



## ADVISORY PLANNING COMMISSION

Tuesday, April 19, 2016 at **6:00 pm**  
Committee Rm #2

### AGENDA

		Page
<b>1.0</b>	<b>ADDITIONS TO AGENDA</b>	
<b>2.0</b>	<b>ADOPTION OF MINUTES</b>	
<b>2.1</b>	<b>Adoption of the minutes of March 15, 2016</b>	
<b>3.0</b>	<b>INFORMATION PRESENTATIONS</b>	
<b>3.1</b>	<b>Zoning Bylaw Update</b>	<b>10</b>
	A draft of the new Zoning Bylaw for the City of New Westminster is substantially complete, with work to be done on items such as illustrations in the bylaw, Comprehensive Development District zones and implementation steps.	
<b>4.0</b>	<b>REZONING</b>	<b>6:30pm</b>
<b>4.1</b>	<b>1209 Hamilton St</b>	<b>REZ00119</b>
	An application has been received to rezone 1209 Hamilton Street from Neighbourhood Residential Duplex Dwelling Districts (RT-1A) to Comprehensive Development District (1209 Hamilton Street) (CD-66) to allow up to 20 child care spaces.	<b>224</b>
<b>4.2</b>	<b>1835 Eighth Ave</b>	<b>HER00534</b>
	An application has been received for a Heritage Revitalization Agreement (HRA) for 1935 Eighth Avenue in order to subdivide the property and construct a new house on the new parcel. The lot sizes would be 3,822 sq. ft. and 2,948 sq. ft. The above-grade floor space ratio for the heritage house would be 0.61. The new infill house will have an above-grade floor space ratio of 0.50. In return the applicants would agree to retain and restore the exterior of the 1928 Munroe house and to place long-term legal protection on it through a Heritage Designation Bylaw.	<b>245</b>
<b>4.3</b>	<b>Zoning District C-CD-3 (Brewery District)</b>	<b>REZ00120</b>
	An application has been received to amend the Village At Historic Sapperton Comprehensive Development Districts (C-CD-3) to provide 84,000 sq.ft. of secured market rental residential in exchange for adding 42,000 sq.ft. of strata residential, increase the maximum building heights, and reduce the maximum	<b>279</b>

floor plate sizes for the future buildings. This text amendment proposes to allow for a micro-brewery as a permitted use and will amend the school definition in the zone to allow for a broader range of educational uses (academic and professional focused).

**4.4 100 Braid St**

**OCP00014  
REZ00125**

**440**

An OCP Amendment and Rezoning application has been received for 100 Braid Street for the purposes of facilitating the development of a 60,000 sq. ft. (5,570 sq.m.) school, 202,900 sq.ft. (18,850 sq.m.) of residential density, and 4,300 sq.ft. of artist gallery/ studio space. The redevelopment of the subject site will require an OCP amendment in order to change the land use designation from (MU) Mixed Use to (S) School and (RHC) Residential High Density/Community Facility. The Rezoning Application would rezone the property from Light Industrial Districts (M-1) to a new Comprehensive Development District (CD-67).

**5.0 NEW BUSINESS**

**6.0 REPORTS AND INFORMATION**

**7.0 CORRESPONDENCE**

7.1 Hilda Bechler letter dated April 6, 2016

**705**

**8.0 NEXT MEETING**

May 17, 2016 (in Committee Room #2)

**9.0 ADJOURNMENT**