density;
- Adjacency Issues;
- Emergency and Traffic Access;
- Dedication of Salter Street;
- Sustainability Report Card; and
- Transit Service to Site.

Discussion ensued and the following comments were noted:

- All rental units will be in one building;
- The Planning Department has not yet drafted any design with respect to the orientation of the rental building;
- No community feedback has been received to date regarding the application;
- Transit in the area has recently been decreased;
- Port Royal area is currently experiencing large increases in employment opportunities;
- The population of Port Royal does not support commercial development at this time;
- The local roads are narrowly constructed to minimize and slow traffic;
- A pedestrian link between Port Royal and the mainland is important to the development of Port Royal; and,
- The City has DAC funding available for construction of a pedestrian bridge;

Staff advised that the application will be brought back at a later date for formal consideration.

4.0 REZONING

5.0 NEW BUSINESS

6.0 REPORTS AND INFORMATION

6.1 Proposed Zoning Bylaw Amendment - Lounge Endorsement Areas for Breweries, Distilleries and Wineries in Commercial and Industrial Areas

Barry Waitt, Senior Planner, indicated that policy changes in March 2013 at the Provincial level initiated this report. Further, there is no allowance in the City's current Zoning Bylaw for the manufacturing and consumption of liquor at the same location.

Mr. Waitt explained the main issue is to encourage development of brew pubs in commercial areas with a lounge endorsement area as an accessory in an industrial area. It was suggested that the Advisory Planning Commission could forward both components of the proposed amendment (commercial and industrial) separately to Council for consideration.

Procedural Note: Mr. Hurst exited the meeting at 6:27 p.m.

Discussion ensued and the following comments were noted:

- General consensus indicated there is a brighter vision for small scale, rather than large scale, breweries in New Westminster;
- Encourage manufacturing of product in commercial areas, rather than industrial areas;
- The City may have to investigate the possibility of requiring more parking; and,
- High rent costs can be a deterrent to commercial development;

Mr. Waitt asked if the Commission wished to comment on the hours of operation, to which they responded that setting hours of operation is not part of their mandate.

MOVED and SECONDED

THAT the Advisory Planning Commission supports the proposed text amendment to permit lounge endorsement areas for breweries, distilleries and wineries in commercial zoning districts through the rezoning process and as an accessory use to the manufacturing of liquor in industrial zoning districts.

CARRIED.

One member opposed.

6.2 Master Transportation Plan Advisory Committee Update – Standing Item (Ken Williams)

In the absence of Ken Williams, this item was deferred to the next meeting.

7.0 CORRESPONDENCE

8.0 NEXT MEETING


September 17, 2013 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 6:53 p.m.



Brian Shigetomi
Vice - Chair



Alison Worsfold
Committee Clerk