



ADVISORY PLANNING COMMISSION

Tuesday, July 18, 2017 at 6:30 p.m.
Council Chambers

MINUTES

VOTING MEMBERS PRESENT:

Christa MacArthur	- Vice-Chair, Community Member
Richard Carswell	- Community Member
Darlene Carty	- Community Member
Laura Cornish	- Community Member
Margaret Fairweather	- Community Member
Andrew Hull	- Community Member
Tobi May	- Community Member
Alex Sweezey	- Community Member

MEMBER REGRETS:

Peter Hall	- Chair, Community Member
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GUESTS:

Ross Chilton	- Community Living Society
Jason Letkeman	- Letkeman Design Consulting
Helen Liu	- Catalyst Community Development Society
Charon Sethi	- Tien Sher Homes

STAFF PRESENT:

Hardev Gill	- Planning Technician (Item 4.3)
Jim Hurst	- Development Planner (Items 4.1 and 4.2)
Megan Krempel	- Recording Secretary, Raincoast Ventures Ltd.

The meeting was called to order at 6:31 p.m.

1.0 ADDITIONS TO AGENDA

1.1 There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the minutes of Tuesday, June 20, 2017

MOVED AND SECONDED

THAT the minutes of the June 20, 2017 Advisory Planning Commission minutes be amended as follows:

- *On Page 9, bullet point 9, the comment, “The City has recently passed a stormwater management plan which looks to achieve a target of 70% permeability for single family dwellings” is not accurate. Mr. Jim Hurst will review the 70% figure with Lynn Roxburgh, Senior Planner, and have the numbers reflected correctly.*
- *On Page 6, the last bullet point will be revised to read, “The Police Station will be kitty corner and will increase the security of the park and therefore the proposed fencing would not be necessary”.*

THAT the minutes be adopted as amended.

CARRIED

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

3.0 INFORMATION PRESENTATIONS

3.1 There were no items.

4.0 REZONING

4.1 1005 Ewen Avenue – REZ00113

Jim Hurst, Development Planner, reviewed an application for the rezoning of 1005 Ewen Avenue to a 23-unit townhouse project with a 3,226 square foot commercial building. He noted that the property was the result of the construction of the current highway interchange. Mr. Hurst informed the Commission that the main challenge with the project is site access due to the site being bound by the Highway 99 off-ramp, Howes Street, Ewen Avenue and the Queensborough Fire Station.

Mr. Hurst offered the following comments on the proposed development:

- The vicinity of the highway will not allow a left turn access out of the site;
- An agreement was achieved with the Queensborough Fire Station and the Department of Highways to purchase portions of land to provide an area to place a private driveway, onto Hampton Street:
 - The City will sell a 6.5 ft. area at the rear of the Fire Hall training grounds;
 - The Department of Highways will sell a 10 ft. area;

- The site currently has a Local Commercial Districts (C-1) zoning designation;
- Proposed zoning designation to Queensborough Townhouse Districts (RT-3) and Local Commercial Districts (C-1);
- There is local commercial zoning on the southeast corner with the remainder of the site zoned for townhouses;
- In an effort to mitigate the sound of the adjacent fire station, the applicant hired an acoustical engineer to conduct a noise study and the following recommendations from the results have been included in the development plans:
 - Townhouses on the far side of the site, will have side walls facing the fire hall;
 - The side walls will be thickened and will have no windows;
 - Soundproof fencing will be placed along this area;
 - The Department of Highways requires that a second solid fence be placed to shield the effects of car headlights and mitigate highway noise; and,
- All storage areas have been elevated above the flood plain elevation.

Commission members expressed their concerns with the lack of crosswalks connecting the development to the bus stop on the east side of Howes Street, and noted that pedestrians may jaywalk across Howes Street.

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

- The nearest crosswalk will be at the controlled intersection at the corners of Ewen Avenue and Howes Street;
- A multi-purpose pathway will run along the Howes Street frontage;
- The project has been reviewed and supported by the New Westminster Design Panel. After the adoption of the rezoning bylaw, the applicant will seek a development permit from New Westminster City Council;
- Pre-loading of the site to address soil concerns will not be required as the site has been previously preloaded by the Ministry of Transportation and Highways when the Queensborough Bridge was built;
- The commercial area of the development will be a separate fee-simple parcel;
- The six proposed parking spaces for the commercial area should be sufficient as the local commercial designation will allow for a small restaurant, café or grocery store; and,
- Information letters have been sent to 319 addresses in the area with no oppositional responses received to date.
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The Applicant, Charon Sethi, Tien Sher Homes, addressed the Commission and informed them that Tien Sher Homes has been working on the project design for

approximately two years and that their goal is to make this a special Queensborough “gateway development”. Mr. Sethi envisions the project will create a sense of community as most patrons of the commercial area will be residents of the neighbourhood.

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

- A sidewalk café bylaw is already in place;
- The pavement used is permeable;
- Mr. Hurst confirmed that no burning occurs during the from fire hall sessions so it will not be an issue for residents; and,
- When the orientation of the buildings was changed, fencing was used instead of a berm.

Mr. Gavin Palmer, Resident, informed the Commission that he lives in a building that is kitty corner to the fire hall. Although he feels the proposal has its merits he is concerned with putting more density into an area that has a limited amount of parking. He expressed his concerns with the unfinished condition of Hampton Street, which has no sidewalk. When cars are parked on both sides of the street, it is very difficult to get a large vehicle through the gap. This could result in the area being hazardous to its residents. Mr. Palmer suggested the City take steps to widen Hampton Street and install sidewalks. He also noted that most residents are not aware of the proposal for the fire hall tower and storage containers to be moved to the front of the fire hall to make space for the development.

Mr. Sethi responded to Mr. Palmer’s comments regarding the tower and storage containers noting that their configuration had not been decided upon but that his comments would be considered.

Mr. Tom Edwards, Resident, expressed his concerns with vehicle access, pedestrians crossing on Ewen Street and the limited parking available in the neighbourhood, particularly with the influx of construction workers to the area. He suggested a “checker board” area be placed in front of the driveway entrance to prevent traffic from blocking vehicle access and that there be no right turn on a red light at the intersection of Ewen Avenue and Howes Street. Mr. Edwards suggested that Hampton Street be widened.

Mr. Hurst provided the following response:

- The intersection at Ewen Avenue and Howes Street will be fully signalized;
- Due to the size of the development, the developers were not required to conduct a traffic study, however in-house analysis has been completed.

The Chair called a second and third time for any additional speakers.

The Commission noted the following comments:

- Although it is not required, a traffic study would be beneficial to evaluate traffic impact on neighbours;
- Absorption of water on the site could be challenging during the winter;
- There is support for the design and the site being used, however concerns remain about pedestrian safety;
- Appreciation was expressed for the design and the ingenuity of acquiring the extra space from the Fire Station and Department of Highways;
- Traffic issues are present in this area, which the development cannot be blamed for;
- Plenty of parking spaces would be available to residents of the project;
- The lack of crosswalks is concerning; jaywalking could be an issue; and,
- The project supports the City's policies.

MOVED and SECONDED

THAT the Advisory Planning Commission support the rezoning application at 1005 Ewen Avenue (REZ00113).

CARRIED

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

Two members provisionally supported the motion on the understanding that a traffic study be completed first.

MOVED and SECONDED

THAT the Advisory Planning Commission request that the City of New Westminster retain a consultant to conduct a traffic study to understand the effects that the development at 1005 Ewen Avenue (REZ00113) will have on the area.

CARRIED

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

4.2 220 Carnarvon Street – REZ00135

Jim Hurst, Development Planner, reviewed the rezoning application for 220 Carnarvon Street noting that the applicant is the current occupant, the Congregation of the Holy Trinity Romanian Orthodox Church. Mr. Hurst informed the Commission that the project involves an addition at the rear of the existing building to allow for a residential area for the church caretaker along with a community room below.

Mr. Hurst offered the following comments on the proposal:

- That when the Skytrain was introduced to New Westminster, the Council at the rezoned downtown for high-rise development;

- 220 Carnarvon Street is currently zoned for Multiple Dwelling Districts (High Rise);
- The proposed rezoning to Public and Institutional Districts (High Rise) would allow for the staff accommodation on the site;
- Although the church is designated a heritage site there is no need to utilize the Heritage Revitalization Agreement, as the addition will not touch the original property;
- The proposal includes the addition of four parking stalls underneath the building;
- The building has no parking as is not required as part of this application; and,
- The heritage value of the building must be retained as it has been used for over 100 years and both the building and its services should be commemorated;

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

- The change in zoning will not allow for the transfer of their development rights;
- The project will exceed the permitted site coverage of 40%; occupants will need to control water usage through water retention methods and stormwater management; and,
- A covenant will be registered to restrict the use of the caretaker suite to members of the staff of the church or church member.

The Chair called a second and third time for any additional speakers.

MOVED and SECONDED

THAT the Advisory Planning Commission receive the July 17, 2017 report for information.

THAT the Advisory Planning Commission support the rezoning application at 220 Carnarvon Street (REZ00135); and,

CARRIED

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

4.3 43 Hastings Street – REZ00139

Hardev Gill, Planning Technician, presented an overview of the proposal at 43 Hastings Street, noting that the property is owned by the City of New Westminster and is currently designated as *Residential 1* with the intent to rezone to a *Comprehensive Development District* classification. Mr. Gill informed the Commission that the project consists of three stacked townhomes and three

ground-oriented housing units accessible for those with disabilities and is in response to a local need for more non-market rental housing as part of the City's Affordable Housing Strategy.

Mr. Gill reviewed the consultation process and noted that the New Westminster Design Panel, the Community and Social Issues Committee and all attendees at a recently held open house were supportive of the project. Information letters were sent to 466 addresses within 100 metres of the development property and no responses had been received that were in opposition to the project.

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

- The nearest shopping facilities to the property would be located at the corner of Columbia and Tenth Streets;
- The housing stock surrounding the property consists of mostly older homes; and,
- No other development applications in the immediate area are currently under review by the City.

Mr. Ross Chilton, Community Living Society (CLS), explained that the ground-floor wheelchair accessible units are larger than code for functionality purposes. The units will be rented out at \$375/month, the maximum monthly amount for shelter subsidy.

Ms. Helen Lui, Catalyst Community Development Society, the applicant of the proposed project, reiterated the affordability of the units in accordance with the affordable housing agreement with the City of New Westminster and noted that the units would be rented to clients of the CLS.

Mr. Jason Letkeman, Letkeman Design Consulting, reviewed photos of the current site and the surrounding area and discussed the unit layout, square footage, parking, sun exposure, site coverage and density. Mr. Letkeman also noted that the new development will provide street lighting to the area which currently has none.

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

- The property backs onto a single family home with a dividing fence;
- A sidewalk will be situated on the east side of Hastings Street but will not run the entire length of the street;
- There is frequent bus service in the area with the nearest bus stop on the street running perpendicular to Hastings Street; and,
- Redevelopment of the Pattullo Bridge will not affect access points to Hastings Street.

Mr. Martin Hurrell, Resident, indicated that he was in support of the project and was pleased that the proposal included access for loading and unloading services for disabled persons. Mr. Hurrell expressed some concerns with the amount of parking in the area.

Ms. Betty Lyon, Resident, informed that she resides at the property directly behind the proposed development area and fully supports the project. Mrs. Lyon expressed her contentment that the currently vacant lot will be used for a worthwhile cause. She responded to a previous question, by confirming that there were adequate bus services to transport residents to shopping facilities, noting that the buses run every half hour and are wheelchair accessible.

The Chair called a second and third time for any additional speakers.

The Commission thanked the Applicants for the information and presentations and commended the City for donating the land to support the need for affordable housing in New Westminster.

MOVED and SECONDED

*THAT the Advisory Planning Commission support the rezoning application at 43 Hastings Street (REZ00139); and,
THAT the Advisory Planning Commission receive the July 18, 2017 report for information.*

CARRIED

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

5.0 NEW BUSINESS

5.1 There were no items.

6.0 REPORTS AND INFORMATION

6.1 There were no items.

7.0 CORRESPONDENCE

7.1 There were no items.

8.0 NEXT MEETING

The next Advisory Planning Commission meeting is scheduled for Tuesday, August 15, 2017, in Council Chamber, City Hall.

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:16 p.m.

Certified Correct,

ORIGINAL SIGNED

Christa MacArthur
Chair

ORIGINAL SIGNED

Megan Krempel
Recording Secretary,
Raincoast Ventures Ltd.