



**ADVISORY PLANNING COMMISSION  
MINUTES**

**Tuesday, February 21, 2023**

**Open to public attendance in Council Chamber, City Hall  
Committee members may attend electronically**

**PRESENT:**

Mr. Andrew Hull	Chair/Community Member
Mr. Jassy Braich	Community Member
Mr. Christopher Lumsden*	Community Member
Ms. Krista Macaulay	Community Member
Ms. Angel Mangeurra*	Community Member
Mr. Quentin Van Der Merwe*	Community Member

**ABSENT:**

Ms. Simar Jasal	Community Member
Ms. Luana Pinto	Community Member
Mr. Deigo Pons	Community Member

**GUESTS:**

Ms. Tara Gonlund	gdp architecture
Mr. Randy Kaler	Applicant
Mr. JD Puri	Applicant

**STAFF PRESENT:**

Ms. Jacque Killawee	City Clerk
Ms. Wendy Lang	Development Planner
Mr. Mike Watson	Acting Supervisor of Development Planning
Ms. Carilyn Cook	Committee Clerk

\*Denotes electronic attendance

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**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Mr. Hull opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their

histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

## **2. CHANGES TO THE AGENDA**

MOVED AND SECONDED

**THAT** the agenda of the February 21, 2023 Advisory Planning Commission meeting be adopted as circulated.

**Carried.**

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

MOVED AND SECONDED

**THAT** the Advisory Planning Commission receive the correspondence circulated on February 14, 2023 in the agenda package and the on-table correspondence circulated earlier in the day on February 21, 2023.

**Carried.**

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

## **3. REPORTS AND PRESENTATIONS**

### **3.1 Official Community Plan Amendment and Rezoning: 102/104 Eighth Avenue and 728 First Street – Staff Report**

The purpose of this report is to provide information to the Advisory Planning Commission on the proposal, and to request that the Commission provide a motion of support or non-support for this application. The urban design aspects of this proposal have been reviewed by the New Westminster Design Panel.

### **3.2 102-104 Eighth Avenue and 728 First Street- Staff Presentation**

Wendee Lang, Development Planner, shared a PowerPoint presentation which outlined the Official Community Plan (OCP) and Rezoning Applications for 102/104 Eighth Avenue and 728 First Street.

In response to questions from Commission members, Ms. Lang provided the following comments:

- Proposed parking for the development, which is close to transit and the bike greenway, is consistent with the Zoning Bylaw parking requirement for infill townhouses of one parking space per residential unit;
- The intention of providing limited parking is that the project would be consistent with Council's climate action goals and be car light;

- With respect to the student capacity at local schools, Council directed staff to consult with the School District and no concerns were raised out of that consultation;
- Review of the Phase One Infill Housing Policy work is currently ongoing and as part of this work, staff have committed to looking at Residential Infill Townhouses (RT) and Residential Ground-Oriented Infill Housing (RGO) designations across the City; however completion of this work has not yet been scheduled; and,
- In response to comments from the New Westminster Design Panel regarding the flat roof design where there is no overhang above stucco portions of the building, and concern that this could result in unsightly waterlines on the building, the applicant changed the proposed material in places where there are no overhangs.

In discussion, Commission members provided the following comments:

- The location and plan looks good overall and the townhomes will help address the shortage of this type of housing in the City; and,
- Consideration could be made to amending the OCP overall for the area to facilitate developments such as what is being proposed.

### **3.3 102-104 Eighth Avenue and 728 First Street - Applicant Presentation**

Tara Gonlund of gdp achitecture, shared a PowerPoint presentation regarding the proposal for 102/104 Eighth Avenue and 728 First Street.

In response to questions from the Commission, Ms. Gonlund and Wendee Lang, Development Planner, provided the following comments:

- In order to facilitate on-site drainage, a rainwater catchment system is proposed for the site and offers generous, permeable landscaping consistent with design guidelines and the City's Integrated Stormwater Management Plan;
- The proposal exceeds the minimum number of replacement trees required and will include both evergreen and deciduous trees of various sizes;
- A staging area is not required for the waste bins as it is proposed that a private waste hauler will move the bins to be emptied and then put them back in their place;
- Each parking stall will meet the Level 2 Electric Vehicle (EV) charging station requirements as required by the Zoning Bylaw;

- Detailed design of EV infrastructure would be completed at a future time and would account for circulation;
- Heat pump systems are being considered for air ventilation in the homes and further details about this aspect of the proposal will come up as the process moves forward;
- It has not yet been determined if triple-glazed windows will be proposed for the townhouses;
- The applicant will be required to provide an energy model prior to going to Council. It will need to demonstrate that various building requirements have been integrated into the project in order to meet Step 4 requirements; and,
- Details such as what the crawl space would look like will be worked out at the next stage of the design process.

The Chair called for speakers from the public.

Larry Church, resident, shared handouts that included a petition dated April 10, 2017 regarding a proposed change to Official Community Plan (OCP) in Glenbrooke North for a townhouse development as well as minute extracts from the April 24, 2017 Council meeting. He recounted the 2017 proposal for the townhouse development and noted that it is very similar to the proposal being considered this evening. He expressed concern regarding the schools being at capacity and the challenges already being experienced living in such a high-density municipality and requested that the Advisory Planning Commission not support the proposal.

MOVED AND SECONDED

***THAT*** the Advisory Planning Commission provide the opportunity for additional first time speakers.

**Carried.**

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

Jacque Killawee, City Clerk, shared with attendees how they could queue to speak; however, there were no additional speakers.

Discussion ensued and in response to questions from the Commission, Ms. Lang provided following comments:

- A variety of public engagement opportunities, as outlined in Appendix G of the report, were provided for residents to share feedback on the

proposal including but not limited to a survey in which approximately 90% of residents were in favour of the project;

- Notification cards advising of an opportunity to express opinions on the proposal to the Advisory Planning Commission were sent to residents and owners with 100 metres of the subject sites;
- Letters were also sent out to local First Nations and the School District requesting feedback on the proposed development;
- The OCP provides a long-term plan for the use of City land; however, there are processes in place to amend the OCP when appropriate.

MOVED AND SECONDED

***THAT** the Advisory Planning Commission provide the opportunity to hear second time speakers.*

**Carried.**

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

Larry Church, resident and second time speaker, advised that even if the OCP can be amended, in 2017 residents shared their feedback against doing so. Mr. Church also advised that many residents feel that their efforts are futile and no longer participate in public engagement, and that he is concerned for his grandchildren going to schools that are already at capacity.

Discussion ensued and Commission members provided the following comments:

- Development can be beneficial to the community; however, we need to ensure that children can attend school in their own neighbourhood and that parking does not become more of an issue;
- The OCP is a living document and, while New Westminster is a highly densified municipality, the area of the proposed development is not overly densified compared to other neighbourhoods in the City;
- The proposal is for 10 townhomes, not for a high-rise which would significantly add to the densification in the area;
- More of these types of developments are needed as townhouses are scarce in the City, and this is a good family oriented area;
- The Provincial Government must step up in terms of schools and infrastructure and the advocacy around appropriate school planning should not be related to development proposals;
- Council and the School District should continue to advocate for additional school capacity;
- The proposal is a good example of a sensitive ground-oriented infill development for the missing middle which is much needed in the City;

- The OCP, as a living document, allows for the ability to look at site specific amendments that go through public consultation processes such as this;
- It is challenging to try to address both school capacity and the housing shortage at the same time;
- The planning and building of schools across the lower mainland is an inefficient 5-7 year process and addressing this issue should be included in the Commission's motion tonight as current and projected development information should be used when considering school capacity planning, not current school enrollment;
- Consideration also needs to be given to the closure of daycares in schools due to the schools needing more space for their students;
- When rezoning increases density, the Development Cost Charges (DCCs) should be increased proportionately to suit the increase in density;
- The City should be forward thinking with respect to prescriptive measures on Steps 3 and 4 and require HVAC measures that control and manage the air within these homes, along with the installation of triple glazed windows to provide acoustical protection from nearby traffic; and,
- Crawl spaces should not be allowed in this development in order to avoid future use of the space as an extra bedroom or otherwise.

MOVED AND SECONDED

**THAT** the Advisory Planning Commission recommends that Council support the proposed Official Community Plan Amendment and rezoning applications for 102/104 Eighth Avenue and 728 First Street;

**THAT** City Council advocate to the Ministry of Education to use current building applications and Official Community Plan build out numbers as opposed to current school district enrolment as calculated by Baragar;

**THAT** Development Cost Charges (DCC) be changed to reflect the Floor Space Ratio (FSR) of the development;

**THAT** the Advisory Planning Commission advocates that Council use prescriptive measures for Step 3 and Step 4 of the Step Code; and,

**THAT** Council not allow crawl spaces to be used in this design.

Mike Watson, Acting Supervisor of Develop Planning, advised that DCCs are already charged based on the land use category and, in this case, would be charged on a per square foot basis for a townhouse development, which is a different rate than what would be charged for an apartment, single-family dwelling, or commercial space. He noted that the DCC Bylaw was updated in August with new rates that have been in place since January of this year.

Mr. Watson noted that staff have similar concerns as the APC with respect to the possible conversion of the basement crawl space and advised that, typically, the Building Department would require that rebar be included in the concrete of the crawl spaces, making modification of the spaces very difficult. He advised that the crawls space aspect of the motion may preclude the opportunity for the application to move forward and assured the Commission that staff will work to resolve that issue as part of the Building Permit.

**Procedural Note:** An amendment to the motion was introduced.

MOVED AND SECONDED

**THAT** the Development Cost Charges and crawl space aspects of the motion be removed.

**Carried.**

All members present voted in favour of the motion.

**Procedural Note:** The question on the amended motion was called.

MOVED AND SECONDED

**THAT** the Advisory Planning Commission recommends that City Council support the proposed Official Community Plan Amendment and rezoning applications for 102/104 Eighth Avenue and 728 First Street;

**THAT** City Council advocate to the Ministry of Education to use current building applications and Official Community Plan build out numbers as opposed to current school district enrolment as calculated by Baragar; and,

**THAT** the Advisory Planning Commission advocates that Council use prescriptive measures for Step 3 and Step 4 of the Step Code.

**Carried.**

All members present voted in favour of the motion.

**4. CORRESPONDENCE**

See Item 2.

**5. NEW BUSINESS**

None.

**6. END OF MEETING**

The meeting ended at 7:55 p.m.

**7. UPCOMING MEETINGS**

Remaining scheduled meetings for the year, which take place at TIME unless otherwise noted:

March 21

April 18

May 16

June 20

July 25

August 15

September 19

October 17

November 21

December 19

Certified correct,

Original Signed  
\_\_\_\_\_  
Andrew Hull, Chair

Original Signed  
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Carilyn Cook, Committee Clerk