



ADVISORY PLANNING COMMISSION

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

MINUTES

VOTING MEMBERS PRESENT:

Ken Williams	- Chair
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Andrew Orchard	- Community Member
Bart Slotman	- Community Member
Maryam Salmani	- Community Member
Brian Shigetomi	- Community Member

VOTING MEMBERS REGRETS:

Margaret Ross	- Community Member
Andrei Filip	- Community Member

GUESTS:

Gary Pooni	- Brook Pooni Associates
Mark Thompson	- MCMP Architects
Julia Reimer	- Brook Pooni Associates

STAFF:

Beverly Grieve	- Director of Development Services
Mike Watson	- Planning Technician
Jim Hurst	- Development Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 5:35 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of November 19, 2013

MOVED and SECONDED

THAT the minutes be amended by:

- *Amending Item 3.2 to read "The first NR-5 rezoning occurred two **properties** away from the applicant property" instead of "The first NR-5 rezoning occurred two **blocks** away from the applicant property"*
- *Amending Item 4.4 (b) to include "be received for information" at the end of the recommendation.*

AND THAT the minutes be adopted as amended.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

3.1 97 Braid Street (Sapperton Green)

OCP00007

Bev Grieve, Director of Development Services, summarized the report dated December 3, 2013 regarding the proposed Official Community Plan Amendment and Development of Master Plan for 97 Braid Street (Sapperton Green) and welcomed Gary Pooni of Brook Pooni Associates, and Mark Thompson of MCMP Architects to the Commission. Mr. Pooni and Mr. Thompson provided a PowerPoint presentation and outlined the following details regarding the application:

- The applicant has been engaging with the community, including open houses, a community charrette, the formation of a Community Advisory Group and consultation with the McBride Sapperton Resident's Association;
- There have been four open houses since the launch of the process in 2011;
- To address the communities' concerns, an alternative access route to the site has been developed off the Brunette/Highway #1 overpass through consultation with TransLink, the Ministry of Transportation and the City;
- The new entry will maintain a public right of way;
- At the November 2013 open house, residents indicated that they would support building heights between 20 – 25 storeys on the north east side of the development, and 3 – 4 storeys on the south west side of the development;
- After the open house, the community expressed concerns regarding access to the site even with the additional access route proposed; and,

- The next steps of the application include public outreach, the master plan process, and drafting the development permit area guidelines.

Discussion ensued and the following comments were noted:

- The location is ideal for development, as it is situated at the Braid Street SkyTrain Station;
- The two prominent concerns with the site are railway noise and transportation;
- The development will add to the congestion of the already busy Braid Street;
- The development will contribute to traffic issues from the Pattullo Bridge;
- The development is a good socio-economic opportunity for the City;
- The location of the office space may benefit by being moved to the north east of the development where the new entrance is located;
- There is sufficient community space proposed;
- It may be beneficial to work with the City to minimize the traffic requirements;
- The Community Advisory Group is a positive attribute to the project;
- The location of the site is ideal for the mixed use designation and high density that is proposed;
- There are several sets of traffic lights that will be negatively impacted by the development that need to be addressed; and,
- The development could be a key place for growth in the region.

Mr. Pooni advised that the traffic lights affected by the development will be managed by ensuring the lights flow together in a specific pattern. In regards to the mitigation of the railway noise, the applicant is suggesting that the office development on the south of the lot will serve as a buffer for the site. Ms. Grieve noted that the City is engaged in the topic of whistle cessation with the local railways, and that steps are being completed to decrease the whistle noise requirements.

MOVED AND SECONDED

THAT the report of December 3, 2013 from Beverly Grieve, Director of Development Services Re: Proposed Official Community Plan Amendment and Development of Master Plan for 97 Braid Street (Sapperton Green) be received for information.

CARRIED.

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

Jim Hurst, Development Planner, summarized the report dated December 3, 2013 regarding the proposed rezoning of 430 Boyd Street in order to allow an 80 unit townhouse development. Mr. Hurst noted that there are several issues with the proposal, such as the flow of trucks through Duncan Street and the site being located adjacent to the railway. Mr. Hurst noted that the City has to maintain the Stanley Slough (ditch) in co-ordinance with Provincial legislation, which is located next to the site.

Julia Reimer of Brook Pooni Associates provided the following details regarding the application:

- The site is 3.27 acres and is located in the East Queensborough Residential Development Permit Area;
- The property is situated directly on a bus route and is walking distance from the Queensborough Community Centre;
- The Old School House Park is located within a five-minute walk;
- The design of the buildings reference the historical Craftsman style era;
- Each building maintains a height of 31.33 feet;
- The central pocket park will include garden plots, a playground, street furniture, and bicycle racks;
- Trees and other forms of screening such as plantings and fences will be used to provide privacy for residents, and to act as a buffer from the railway;
- Main access to the site will be from Duncan Street;
- An open house was held on May 22, 2013 followed by a presentation at the Queensborough Residents Association;
- The application appeared at the November 26, 2013 New Westminster Design Panel meeting. The Panel noted the importance of buffering the train noise within the development, and suggested that the applicant enhance the riparian area by adding more vegetation;
- The development will provide the community with an alternative to single-family homes; and,
- The units will range in size from 900 – 1500 square feet.

Discussion ensued and the following comments were noted:

- The variance request for tandem parking spots creates issues;
- It may be beneficial to increase the amount of visitor parking spots proposed;
- The project appears to be dense overall; and,
- Providing more outdoor space would benefit the project.

Mary Broten, Resident, questioned if a traffic assessment has been completed at the site. Ms. Reimer informed Ms. Broten that traffic patterns have been studied in the area, although an assessment has not been completed. If required, the applicant may seek a professional traffic assessment from Bunton and Associates.

MOVED AND SECONDED

THAT the report of December 3, 2013 from Jim Hurst, Development Planner Re: 430 Boyd Street be received for information.

CARRIED.

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

4.0 REZONING

4.1 1110 Ewen Avenue & 240 Jardine Street

REZ00058

Jim Hurst, Development Planner, summarized the report dated December 3, 2013 regarding the rezoning of 1110 Ewen Avenue and 240 Jardine Street to allow for 34 townhouse units and a wider range of commercial uses in the existing building and redevelopment potential for the future. Mr. Hurst suggested that there be an adequate buffer and setback between the two lots to provide privacy for both sites. Mr. Hurst reported that the Commission received a detailed information presentation at the October 15, 2013 meeting.

The Commission suggested that parking and transportation remains a major issue in Queensborough, and that the tandem parking spaces proposed in the application is preferable to having no parking spaces at all.

Mary Broten, Resident, offered the following points:

- Concerns were expressed regarding whether the application will set a precedent that will enable developers to build high-rise buildings in the area in the future;
- It was questioned how many tandem spaces are provided in the proposal, and if the City has a policy for tandem parking;
- It was questioned if Jardine Street will be re-paved and provided with new light fixtures; and,
- The project provides a good future for the Queens Hotel.

Mr. Hurst advised that the zoning designation in the proposal will not set a precedent for high-rise development, as the future redevelopment on the hotel site is proposed to be 4 storeys high and requires commercial development on the ground floor. The townhouse buildings are three storeys. The proposal will therefore eliminate high-rise designation in Queensborough. Mr. Hurst noted that there are 13 tandem spaces provided in the proposal, and that the City has taken the direction of processing tandem parking as variances due to certain circumstances. The applicant plans on re-paving and upgrading the section of Jardine Street that is located adjacent to the subject property.

MOVED and SECONDED

THAT the application to rezone 1110 Ewen Avenue and 240 Jardine Street to allow 34 townhouse units and a wider range of commercial uses in the existing building and redevelopment potential for the future be supported.

CARRIED.

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

4.2 843 Ewen Avenue

REZ00071

Jim Hurst, Development Planner, summarized the report dated December 3, 2013 regarding the rezoning of 843 Ewen Avenue in order to allow a 67 unit townhouse development.

Discussion ensued and the following comments were noted:

- The applicant has appropriately addressed the site issues;
- The site location is ideal for the development to move forward;
- The proposed land use designation was generally supported; and,
- The applicant has provided a reasonable balance of parking options for the development.

Mary Broten, Resident, questioned if there is a tendency to decrease the variance when there is a separation between two buildings. Ms. Broten also questioned if the applicant has provided sufficient open space in the proposal, if the units will be stratified, and if each bedroom has its own window.

In response to Ms. Broten's concerns, Mr. Hurst noted the following:

- The City may decrease a variance requirement if there is a separation between two adjacent buildings;
- The City encourages developers to provide extra space for private areas rather than in driveways;
- The development will maintain a small outdoor amenity area with a playground and picnic space;
- Each unit will have its own private yard;
- The Queensborough Community Centre is located across the street from the property; and,
- Each unit will be stratified and every bedroom will have its own window.

MOVED and SECONDED

THAT the application to rezone 843 Ewen Avenue in order to allow a 67 unit townhouse development be supported.

CARRIED.

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

5.0 NEW BUSINESS

There were no items.

6.0 REPORTS AND INFORMATION

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

The item was deferred to the next meeting.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

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

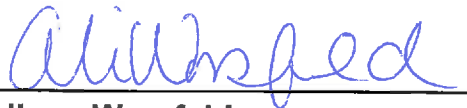
9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:25 p.m.

Certified Correct,



Ken Williams
Chair



Alison Worsfold
Committee Clerk