



ADVISORY PLANNING COMMISSION

Tuesday, February 16, 2016 at 6:00 p.m.
Committee Rm #2

MINUTES

VOTING MEMBERS PRESENT:

Brian Shigetomi	- Chair, Community Member
Laura Cornish	- Community Member
Richard Carswell	- Community Member
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Andrew Hull	- Community Member
Margaret Fairweather	- Community Member
Christa MacArthur	- Community Member
Alex Sweezey	- Community Member

STAFF:

Jackie Teed	- Manager of Planning
David Guiney	- Senior Planning Analyst
Jim Hurst	- Planner
Rupinder Basi	- Senior Planner
Lauren Blake	- Committee Clerk

The meeting was called to order at 6:04 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ORIENTATION

2.1 Committee Orientation Package

Lauren Blake, Committee Clerk, distributed and reviewed the Rules of Conduct for Advisory Committees and Bodies of Council, the Social Media Policy, and permission forms.

Ms. Blake requested that Commission members contact the Planning Department regarding attendance at each meeting. If a member is unable to fulfill their duties, they are asked to notify Legislative Services so that the position can be refilled.

MOVED and SECONDED

THAT Brian Shigetomi be selected as Chair for the 2015 term.

CARRIED.

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

2.2 Development Services Presentation

Jackie Teed, Manager of Planning, provided a PowerPoint presentation outlining the role, mandate and requirements of the Advisory Planning Commission.

3.0 ADOPTION OF MINUTES

3.1 Adoption of the minutes of January 19, 2016

MOVED and SECONDED

THAT the minutes of the January 19, 2016 Advisory Planning Commission meeting be adopted.

CARRIED.

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

4.0 INFORMATION PRESENTATIONS

There were no items.

5.0 REZONING

5.1 325 and 329 Ewen Avenue

REZ00123

Procedural note: Alex Sweezey declared a conflict of interest and exited the meeting.

Rupinder Basi, Planner, summarized the report dated February 16, 2016 and advised that the City of New Westminster, on behalf of the property owners, is proposing to rezone these properties located at 325 and 329 Ewen Avenue from Light Industrial Districts (M-1) to Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). In exchange for the City rezoning these properties, the property owners will be granting a statutory right-of-way towards the rear of the properties to accommodate future servicing for properties within the Queensborough Special Study Area.

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

- The lane would be developed as future development occurs within the Special Study Area. Given that these parcels would be fragmented by a rear lane, the City is proposing to put a right of way (R/W) across the back of these lots to run servicing only;
- The applicant would like to retain the existing homes for single family use;
- There are lane dedications to the east and west of 326 and 324 Blackley Street;
- One of the homes has a historic house on the property;
- The proposed rezoning would reflect the actual use of the properties; and,
- The Statutory R/W would allow the City to run services (Sanitary Sewer, Water) through the properties in the future once these services become available to properties within the Special Study Area.

MOVED and SECONDED

THAT the application for rezoning for the properties located at 325 and 329 Ewen Avenue be supported.

CARRIED.

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

Procedural note: Alex Sweezey returned to the meeting.

5.2 518 Ewen Avenue

REZ00078

Dave Guiney, Senior Planning Analyst, summarized the report dated February 16, 2016, regarding an application that has been received to rezone the property at 518 Ewen Avenue from Local Commercial Districts (C-1) to Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to build a single detached dwelling.

Mr. Guiney advised that notification was sent to:

- The surrounding neighbourhood within 100 metres (71 notices);
- All Residents' Associations;
- The Board of School Trustees;
- Superintendent of Schools; and,
- The New Westminster Heritage Preservation Society.

In response to questions from the Commission, Mr. Guiney and Jim Hurst, Planner, provided the following information:

- There is no habitable space permitted below the flood construction level of (3.53 metres) in Queensborough due to the flood plain;
- Local amenities include Old Schoolhouse Park and Queensborough Community Centre;
- Commercial enterprises in the area have not been successful in the past;
- There has not been interest in developing this property with a commercial designation, and commercial properties are focused in two nodes in Queensborough;
- There is currently a shortage of child care services in Queensborough; and,
- Single family projects are not forwarded to the New Westminster Design Panel for comment.

Discussion ensued, and the Commission noted that it would be appropriate to utilize the site for commercial use, specifically as Queensborough is growing and there is lots of development planned. However, the Commission expressed support for the proposed rezoning, noting that it would align the property's use with the Queensborough Community Plan.

MOVED and SECONDED

THAT the application for rezoning for the property located at 518 Ewen Avenue be supported.

CARRIED.

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

5.3 602 and 620 Ewen Avenue, and 257 Boyne Street

REZ00105

Jim Hurst, Planner, summarized the report dated February 16, 2016, regarding an application that has been received to rezone the property at 602 and 620 Ewen Avenue and 257 Boyne Street from Local Commercial Districts (C-1) and Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (CD) in order to allow a 16 unit townhouse development.

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

- The Engineering department has procedures to address drainage issues caused by preloading and it is anticipated that the project would have full urban drainage upon completion of the project;

- Applicants with projects in Queensborough are required to utilize engineers with experience working in flood plain;
- The proposal would not result in increased density;
- Residential homes in Queensborough are required to place their electrical utilities above the flood plain;
- The proposal would have a gate providing residents with pedestrian access from Ewen Avenue;
- Access to the site would be in alignment with the undeveloped lane located to the direction of the property;
- A traffic study has not been completed as part of the application, as the City has not requested a study and it is not anticipated that the rezoning would result in additional traffic;

In response to questions regarding the drainage, the applicant advised that there is currently a gravel ditch running parallel to the project that drains into a pond on the west side of the property. Recent flooding issues may have been caused by the pond over flooding due to heavy rain.

Jim Canil, Resident, advised that his mother owns the property located at 252 Pembina Street. Mr. Canil expressed concerns regarding increased traffic, parking issues for residents, drainage issues and the proximity of the rear lane to his mother's house. Mr. Canil requested that a buffer be implemented between the lane and his mother's house.

In response to Mr. Canil's comments, Mr. Hurst provided the following information:

- A resident parking program is usually initiated by the local Residents' Association;
- City lanes are usually 16 - 18 feet wide;
- The City is not requesting additional width for the rear lane;
- Curb parking would be provided along Ewen Avenue;
- There would be no parking allowed in the rear lane; and,
- The lane could be developed as a one-way lane so that it is not a through road.

Roy Canil, Resident, advised that his mother owns the property located at 252 Pembina Street. Mr. Canil expressed concerns regarding drainage issues and the impacts that the traffic from the back lane may have due to its proximity to 252 Pembina Street. Mr. Canil spoke to the City's policy of allowing resident's to age in place, noting that this project may impact his mother's ability to do so.

Steve Kassil, Resident, expressed concerns regarding the use of the back lane, noting that it residents may utilize Boyne Street more heavily to avoid Pembina Street, which has two lanes of traffic.

Discussion ensued, and the Commission noted the following comments:

- The project and density would be appropriate for the location;
- The project seems well planned;
- The backyard character appears suitable and should be quiet for neighbours;
- The increased green space at the back of the project could be park-like;
- The back lane should have low traffic use;
- It was suggested that the project utilize low fences; and,
- It was suggested that the walkway be public and accessible to pedestrians.

MOVED and SECONDED

THAT the application for rezoning for the property located at 602 and 620 Ewen Avenue and 257 Boyne Street be supported.

CARRIED.

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

6.0 NEW BUSINESS

There were no items.

7.0 REPORTS AND INFORMATION

There were no items.

8.0 CORRESPONDENCE

There were no items.

9.0 NEXT MEETING

March 15, 2016 (in Committee Room #2)

10.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:15 p.m.

Certified Correct,

Brian Shigetomi
Chair

Lauren Blake
Committee Clerk