



**ADVISORY PLANNING COMMISSION
MINUTES**

Tuesday, May 21, 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
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:

Mr. Jassy Briach	Community Member
Ms. Luana Pinto	Community Member

GUEST:

Mr. Ruchir Dhall	Architecture Panel Inc.
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STAFF PRESENT:

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

MOVED and SECONDED

THAT the Agenda of the May 21, 2024 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 September 19, 2023

MOVED and SECONDED

THAT the Minutes of the September 19, 2023 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

4. REPORTS AND PRESENTATIONS

4.1 Official Community Plan Amendment, Rezoning, and Development Variance Permit: 1135 Salter Street

4.2 1135 Salter Street – Staff Presentation

Dilys Huang, Development Planner II, provided a presentation summarizing the 1135 Salter Street proposal.

A Commission member noted that the proposed development is on a floodplain and that the mitigation is to lift up of the living areas by 3.54 metres. He shared that he had reviewed information on the City's website related to the dykes in Queensborough and found that many of them are in disrepair, while the flood reports from 2014 assume that the dykes are in good shape. He queried what would happen if we were to experience a 100-year flood and if the 3.54 metre uplift would be sufficient to protect the complex given current state of the dykes.

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

- For this particular area of Queensborough, the flood construction level is 3.54 metres above GSC. Flood protection levels are identified within the Development Permit area for flood hazard which is a part of the current Official Community Plan (OCP). Any future updates that are proposed will be reflected in the OCP;

- This particular site is not located adjacent to a dyke but it would still need to comply with the current flood construction levels that are specified;
- Regarding the OCP designations for the different properties, these were determined through an extensive public engagement process when the OCP was updated;
- The Residential Medium density (RM) designation and other higher forms of designation tend to be more concentrated along Ewen Avenue which is identified as a Great Street in the OCP and, within the Queensborough Community Plan, there is also the Advance Street Plan that provides the anticipated configuration of the sites as well as future road networks. The OCP currently designates this site Residential Low-Density (RL); and
- For future developments, whether or not adjacent properties would also be designated as RM would depend on an OCP amendment application. Review of such a proposal would need to go through an application process similar to this one.

4.3 1135 Salter Street – Applicant Presentation

Ruchir Dhall, Architecture Panel Inc., provided a presentation with further detail on the application.

In response to a question from the Commission, Mr. Dhall advised that the park space for the community will be developed and maintained by the City and that the on-site amenity green space for the residents will be maintained as a part of the strata maintenance plan.

Discussion ensued, and in response to questions from the Commission, Dilys Huang, Development Planner II, advised:

- The proposed south side park space will be sub-divided and the developer will be providing that land to the City. The Parks and Recreation Department will be designing and constructing the park space using the capital contribution provided by the developer;
- The park space will be located in an area that will allow residents from other complexes to use it;
- The Parks and Recreation Department has requested \$175,000 from the developer to go towards the design and construction of the park space; and
- The turnover of the land for the park space to the City would be to the satisfaction of the Director of Parks and Recreation. Information

has been shared with the developer regarding the state in which the land needs to be in when it is turned over to the City.

The Chair called on registered speakers from the public.

Carmen Ng and Susan Ng, residents, advised that they own properties on Ewen Avenue and Jardine Street and shared the following comments:

- There is concern about drainage from the site as it could potentially flood the lower areas with less drainage;
- Currently, their Ewen Avenue property is being flooded by the property next door when it rains and the developer has not done anything for mitigation;
- The higher density that comes with the increase in height variance could also negatively affect their property; and
- There is concern that there will be no access to their home from Salter Street and request that parking on their side is improved to ensure access to their property.

In response to questions from the Commission, Ms. Ng confirmed that their farm runs behind the western side of the proposal property, from Ewen Avenue to Salter Street and that the roads around the property are higher than the actual property.

In response to questions from the Commission, Ms. Huang provided the following comments:

- The Engineering Department is currently reviewing the proposal. Proposed stormwater management and drainage works will need to be in accordance with City bylaws and requirements; and
- Typically on-site drainage will be managed and treated within property boundaries.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity to hear unregistered first time speakers.

CARRIED UNANIMOUSLY

There were no unregistered first time speakers.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity for the applicant to address the Commission for a second time.

CARRIED UNANIMOUSLY

In response to the concerns previously expressed by Commission members and residents Carmen Ng and Susan Ng, Mr. Dhall advised of the following:

- As the preload on the site is higher than the surrounding properties, drainage naturally flows to the adjacent properties. The preload will be removed as the development progresses; and
- Engineering Department staff have been in contact with the developer's consultants and it was advised that the proposed development be lowered by approximately two feet as permitted by the flood construction level. This has been done by acquiring as-built drawings and to the satisfaction of the City's Engineering staff.

The Chair called for speakers from the public and there were none.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity to hear second time speakers.

CARRIED UNANIMOUSLY

The Chair called for second time speakers and there were none.

In response to questions from the Commission, Ms. Huang provided the following comments:

- The Engineering Department will be reviewing proposed works to be done with respect to stormwater management and on-site drainage;
- The applicant will need to enter into a Works and Services Agreement (Agreement) with the City prior to the issuance of a Building Permit. The specific details of the Agreement would be determined through a detailed review by the Engineering Department and include any stormwater management requirements;
- Some portions of the pavement will be permeable pavers;

- A stormwater management plan would be required as part of the engineering works along with geo-technical and other water-related studies; and
- Residents who wish to provide new and additional feedback on the proposal may do so via the City's Be Heard website.

Carilyn Cook, Committee Clerk, will share the link to the Be Heard website with the delegates after the meeting.

Discussion ensued, and in response to a question from the Commission, Mr. Dhall advised that the developer is eager to begin construction and anticipates breaking ground early next spring.

Discussion ensued and Commission members provided the following comments:

- The drainage issues should be dealt with prior to the beginning of construction of the project;
- Generally in favour of this development; however, weary when anything is proposed to be built on a floodplain;
- Long-term flood protection in Queensborough is still concerning;
- We are in a housing crisis as well as a school-capacity crisis with local schools already over capacity. Adding 45 units of housing will increase school populations and consideration of amenities for projects does not include schools;
- The addition of more and more development in Queensborough will potentially raise the water table and greatly impact existing properties that are lower because they have not been developed; and
- The City should apply pressure to the school district and provincial government regarding school sizes and to ensure that Queensborough is properly served as it is currently underserved.

MOVED and SECONDED

THAT the Advisory Planning Commission support the application, the Official Community Plan amendment, rezoning, and Development Variance Permits for 1135 Salter Street.

CARRIED UNANIMOUSLY

5. NEW BUSINESS

None.

6. END OF MEETING

The meeting ended at 7:15 p.m.

7. UPCOMING MEETINGS

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

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