

## **ADVISORY PLANNING COMMISSION**

**Tuesday, May 20, 2014 6:00 p.m.  
Committee Room No. 2**

### **MINUTES**

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

Ken Williams	- Chair
Peter Goodwin	- Community Member
Andrew Orchard	- Community Member
Bart Slotman	- Community Member
Brian Shigetomi	- Community Member
Andrei Filip	- Community Member

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

Margaret Ross	- Community Member
Peter Hall	- Community Member
Agnes Cerajeski	- Community Member

#### **STAFF:**

David Guiney	- Senior Planning Analyst
Jim Hurst	- Development Planner
Julie Schueck	- Heritage and Community Planner
Alison Worsfold	- Committee Clerk

#### **GUESTS:**

Nancy Dheilly	- Designer
Michael Scantland	- Matthew Cheng Architect
Cameron Woodruff	- PMG Landscape
Graham Farstad	- The Arlington Group

The meeting was called to order at 6:05 p.m.

#### **1.0 ADDITIONS TO AGENDA**

There were no additions.

## 2.0 ADOPTION OF MINUTES

### 2.1 Adoption of the Minutes of March 18, 2014

**MOVED and SECONDED**

*THAT the minutes of the March 18, 2014 Advisory Planning Commission meeting be adopted.*

**CARRIED.**

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

## 3.0 INFORMATION PRESENTATIONS

### 3.1 1026 Cornwall Street

**David Guiney, Senior Planning Analyst**, summarized the report dated May 20, 2014 regarding an application that has been received to rezone the property at 1026 Cornwall Street from Single Detached Dwelling Districts (RS-2) to Single Detached Dwelling Districts (Small Lots) (RS-5) to permit subdivision into two lots and the construction of two new houses.

**Nancy Dheilly, Designer**, provided a PowerPoint presentation summarizing details of the application as outlined in the report dated May 20, 2014.

**MOVED and SECONDED**

*THAT the report dated May 20, 2014 be received for information.*

**CARRIED.**

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

## 4.0 REZONING

### 4.1 746 Ewen Avenue (house only)

**HER00500**

**Julie Schueck, Heritage and Community Planner**, summarized the report dated May 13, 2014 regarding a Heritage Revitalization Agreement (HRA) proposal for the house located at 746 Ewen Avenue in order to ensure the long-term legal protection of the house, exterior restoration, and to allow habitable space on the ground floor. Ms. Schueck noted that the HRA would only apply to the house, not to the remainder of the property, and is a condition of the overall rezoning project being considered by City Council.

**MOVED and SECONDED**

*THAT the Heritage Revitalization Agreement (HRA) proposal for the house located at 746 Ewen Avenue be supported.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT The on table e-mail of May 16, 2014 from Sara Parker Re: 746 Ewen Avenue be received for information.*

**CARRIED.**

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

**4.2 746 Ewen Avenue and a portion of 220 Campbell Street**

**REZ00077**

**Jim Hurst, Development Planner**, summarized the report dated May 20, 2014 regarding an application to rezone the property located at 746 Ewen Avenue and a portion of 220 Campbell Street from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Queensborough Townhouse Districts (RT-3) in order to construct a 30 unit townhouse development.

Mr. Hurst also summarized the report dated May 20, 2014 regarding an application to rezone the property located at 728 and 734 Ewen Avenue and a portion of 220 Campbell Street from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Queensborough Townhouse Districts (RT-3) in order to allow a 37 unit townhouse development. Mr. Hurst advised that the two applications coincide due to site circulation and to provide emergency access to the sites. Further, the sites share the common area space, and would both be accessed by a new street along the southerly property line in order to alleviate potential traffic issues on Ewen Avenue.

Mr. Hurst advised that notification for both rezoning applications was sent to:

- The surrounding neighbourhood within 100 metres (122 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

**Michael Scantland, Matthew Cheng Architect, and Cameron Woodruff, PMG Landscape**, provided the following details regarding the application:

- The unification of the two lots provides the ability for the applicant to offer a larger common amenity space in the middle of the development. This space will be regulated by a joint access agreement;
- The street orientation of the townhouses will face towards Campbell Street and Ewen Avenue, with internal units facing the common amenity space;
- The applicant is proposing a cross pedestrian path that would extend through the two lots with entry from Ewen Avenue and Campbell Street;
- Trees and landscaping have been oriented to resemble a natural site map;
- The proposal includes a community garden area located in the central amenity space; and,

- The landscaping design elements of the proposal would complement the heritage building.

**Graham Farstad, The Arlington Group**, distributed an On Table letter dated May 16, 2014 regarding the public consultation process of both applications and summarized feedback from citizens who have provided input with respect to the developments.

**Shengme Grewal, Resident**, spoke in opposition to the application and expressed concerns with respect to an additional townhouse development in Queensborough, suggesting that there will not be any land left for housing developments. Concerns were also expressed regarding the possibility of a flood, suggesting that the basement suites could be dangerous in an occurrence. Further, it was suggested that the development could contribute to traffic congestion on Ewen Avenue.

In response to Mr. Grewal's concerns, Mr. Hurst advised that the floodplain requirement, as stipulated in the Official Community Plan (OCP), protects for breach. Further, providing an at-grade entry on developments is restricted due to possible water damage from flooding. Mr. Hurst advised that the applications satisfy the OCP, which designates the area as a townhouse development zone.

In response to the Commission's questions, Mr. Hurst advised that the City is in the process of upgrading Ewen Avenue, and that the upgrade does not include traffic lights in the development area.

**Rasinder Bhandal, Resident**, suggested that the development could contribute to the traffic congestion on Ewen Avenue.

The Commission generally supported a mix of family and single family housing in the development area, and reiterated the fact that the majority of Queensborough applications encounter a traffic issue.

**MOVED and SECONDED**

*THAT the application to rezone the property at 746 Ewen Avenue and a portion of 220 Campbell Street be supported.*

**CARRIED.**

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

**4.3 728 and 734 Ewen Avenue and a portion of 220 Campbell Street REZ00094**

The item was discussed with item 4.2.

**MOVED and SECONDED**

*THAT the application to rezone the property at 728 and 734 Ewen Avenue and a portion of 220 Campbell Street be supported.*

**CARRIED.**

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

**4.4 1102 Eighth Avenue**

**REZ00091**

**David Guiney, Senior Planning Analyst**, advised that an application has been received to rezone the property at 1102 Eighth Avenue from Residential Dwelling Districts (RS-1) to Residential Dwelling Districts (Small Lots) (RS-5) to permit subdivision into two lots and the construction of two new houses.

Mr. Guiney advised that notification was sent to:

- The surrounding neighbourhood within 100 metres (149 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

**MOVED and SECONDED**

*THAT the application to rezone the property at 1102 Eighth Avenue be supported.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the on table e-mail of May 16, 2014 from Cheryl and Ed Gower Re: 1102 Eighth Avenue be received for information.*

**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)**

**Ken Williams, Chair**, advised that the Master Transportation Plan Advisory Committee is investigating ways to alleviate traffic on the North side of the Fraser River, and that a recommendation from the Committee with respect to the whole lower mainland will be completed within two months.

**7.0 CORRESPONDENCE**

There were no items.

**8.0 NEXT MEETING**

June 17, 2014 (in Committee Room No. 2)

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:45 p.m.

Certified Correct,



**Ken Williams**  
Chair



**Alison Worsfold**  
Committee Clerk