

## **ADVISORY PLANNING COMMISSION**

**Tuesday, January 21, 2020 at 6:00 p.m.  
Council Chambers**

### **MINUTES**

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

Christa MacArthur - Chair/Community Member  
Rebecca Bateman - Community Member  
Ken Bourdeau - Vice-Chair/Community Member  
Darlene Carty - Community Member  
Margaret Fairweather - Community Member  
Andrew Feltham - Community Member  
Christopher Lumsden - Community Member  
Melinda Michael - Community Member

#### **VOTING MEMBERS REGRETS:**

Steven Beasley - Community Member

#### **GUESTS:**

Sharat Chandra - Fraser Health

#### **STAFF:**

Rupinder Basi - Supervisor of Development Planning  
Heather Corbett - Committee Clerk

The meeting was called to order at 6:00 p.m.

#### **1.0 ADDITIONS TO AGENDA**

There were no additions.

#### **2.0 ADOPTION OF MINUTES**

#### **MOVED and SECONDED**

*THAT the minutes of the November 21, 2019 Advisory Planning Commission meeting be adopted.*

**CARRIED.**

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

## **3.0 INFORMATION PRESENTATIONS**

### **3.1 Inclusionary Housing Policy Update**

Rupinder Basi, Supervisor of Development Planning, noted that the Inclusionary Housing Policy Update contained in the Agenda Package was provided for the Commission's information and to update their policy binders.

## **4.0 LAND USE APPLICATIONS**

### **4.1 Royal Columbian Hospital Rezoning – 330 East Columbia Street**

Rupinder Basi, Supervisor of Development Planning, summarized the staff report dated January 21, 2020, regarding the Rezoning of the Royal Columbian Hospital (RCH) site at 330 East Columbia Street from Public and Institutional Districts (High Rise) (P-3) to Comprehensive Development (CD).

Mr. Basi reviewed the details of the application, noting the location and site context, and identified the uniqueness of the site within the City, which has led to the proposed creation of the new CD zone for this site. Mr. Basi also noted the following information:

- The proposed development is a design-build project and once the design is finalized, it would come back for input from the New Westminster Design Panel and review by Council; and,
- Details of Fraser Health's comprehensive consultation program is contained within the staff report.

Sharat Chandra, Fraser Health, provided a PowerPoint presentation and reviewed the following aspects of the application:

- The formal review and approval process, including Residents' Associations (RA) meetings, public open houses, staff engagement sessions and meetings with relevant City Committees;
- Overall site relationship diagram;
- Project background and timelines for the three phases;
- Policy context and summaries of setback and height changes;
- Campus masterplan, including planned and future building expansions, pedestrian movement on the site and how the site is proposed to interact with the adjoining community and transit;
- Section diagrams and separation analysis showing the massing and height of the proposed buildings in comparison to the surrounding current and future buildings;

- Landscape plan, including a strategy to be sustainable and recognize native plant species, and wayfinding and proposed signage;
- Shadow studies demonstrating the efforts made to minimize shadows on the surrounding neighbourhood;
- Currently proposed pedestrian accessibility, bicycle and transit movement around the site;
- Currently proposed parking availability and traffic movement around the site; and,
- Details of Fraser Health’s Transportation Demand Management (TDM) program, including ten measures to be introduced.

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

- Offsite works would be negotiated through the zoning process and a timeline would be developed for each phase of the development;
- Substantial completion of Phase 2 is expected in early 2024;
- The overall goal of the TDM program is to divert 25% of traffic from the hospital site from a benchmark taken in 2014;
- As a result of a Council motion and recommendations by several pedestrian advocacy groups, once the proposal reaches the design-build stage, plans for improved pedestrian access from the Sapperton SkyTrain station would be included;
- The proposed acute care tower would contain the Emergency department, accessed by East Columbia and Sherbrooke Streets;
- Pedestrian access to the Emergency Department from the SkyTrain is to be discussed in the follow up to Council’s direction about pedestrian access to the site as a whole;
- The Master Transportation Plan intends for East Columbia to be designated a Great Street, which would include enhancements to the pedestrian realm, and the hospital streetscape plans would contribute to this;
- Hospital setbacks would be larger than the commercial setbacks in the Brewery District in order to enhance the green edges and encourage a restful streetscape experience;
- Dedicated restorative landscapes within the green spaces would be a priority for the development, and outlined in the rezoning agreement;
- The parking ratio between staff and visitors is still to be determined, but would likely be similar to the current ratio; and,
- The bicycle circulation presented is still under discussion and would receive further consideration during Phase 2 to acknowledge the grade and use of Keary Street for bicycle access.

The Chair called three times for any comments from the public and no speakers came forward.

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

- Members acknowledged that the Royal Columbian Hospital redevelopment is complex and challenging, as it takes existing buildings, grades, and access issues into consideration;
- Members expressed appreciation for the efforts being made to enhance the hospital buildings, and to make them more welcoming;
- Pedestrian and bicycle access points to the site from Keary and East Columbia Streets, and improved accessibility from the SkyTrain are of primary concern, particularly with East Columbia being proposed as a Great Street; and,
- It would be very important for the City to maintain pressure on Fraser Health on the issues of ensuring satisfactory pedestrian accessibility, e-vehicle parking, accessible parking, and landscaping on all sides of the development.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council support the proposed rezoning application for 330 East Columbia Street, as outlined in the staff report dated January 21, 2020, provided that pedestrian and bicycle access to the hospital from Keary Street, Sapperton SkyTrain station and East Columbia Street is significantly improved and prioritized over vehicle access.*

**DEFEATED.**

All members of the Commission voted in opposition to the motion.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council support the proposed rezoning application for 330 East Columbia Street, as outlined in the staff report dated January 21, 2020; and*

*THAT the Commission seconds the additional considerations as put forth by the Mayor's Task Force on Transportation on Dec 9, 2019, as they pertain to significantly improving pedestrian and bicycle connections, additional electric vehicle parking and addressing the deficit in accessible parking stalls, with the following additional considerations:*

- *Investigate reducing vehicle access onto the site from East Columbia Street;*
- *Support the Master Transportation Plan as it pertains to policies of creating a Great Street; and,*
- *Provide accessible and direct access for transit users from the SkyTrain into the Royal Columbian Hospital buildings.*

**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**

Tuesday, February 18, 2020 in Council Chamber, City Hall

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:20 p.m.

Certified Correct,

ORIGINAL SIGNED  
**Christa MacArthur**  
**Chair**

ORIGINAL SIGNED  
**Heather Corbett**  
**Committee Clerk**