

ADVISORY PLANNING COMMISSION

**Tuesday, October 15, 2013 5:30 p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Ken Williams	- Chair
Andrei Filip	- Community Member (arrived at 5:47 p.m.)
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Andrew Orchard	- Community Member
Brian Shigetomi	- Community Member (exited at 6:28 p.m.)
Margaret Ross	- Community Member
Bart Slotman	- Community Member
Maryam Salmani	- Community Member

GUESTS:

David Roppel	- Aragon Properties
Mary Broten	- 250 Salter Street Resident

STAFF:

Jim Hurst	- Development Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 5:38 p.m.

1.0 ADDITIONS TO AGENDA

MOVED AND SECONDED

THAT the agenda be amended by adding item:

- *7.1 – E-mail of October 15, 2013 from Julieta Kawas Re: re-zoning of 260 and 300 Salter Street.*

AND THAT the agenda be approved as amended.

CARRIED.

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

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of September 17, 2013

MOVED AND SECONDED

THAT the minutes of the Advisory Planning Commission meeting held on September 17, 2013 be adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

3.1 36 South Dyke Road

REZ00051

Jim Hurst, Development Planner, provided information regarding an application that has been received to rezone the property at 36 South Dyke Road from Queensborough Neighbourhood Residential Dwelling District (RQ-1) to Queensborough Townhouse District (RT-3) to allow a 10 unit residential development.

Mr. Hurst provided the following details regarding the application:

- The proposal includes a 10 unit townhouse development, with a site area of 0.73 acres;
- The application includes the dedication of the land outside of the dyke to the City for park purposes and dedicate land to widen and develop South Dyke Road and Wood Street;
- After all the dedications, the project has a density of 20.9 units per acre;
- The project requires the following variances:
 - To allow reduced side yards on the East and West sides of the site for both buildings
 - To allow the projection of the deck into the rear yard for the northerly building;
 - To allow the provision of visitor parking in the individual driveways; and,
 - To allow tandem parking for six of the units;
- The subject site is zoned RQ-1 and is one legal lot "hooked" across South Dyke road, dividing the site into two sections;
- There is a 51 unit townhouse development East of the subject site with a density of 20.4 units per acre;
- Across Wood Street to the West is 42 South Dyke Road, which was rezoned in 2011 to allow for the development of 36 townhouse units;
- There are no waterfront structures affecting this application;

- Wood Street is an important North/South connection in the Community, as the draft Queensborough Community Plan identifies this street as an important link between the South Dyke Road portion of the perimeter trail and the existing trail on the North Arm of the Fraser River;
- Site constraints include aligning the shape of the building up with the angle of the street, and the Queensborough floodplain requirements (cannot build on top of a dyke reserve); and,
- The proximity of Transit Services has been included in the report.

Discussion ensued and the following comments were noted:

- The roof design appears to be bulky;
- The application requires a variance to the City's Bylaw to allow for tandem parking, ;
- The City has experienced difficulties with home owners developing rooms within tandem parking spaces in the past;
- The traffic in Queensborough remains a major concern, although Wood Street and Salter Street have not shown any problems to date;
- A Queensborough traffic plan and city-wide traffic plan are currently being drafted; and,
- A challenge with the application is the ditches that are located on each side of the development area.

Procedural note: Andrei Filip entered the meeting at 5:47 p.m.

MOVED AND SECONDED

THAT the information presentation regarding an application to rezone the property at 36 South Dyke Road be received for information.

CARRIED.

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

3.2 1110 Ewen Avenue and 240 Jardine Street

REZ00058

Jim Hurst, Development Planner, reported that an application has been received for the 2.47 acre site addressed as 1110 Ewen Avenue and 240 Jardine Street to:

- 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.

- 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 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.

Mr. Hurst displayed the plans of the development and outlined the following details regarding the application:

- The site is located on 240 Jardine Street and the southern part of the Queens Hotel property at 1110 Ewen Avenue;
- The application proposes a 34 unit townhouse development and the rezoning of the remainder of the Queens Hotel site;
- The hotel will be retained, however, the range of potential commercial uses will be expanded;
- The proposed townhouse project has a density of 23 units per acre, and ranges in unit sizes;
- A walking trail will be located along the west and south property lines;
- The project would require a variance to allow tandem parking in 13 of the 32 units;
- The potential building on the Hotel portion of the site is capable of holding a maximum of 112 residential units with up to 98,000 square feet of residential floor space;
- The commercial floor space would likely not exceed 10,000 square feet;
- A major site constraint is the Queensborough floodplain requirements;
- The area is surrounded by many commercial properties, such as a gas station, restaurants, and multi use buildings; and,
- The design is in an 'L' shape lot to help satisfy the current parking requirements.

MOVED AND SECONDED

THAT the information presentation regarding an application to rezone the 2.47 acre site addressed as 1110 Ewen Avenue and 240 Jardine Street be received for information.

CARRIED.

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

Procedural note: Brian Shigetomi exited the meeting at 6:28 p.m.

4.0 REZONING

4.1 260 Salter Street

REZ00069/
DPQ00061

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

Notification was sent to:

- The surrounding neighbourhood within 100 metres, 158 notices in total;
- All Residents' Associations;
- The New Westminster Heritage Preservation Society;
- The Board of School Trustees; and
- Superintendent of Schools.

Correspondence received:

- October 15, 2013 letter from Julieta Kawas
- October 9, 2013 email from Leah Glick-Stal

Mr. Hurst summarized the report and noted the following:

- The site area is 2.2 acres;
- The project includes a density of 50 units per acre and a site coverage of 34.5%;
- 158 notices were sent out;
- The site is located in the Port Royal Development, and does not require an alteration to the Port Royal Unit Cap;
- Site constraints include the Queensborough flood plain requirements, and the development site being adjacent to the dyke reserve;
- The City requested the developer to investigate different forms of houses on the site, so the units in the Port Royal project vary in size and orientation; and,
- The construction company is currently in the final stages of the project.

Mary Broten, 250 Salter Street resident, expressed the following concerns regarding the proposed rezoning application for 260 Salter Street:

- The proposed apartments will result in an increase to the area's density, which will produce traffic issues in the area;

- The increased density in the area will contribute to child care facility deficiencies; and,
- The proposal has come forward with very short notice to the public.

The Chair advised Ms. Broten to address her concerns at the upcoming Public Hearing. Mr. Hurst advised that all Planning and Development Permits are forwarded to local School Districts who are involved with Official Community Plans, and that Social Planners are also involved with the process to ensure that there are enough daycare and child facilities located throughout the city. Further, each unit located in the Port Royal Development pays a School Site Acquisition charge. The developer donated \$100,000 to the childcare addition at the Queensborough Community Center.

MOVED AND SECONDED

THAT the Commission support the rezoning application to rezone the property at 260 Salter Street in order 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 a 111 unit residential development in two four-storey buildings

CARRIED.

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

4.2 300 Salter Street

**REZ00098/
DPQ00052/DVP00566**

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

Notification was sent to:

- The surrounding neighbourhood within 100 metres, 158 notices in total;
- All Residents' Associations;
- The New Westminster Heritage Preservation Society;
- The Board of School Trustees; and
- Superintendent of Schools.

Correspondence received:

- October 15, 2013 letter from Julieta Kawas
- October 9, 2013 email from Leah Glick-Stal

Mr. Hurst summarized the report and noted the following:

- The site requires an alteration to the Port Royal Unit Cap;
- The City would have to agree to amend the Unit cap to give an additional 145 units. 91 units would be designated as secured market rental housing units, and 54 units would be designated as additional strata units.
- The rezoning application is more complicated than the 260 Salter Street rezoning application as this application also involves an exchange of park land;
- 158 notices were sent out;
- Permeability is an issue throughout the site;
- Site constraints include the Queensborough flood plain requirements, the development site being adjacent to the dyke reserve, and emergency access to this part of the site.;
- There has been discussion regarding a second access to this site through an extension of Salter Street; and,
- In light of the emergency access issue, the applicant has agreed to increase fire safety with increasing the provision of sprinklers to include the balconies and other areas.

Mary Broten, 250 Salter Street resident, questioned the possibility of the developer reducing the proposed number of market rental units on the site. Ms. Broten stated that combined with 260 Salter Street; there will be 376 additional units in the area which will contribute to the area's traffic issue.

David Roppel, Aragon Properties, advised that the development company has looked at 54 stratified units and 91 rental units, with a reduction of parked cars in each rental unit. Mr. Roppel noted that the proposal conforms to the Cities' parking standards, and unit amount has been amended to conform to the Cities' plans.

Discussion continued and the Commission noted that the proposed development could result in a major increase of traffic into the Port Royal area, especially on Holly Street. Mr. Hurst addressed the issue, noting that City staff have investigated the issue, and that the increase of 145 units over the present unit cap would not be great enough to cause a problem. Further, developing Camata Street will help better disperse the traffic flow.

MOVED AND SECONDED

THAT the Committee support the rezoning application 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 a 265 unit residential development.

CARRIED.

Two members of Committee present opposed.

5.0 NEW BUSINESS

6.0 REPORTS AND INFORMATION

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

There have been no meetings.

MOVED AND SECONDED

THAT the Cities' Transportation Committee be invited to attend the November 19, 2013 APC meeting to provide an update on the Cities' transportation and traffic.

CARRIED.

One member of the Commission present opposed.

7.0 CORRESPONDENCE

7.1 E-mail of October 15, 2013 from Julieta Kawas Re: Re-zoning of 260 and 300 Salter Street (On table)

MOVED AND SECONDED

THAT the correspondence be received for information.

CARRIED.

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

8.0 NEXT MEETING

November 19, 2013 (in Committee Room No. 2) Time – TBD.

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:57 p.m.



Ken Williams
Chair



Alison Worsfold
Committee Clerk