

## ADVISORY PLANNING COMMISSION

Tuesday, Dec 3, 2013 **5:30** p.m.  
Committee Room No. 2

### AGENDA

	Page
<b>1.0 ADDITIONS TO AGENDA</b>	
<b>2.0 ADOPTION OF MINUTES</b>	
2.1 Adoption of the Minutes of November 19, 2013 (On-Table)	
<b>3.0 INFORMATION PRESENTATIONS</b>	<b>5:35 pm</b>
<b>3.1 97 Braid Street</b> <span style="float: right;"><b>OCP00007</b></span>	<b>3</b>
<p>An application has been received to amend the Official Community Plan (OCP) to allow for a complete, mixed use, sustainable and transit-oriented master planned community at 97 Braid Street. The redevelopment of the subject site will require an amendment of OCP in order to change the land use designation and to create a new Development Permit Area and design guidelines.</p>	
<b>3.2 430 Boyd Street</b> <span style="float: right;"><b>REZ00073</b></span>	<b>94</b>
<p>An application has been received to rezone the property at 430 Boyd Street from Light Industrial Districts (M-1) to Queensborough Townhouse Districts (RT-3) order to construct a 80 unit townhouse development.</p>	
<b>4.0 REZONING</b>	<b>6:30 pm</b>
<b>4.1 1110 Ewen Avenue &amp; 240 Jardine Street</b> <span style="float: right;"><b>REZ00058</b></span>	<b>188</b>
<p>An application has been received to rezone the properties at 1110 Ewen Avenue and 240 Jardine Street in order to:</p>	
<p>a) Rezone a portion of the property addressed as 1110 Ewen Avenue and all of 240 Jardine Street from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and Commercial Hotel Districts (C-7) to Queensborough Townhouse Districts (RT-3). The 1.23 acre townhouse development would have 34 units.</p>	
<p>b) Rezone the 1.24 acre remainder of 1110 Ewen Avenue site from Commercial Hotel Districts (C-7) to Community Commercial Districts (Mid Rise) (C-2A). Under the C-2A zoning the Queens Hotel would continue to operate in its</p>	

current form. The change in zoning from a Hotel specific zone to a general commercial zone which allows a hotel among other commercial uses would allow a greater range of commercial uses for the current building and neighbourhood scale redevelopment options in the future.

**4.2 843 Ewen Avenue**

**REZ00071**

**250**

An application has been received to rezone the property at 843 Ewen Avenue from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Queensborough Townhouse Districts (RT-3A) in order to develop a 68 unit townhouse development.

**5.0 NEW BUSINESS**

**6.0 REPORTS AND INFORMATION**

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

**7.0 CORRESPONDENCE**

**8.0 NEXT MEETING**

**January 21, 2014 (in Committee Room No. 2)**

**9.0 ADJOURNMENT**

Please contact Julia Dykstra to confirm your attendance 604-515-3767 or [jdijkstra@newwestcity.ca](mailto:jdijkstra@newwestcity.ca)