

## **ADVISORY PLANNING COMMISSION**

**Tuesday, September 15, 2015 5:30 pm**  
**Committee Room No. 2**

### **MINUTES**

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

Ken Williams	- Chair
Bart Slotman	- Community Member
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Richard Carswell	- Community Member

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

Agnes Cerajeski	- Community Member
Alex Sweezy	- Community Member
Brian Shigetomi	- Community Member
Margaret Fairweather	- Community Member

#### **GUESTS:**

Cameron Chalmers	- Platform Properties
Kyle Shury	- Platform Properties
Gary Pooni	- Brook Pooni and Associates
Jeff Rank	- Bentall Kennedy
Mark Thompson	- MCM Architects Inc.
Paul Dorby,	- Bunt and Associates

#### **STAFF:**

Bev Grieve	- Director of Development Services
Rupinder Basi	- Senior Planner
Lynn Roxburgh	- Planner
Julia Dykstra	- Planning Assistant

The meeting was called to order at 5:40 pm

**Procedural Note:** Bart Slotman joined the meeting at 5:42 pm

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

No additions to the agenda

## 2.0 ADOPTION OF MINUTES

**Procedural note:** The minutes were adopted at 6:20 PM when quorum was reached.

### 2.1 Adoption of the Minutes of August 18, 2015

**MOVED and SECONDED**

*THAT the minutes of the August 18, 2015 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 *Policy Context for Development Applications (postponed)*

**Procedural note:** Item 3.2 was considered before adoption of the minutes.

### 3.2 Queensborough Special Study Area

**OCP00009**

**Lynn Roxburgh, Planner**, summarized the report dated September 15, 2015 and provided a PowerPoint presentation regarding the proposed amendment to 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. This has initiated a master plan process that will guide future development in the Special Study Area. An application has also been received to amend the Zoning Bylaw for the properties owned by Platform Properties within the Special Study Area in accordance with the proposed OCP amendment and Master Plan.

In response to questions from the Commission, Ms. Roxburgh and Rupinder Basi, Senior Planner, provided the following information:

- The project would have the same townhouse zoning as found in Queensborough and would be in keeping with the design guidelines included in the new Development Permit Area;
- Engineering is working with the developer to address the existing water course and water run-off, and this would also be addressed by the design guidelines of the Development Permit Area;
- This project would return to the Advisory Planning Commission for their review of the Official Community Plan amendment and Rezoning;
- Feedback from the community so far has been positive, especially for the commercial portion of the proposal;
- Council has expressed a strong desire for employment opportunities in the area;
- Community members have indicated that safe walking routes are a priority and that the opportunities for greenways are supported; and,
- The design of commercial in the high street would be for smaller ground-floor commercial units that allow for small or incubator businesses. The retail area in the proposal is meant to support a diverse and vibrant streetscape.

**Cameron Chalmers, Planner, Platform Properties**, provided a PowerPoint presentation of the proposed potential development under the OCP amendment.

The document “Queensborough Eastern Neighbourhood Node Consultation Summery” was circulated to members of the Commission.

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

- Two-hundred and fifty townhouses are expected to be built in the study area, and the design is dictated by the flood control level, therefore, the parking would be at grade. The actual number and size of parking would be regulated at the development permit stage of the application; and,
- A grocery store would be an appropriate anchor tenant for the commercial area. Public feedback has supported for a grocery store that is in alignment with the neighbourhood scale.

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

- Parking would be based on actual square footage when an application is made for a Development Permit and would comply with apartment and commercial parking requirements from the Zoning Bylaw;
- The priority is to keep the dog park in the neighbourhood, and the Parks, Culture and Recreation Department would facilitate the process;
- The Community Commercial Districts (Medium Rise) (C-2A) requires commercial space to be at grade; and,
- There are limited trees in this area, but noise attenuation will be addressed.

Discussion ensued, and the Commission was strongly in favour this proposal, including the public squares, high street, and commercial space. The Commission commented on the great visioning for the community and community feedback to date. The Commission expressed concerns regarding the viability of the commercial space, but noted that the general direction of the project is positive.

### **MOVED and SECONDED**

*THAT the report dated September 15, 2015 regarding the proposed amendment to the Official Community Plan for the Queensborough Special Study Area be received for information.*

**CARRIED.**

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

### **3.3 800 Twelfth Street**

**REZ00118**

**Rupinder Basi, Planner**, summarized the report dated September 15, 2015 to amend the Zoning Bylaw to allow animal boarding at 800 Twelfth Street.

In response to questions from the Commission, Mr. Basi provided clarification regarding the process of the text amendment.

The Commission expressed support for the project stating that this applicant provides a good service to the city.

**MOVED and SECONDED**

*THAT the report dated September 15, 2015 regarding the zoning text amendment to allow limited animal boarding at 800 Twelfth Street be received for information.*

**CARRIED.**

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

**Procedural note:** At 6:25 pm the Commission recessed until 6:30 pm

**4.0 REZONING**

**6:32 pm**

**Procedural note:** Meeting was called back to order at 6:32 pm

**4.1 97 Braid Street (Sapperton Green)**

**OCP00007**

**Bev Grieve, Director of Development Services,** summarized the report dated September 15, 2015 and provided a PowerPoint presentation regarding an application to amend the Official Community Plan (OCP) in order to change the land use designation at 97 Braid Street to allow for the potential development of a complete, mixed use, sustainable and transit-oriented master planned community.

Ms. Grieve advised that notification was sent to the following:

- -the surrounding neighbourhood within 100 metres (179 notices);
- -All Residents' Associations;
- -the Board of School Trustees;
- -Superintendent of Schools; and
- -the New Westminster Heritage Preservation Society.

Ms. Grieve noted that the proposed amendment to the OCP would result a change to the land use designation from Business Park to Sapperton Green Transit-Oriented Mixed-Use Community. The designation would contain a description of the purpose of

the designation and statements about the maximum buildable density, building heights, minimum publicly accessible open space and supporting amenities. The details regarding the development of the site would require a comprehensive Master Plan including guidelines to be created for the entire site prior to any rezoning of the site. The Master Plan is subject to a public review process. The area is a Development Permit Area and Development Permit Guidelines that were developed through the Master Plan process would be added to the Zoning Bylaw.

**Gary Pooni, Brook Pooni Associates Inc,** provided a PowerPoint presentation and discussed the process to date. Mr. Pooni provided the following additional information:

- There have been a number of public consultation events including open houses;
- A number of community groups had also been invited to facilitated events and included the Residents' Association, local business merchants, the Royal Columbian Hospital Foundation, and the Sapperton Fish and Game Club;
- A comprehensive consultation process was conducted during the Official Community Plan amendment process;
- The earlier consultation process guided the vision statement and resulted in a mixed use development for the site;
- The community consultation confirmed that this site was a gateway to New Westminster and should celebrate its transit location; and,
- The community identified “connectivity”, “land use”, “density and massing”, and “green” as important to the site.

**Mark Thompson, MCM Architects Inc,** further explained the diagrams from the PowerPoint presentation which graphically showed what community members wanted to see on the site. Mr. Thompson stated that the applicant has been working with city staff to address six principles. Mr. Thompson explained each of the six principles in more detail. He stated that a thirty year build-out is guiding these principles and there is a need to work with the School District #40 to ensure community needs are met. Mr. Thompson stated that the historical context is important, and creates a sense of place. Mr. Thompson commented that the overall concept helps to inform the future master planning process, and that good connections and creating a heart for the neighbourhood is important. Mr. Thompson highlighted the three main precincts that will inform the future master plan process: Station Precinct, Braid Precinct, and Hume Park Precinct all overlapping with the Neighbourhood Heart.

Mr. Thompson advised that the community identified Newport Village as a good example of what the area should look like.

Mr. Pooni then explained that the transportation in the area was not only important locally, but also regionally and his team had dedicated two open houses to discussing traffic around the site with the community.

Paul Dorby, Bunt and Associates, discussed transportation and congestion in the immediate area and highlighted opportunity of SkyTrain proximity. Mr. Dorby stated that there is an agreement in principle to use the existing access points to the site and that additional information from all stakeholders is required. There is an agreement in principle from TransLink to include a new general traffic lane adjacent to the bus only lane that would connect the site to Brunette Avenue.

Mr. Pooni indicated that it has been four years since the application for an Official Community Plan amendment was made and that the next stage, if the amendment is adopted, would be the detailed master planning process.

Ms. Grieve explained that in the past year, the theme has been to be collaborative with transportation stakeholders. Ms. Grieve advised that the City has met numerous times with the Ministry of Transportation and Infrastructure and TransLink since the last public meeting addressing the transportation challenges.

Discussion ensued, and in response to questions from the Commission, Ms. Grieve, Mr. Dorby, and Mr. Pooni noted the following information:

- That much of the development access can be addressed with the existing and proposed access at Rousseau Street and Braid Street;
- Retail commercial estimates are based on neighbourhood serving with some units located in the Heart Precinct and in the SkyTrain Precinct and could be another grocery store and restaurants;
- The vision statement has not addressed the maximum allowed commercial floor space as this will be addressed in the rezoning process;
- East Columbia Street would remain the high street in Sapperton.
- The Official Community Plan designation amendment cannot be as specific as the rezoning process, and the green way and active transportation connections would be considered at the rezoning stage of the process;
- The Rousseau Street capacity and Braid Street inefficiencies cannot all be solved by this site and many transportation decisions are outside the applicant's control;
- Transportation consultants expect vehicle traffic would not increase over time as the master planned community becomes more built out, and SkyTrain access would improve for the existing community;
- The City and other transportation stakeholders have been communicating and have indicated interest in working together to understand the transportation issues surrounding this area; and,
- The applicant stated that there is hope that regional transportation planning can be addressed over the life of this project.

Discussion ensued, and the Commission noted the following comments:

- There could be additional commercial space as the site is located within close proximity to a SkyTrain station;
- Significant employment on site is an asset;

- Residents may not want to navigate through the site, and the Neighbourhood Heart Precinct could look more like an “L” so that it can serve the SkyTrain users, and also those heading home from work;
- Transportation is an important issue in this area and the problem of the regional traffic needs to be addressed;
- It was suggested that elected officials and provincial stakeholders should address regional traffic issues; and,
- Many residents in Sapperton Green are dependent on the car and would not utilize the SkyTrain.

**Wojtek Ziemnicki, Resident**, commented that he and his wife had been to the open houses hosted by the applicants and had a number of conversations with the consolation team. Mr. Ziemnicki stated he recognized there would be more details in the process moving forward, and that his questions were more specific than what was being dealt with at the Commission meeting.

Ms. Grieve advised that the applicant had first made applications for the Official Community Plan amendment and a Rezoning to be processed concurrently but that is no longer the case. Ms. Grieve stated that staff wants the site to better address the regional impacts before proceeding with the Rezoning and Development Permit processes on the site.

**MOVED and SECONDED**

*THAT the following on table correspondence regarding 97 Braid Street be received for information:*

- *E-mail dated September 9, 2015 from Mike Watson to Mr. Kilik.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the application to amend the Official Community Plan in order to change the land use designation at 97 Braid Street to allow for the potential development of a complete, mixed use, sustainable and transit-oriented master planned community be supported; and,*

*THAT staff work with the applicant to further address supportive retail and active transportation on the site.*

**CARRIED.**

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

**5.0 NEW BUSINESS**

5.1 In response to questions from the Commission with respect to a newspaper article regarding the newly created Land Use and Planning Committee (LUPC), Bev Grieve, Director of Development Services outlined the new process for development applications and policy review. Ms. Grieve advised that there is no change in process as it pertains to the Commission.

**6.0 REPORTS AND INFORMATION**

There were no items.

**7.0 CORRESPONDENCE**

There were no items.

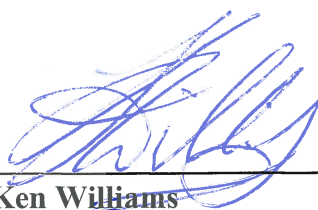
**8.0 NEXT MEETING**

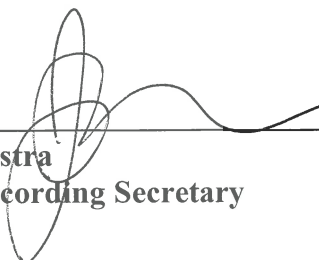
October 20, 2015 (in Committee Room No. 2)

**9.0 ADJOURNMENT**

On motion, the meeting was adjourned at 7:43 pm

Certified Correct,

  
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**Ken Williams**  
Chair

  
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**Julia Dykstra**  
Recording Secretary