



**ADVISORY PLANNING COMMISSION
MINUTES**

**Tuesday, September 19, 2023, 6:00 p.m.
Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically**

PRESENT:

Mr. Andrew Hull	Chair/Community Member
Ms. Simar Jaswal*	Alternate Chair/Community Member
Ms. Krista Macaulay*	Community Member
Mr. Diego Pons	Community Member
Mr. Quentin Van Der Merwe*	Community Member

ABSENT:

Mr. Jassy Briach	Community Member
Mr. Christopher Lumsden	Community Member
Ms. Angel Manguerra	Community Member
Ms. Luana Pinto	Community Member

GUEST:

Ms. Jean Roe*	Planner, Modus Planning, Design & Engagement
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STAFF PRESENT:

Ms. Meredith Seeton*	Policy Planner
Ms. Carilyn Cook	Committee Clerk

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Andrew Hull, Chair, 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

None.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 February 7, 2023

MOVED AND SECONDED

THAT the minutes of the February 7, 2023 Advisory Planning Commission meeting be adopted as circulated.

Carried.

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

3.2 February 21, 2023

MOVED AND SECONDED

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

Carried.

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

4. REPORTS AND PRESENTATIONS

4.1 22nd Street Station Area Visioning

Meredith Seeton, Policy Planner, and Jean Roe, Planner, Modus Planning, Design & Engagement, provided a PowerPoint presentation regarding the 22nd Street Station Area Visioning.

In response to questions from Commission members, Mses. Seeton and Roe provided the following comments:

- Community engagement will include a wide range of activities and approaches, in order to get ideas and feedback from a multitude of people, including those outside of the neighbourhood;
- Among other engagement activities, multiple workshops and an Ideas Challenge will take place, and input will be sought from students;
- The Ideas Challenge will be different than typical architecture design challenges in that it will be open to design concepts and policy ideas, and participation will be as low barrier as possible in effort to receive

the most number of ideas including submissions from community members;

- Visioning will include considering whether the boundary identified in the Official Community Plan remains the appropriate boundary for the 22nd Street Station area, and considering changes to the proposed land use designations in the Plan;
- Concurrently to engagement, staff is reaching out to external agencies and other departments, so as to be able to advance the vision in a timely fashion, but it will take time to bring all of the pieces together. Following the City's endorsement of a vision and adoption of bylaw amendments, neighbourhood transition will depend on landowner interest, land assembly, and market economics;
- City staff meet regularly with the School District with respect to their enrollment projections and long range plans with the goal of ensuring that there is capacity in schools to accommodate a growing student population. The Connaught Heights Elementary School is a great hub for the community but it is near capacity;
- Engagement will clarify what the community's aspirations for the neighbourhood are so that we know what will be needed from development;
- Part of the process will include financial analysis; and
- Once staff have heard from the community, the project will come back to the Commission for further input.

Discussion ensued and Commission member provided the following comments:

- Many community members are frustrated and tired of waiting and the neighbourhood is declining as residents do not know what to do with their properties;
- The first challenge will be assembling enough land for the towers;
- There is opportunity for First Nations groups to joint-venture housing in these large developments;
- Additional benefits could be realized with the inclusion of rental and/or supportive housing; and,
- The City should reconsider how rezoning is addressed as it should not be the long, drawn out process that it is now.

5. **NEW BUSINESS**

None.

6. **END OF MEETING**

The meeting ended at 6:49 p.m.

7. **UPCOMING MEETINGS**

Remaining scheduled meetings for the year, which take place at 6:00 p.m. unless otherwise noted:

November 21

December 19

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk