



ADVISORY PLANNING COMMISSION

Tuesday, January 19, 2016 5:30 pm
Committee Room #2

MINUTES

VOTING MEMBERS PRESENT:

Ken Williams	- Chair
Richard Carswell	- Community Member
Peter Goodwin	- Community Member
Peter Hall	- Community Member
Margaret Fairweather	- Community Member
Brian Shigetomi	- Community Member
Alex Swezey	- Community Member

VOTING MEMBERS REGRETS:

Bart Slotman	- Community Member
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STAFF:

Jim Hurst	- Development Planner
Lauren Blake	- Committee Clerk

The meeting was called to order at 5:30 p.m.

1.0 ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda be adopted.

CARRIED.

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

2.0 ADOPTION OF MINUTES

2.1 Adoption of the minutes of December 1, 2015

MOVED and SECONDED

THAT the minutes of the December 1, 2015 Advisory Planning Commission meeting be amended to reflect that Peter Hall voted in opposition to Item 3.1; and,

THAT the minutes be adopted as amended.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

Jim Hurst, Development Planner, summarized the report dated January 19, 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) to Comprehensive Development District (CD) in order to allow a 16 unit townhouse development.

In response to questions from the Commission, Planner provided the following information:

- Two visitor parking spaces would be provided between units five and six, with a small open common area in front of the parking spots;
- The project would be a strata development;
- It is anticipated that there would be two nodes of commercial development in Queensborough, with one node focused near Port Royal, and another focused near the Queens Hotel;
- The zoning for this site would allow for a grocery store;
- Street trees along Ewen Avenue would be required; and,
- As the City is developing a multipurpose pathway along Ewen Avenue, driveway access onto Ewen Avenue is no longer permitted.

Discussion ensued, and the Commission expressed support for the project, noting the following comments:

- This proposal could provide a more affordable housing option;
- Support was expressed for more townhome units in the city;
- Support was expressed for no permitting access onto Ewen Avenue;
- It was suggested that the developer consider implementing a covenant as opposed to a strata development;

- It was suggested that the project could be more open to the pedestrian interface;
- It was suggested that the open area in front of the visitor parking spaces could have more of a setback with a bench;
- Support was expressed for the massing and how to development fits into the context of the neighbourhood; and,
- It was suggested that commercial and/or retail could be integrated into the development.

MOVED and SECONDED

THAT the report dated January 18, 2016 be received for information.

CARRIED.

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

4.0 REZONING

4.1 830 Boyd Street

REZ00122

Jim Hurst, Development Planner, summarized the report dated January 19, 2016, regarding an application that has been received to amend the Large Format Commercial Districts (C-10) zoning district at 805 Boyd Street. The zone currently allows an automobile repair facility within a building with a floor area of greater than 40,000 square feet (3716.0 square metres). The proposed amendment would remove the restriction on where an automobile repair facility may be located in order to develop a standalone auto repair business.

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

- the surrounding neighbourhood within 100 metres (206 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools;
- the New Westminster Heritage Preservation Society; and
- Port Metro Vancouver Boyd St

In response to questions from the Commission, the applicant noted that that there was a lack of car repair services in Queensborough and that Walmart is aware of the proposal.

MOVED and SECONDED

THAT the application to rezone 830 Boyd 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

6.1 Thank You to the Chair

The Commission expressed appreciation to Ken Williams for his service as Chair for the 2015 term.

7.0 CORRESPONDENCE

There were no items.

8.0 NEXT MEETING

February 16, 2016 (in Committee Room No. 2)

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 6:55 p.m.

Certified correct,

Ken Williams
Chair

Lauren Blake
Committee Clerk