



## **ADVISORY PLANNING COMMISSION**

**Tuesday, March 15, 2016 at 6:30 p.m.**  
**Committee Rm #2**

### **MINUTES**

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

|                      |                           |
|----------------------|---------------------------|
| Brian Shigetomi      | - Chair, Community Member |
| Laura Cornish        | - Community Member        |
| Peter Goodwin        | - Community Member        |
| Peter Hall           | - Community Member        |
| Margaret Fairweather | - Community Member        |
| Christa MacArthur    | - Community Member        |
| Alex Sweezey         | - Community Member        |

#### **REGRETS:**

|                  |                    |
|------------------|--------------------|
| Richard Carswell | - Community Member |
| Andrew Hull      | - Community Member |

#### **STAFF:**

|               |                           |
|---------------|---------------------------|
| David Guiney  | - Senior Planning Analyst |
| Julie Schueck | - Heritage Planner        |
| Rupinder Basi | - Senior Planner          |
| Lynn Roxburgh | - Planner                 |
| Lauren Blake  | - Committee Clerk         |

The meeting was called to order at 6:30 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 February 16, 2016**

#### **MOVED and SECONDED**

*THAT the minutes of the February 16, 2016 Advisory Planning Commission meeting be amended with the following corrections:*

- *Reflect the election of Brian Shigetomi as Chair;*
- *That the word “quite” be corrected to “quiet” on page 5; and,*

*THAT the minutes be adopted as amended.*

**CARRIED.**

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

## **3.0 INFORMATION PRESENTATIONS**

There were no items.

## **4.0 REZONING**

### **4.1 Queensborough Special Study Area**

**OCP00009  
REZ00106**

Rupinder Basi, Senior Planner, and Lynn Roxburgh, Planner, advised that Platform Properties, in collaboration with the City of New Westminster, has submitted an Official Community Plan (OCP) Amendment application to change the land use designation and to add new design guidelines for select properties within the Queensborough Special Study Area, as indicated on the map. The Study Area is defined as the area bound by Ewen Avenue, Stanley Street, Duncan Street and Furness Street. This OCP amendment has initiated a master plan process that will guide future development in the Study Area.

Mr. Basi summarized the report dated March 15, 2016, regarding an application that has been received to amend the Zoning Bylaw for the properties owned by Platform Properties within the Special Study Area, as indicated on the map. These properties would be rezoned from Light Industrial (M-1) to Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) or Queensborough Townhouse Districts (RT-3A) or Comprehensive Development District (CD-64)(Mercer High Street) or Comprehensive Development District (CD-65)(Neighbourhood Oriented Commercial and Mixed Use Residential). This rezoning is being proposed in accordance with the OCP Amendment Process and

Master Planning process currently being undertaken by Platform Properties in collaboration with the City for the Queensborough Special Study Area.

Cameron Chalmers, Platform Properties, provided a PowerPoint presentation regarding the Queensborough Eastern Neighbourhood Node and OCP Amendment and Rezoning proposal.

**Laurie Moore, Queensborough Residents' Association (QRA) President,** advised that the QRA had submitted a letter of support for the project in October 2014. Mr. Moore noted that Platform Properties addressed drainage and dirt issues during the preloading phase, and that the community has expressed support for the proposed density.

**Ron Basran, Resident,** expressed concerns regarding the potential rezoning of his property, advising that he would like his property to remain zoned for industrial use. Mr. Basran expressed further concerns regarding the future of Blackley Street.

In response to Mr. Basran's concerns, Ms. Roxburgh advised that his properties, and all others not owned by Platform, would remain zoned for industrial use until an owner decided to move forward with a rezoning application. With respect to Blackley Street, Ms. Roxburgh advised that there would be no road closures if properties retain frontage.

**Kal Bains, Resident,** expressed concerns regarding the proposed widening of Blackley Street, suggesting that the street dedication and setbacks, which would be required if an owner decided to rezone their property, could impact the economic viability of redeveloping the properties. Ms. Bains further expressed concerns regarding the extent that services and roads would be upgraded by the developer. Ms. Bains also expressed concerns regarding the proposed zoning amendment to remove the building line requirement for Duncan Street from the Zoning Bylaw.

In response to the concerns expressed by Ms. Bains, Ms. Roxburgh provided the following information:

- Blackley Street must be widened if any redevelopment happens. The current proposal to Blackley Street to 19 metres has not been finalized;
- In situations such as the Queensborough Special Study Area, it can be challenging for owners to redevelop properties without consolidating. The City hopes property owners will work together to make projects work;
- The City would require Platform Properties demonstrate how remaining, unconsolidated properties could be developed on their own; and,

- Instead of using the building line requirement, the City is requiring an 8 metre dedication for Duncan Street to ensure the streetscape works for the City's objectives, including the provision of a 4 metre multiuse pathway.

**Harry Sahota, Resident,** expressed the following concerns:

- The limited number of residents in the area and existing traffic issues could make it difficult for local businesses to compete with the commercial proposed by the applicant;
- A disproportionate portion of land could be required as a land dedication when seeking a rezoning in the future; and,
- The CD-65 zoning could make future rezoning an unattractive option for Mr. Sahota's property.

In response to Mr. Sahota's concerns, Ms. Roxburgh provided the following information:

- Each property can maintain its industrial zoning until each owner submits a rezoning application that accepted by Council;
- In the future, the appropriate zoning would be determined through a rezoning application, and staff would work with each applicant to find a zoning designation that meets the requirements of the Master Plan;
- The intent under the OCP would be that the property would be rezoned for commercial use; and,
- The CD zones are specific to the applicant's sites, and require commercial use at grade, with residential above.

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

- Car sharing incentives exist in the Zoning Bylaw, and the implementation of these incentives could be discussed during the development permit phase;
- The City could review the possibility of closing Beach Street or the eastern portion of Blackley Street, depending if either road is deemed as surplus to the City's needs;
- Streets are generally not closed if properties require frontage;
- The closure of any street would be subject to Council approval and go through a public process;
- The Queensborough dog park would be relocated to another site near Port Royal;

- Parking requirements for the large commercial space is usually determined by the tenant's requirements; however, Platform Properties would seek to have the tenant reduce their parking requirements;
- The maritime heritage of the community would be referenced through design, building materials, landscaping and programming; and,
- Local park space is provided at the Port Royal development and Old Schoolhouse Park.

Discussion ensued, and the Commission expressed support for the project, including the lower proposed density. The Commission noted that the commercial viability could be successful once Port Royal is at full residential capacity. It was suggested that the development could ensure that there are biking facilities provided. The Commission expressed concerns regarding traffic and access issues. It was suggested that an in-depth traffic study could be provided, and the access issues could be resolved prior to moving forward.

**MOVED and SECONDED**

*THAT the application for rezoning for the Queensborough Special Study Area, proposed Master Plan, and Official Community Plan Amendment and rezoning be supported.*

**CARRIED.**

Peter Hall voted in opposition to the motion.

**4.2 313 Queen's Ave**

**HER00565**

David Guiney, Senior Planning Analyst, summarized the report dated March 15, 2016, regarding an application that has been received for a Heritage Revitalization Agreement (HRA) for 313 Queen's Avenue (shown hatched on the map) in order to add floor space to the house in exchange for long-term legal protection. The floor space ratio would increase from the existing 0.53 to 0.60. Other existing non-conforming elements would be regularized through the HRA. These are the rear yard, the left side yard and the rear setback of the garage.

Maria Kidney, Applicant, provided an on-table PowerPoint presentation summarizing the proposal as outlined in the report dated March 15, 2016.

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

- the surrounding neighbourhood within 100 metres (46 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, Julie Schueck, Heritage Planner, advised that the proposed addition could appear similar or different to the rest of the house, however it must be distinguishable as new. Leigh Merchant, Designer, advised that the proposed dormer for the second storey addition would be consistent with the rest of the house.

Discussion ensued, and the Commission expressed support for the project. The Commission noted that the project would provide a modest increase in density and the additions would be discrete.

**MOVED and SECONDED**

*THAT the application for a Heritage Revitalization Agreement for property located at 313 Queen's Avenue 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**

There were no items.

**8.0 NEXT MEETING**

April 19 (in Committee Room #2)

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 8:18 p.m.

Certified Correct,

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**Brian Shigetomi**  
**Chair**

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**Lauren Blake**  
**Committee Clerk**