



CORPORATION OF THE CITY OF NEW WESTMINSTER

## **PUBLIC HEARING**

**February 8, 2010 9:00 p.m.**

Council Chamber  
City Hall

## **NOTES**

### **PRESENT:**

Mayor Wayne Wright  
Councillor Jonathan Côté  
Councillor Bill Harper  
Councillor Jaimie McEvoy  
Councillor Betty McIntosh  
Councillor Lorrie Williams

### **REGRETS:**

Councillor Bob Osterman

### **STAFF:**

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Ms. Donna Martin	- Committee Clerk

## **BUSINESS**

1. [Zoning Amendment Bylaw No. 7365, 2009](#) [a Bylaw to Amend Zoning Bylaw No. 6680, 2001 re: 1932 Eighth Avenue]

- a) The Director of Development Services made no summary of the intent of the bylaw as this meeting is a continuation of the recessed Public Hearing of January 11, 2010.
- b) The Acting Corporate Officer advised there were twenty-eight written submissions received about the project.
- c) Motion to Receive submissions.

**MOVED and SECONDED**

***THAT*** the following correspondence be received:

**Correspondence Received Prior to January 11, 2010**

- Letter from Akter & Tanya Zainul, New Westminster, voicing concerns/opposed;
- Letter to the Office of the Fire Commissioner from Akter and Tanya Zainul re: concerns about building codes;
- Gerald Keyes, 724 Bowler Street re: concerns about impact to neighbourhood;
- Wilhelm and Myrna Gavino, 731 20<sup>th</sup> Street re: concerns about impact to neighbourhood;
- George Thomas, 723 Bowler Street re: concerns about safety and courtesy; and
- Norm Lehman, 726 Bowler Street re: concerns about impact to neighbourhood.

**On-Table Correspondence Received January 11, 2010**

- Resident, re: support;
- Maureen Best, resident, re: support;
- Morius Popa, resident, re: support;
- James, Ounn, resident, re: support;
- Ralph Marino, Susan Marino, David Marino, residents, re: support
- Dario Picioli, resident, re: support;
- Alice and Ion Gabriel Iordache, residents, re: support;
- S. Myers, resident, re: opposed / concerns about neighbourhood impact and safety;
- Steve McNeely, resident, re: opposed / concerns about parking;
- Mike and Myra Howell, residents, re: concerns about neighbourhood impact and safety;
- Resident re: opposed / concerns about neighbourhood impact;
- Amrik and Harbhajan Pooni, residents, re: support;
- Akter Zainul, resident re: opposed / concerns;
- Richard Berrow, resident re: opposed; and

- *Ray Gaucher, West End Medicine Centre re: parking.*

**Correspondence Received After January 11, 2010**

- *West End Resident's Association re: opposed.*

**On-Table Correspondence Received February 8, 2010**

- *Cynthia Haines, resident, re: opposed*
- *Kathy Plante, resident, re: opposed*
- *Henry and Carlene Blankers, residents re: opposed*
- *Gerry Major, resident, re: opposed*
- *Merryn and Jason Leber, resident, re: opposed*
- *Bruno Morin, resident, re: opposed.*

**CARRIED.**

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

- d) Mayor Wright invited persons having an interest in the above bylaw to address Council.

**Eric Pattison**, Architect, reviewed the project noting the south setback has been increased, the roof design has been changed, and the addition has been made smaller and lower.

**Akter Zainul**, neighbourhood resident circulated his comments in writing (which will be added to the Agenda package) and questioned whether there was any compromise in the plan. He is opposed to the addition as he believes it will affect property values, livability of the neighbourhood, and change the street appearance. Mr. Zainul perceived the public consultation process as unfair, stating the City ignored input from the neighbours. He proposed an alternative to the plan presented. He voiced concern that the proposal as is required up to six variances which City staff are prepared to support.

Mr. Zainul submitted a letter from Gerard Major, realtor, regarding the impact of the addition on resale values of neighbouring properties (which will be added to the Agenda package).

**Tania Zainul**, a Bowler street resident, indicated she has no complaint against the church as it stands. However, she believes a 16 foot addition next to their home which requires a zoning change will take away from the residential look of the neighbourhood and impact their property negatively. The process has damaged trust in the integrity of the residential zoning and in the process.

**Elmer Rudolph**, West End Residents Association President, commented on the shortcomings in the notices/dissemination for the June 2009 presentation and indicated the 1.6 ft. setback and proposed zoning were not mentioned at the meeting. Revealing these matters at the time would have allowed the community an opportunity for input and possible redirection of the project. Only in October 2009 did neighbours learn about details of the proposal. Mr. Rudolph concluded by noting the neighbours nearest the church will suffer from the addition. He opposed variances in general.

**Richard Berrow**, resident, suggested Council consider the values the neighbourhood is seeking to protect. He is of the belief the addition to the church will create a visual bottleneck as the green space around the building is lost. (Mr. Berrow's comments were submitted in writing and will be added to the Agenda package.)

**Gerald Keyes**, resident, voiced concern that there is nothing aesthetically pleasing about the building and suggested landscaping to soften the look.

**Diana Stokes**, resident and representative of the church, pointed out that the church was built before the neighbourhood and as the City population grows, the church needs to grow. She mentioned that the church has taken 3 feet off the altar in order to increase the setbacks and churchgoers have permission to park at the pharmacy to aid parking congestion. Ms. Stokes advised that although the addition is quite small (1500 square feet), the change is extremely important to the religious practices of the congregation.

**S. Droboli**, member of the church since 1981, noted that although the addition is small, it is important to their religious beliefs. It is not a monster house. Parking exists on the street from the church to the east. The church will remain even without approval for the addition, however Ms. Droboli asked for approval of the addition.

**Nelson Reyes**, an Eighth Avenue resident, commented that parking at the pharmacy will only be used for overflow parking. He said the church building already looks threatening to the adjacent houses and believes home values will drop on Bowler Street. The church is already too large for the lot and the addition will not permit proper setbacks. It was his suggestion that the church consider relocation rather than expansion.

**Anna Pogarsky**, spoke in defense of the project. As a member of the congregation, she said the people of the church are friendly and do not

want to make the neighbours unhappy. The project has been adjusted as the City requested.

**Trevor Frith**, resident, opposed the rezoning stating he did not see the “net benefit” to the neighbourhood. He believes approval of this project will set a dangerous precedent and the lost uniformity on the street will affect property values. The 6 foot addition is massive is not welcome. Mr. Frith suggested moving the church entrance to the west end of the building. He supports continued use of the building as a church and supports upgrades to remain functional.

**Elmer Rudolph**, West End Residents Association President, expressed concern regarding the lack of communication between the City and the people who live around the church.

**Richard Berrow**, who has lived in the neighbourhood since 1988 was not satisfied with the parking situation as there is no agreement to assure that overflow parking at the pharmacy will continue. He suggested the congregation was aware of the present configuration of the altar at the time of purchase and proposed moving the entrance of the church building as a solution. Mr. Berrow does not believe alternatives have been explored and feels this expansion will be at the detriment to the neighbours.

**Eric Pattison**, Architect, clarified the standard rezoning process was followed for this project. Drawings were provided to the West End Residents Association and he attended an Association meeting to present the project. He affirmed that the project was presented with context, surrounding streets, topography, photos of existing building and project at hand, architectural massing, etc. He is of the opinion the intent of the project was clear.

**Gheorghe Serban**, pastor of Saint Gheorghe Romanian Church, advised that there is no other Romanian Church in the City. He was surprised at the number of people in opposition as there had never been any complaints prior to this time.

**Heather McKenzie**, resident at Eighteenth and Dublin, has no problem with the expansion. She suggested consideration be given to the south neighbour with a tall hedge or privacy fence.

**Akter Zainul**, neighbourhood resident, felt the drawings were misleading and that the roof gutter is an encroachment issue. He clarified he is not against the church, just the expansion.

**Nelson Reyes**, believes it will be a mistake to allow the expansion. He thought exceptions should be few and far between. The concession to scale down the building is not significant enough. The expansion will result in significant financial considerations for the neighbor. She scale of the project should be reduced.

- e) Motion to refer to Council

**MOVED and SECONDED**

***THAT** Zoning Amendment Bylaw No. 7365, 2009 be referred to the Regular Meeting of Council for consideration of third readings.*

**CARRIED.**

Councillor Betty McIntosh opposed the motion.

**ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 11:14 p.m.

Certified Correct,

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**WAYNE WRIGHT**  
**MAYOR**

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**JUDITH TURNER**  
**ACTING CORPORATE OFFICER**