



ADVISORY PLANNING COMMISSION

**Tuesday, January 17, 2017 at 6:30 p.m.
Council Chambers**

MINUTES

VOTING MEMBERS PRESENT:

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| Brian Shigetomi | - Chair, Community Member |
| Richard Carswell | - Community Member (exited at 8:52 p.m.) |
| Laura Cornish | - Community Member |
| Peter Goodwin | - Community Member |
| Peter Hall | - Community Member |
| Andrew Hull | - Community Member (arrived at 6:38 p.m.) |
| Christa MacArthur | - Community Member |

REGRETS:

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|----------------------|--------------------|
| Alex Swezey | - Community Member |
| Margaret Fairweather | - Community Member |

GUESTS:

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| Arthur Buse | - Boldwing Continuum Architects |
| Sandra Moore | - Birmingham Wood Architects and Planners |

STAFF:

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|--------------|-----------------------|
| Jim Hurst | - Development Planner |
| Nick Hardy | - Planning Assistant |
| Lauren Blake | - Committee Clerk |

The meeting was called to order at 6:31 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the minutes of Tuesday, November 15, 2016

MOVED and SECONDED

THAT the November 15, 2016 Advisory Planning Commission minutes be adopted.

CARRIED.

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

3.0 INFORMATION PRESENTATIONS

There were no items.

4.0 REZONING

4.1 260 Twelfth Street

REZ00107

Jim Hurst, Development Planner, summarized the report dated January 17, 2017, regarding an rezoning application that has been received for 260 Twelfth Street (Calvary Worship Centre and John Knox Christian School) to rezone from Public and Institutional Districts (Medium Rise) (P-2) to Comprehensive Development District (260 Twelfth Street) (CD – 68) in order to allow a development with the Calvary Worship Centre and John Knox Christian School sharing the building and parking. The school would have up to 450 pupils and 45 staff. The sanctuary of the worship centre would hold up to 250 people.

MOVED and SECONDED

THAT the following on-table correspondence regarding 260 Twelfth Street be received for information:

- *Email from Nick Kabani dated January 16, 2017;*
- *Email from Adam Isfeld dated January 14, 2017; and,*
- *Email from Brian Moore dated January 12, 2017.*

CARRIED.

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

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

- Site contamination remediation must be completed by the building permit stage of development. Remediation must be completed to Provincial standards, and the City is not involved during the remediation process;

- The school meets the minimum bicycle storage requirements as outlined in the Zoning Bylaw;
- The City has an agreement with the New Westminster School District to use the school gymnasiums for recreation; however, there is no registered covenant. It would be possible to register such a covenant;
- The school would be responsible for including a bus shelter overhang as part of their design;
- It is anticipated that the proposal would result in a minimal loss of parking spots in the area; and,
- It is anticipated that Twelfth Street would be developed to include a bicycle lane and a wider boulevard.

Witmar Abele, KMBR Architects Planners Inc., provided a PowerPoint presentation outlining details of the project as summarized in the report dated January 17, 2017.

Anne Ferguson, Principle of John Knox Christian School, provided an overview of the school, and noted the following information:

- The school is committed to encouraging students and staff to bike to school, and the school will include a bicycle repair shop;
- The school is committed to sustainability, and has located garden plots outside of the biology classrooms;
- Students have a variety of before and after school programs, which will stagger start and finish times; and,
- There is a bus stop located in front on the proposed project site, and it is anticipated that the majority of students would utilize public transit and bus services.

In response to questions from the Commission, Mr. Abele and Ms. Ferguson provided the following information:

- The owner of the site has received a stage two environmental report, and the site is not contaminated;
- Greenspaces are mandated for public schools; however, the proposal includes greenspace in the roof top garden, courtyard and tiered green spaces along Third Avenue;
- The proposal includes adequate space for physical activities for the number of students that the school anticipates will attend;
- Many of the school's library books are available online, which decreases the amount of space required for a physical library;
- The school has an existing traffic management plan, which includes five cross walk guards and significant signage;

- Students involved in trade programs generally complete their training off site;
- Approximately 30 students currently bike to school;
- The bicycle repair shop onsite includes room for bicycle storage;
- Currently, the school rents out their gym to community groups at least twice a week. The school's policy is to rent the gym when it is not in school use; and,
- The school's underground parkade would only be accessible via a right-hand turn in and out.

Kamran Sobhani, Assistant General Manager of Key West Ford, expressed concerns regarding safety, parking and traffic issues, noting the following comments:

- The proposed project is located in an accident prone area near Twelfth Street, Third Avenue and Stewardson Way;
- The proposed location could be dangerous for first time drivers, such as students;
- The proposed location currently struggles with a lack of parking availability, and it was suggested that the addition of a school and church could exacerbate the problem;
- It was questioned how the no left-hand turn out of the underground parkade would be monitored; and,
- The proposal is not a good use of the site, and is an inappropriate location for a school.

Nick Kabani, Owner of Kabani Auto, expressed concerns regarding the lack of greenspace included as part of the proposal, as well as for safety, parking and traffic issues, noting the following comments:

- The proposed location is inappropriate for a school;
- There are no amenities, such as shops or restaurants, located nearby for students to access;
- It was suggested that Third Street would be unable to accommodate additional parking if the school's gym was rented out for community events; and,
- It was questioned if Twelfth Street would be able to simultaneously accommodate a TransLink bus and a school bus, without blocking traffic.

In response to questions and comments from Mr. Sobhani and Mr. Kabani, Mr. Abele, Ms. Ferguson and Simon Mueller, Bundt and Associates, provided the following information:

- School representatives have met with the Strata Council of Discovery Reach, located across Twelfth Street. The Strata has expressed support for the project, suggesting that it could provide improvements to the area;
- School traffic should not be congruent with main traffic peaks;
- The underground parkade would be available for pick-up and drop-off;
- It is anticipated that congestion would occur in the area regardless of the school's presence;
- It was suggested that safety may improve with additional congestion, as drivers may slow down and be more aware;
- The applicant's measurements indicate that there is adequate room on Twelfth Street for both a TransLink bus and a school bus; and,
- The school's after hours functions are generally limited to about four events per year.

The Commission acknowledged the concerns regarding traffic, parking and safety issues. In addition, the Commission noted the following comments:

- It was suggested that the pedestrian and bike routes to the school may not have been adequately addressed. The bicycle infrastructure to the school may require upgrading;
- It was suggested that the long term bicycle storage could be relocated to parking stalls one, two and three, for easier accessibility from the driveway ramp;
- It was acknowledged that the proposed Official Community Plan outlines this area as medium to high density, and that congestion would likely increase regardless of the school. Therefore, traffic and parking issues would need to be addressed at a City level in the future as the area densifies;
- It was suggested that drivers may drive more carefully if a school is located in the area;
- The parking lot for the church congregation appears adequate, and meets the bylaw requirements;
- It was suggested that the applicant could contact the City for information regarding the Intelligent City initiative to include as part of the infrastructure of the school;
- The proposed school has a good, compact design;
- The proposal could provide vibrancy to the neighbourhood, and could provide animation at night;

- The proposal could provide a positive interface between the commercial space located along Stewardson Way and Third Avenue and the residential area located along Twelfth Street; and,
- The proposal could act as an anchor for Lower Twelfth Street.

MOVED and SECONDED

THAT the application for the Rezoning at 260 Twelfth Street be supported.

CARRIED.

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

4.2 1002, 1012, 1016, and 1020 Auckland Street

REZ00127

Jim Hurst, Development Planner, summarized the report dated January 17, 2017 regarding a proposed Rezoning from Light Industrial Mixed Use Districts (M-5) to a Comprehensive Development Districts zone to allow a development with 88 residential units. The project would have 75 units in a 5/6 storey apartment building with the front door facing Auckland Street. There would be 13 townhouse units that wrap around the base of the building and have their front doors facing Quebec Street.

In response to questions from the Commission, Mr. Hurst advised that the allowed height for the project was calculated based on a specific elevation, and is specific to this site. Mr. Hurst further advised that there is no intention to widen Auckland Street.

Viktor Saton, Porte Development, John Bingham, Bingham Hill Architects, and Meredith Mitchell, M2 Landscape Architecture, provided a PowerPoint presentation summarizing details as outlined in the report dated January 17, 2017.

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

- The patio spaces were designed to provide “eyes on the street” and the public planting is terraced downwards towards the street, in order to address Crime Prevention through Environmental Design (CPTED) concerns;
- There is one main lobby located on Auckland Street for pedestrian entry. The building has one entrance for security purposes; and,
- Bicycle parking is usually for tenant use only.

Doris Schoebel, Resident, expressed concerns with respect to parking.

In response to questions from Ms. Schoebel, Mr. Hurst advised that the project would include 140 parking stalls, with 18 stalls available for visitors. Mr. Hurst noted that street parking is not allocated for multi-family buildings.

Discussion ensued, and the Commission noted the following comments:

- The proposal appears to address CPTED concerns;
- A single pedestrian entrance to the project located at the top of Auckland Street may not be conducive to the project's walkability or bicycle access. It was suggested that the project could provide an additional ramp entrance at the lower portion of the project in order to encourage tenants to walk or bicycle;
- The townhomes have an appropriate degree of separation from the apartment units;
- Appreciation was expressed for the inclusion of family-friendly housing near a SkyTrain station;
- The proposal provides sensitive densification near a SkyTrain station; and,
- Concerns were expressed regarding the size of the larger units.

MOVED and SECONDED

THAT the application for the Rezoning at 1002, 1012, 1016, and 1020 Auckland Street be supported.

CARRIED.

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

4.3 1102, 1110, 1116, and 1122 Salter Street

OCP00015, REZ00128

Jim Hurst, Development Planner, summarized the report dated January 17, 2017 regarding a proposed Official Community Plan Amendment and Rezoning from Queensborough Residential Dwelling Districts (RQ-1) to a Mixed Residential Zone in order to allow a the development of a 78 unit residential development, which would also provide a 0.42 acre (0.17 hectare) dedication to the City for an extension of the Queensborough Perimeter Trail.

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

- This zoning is being considered as Council has expressed an interest in providing a variety of ownership options and forms for ground oriented homes;
- A Designated Compact Lot zoning has been considered in order to be filled to support the dyke;
- None of the units would be permitted to maintain a secondary suite;

- The Ministry of Fisheries would not provide any approval to create any permanent structures along the river fronts;
- The City’s traffic engineers have not indicated that traffic along South Dyke Road is busy enough to require a separated bicycle lane. A standard painted bicycle lane would be implemented;
- Traffic calming measures along South Dyke Road could improve the route for bicyclists and pedestrians;
- The greenspace located at the end of the right of way would be built by the developer and maintained by the City;
- There are parking requirements for the townhomes; there are no parking requirements for the row homes, duplexes and compact homes, as they are considered single family dwellings; and,
- There is street parking available around the perimeter of the site.

Bernard Decosse, Bernard Decosse Architect, provided a PowerPoint presentation summarizing details of the project as outlined in the report dated January 17, 2017.

The Commission expressed support for the proposal, noting that it is well designed and provides appropriate variety and densification. In addition, the Commission provided the following suggestions:

- Access could be provided from the interior of the site to South Dyke Road;
- A drive way apron could be implemented; and,
- Duplexes could be implemented along the west side of the site.

MOVED and SECONDED

THAT the applications for the Official Community Plan Amendment and Rezoning for 1102, 1110, 1116, and 1122 Salter Street be supported.

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

6.1 Zoning Bylaw amendment to allow arcades

Nick Hardy, Planning Assistant, summarized the report dated January 17, 2017, regarding an approach to permitting Contemporary Arcades in New Westminister: Zoning Bylaw Amendment to permit in C-3, C-4 and C-8 zones.

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

- The C-4 zone is Downtown, the C-3 zone Uptown and the C-8 zone is heritage related;
- The enquiry received pertained to a retro arcade; however, but the proposed amendments would allow for any arcade to operate in the future;
- The proposed bylaw does not include the ability for arcades to serve liquor. An applicant could apply for a liquor licence from the Province and a rezoning in order to allow liquor;
- The City does not control liquor licences; however, the City is able to provide comments to the Province during a liquor licence application;
- An applicant would be required to apply for a rezoning bylaw regardless of the proposed bylaw allowing arcades the ability to serve liquor;
- Anticipated amendments to the liquor licence process could make it easier for an applicant to apply for a liquor licence; and,
- The applicant interested in developing an arcade has a proposed location on Columbia Street.

The Commission expressed support for the proposed bylaw; however, it was suggested that the proposed bylaw could be proactive and allow an applicant to have the ability to apply for a liquor licence by omitting number six of item three in section 5.1.

MOVED and SECONDED

THAT the Commission recommend that Council support the recommended approach to permitting contemporary arcades in New Westminister.

CARRIED.

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

7.0 CORRESPONDENCE

There were no additions.

8.0 NEXT MEETING

February 21, 2017 in Council Chamber

9.0 ADJOURNMENT

ON MOTION, the meeting adjourned at 9:49 p.m.

Certified Correct,

Brian Shigetomi
Chair

Lauren Blake
Committee Clerk