



ADVISORY PLANNING COMMISSION

**Tuesday, April 19, 2016 at 6:00 p.m.
Committee Rm #2**

MINUTES

VOTING MEMBERS PRESENT:

Alex Sweezey	- Acting Chair, Community Member
Richard Carswell	- Community Member
Andrew Hull	- Community Member
Margaret Fairweather	- Community Member
Peter Goodwin	- Community Member
Christa MacArthur	- Community Member

REGRETS:

Brian Shigetomi	- Chair, Community Member
Laura Cornish	- Community Member
Peter Hall	- Community Member

GUESTS:

James Burton	- Birmingham & Wood
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STAFF:

David Guiney	- Senior Planning Analyst
Rupinder Basi	- Senior Planner
Barry Waitt	- Senior Planner
John Stark	- Senior Social Planner
Mike Watson	- Planning Technician
Julie Schueck	- Heritage Planner
Debbie Johnstone	- Committee Clerk

The meeting was called to order at 6:03 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the minutes of March 15, 2016

MOVED and SECONDED

THAT the minutes of the March 15, 2016 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 Zoning Bylaw Update

Barry Waitt, Senior Planner, and Mike Watson, Planning Technician, summarized the report dated April 19, 2016, regarding the draft version of the new Zoning Bylaw for the City of New Westminster.

In response to questions from the Commission, Mr. Waitt and Mr. Watson provided the following information:

- Zoning Bylaws throughout the Lower Mainland and North America were reviewed in order to revise the document;
- The updated Zoning Bylaw would likely be adopted prior to the Official Community Plan (OCP);
- Adjustments could be made to the new Zoning Bylaw as required once the OCP has been finalized;
- When reviewing the previous Zoning Bylaw each area was reviewed to ensure that it fit in the appropriate building envelope for the bylaw; and,
- Heritage Revitalization Agreements would not be included in this new Zoning Bylaw, and would continue to be approved on a case by case basis.

Discussion ensued, and the Commission provided the following comments:

- Creating a new version of the Zoning Bylaw is a large project, and overall the document was well liked;
- The language in the bylaw is more modern than the previous bylaw, however improvements could still be made;
- Consideration regarding the consistency of language and definitions in the document could require additional attention; and,

- The document could be reviewed for appropriate use of the passive and active voice.

MOVED and SECONDED

THAT the report dated April 19, 2016 be received for information.

CARRIED.

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

4.0 REZONING

4.1 1209 Hamilton St

Mike Watson, Planning Technician, summarized the report dated April 19, 2016 regarding an application that 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.

Mr. Watson advised that notification regarding the project was sent to the following:

- the surrounding neighbourhood within 100 metres (336 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools; and
- the New Westminster Heritage Preservation Society

John Stark, Senior Social Planner, provided the following additional information:

- The City has completed an assessment indicating that additional childcare space for infant-toddler ages is required in New Westminster;
- The applicant currently operates a daycare on 20th Street and is looking for a larger location to meet the needs for infant-toddler spaces;
- The applicant would not be making any additions or changes to the exterior of the building;
- Six off street parking spaces would be implemented for the facility;
- The daycare would offer full day care, which could limit additional traffic coming into and out of the facility to peak times only;
- Limited outdoor play times could alleviate neighbours' concerns regarding noise levels. It was further noted that the daycare would not be operational on evenings, weekends and holidays; and,

- Concerns had been expressed by residents in the area regarding the upkeep of the current site, which the applicant would work towards resolving.

Judith Copland, Resident, expressed concerns regarding additional traffic to the narrow laneway behind the facility.

Mr. Stark advised that the volume of cars attending the site would be limited to pick up and drop off times, and not during weekends, when the back laneway can host additional traffic due to events and organizational meetings at Heritage Hall (located at 726 Twelfth Street).

Discussion ensued, and the Commission expressed support for the project, noting that there is a need to support the advancement of available childcare in the City.

MOVED and SECONDED

THAT the application for the rezoning of 1209 Hamilton Street to allow up to 20 child care spaces be supported.

CARRIED.

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

4.2 1935 Eighth Ave

David Guiney, Senior Planning Analyst, summarized a report dated April 19, 2016 regarding an application that 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.

Mr. Guiney advised that notification regarding the project was sent to the following:

- the surrounding neighbourhood within 100 metres (99 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools; and
- the New Westminster Heritage Preservation Society.

James Burton, Birmingham & Wood, provided a brief overview regarding the architectural plans for the site. Following questions from the Commission, the following information was provided:

- Initial designs for the project had parking for the home off Twentieth Street; however, the City had requested that parking be accessed off Eighth Avenue instead;

- The driveway would be shared for both homes on the lot;
- The heritage home would remain in its existing location on the property;
- The infill house would follow the same guidelines as other infill houses in the area and would be a modest addition to the streetscape;
- In order to accommodate neighbour concerns, the infill house has been reoriented from the initial plan;
- The width of the side yard would be 8 feet, which meets the City's zoning requirement;
- Changes to the heritage home would be limited to ensuring that the house is authentic to the appropriate era;
- City approval would be required if the easement on the property was to be removed or amended; and,
- Screen planning could be utilized to assist with possible parking issues.

Julie Schueck, Heritage Planner, reported that the HRA policy is inclusive to all heritage homes, regardless of their condition.

Discussion ensued, and the Commission expressed concerns regarding the heavy amounts of traffic on the corner of Twentieth Street and Eighth Avenue, and the removal of usable greenspace on the lot. The Commission suggested that if this infill home would prevent the demolition of the heritage home, however, it would be a worthwhile compromise.

MOVED and SECONDED

THAT the application for a Heritage Revitalization Agreement (HRA) for 1935 Eighth Avenue be supported.

CARRIED.

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

4.3 Zoning District C-CD-3 (Brewery District)

Rupinder Basi, Senior Planner, summarized a report dated April 19, 2016, regarding an application that 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 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).

Mr. Basi advised that notification was sent to the following:

- the surrounding neighbourhood within 100 metres (426 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools; and
- the New Westminster Heritage Preservation Society.

Evan Allegretto, Wesgroup Properties, provided an overview of the proposal, and reported the following additional information:

- The proposed building would work towards the City initiative to provide secure market rental housing;
- Wesgroup has worked with Royal Columbian Hospital to ensure that the development would not interfere with the flight path for emergency helicopters;
- An underground parkade would provide residential and visitor parking;
- Parking could also accommodate businesses in the development;
- The increase in density could add 60-85 units, depending on their size;
- The additional rental housing could accommodate healthcare workers with the upcoming hospital expansion;
- Traffic studies in the area have been conducted in 2007, and 2015; and,
- In an effort to alleviate some of the traffic off Columbia Street, an entrance is being considered off of Keary Street for future buildings 7 and 8.

Kathy McLennan, Director of Head of Operations for HSA, expressed concerns regarding the affect that the additions could create for other buildings in the Brewery District.

Mr. Allegretto explained that the legal entitlements for buildings in the area would not be affected by this zoning amendment, only Wesgroup buildings 5, 6, 7, and 8.

Kim Templeton, Employee at HSA, expressed concerns regarding traffic, parking issues and a misuse of the loading bays in the area.

In response to these issues, Mr. Allegretto explained that there would be no additional street (surface) parking stalls due to the densification of the Wesgroup buildings. Mr. Allegretto further agreed to contact the construction team to ensure that surface parking and loading zones are utilized appropriately.

Discussion ensued, and the Commission provided the following comments:

- Providing additional rental housing is a valuable initiative for the City;

- It was suggested that the additional height of the buildings could affect other residents' views in the area;
- Enquiries were made on whether the added density is worth the changed floor plate plan;
- Ensuring that the development has adequate parking could be an important consideration for the project;
- The development is in close proximity to the SkyTrain station, which should encourage residents to utilize public transit; and,
- Traffic in the area continues to be an issue, which could have a large impact on the community.

Steven Blore, Engineering Technologist, reported that the City is researching how future plans and projects in the Sapperton area could affect traffic and how this issue could be alleviated in the future.

Mr. Allegretto suggested that having buildings with smaller floorplates would minimize the impacts on the existing view corridors for many residents. It was further noted that the Royal Columbian Hospital expansion project would also be increasing the height of buildings at the hospital.

MOVED and SECONDED

THAT the application for the rezoning to amend the Village At Historic Sapperton Comprehensive Development District project be supported.

CARRIED.

Andrew Hull and Christa MacArthur voted in opposition of this motion

4.4 100 Braid Street

Rupinder Basi, Senior Planner, summarized a report dated April 18, 2016, regarding an OCP Amendment and Rezoning application received for 100 Braid Street for the purposes of facilitating the development of a 60,000 square feet (5,570 square metres) school, 202,900 square feet (18,850 square metres) of residential density, and 4,300 square feet of artist gallery/studio space.

Mr. Basi advised that notification had been sent to the following:

- the surrounding neighbourhood within 100 metres (91 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools; and
- the New Westminster Heritage Preservation Society

Evan Allegretto, Wesgroup Properties, and Cheryle Beaumont, Urban Academy, provided an overview of the proposal, and reported the following additional information:

- A previous application to expand the Urban Academy school located in Queen's Park was unsuccessful;
- The school worked to incorporate the previous comments provided by Council and the Advisory Planning Committee to find a location that could better facilitate the development;
- A traffic expert had been hired and comprehensive studies regarding traffic analysis in the area have been conducted;
- Development permits for Urban Academy and the Wesgroup building would be obtained separately; and,
- The proposed art gallery would be owned by Wesgroup Properties, and would be leased to artists or an arts organization at an affordable rate.

Following questions from the commission, Mr. Basi and Bev Grieve, Director of Developmental Services, provided the following information:

- A letter of intent from Urban Academy has been provided regarding their proposal to provide accessible community space to the public; however, it is not anticipated that a formal agreement would be put in place for enforcing this proposal. This would be considered by Council;
- A large focus has been placed on traffic in the area and a major transportation study for the Sapperton area is currently underway; and,
- Traffic patterns from Urban Academy may only be affected twice a day, with pick up and drop off times.

Susan Greig, owner of 100 Braid Street Studios and Gallery, expressed concerns regarding the future of her art studio in light of this development, noting that she currently sublets 16 suites to working artists in the community. While Ms. Greig appreciates that Wesgroup has made attempts to accommodate the arts with their future development, their efforts may not be adequate enough to maintain a viable business. Ms. Greig also expressed concerns with regard to the historical value of the site, suggesting that the City could make additional efforts to maintain the heritage buildings located on the site. Lastly, Ms. Greig expressed concerns regarding traffic and parking in the area, which she feels is already a key issue for the area.

Mr. Allegretto, Wesgroup Properties, advised that attempts had been made to accommodate Ms. Greig and her studio; however, issues regarding the available size for the studio and adequate parking for studio related events are unresolved. With regard to the heritage elements of the property, Mr. Allegretto expressed that

research suggested that the heritage value was in the land, and not in the building. A plaque or art piece could be implemented to pay homage to the history of the site.

Jerry Mandoli, Resident, expressed concerns regarding the heavy traffic in the area and how that could affect student safety. Mr. Mandoli suggested that Urban Academy could investigate additional locations that could better accommodate the school.

In response to Mr. Mandoli's concerns, Mr. Allegretto stated that safety would be a top priority for the school.

Amiur Fais, Resident, expressed concerns regarding traffic and safety issues, as well as the additional noise a school could bring to the area.

Deborah Mackenzie, Chair of Board at Urban Academy and Resident, provided a brief overview of the issues that Urban Academy had experienced while trying to expand their school in the Queen's Park location. Following this, the school had investigated other location options; however, they feel that 100 Braid Street is an ideal location for the school. Ms. Mackenzie suggested that the school could be a valuable addition to the Sapperton area.

Jason Vanderhill, Historian, reported that he had been contacted by Ms. Greig to provide additional research regarding the historical background of the Winery Building for the BC Distillery (100 Braid Street). Mr. Vanderhill expressed that the heritage value of the building has been discounted, and that the area would benefit from retaining the historical building.

In response to Mr. Vanderhill's concerns, Mr. Allegretto advised that the historic value for the area was in the land and not in the building.

Murdell Rampton, Burnaby Resident, expressed concerns regarding the loss of easily accessible and affordable artist space in New Westminster. Ms. Rampton is a working artist at the 100 Braid Street Studios, and has invested both time and resources into the New Westminster arts community. Reducing the size of the artistic space available could negatively affect Ms. Rampton and other members of the artistic community.

Shane Aitken, Resident, explained that his daughter attends Urban Academy. Mr. Aitken expressed his regrets for the artists that would be inconvenienced with the development; however, Urban Academy is an arts infused school that could continue to bring artistic value to the community.

Mr. Allegretto clarified that the Wesgroup building would not be moving ahead as quickly as the Urban Academy project; therefore, a timeline for the arts studio has not been determined. Until Wesgroup is ready to move forward with their development there would be no effect on the 100 Braid Street Studios and Gallery.

Discussion ensued, and the Commission provided the following comments:

- Regrets were expressed with regard to Susan Greig and the potential loss of art space for her studio;
- The traffic issues for the area have been well researched and the plan for the development seems to be adequate;
- Traffic from the Sapperton Green development would likely be the predominant issue for the area;
- The massing of the project with the mixed school and residential area is suitable;
- Concerns with student safety could be addressed through the buildings design and site plan; and,
- Support was expressed for Urban Academy and the contribution that it brings to New Westminster.

MOVED and SECONDED

THAT the OCP Amendment and Rezoning application for 100 Braid Street be supported.

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

There were no items.

7.0 CORRESPONDENCE

7.1 Hilda Bechler letter dated April 6, 2016

8.0 NEXT MEETING

May 17, 2016 (in Committee Room #2)

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 9:37 p.m.

Certified Correct,

Alex Sweezey
Acting Chair

Debbie Johnstone
Committee Clerk