

ADVISORY PLANNING COMMISSION

Tuesday, April 18, 2017 at 6:30 pm
Council Chambers

MINUTES

VOTING MEMBERS PRESENT:

Peter Hall	- Chair, Community Member
Christa MacArthur	- Vice-Chair, Community Member
Darlene Carty	- Community Member
Margaret Fairweather	- Community Member
Andrew Hull	- Community Member
Tobi May	- Community Member
Alex Swezey	- Community Member

STAFF:

Rupinder Basi	- Senior Planner
David Guiney	- Senior Planning Analyst
Jim Hurst	- Development Planner
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:32 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the minutes of Tuesday, March 21, 2017

MOVED AND SECONDED

THAT the March 21, 2017 Advisory Planning Commission minutes be amended as follows:

- In section 6.1, the following comment be added: The Heritage Conservation Area could have implications for buildings outside the Queens Park area.

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 Planning Policy Orientation

Rupinder Basi, Senior Planner, provided a PowerPoint presentation summarizing the role and functions of the Advisory Planning Commission (APC), including slides covering information on:

- The establishment and history of the APC;
- The role of the APC in the development review process;
- The scope of the APC and the difference between the Design Panel and the APC;
- The APC meeting formats;
- Key city policy documents; and,
- Staff roles and interactions with APC.

In response to a request from the Commission, Mr. Basi indicated that a copy of the presentation would be made available to the Commission and included in the minutes.

Procedural note: The Chair noted for the interest of the audience in attendance that discussion on the Queen's Park Heritage Conservation Area had been removed from the meeting agenda.

4.0 REZONING

4.1 229 Eleventh Street

David Guiney, Senior Planning Analyst, summarized the report dated April 18, 2017, regarding a rezoning application that has been received for 229 Eleventh St to rezone from Single Detached Dwelling Districts to a Comprehensive Development District (CD zone) to build a two-storey, side-by-side duplex at the front of the property and a laneway house at the rear of the property facing onto Shaw Street.

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

- This project has been brought forward with the understanding that the dwellings will be stratified;
- The City is not setting a precedent in allowing this laneway house to be stratified, as the nature of the project is more akin to a triplex than to a duplex with a laneway house;
- The developer is working with a landscape architect to ensure that the landscaping will be attractive from the street;
- A proposal for trees to be added to the street has not been received with this application but it is within the mandate of the APC to include a provision for this;
- There is one parking space for each of the three dwelling units; and,
- This application was reviewed with the draft laneway house design guidelines in mind and it complies with most of those guidelines.

Heather Davidson of Heather Davidson Design provided a PowerPoint presentation outlining details and drawings of the project and the associated landscaping.

In response to questions from the Commission, Ms. Davidson provided the following information:

- Relations between neighbours have been planned for in that the passageways from front to back and for access to waste containers have been made purposely wider;
- Focus was placed on green space at the back for the laneway house, but it could be possible to increase the green space available by extending the landscaping at the front (at letter F on plans shown to the Commission);
- The future owners of the laneway house could turn the garage into living space, providing they do not prevent the ability to park in the space; and,
- The rooms that are located next to the parking spaces on the side of the laneway house are the living space and the garage.

Rick Vugteveen, Resident and member of Yes in New West, spoke in favour of the proposal and the design that has been incorporated, yet expressed concerns regarding the laneway house, noting that there is potential for greater FSR within this design, allowing for a larger space for a single-family dwelling at lower cost.

Bibiana Lomperd, Resident, expressed concern about the proximity of the waste and recycling containers to the location of the laneway house.

In response to questions and comments from Mr. Vugteveen and Ms. Lomperd, and the Commission, Mr. Guiney provided the following information:

- The truncated roof design on the laneway house is due to the building envelope regulations for laneway house;
- The reason that the laneway house is located in the centre of the rear of the property is to give more convenient, equal, and direct access to the entrances of the duplex.
- The layout of the houses on the property comes from the need to address the challenges of fitting in all the buildings, the landscaping and adequate parking.

The Commission acknowledged the concerns from the public and noted the following comments:

- The Commission commended the architects and the City for the design;
- The proposal appears to address the City's Family Friendly housing policy;
- Appreciation was expressed for the City and Developer's efforts in having the first Laneway project move forward in the City of New Westminster, however the livable space of the laneway house in this development appears to be very limited;
- Appreciation was expressed for development of this property, which has been vacant for so many years;
- It may be appropriate to allow the laneway house to have more floor space; and,
- The Eleventh Street streetscape could be improved upon with an increase of trees

and improvements could be made to the streetscape on Shaw Street.

MOVED and SECONDED

THAT the following on-table correspondence regarding 229 Eleventh Street be received for information:

- *Email from Rick Vugteveen, dated April 18th*

THAT the application for the Rezoning at 229 Eleventh Street be accepted but, in this specific case, encourage the City to work with the Developer to:

- *increase the size of the laneway house; and*
- *seek ways to apply a more relaxed use of the existing draft laneway house guidelines*

CARRIED.

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

4.2 630 Ewen Avenue

Jim Hurst, Development Planner, summarized the report dated April 18, 2017, regarding an application to amend the Official Community Plan land use designation of 630 Ewen Avenue, to rezone the property from Queensborough Residential Dwelling Districts (RQ-1) to Comprehensive Development Districts (CD-70) and to obtain a Development Permit for a five-unit residential development on the property.

Mr. Hurst explained that as this site is owned by the City, a Memorandum of Understanding has been developed to lease this property to Women in Need Gaining Strength (WINGS) for 60 years, with the option to renew in future. The agreement will set out the details of the affordability, operational and administrative requirements for the property. WINGS is the applicant, for all of the applications.

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

- There are only two parking spaces planned for the development because the housing is proposed for low-income families and the site is near transit and commercial amenities;
- As per section 3.1 of the report, to address the promotion of best practices for water and energy conservation, the applicant is engaging with Energy Save New West to ensure there are energy savings within the building, and CNW Engineering has looked at the development from a water efficiency aspect;
- Although the design panel suggested more engaging entrance pathways, the development has been planned with one multi-use pathway;
- The Developer has yet to decide on the type of play area in the space planned for this use. If in future, the play space ceases to be viable, the applicant may convert it to non-habitable space;
- Acoustic treatment of the covered play area is yet to be finalized, but it will be treated so that it does not echo;
- Bicycle storage is allowed in the development and has been designated in the plans;

and,

- Due to flood plain requirements in the Queensborough community the habitable floors for all townhouse units are elevated up to 5 and 6 feet above grade and are not disabled accessible.

Lorrie Wasyliw, Executive Director of WINGS, spoke about the organization and the project, and noted the following information:

- WINGS is a non-profit charitable society that currently manages two residences in New Westminster for women and children seeking to begin new lives after experiencing domestic violence. The aim of this project is to integrate women and children into the Queensborough community and to create a community within the development itself;
- Having the one gate on the property will provide an element of safety to the residents;
- The Community and Social Issues Committee has reviewed this proposal and expressed appreciation for WINGS and the City developing the operating agreement to include rent controls;
- WINGS is very comfortable with only two parking spots and gave an example of another residence where there are seven units but there have never been more than 2 vehicles; and,
- The owner of the property that is closest to the proposed building came to the Residents Association meeting and was very supportive of the proposal.

Bibiana Lomperd and Carol Clarke, Residents of Boyne Street, expressed support for the project, but also expressed concern with the pre-loading that occurs with developments in Queensborough and the resulting flooding problems and standing water that are experienced by residents nearby.

In response to comments made by Ms. Lomperd and Ms. Clarke, Mr. Hurst provided the following information:

- Pre-loading and filling occurs in the Queensborough community to stabilize soils and to elevate sites and enable flood plain requirements to be satisfied, to protecting property owners and the community, should flooding occur. Standing water in Queensborough properties is certainly a concern, and can be a result of bringing urban standards to an area that has rural drainage standards;
- Last fall during the exceptionally high rains all, pre-loading was stopped for all properties as the placement of the pre-load and fill material could not be controlled due to high water content.
- Pre-loading has already occurred on the 630 Ewen Avenue property;
- A drain has been installed on the south property line of the site to deal with any potential water issues; and,
- The City responds to calls as they are received on drainage issues in the Queensborough community.

The Commission acknowledged the concerns from the public and noted the following

comments:

- The Commission commended the City and WINGS for the strategy used in the development of this project, in terms of the partnership with a non-profit organization and incorporation of the City's Affordable Housing Strategy;
- The proposal is well considered, well-sited with regards to proximity to transit, provides plenty of amenity space, and will likely provide plenty of space for the community to gather.
- It may be appropriate to emulate the reduction of parking requirements and incorporation of green space as seen in this project in more developments within the City;
- The Commission understands the concerns in regards to pre-loading and resulting pooling of water and appreciates that the situation could worsen with further development in Queensborough. It would be desirable to see the City takes steps to mitigate the effects of pre-loading and piling;

MOVED and SECONDED

THAT the Commission support the proposed Official Community Plan Amendment and Rezoning for 630 Ewen Avenue.

CARRIED

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

MOVED and SECONDED

THAT the Commission receive a presentation from Staff at a future meeting for discussion on issues raised relating to pre-loading and associated matters.

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, May 16, 2017

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 8:47 p.m.

Certified Correct,

Peter Hall, Chair

Heather Corbett, Committee Clerk