



ADVISORY PLANNING COMMISSION
MINUTES

Tuesday, April 16, 2024, 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
Mr. Quentin Van Der Merwe*	Alternate Chair/Community Member
Mr. Jassy Braich	Community Member
Ms. Ginny Foo*	Community Member
Ms. Krista Macaulay	Community Member
Mr. Diego Pons	Community Member
Ms. Gwendolyn Reischman	Community Member
Mr. Joseph Van Vliet	Community Member

ABSENT:

Ms. Luana Pinto	Community Member
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GUESTS:

Mr. Ben Aldaba	PMG Landscape Architects
Ms. Daniela Alvarado	SmartCentres
Mr. Nicholas Caragianis*	WPT Architecture
Mr. Michael Gilman	SmartCentres
Mr. Alan Lee	
Mr. Santiago Xavier Miranda*	WPT Architecture
Ms. Cristiana Valero	SmartCentres

STAFF PRESENT:

Ms. Dilys Huang	Planner
Ms. Hanna Jarrett	Planner
Mr. Marius Miklea	Assistant Corporate Officer
Mr. Mike Watson	Acting Manager of Development Planning

Mx. Katie Stobbart	Committee Clerk
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*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Andrew Hull, Chair, opened the meeting at 6:01 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered 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. REPORTS AND PRESENTATIONS

3.1 805 Boyd Street

a. 805 Boyd Street Staff Report

b. 805 Boyd Street Staff Presentation

Hanna Jarrett, Planner, and Dilys Huang, Planner, provided a presentation summarizing the 805 Boyd Street proposal.

In response to questions from the Commission, Ms. Jarrett and Ms. Huang advised:

- There are retail units that are vacant on the other side of the building portion that is being kept; the portion being demolished is currently unused;
- Within the proposed subdivided parcel there are some tree plantings along the west and south side of the building planned; the rest of the Queensborough Landing site will remain unchanged;
- Eleven replacement trees are required for the parcel;
- The application will reconfigure existing parking on the site as part of this proposed subdivision so they fall within the parcel;
- There is no gate proposed surrounding the new parcel; there would be an easement so mall users are able to access parking spaces near the storage facility; and
- The Queensborough Residents Association has not submitted any correspondence for this meeting; they were also notified as part of the applicant-led consultation process.

c. 805 Boyd Street Applicant Presentation

Cristiana Valero, SmartCentres, provided a presentation with further detail on the application.

In response to questions from the Commission, Ms. Valero and the applicant team advised:

- SmartStop has a different building model for storage; it relies on the idea of safety (e.g. being able to go at night as it is located close to a shopping centre);
- As businesses are shrinking, they need space to store their goods for internet sales, so proximity to the mall is helpful;
- Customer parking is accessible to the shopping centre and is not enclosed, but there is an access code required to access the three loading spaces within the building—customers with something small from their car would not need to access loading, but customers with vans or larger vehicles would use that secure loading access point.

The Commission provided the following comments:

- In favour of encouraging such use of light industrial land;
- There were negative sentiments in the resident surveys, including pointing to the proximity of a daycare;
- Storage is a needed amenity in Metro Vancouver;
- This business may result in fewer vacancies in the nearby shopping area;
- There are extreme traffic challenges with the Queensborough Bridge, and there may be an impact on the community if traffic increases in that area; and
- The building is well-designed with minimal and attractive signage.

MOVED and SECONDED

THAT the Advisory Planning Commission support the application for an Official Community Plan amendment and rezoning at 805 Boyd Street.

CARRIED UNANIMOUSLY

The Commission asked about the usefulness of asking Council to consider reviewing the current zoning to allow this type of use on similar sites.

Staff advised that the site is currently zoned commercial, and in those zoning districts, mini-storage uses are undesirable.

4. NEW BUSINESS

None.

5. END OF MEETING

The meeting ended at 6:54 p.m.

6. UPCOMING MEETINGS

Remaining scheduled meetings for the 2024 year, which take place at 6:00 p.m. unless otherwise noted:

May 21, 2024
June 18, 2024
July 16, 2024
August 20, 2024
September 17, 2024
October 15, 2024
November 19, 2024
December 3, 2024

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk