



## **ADVISORY PLANNING COMMISSION**

**Tuesday, September 20, 2016 at 5:30 p.m.  
Committee Room #2**

### **MINUTES**

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

Alex Swezey	- Acting Chair, Community Member
Richard Carswell	- Community Member
Laura Cornish	- Community Member
Andrew Hull	- Community Member
Peter Goodwin	- Community Member
Peter Hall	- Community Member

#### **REGRETS:**

Brian Shigetomi	- Chair, Community Member
Margaret Fairweather	- Community Member
Christa MacArthur	- Community Member

#### **GUESTS:**

Eric Pattison	- Architect
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#### **STAFF:**

Michael Watson	- Senior Planning Analyst
Lynn Roxburgh	- Planner
Samantha Bohmert	- Planning Assistant
Lauren Blake	- Committee Clerk

The meeting was called to order at 5:45 p.m.

### **1.0 ADDITIONS TO AGENDA**

Item 5.1 - Small Housing BC Speakers Series was added to the agenda.

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the minutes of May 17, 2016**

#### **MOVED and SECONDED**

*THAT the May 17, 2016 Advisory Planning Commission minutes be adopted.*

**CARRIED.**

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

## **3.0 INFORMATION PRESENTATIONS**

### **3.1 Official Community Plan – Update on the OUR CITY process and the *OUR CITY Infill Housing Design Guidelines***

Lynn Roxburgh, Planner, summarized the report dated September 20, 2016 regarding the update to the OUR CITY process.

In response to questions from the Commission, Ms. Roxburgh and Mike Watson, Senior Planning Analyst, provided the following information:

- The new Official Community Plan (OCP) will identify the need for voluntary amenity contribution or density bonus program, which would identify amenities that are needed in the area around the 22<sup>nd</sup> Street SkyTrain Station, and how those amenities will be paid for;
- Staff is continuing to work on a separate masterplan for the Sapperton Green;
- There is a medium-term lease for one of the buildings located on the Sapperton Green site; however, there are opportunities to develop around that building;
- The Sapperton Green project is expected to be a 25-30 year build out;
- A delegation authority process for Development Permits may be considered in order to assist with the development process time;
- Carriage Homes (CH) or Lane Way Homes (LWH) are intended to be rental units in order to assist with ground-oriented rental unit stock in the city;
- Pre-zoning of properties could be considered, and may reduce the risk, and time commitments, and improve the economic viability of projects;
- Townhome designations are generally focused on transit corridors;
- Reducing the minimum lot size required for a single-family home could be explored at a later date, after the adoption of the OCP;
- While there is a separate Lower Twelfth Street Master Plan, there continues to be a lack of development in the Lower Twelfth Street area. Therefore,

the area is identified as a study area that would explore how to achieve a creative mix of traditional uses, such as industrial, residential and commercial;

- There would be no distinctions between different types of industrial land use in the land use designation map in the new OCP;
- Overlays for the land use designation map have been created for specific areas, such as near the 22<sup>nd</sup> Street Station;
- CH and LWH will not be permitted to be built above garages, as applicants wishing to build CH or LWH will be requested to implement parking pads;
- Access for pedestrians to CH or LWH would be required from the main street sidewalk;,
- It is proposed that homes currently built to the maximum Floor Space Ratio (FSR) would not be permitted to construct CH or LWH. This could provide the City with opportunities to allow greater density for Heritage Revitalization Agreements (HRA) projects; and,
- Proposed green spaces could be indicated on the 22<sup>nd</sup> Street Station Map for developers' information.

Discussion ensued, and the Commission noted the following comments:

- The City's ability to "fast track" redevelopment applications could be positive;
- It was suggested that town home designations could be extended along more active transit streets in single family neighbourhoods, such as along Sixth Avenue and Eighth Avenue;
- Concerns were expressed regarding the inability of residents to implement CH or LWH above garages, as this could contribute to the loss of greenspace and increase the need for street parking;
- Allowing CH or LWH units above garages could allow for increased density with less impact on neighbourhoods;
- There seems to be a lack of feedback from residents living in multi-family housing;
- The maximum FSR could be increased to 0.6;
- Residents living in multi-family homes may have different expectations of privacy than individuals who live in single-family homes;
- The ability to sell a CH or LWH as a strata unit could be reviewed, in order to provide residents with different options of owning property;
- Incentives could be provided for CH or LWH as opposed to secondary suites;
- The provision of different parking requirements for secondary units in areas located closer to transit was supported; and,

- Support was expressed for allowing the option of three units with two parking spaces in specific areas, such as near SkyTrain stations.

## **4.0 REZONING**

### **4.1 1023 Third Avenue**

**HER00559**

Michael Watson, Senior Planning Analyst, summarized the report dated September 20, 2016 regarding 1023 Third Avenue. The applicant proposes entering into a Heritage Revitalization Agreement (HRA) in order to enlarge the heritage house and build two new duplexes at the front of the property (Third Avenue). In exchange for the additional density (duplexes) on site and alterations to the rear of the existing heritage house, the applicants would agree to restore and maintain the exterior of the heritage house, and place long-term legal protection on it through both the Heritage Revitalization Agreement and a Heritage Designation Bylaw.

Mr. Watson advised that notification was sent to the following:

- the surrounding neighbourhood within 100 metres (385 notices);
- All Residents' Associations;
- the Board of School Trustees;
- Superintendent of Schools; and,
- the New Westminster Heritage Preservation Society.

Eric Pattison, Pattison Architecture, provided an on-table PowerPoint presentation further outlining details of the project as noted in the report dated September 20, 2016.

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

- The shrubs located on the site do not have heritage value and would not be able to be able to be relocated.
- There would be two or three steps from Oxford Street leading to the rear of the heritage house;
- The heritage home is proposed to remain at the rear of the lot due to its historical value on the site, and would also assist with reducing the height of the duplexes;
- There would be five strata units located on the site, including the heritage house; and,
- While the interior of the heritage house would not be designated, the interior would be maintained as much as possible.

Discussion ensued, and the Commission noted the following comments:

- Concerns were expressed regarding the number of steps from the Third Street sidewalk to the heritage home;
- The project uses the slope of the site positively;
- The additions to the heritage home do not appear to affect its character;
- The project provides family oriented housing;
- Support was expressed for the positioning of the heritage home on the site;
- The project provides adequate parking; and,
- Appreciation was expressed for the retention of the heritage home.

**MOVED and SECONDED**

*THAT the application for the Heritage Revitalization Agreement for 1023 Third Avenue be supported.*

**CARRIED.**

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

**5.0 NEW BUSINESS**

**5.1 Small Housing BC Speakers Series**

Richard Carswell, Community Member, advised that Jake Fry, Director of Small Housing BC, will be speaking at the New Westminster Public Library on October 19, 2016 at 7:00 p.m. Mr. Fry will speak to in-fill and small housing options.

**6.0 REPORTS AND INFORMATION**

There were no items.

**7.0 CORRESPONDENCE**

There were no items.

**8.0 NEXT MEETING**

October 18<sup>th</sup>, 2016 (Council Chambers)

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 7:37 p.m.

Certified Correct,

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**Alex Sweezy**  
**Acting Chair**

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**Lauren Blake**  
**Committee Clerk**