



**ADVISORY PLANNING COMMISSION
MINUTES**

**Tuesday, September 17, 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. Krista Macaulay*	Community Member
Ms. Gwendolyn Reischman	Community Member
Mr. Joseph Van Vliet	Community Member

ABSENT:

Mr. Jassy Briach	Community Member
Ms. Ginny Foo	Community Member
Mr. Diego Pons	Community Member

STAFF PRESENT:

Ms. Meredith Seeton	Senior Policy Planner 2
Mr. Nic Huige	Land Use Planning Analyst
Ms. Carilyn Cook	Legislative Services Assistant

*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.

MOVED and SECONDED

THAT the Agenda of the September 17, 2024 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 December 19, 2023

MOVED and SECONDED

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

CARRIED UNANIMOUSLY

3.2 January 16, 2024

MOVED and SECONDED

THAT the Minutes of the January 16, 2024 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

3.3 February 20, 2024

MOVED and SECONDED

THAT the Minutes of the February 20, 2024 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

3.4 April 16, 2024

MOVED and SECONDED

THAT the Minutes of the April 16, 2024 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

3.5 May 21, 2024

MOVED and SECONDED

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

CARRIED UNANIMOUSLY

4. REPORTS AND PRESENTATIONS

4.1 reGENERATE: Big Moves & Strategy Highlights for a Vision for the 22nd Street Neighbourhood

Meredith Seeton, Senior Policy Planner 2, and Nic Huige, Land Use Planning Analyst, provided a joint presentation titled “Big Moves & Strategy Highlights for a Vision for the 22nd Street Neighbourhood” to update the Commission on the community engagement process.

In response to questions from the Commission, Ms. Seeton and Mr. Huige advised:

- The vision imagines a new commercial high street along 21st Street, as part of the creation of a complete neighbourhood;
- Community members expressed strong interest in having a grocery store, which could be an important commercial anchor. There is the potential for a larger cluster of locally-oriented retail and second-floor office space for local businesses such as accounting firms and dental offices that do not require a storefront;
- Office towers are not being considered for the area as this is envisioned as an area that is well-connected by transit to other job centres;
- It will be important to have services in the area, such as sufficient childcare and schools, and the City is creating a new Financing Growth Strategy over the next year considering the need for such services;
- The 200-, 400- and 800-meter zones surrounding the 22nd Street Skytrain Station were defined by the Province and any properties with any portion within these rings are included;
- The City has been meeting with TransLink throughout the planning process, and TransLink is actively working on a Burrard Peninsula Area Transportation Plan. This plan is part of implementation of its Transport 2050 Plan, and will outline bus route, frequency, and level

of service changes. Improvements are anticipated for the growing 22nd Street area, including a future bus rapid transit connection to Marine Gateway;

- City-wide housing policies are under review; however, the City looks to provide affordable housing throughout the City at all different levels, including below-market and non-market housing. In general, affordability refers to 30% or less of household income going toward housing costs;
- The term “High Street” is being used to describe the creation of a new main street that brings a strong sense of place, acts as a neighbourhood heart, is a place to visit businesses, and has a central plaza that is neighbourhood-oriented. There is also a concept to locate a future neighbourhood house along this street;
- There has been collaboration with the Parks department, and there is no vision to remove existing green spaces or dog parks as there is a need to maintain what is there and expand and improve;
- Marine Gateway is one precedent that was looked at for the 22nd Street Vision, as well as Plaza 88 at New West Station and other developments adjacent to SkyTrain. There are ongoing conversations with TransLink on how to make the best use of the space;
- The subdivision pattern, established decades ago, includes only one residential block with a lane. To make development of that block viable, that lane may need to be closed and alternative options explored for maintaining connectivity and serviceability (especially for commercial uses along 21st Street);
- The City is building relationships with six First Nations: Musqueam, Squamish, Tsleil-Waututh, Kwikwetlem, Kwantlen, and Qayqayt;
- Laneway houses on existing single-family home properties are not being proposed in the 200-, 400-, or 800-meter zones from the Skytrain; however, there is some exploration on how to include ground-oriented housing options, such as townhouses; and
- There is an interest in allowing for incremental growth in neighbourhoods, which will mean giving careful consideration to the design of adjacencies between different housing forms.

In discussion, community members encouraged the following:

- Creating lots of diversity in types of retail space;

- Development of simple buildings that provide affordability rather than luxury;
- Working with TransLink to expand and increase public transit options in the area to prevent overcrowding on buses;
- Maintaining existing parks and dog parks and expanding upon them to improve the space;
- Formally including considerations for unhoused populations, ensuring they are included in the plan;
- Ensuring that ground floor retail spaces are occupied by businesses that rely on foot traffic, rather than offices such as dental offices that are better suited to second-floor spaces; and
- In the planning of new schools, ensuring that plans are made based on population projections and not current population levels to prevent overcrowding and reliance on portable structures.

5. **NEW BUSINESS**

None.

6. **END OF MEETING**

ON MOTION, the meeting ended at 6:51 p.m.

7. **UPCOMING MEETINGS**

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

October 15, 2024
November 19, 2024
December 3, 2024

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk