



## **ADVISORY PLANNING COMMISSION**

**Tuesday, August 19, 2014 5:30 p.m.  
Committee Room No. 2**

### **NOTES**

#### **VOTING MEMBERS PRESENT:**

Peter Goodwin	- Community Member (Interim Chair)
Peter Hall	- Community Member
Margaret Ross	- Community Member
Andrei Filip	- Community Member

#### **VOTING MEMBERS REGRETS:**

Ken Williams	- Chair
Bart Slotman	- Community Member
Brian Shigetomi	- Community Member
Andrew Orchard	- Community Member
Agnes Cerajeski	- Community Member

#### **GUESTS:**

Cameron Chalmers	- Platform Properties
Ryan Bragg	- Perkins + Will
Thea Wilson	- Bunt and Associates

#### **STAFF:**

Barry Waitt	- Senior Planner
Rupinder Basi	- Senior Planner
Julie Schueck	- Heritage and Community Planner
Lynn Roxburgh	- Planner
Alison Worsfold	- Committee Clerk

The meeting was called to order at 5:40 p.m.

**Procedural Note:** Peter Goodwin assumed the Chair.

### **1.0 ADDITIONS TO AGENDA**

There were no additions.

### **2.0 ADOPTION OF MINUTES**

#### **2.1 Adoption of the Minutes of July 15, 2014**

In absence of quorum, the item was tabled to the October 21, 2014 meeting.

### 3.0 INFORMATION PRESENTATIONS

#### 3.1 Queensborough Special Study Area

OCP00009

Lynn Roxburgh, Planner, and Rupinder Basi, Senior Planner, provided a PowerPoint presentation outlining the details as summarized in the report dated August 19, 2014 regarding an application that has been received to amend the Official Community Plan (OCP) for the Queensborough Special Study Area, defined as the area bound by Ewen Avenue, Stanley Street, Duncan Street and Furness Street. Ms. Roxburgh noted that the OCP amendment would initiate a comprehensive master plan process that would guide future development in the Special Study Area and includes City of New Westminster properties which are currently under contract for sale.

In response to questions from the Commission, Ms. Roxburgh noted the following information:

- The low density residential zoning designation would distinguish and protect single family homes on Ewen Avenue, including those with historical value;
- Ewen Avenue is being established as a residential street west of Mercer Street, and commercial development would be concentrated on the portion east of Mercer Street, as Queensborough landing currently maintains the bulk of commercial capacity in the area; and,
- The City is continuing work with the Ministry of Transportation and Infrastructure to address the ongoing traffic issues in Queensborough.

**Cameron Chalmers, Platform Properties**, provided an overview of his and Kyle Shury's, Founder of Platform Properties, work experience, as well as the history of Platform Properties. Mr. Chalmers provided a PowerPoint presentation outlining the logistical details and proposed land use for the development area as summarized in the report dated August 19, 2014.

Discussion ensued, and the Commission noted the following comments:

- The commercial development proposed for the area is an attractive aspect of the application;
- It was suggested that the ongoing traffic issue in Queensborough continue to be addressed;
- It was suggested that additional townhomes be established in the area in a way that maximizes the permeability of the Stanley Street corridor; and,
- It was suggested that the developer ensure that Stanley Street does not become a dead end street, to the benefit of properties located on the street.

In response to questions from the Commission, Mr. Chalmers noted the following information:

- The City is interested in creating a pedestrian walkway along Duncan Street, as well as maintaining a focus for greenways along Stanley Street;
- Mercer Street would be established as the main road;
- Beach Avenue is currently not identified in the plans as a greenway; however, further discussions on the topic are required; and,
- Stanley Street would be established as a north to south connector route.

**Procedural Note:** The meeting recessed at 6:15 p.m. and reconvened at 6:35 p.m.

## 4.0 REZONING

### 4.1 508 Agnes Street

**HER00004**

**Julie Schueck, Heritage and Community Planner**, summarized the report dated August 19, 2014 regarding an application that has been received to rezone the property at 508 Agnes Street from Central Business Districts (C-4) to Central Business Districts (C-4)/Heritage Revitalization Agreement (HRA) in order to retain and restore the front façade of the Masonic Hall, as well as utilize certain historic interior artefacts. Ms. Schueck advised that the developer would provide a 19 storey, 151 unit market rental tower on a podium in exchange for the HRA.

Ms. Schueck advised that notification was sent to:

- The surrounding neighbourhood within 100 metres (1,306 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

Ms. Schueck noted that the number of units have decreased from 155 to 151 since the application appeared at the July 15, 2014 Advisory Planning Commission meeting.

**Ryan Bragg, Perkins + Will**, provided a PowerPoint presentation outlining further details of the application as summarized in the report dated August 19, 2014.

**Thea Wilson, Bunt and Associates**, provided a brief overview of the parking and traffic study, noting that the overall proposed parking supply meets the minimum parking requirements set out in the Downtown Parking Strategy.

**Diane Butler, Resident**, expressed concerns with respect to the low setback between the development and adjacent properties.

In response to Ms. Butler's concern, Barry Waitt, Senior Planner, advised that there are no setback requirements under the current C-4 zoning of the site.

**Patti Rigazzi, Resident,** expressed concerns with respect to the possibility of the development exacerbating the ongoing traffic issue on Sixth Street, as well as an additional secured market rental development in the area.

**Allan Solie, Resident,** expressed appreciation for an additional secured market rental development in New Westminster; however, noted concerns with respect to the protection of the historical trees along Agnes and Victoria Street. Mr. Solie also expressed concerns regarding the possibility of the development exacerbating the city's ongoing traffic issue.

In response to Mr. Solie's concerns, Mr. Bragg advised that although measures would be taken to protect the historic trees, certain trees that are located in close proximity to the property line could be lost during construction.

**Gerry Pomansky, Resident,** expressed the following concerns:

- Hydrology issues, and the possibility of adjacent properties flooding when the developer digs during construction;
- The height of the development hindering adjacent properties' views of the Fraser River;
- The low setback between the development and adjacent properties; and,
- The possibility of an increase of crime in the area.

Mr. Pomansky suggested that the Masons provide the community with an amenity, such as a daycare or a senior's facility. Further, that additional street security be implemented, as well as to increase policing in the area.

**John McMillan, Resident,** expressed concerns with respect to the height of the development hindering adjacent properties' views of the Fraser River. Concerns were also expressed regarding the possibility of the development exacerbating the city's ongoing traffic issue, as well as increased street noise.

**Arden Pringle, Resident,** expressed concerns with respect to the amount of prescribed parking provided with the development, and subsequently, an overcrowding of street parking. Concerns were also expressed regarding the possibility of the development exacerbating the city's ongoing traffic issue, as well as increased street noise.

**Roslyn Hansen, Resident,** expressed concerns with respect to the possibility of the development exacerbating the city's ongoing traffic issue, suggesting that the area could become overcrowded with traffic when Qayqayt Elementary School opens.

In response to questions from Ms. Hansen, Mr. Bragg advised that patrons of the Masonic Hall would have access to park in the hall's designated parking area, and would be permitted to utilize on-street parking as needed.

Discussion ensued, and the Commission noted the following comments:

- The residents' concerns regarding traffic, visitor parking, noise and potential loss of views were acknowledged;
- Support was expressed for a higher density development at the location, as well as the provision of rental housing;
- It was suggested that the residents' issues are a trade-off for living in a high density area;
- It was suggested that the Masons provide the community with a daycare or another type of amenity with the exception of a seniors facility, which are in abundance throughout the city;
- It was suggested that the residential dwellings located at the street level could aid in reducing crime;
- It was suggested that the street level of the development be animated to reduce the possibility of crime; and,
- It was suggested that a mechanism be implemented to ensure the rental property is properly managed in the future in the event of a change of ownership.

In the absence of quorum, members of the Commission were unable to provide a formal recommendation. Members of the commission present expressed support for the application.

## **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 not discussed due to the absence of Ken Williams.

## **7.0 CORRESPONDENCE**

There were no items.

## **8.0 NEXT MEETING**

The September 16, 2014 meeting has been cancelled due to scheduling conflicts with the Public Hearing. The next meeting will be held on October 21, 2014.

## **9.0 ADJOURNMENT**

The meeting adjourned at 8:30 p.m.