

ADVISORY PLANNING COMMISSION

**Tuesday, March 19, 2019 at 6:30 p.m.
Council Chambers**

MINUTES

VOTING MEMBERS PRESENT:

Christa MacArthur	- Chair/Community Member
Ken Bourdeau	- Vice-Chair/Community Member
Darlene Carty	- Community Member
Margaret Fairweather	- Community Member
Andrew Feltham	- Community Member

VOTING MEMBER REGRETS:

Rebecca Bateman	- Community Member
Stephen Beasley	- Community Member
Tobi May	- Community Member
Melinda Michael	- Community Member

GUESTS:

Arash Haidari	- Canada West Development Ltd.
Andrew Cook	- Formwerks Architectural
Paul Whitehead	- Greenway Landscape Architecture

STAFF:

Jackie Teed	- Manager, Planning
Rupinder Basi	- Senior Planner
Dilys Huang	- Planning Technician
Carilyn Cook	- Committee Clerk

The meeting was called to order at 6:30 p.m.

1.0 HOUSEKEEPING

1.1 Orientation and Oaths of Office – Carilyn Cook, Committee Clerk

Carilyn Cook, Committee Clerk, briefly introduced herself and, after a short roundtable introduction of Commission members, Ms. Cook commenced with her presentation which included the role of advisory committees/commissions, the terms of reference, meeting attendance and quorum, meeting conduct, City policies & freedom of information, and, lastly, oaths of office.

Procedural note: Item 4.1 – Planning Policy Orientation was addressed at this time.

2.0 ADDITIONS TO AGENDA

2.1 There were no additions.

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of Tuesday, January 15, 2019

To be adopted at the April 16, 2019 meeting of the Advisory Planning Commission.

4.0 INFORMATION PRESENTATIONS

4.1 Planning Policy Orientation – Jackie Teed, Manager, Planning & Rupinder Basi, Senior Planner

Ms. Teed and Mr. Basi provided a Planning Policy Orientation for Commission members which included the following:

- Statutory Role of the Commission;
- Terms of Reference;
- Development Review Steps (simplified);
- Scope of Review;
- Meeting Format;
- Key City Policy Documents to Consider;
- Key Regional Policy Document to Consider;
- Additional Land Use Policies; and,
- Staff Roles

Procedural note: Item 6.1 – Appointment of Chair and Vice-Chair was addressed at this time.

5.0 REZONING

5.1 1209-1217 Eighth Avenue (REZ00158) – Dilys Huang, Planning Analyst

Dilys Huang, Planning Technician, summarized the staff report dated March 19, 2019, regarding a rezoning and development permit application for a 22 unit infill housing project at 1209-1217 Eighth Avenue.

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

- Infill housing covers a wide range of housing types including townhouses, duplexes, triplexes, etc., which are built within an already existing neighbourhood;
- The intention of the FSR split is to reduce the building bulk that is visible above grade, ensuring that the structure is appropriate for the neighbourhood;
- A report will be going to Council with respect to the allocation of the voluntary amenity contribution which will be used to address population growth within the broader community;
- Public transportation in the area was reviewed by the City's transportation staff; however, a transportation study was not identified as a requirement;
- With respect to the house located at 1207 Eighth Street potentially becoming an orphaned property, this is something that would be reviewed in the future. Currently, the land use designation for this lot is different than the designation for the subject sites;
- While property owners are always encouraged to work with each other with respect to creating good parcel sizes, owners cannot be forced to sell their properties. If there is a future development proposal that does not include the 1207 Eighth Avenue property, the applicant would need to demonstrate how it could be developed on its own;
- It is the City's practice to discourage orphan properties and to try to ensure that boundaries work from a development perspective. Staff can follow up with the policy planner to provide more background on this issue for Commission members;
- Currently, the City is working on phase two of the Infill Housing Program which looks at other housing forms that would also fall under the RGO designation, specifically duplexes or triplexes. At the moment, infill townhouses would be captured under the RGO designation as well; and,
- With respect to the OCP, the intent is to provide different housing options taking into consideration various lot challenges, what the constraints are, etc., for each particular lot and which may dictate what types of housing

can be built on the site. Staff are monitoring the applications coming in with the goal being to get a mix of different housing forms within the City.

Andrew Cook of Formwerks Architectural and Paul Whitehead of Greenway Landscape Architecture provided the Commission with a PowerPoint presentation covering the following information:

- The goal is to achieve a family-friendly development;
- The project will have modern, clean lines, with a natural palette;
- The massing will be tiered down to two floors near the single family house;
- Parking will be accessed from the laneway with bike lockers and bike racks also being provided;
- A courtyard in the middle of the development will provide a natural play environment for children; and,
- Residents will have private outdoor space in the front and rear of their dwellings.

In response to questions from the Commission, Messrs. Cook and Whitehead provided the following information:

- The New West Design Panel did not address stepping down the units to the east; however, there will be a slight recess in the roof on the eastside;
- Each unit will have access to bike locker space, located at the rear of the front units; and,
- As the sidewalk along Eighth Avenue will be widened, it is imagined that cyclists would walk their bikes to an appropriate riding area or use the accessible road located to the east in order to avoid riding on Eighth Avenue which is very busy, or the back lane which is also expected to be active with vehicles.

In response to questions from the Commission, Mr. Arash Haidari of Canada West Development Ltd. provided the following information:

- Discussions will be undertaken further along in the project with EVO or other car-sharing companies for inclusion in the development's promotional marketing packages as a way to mitigate issues which may arise with increased density in the area;
- Baseboard heating is currently being recommended by the energy consultant who is working to assist in reaching the sustainability targets of both the developer and the City; and,
- All residential parking stalls will be equipped with electric car charging capabilities.

The Chair called three times for any speakers from the public and none came forward.

The Commission made the following comments in regards to the proposed development:

- The overall composition is good and Formwerks Architectural has respected the other dwelling with the stepping down aspect;
- The location is good with respect to the increased density and the parking being at the rear is appreciated;
- Twelfth Street and Eighth Avenue used to be a very vital part of the New Westminster and it will be nice to see some of its vibrancy restored with this project; and,
- The site for the project was well considered as it is near the park, schools, transit, etc.

MOVED and SECONDED

THAT the Advisory Planning Commission recommend that Council approve the 1209-1217 Eighth Avenue rezoning and development permit applications for a 22 unit infill townhouse project.

CARRIED

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

6.0 NEW BUSINESS

6.1 Appointment of Chair and Vice-Chair – Committee

MOVED AND SECONDED

THAT Christa MacArthur be elected as the Chair for the 2019 Advisory Planning Commission term.

CARRIED.

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

Procedural note: Ms. MacArthur assumed the Chair.

MOVED AND SECONDED

THAT Ken Bourdeau be elected as the Vice-Chair for the 2019 Advisory Planning Commission term.

CARRIED.

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

Procedural note: Item 5.1 – Eighth Avenue (REZ00158) was addressed at this time.

7.0 REPORTS AND INFORMATION

7.1 There were no items.

8.0 CORRESPONDENCE

8.1 There were no items.

9.0 NEXT MEETING

Tuesday, April 16, 2019 in Council Chamber, City Hall.

10.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 7:44 p.m.

Certified Correct,

ORIGINAL SIGNED

**Christa MacArthur
Chair**

ORIGINAL SIGNED

**Carilyn Cook
Committee Clerk**