



CORPORATION OF THE CITY OF NEW WESTMINSTER

## PUBLIC HEARING

June 1, 2009 7:31 p.m.  
Council Chamber  
City Hall

## NOTES

### PRESENT:

Mayor Wayne Wright  
Councillor Jonathan Cote  
Councillor Bill Harper  
Councillor Bob Osterman  
Councillor Jaimie McEvoy  
Councillor Betty McIntosh  
Councillor Lorrie Williams

### STAFF:

Mr. Jim Lowrie	- Acting City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Ms. Lisa Spitale	- Director of Development Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Ms. Judi Turner	- Assistant Corporate Officer

## BUSINESS

### [1. Zoning Amendment Bylaw No. 7315, 2009 \[a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: 409 Boyne Street and adjacent City lane\]](#)

- a. The Director of Development Services summarized the intent of the of bylaw amendment and proposed development of the lands.
- b. The Corporate Officer advised there were no written submissions received.
- c. The Mayor Invited persons having an interest in the bylaw to address Council.

**Daniel Boffo of 1389 Venables Street, representing the developer, Boffo Group of Companies,** made an illustrated presentation on the proposed project, rendering and floor plan, commented on support it received, proposed uses, and benefits which includes jobs. Mr. Boffo circulated copies of his presentation (which will be added to the Agenda package).

**Diane McLauchlan of 234 Holly Avenue** rose to oppose proceeding on this bylaw. She noted the site is important for the greenway which travels along Boyd Street but this project does not address the greenway. Ms. McLauchlan noted that Metro Vancouver does not support the project which converts industrial land to uses such as office space. Translink called for a traffic study and wanted a study on pedestrian and traffic activity as well. The Queensborough Residents Association reviewed the project but no vote was taken about this project at that time. This rezoning does not meet the requirements and does not enhance environmental sustainability.

**Gavin Palmer, President of Queensborough Residents Association, 603 Salter Street,** was present to review the Residents Association April 14<sup>th</sup> meeting. Since then a number of persons have raised concerns over the Queensborough OCP. On April 14, Mr. Boffo presented the development plans to the Association. Quorum was present at the meeting. The matter was discussed and will be discussed at their next meeting in June. No objections were raised at the meeting although no formal vote was taken.

**Daniel Boffo** was called back to the podium to respond to a question on transitions between zones. He confirmed how the site would be accessed and exited, tree selection for the project, employment that would be created, etc.

**Lorne Elliott of 315 Johnson Street** objected to the rezoning which he believes is premature. It should be suspended for at least year until decisions can be made on what will take place with the neighbouring 50 acre site. Heavy industry brings employment but Mr. Elliott believed the proposed development will not produce employment. If the area were residential, support businesses would be required and would create hundreds of jobs.

**Robert Jost of 401, 320 Royal Avenue** supported the proposed project which is small scale and will buffer residential development across the street from heavy industrial. This industrial land will pay higher taxes, preserve the industrial land base, make use of current unused land, and will create jobs.

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7315, 2009 be referred to the June 1, 2009 Regular Meeting of Council for consideration of third reading.*

**CARRIED**

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

**2. Road Closing Bylaw No. 7325, 2009 [a Bylaw to close that portion of lane adjacent to 409 Boyne Street]**

- a. The Director of Development Services summarized the intent of the bylaw and proposed development of the lands
- b. The Corporate Officer advised of the receipt and distribution of the written submissions:

**MOVED and SECONDED**

*THAT the following written submissions be received:*

- *Rocky Milino, Milino Enterprises and Erno Kratky, 414, 436 and 444 Boyne Street opposed to the proposal*
- *Diane McLauchlan, MCIP, LEED AP, 234 Holly Avenue opposed to the proposal.*

**CARRIED**

All members of Council voted in favour of the motion.

- c. The Mayor invited persons having an interest in the bylaw to address Council. No one rose to speak.

**MOVED and SECONDED**

*THAT Road Closing Bylaw No. 7325, 2009 be referred to a Regular Council Meeting for consideration of adoption when appropriate.*

**CARRIED**

All members of Council voted in favour of the motion.

**3. Heritage Revitalization Agreement (626 Tenth Street) Bylaw No. 7319, 2009**  
**[a Bylaw to enter into a Heritage Revitalization Agreement Under Section 966 of the Local Government Act]**

- a. The Director of Development Services summarized the intent of the bylaw and proposed development of the lands.
- b. The Corporate Officer advised of the receipt and distribution of the written submissions:

**MOVED and SECONDED**

**THAT** *the following written submissions be received:*

- *Dan Soenen, 1040 Seventh Avenue in support.*

**CARRIED.**

All members of Council voted in favour of the motion.

- c. The Mayor invited persons having an interest in the bylaw to address Council.

**Eric Pattison, Architect for the project, 204 Sixth Street**, made an illustrated presentation about the proposal to restore the dwelling and subdivide the property to facilitate construction of a new house. Mr. Pattison reviewed the history of the house, its heritage values, displayed examples of other small houses in the city, the context plan of the site, a site plan for the proposal, elevations of existing and new houses, and the streetscape.

**Robert Jost of 401, 320 Royal Avenue** supported the project which will preserve a house that is 120 years old.

**Marie Elema of 622 Tenth Street** rose to oppose the proposal because it will cause a drop in value in her home as the new house will be toward the front of the lot and obstruct her view.

**Mr. Pattison** confirmed that an earlier plan proposed to place parking to the front of the house, meaning the house would be further back on the lot. The new proposal follows the RT zoning requirement and places parking at the rear of the lot meaning the house is moved forward.

**Diane McLauchlan of 234 Holly Avenue** rose and noted that one seeks architectural aspects that are outstanding or historical aspects when considering saving a heritage home. She does not see any architectural merit in this house.

**Danik Daniels, owner** of the proposed dwelling, reviewed the following: his consultations with the neighbours, the setback on the house neighbouring his and that of the proposed structure noting they will be tapered back from the street and will therefore not impede the view of his neighbour. He urged that the project be approved. In response to a question, he confirmed that neither house will have a secondary suite. As well, the project will preserve a deserving house.

**MOVED and SECONDED**

***THAT*** Heritage Revitalization Agreement (626 Tenth Street) Bylaw No. 7319, 2009 be referred to the June 1, 2009 Regular Meeting of Council for consideration of third reading.

**CARRIED**

All members of Council voted in favour of the motion.

**ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 8:31 p.m.

Certified Correct,

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**WAYNE WRIGHT**  
**MAYOR**

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**RICHARD L. PAGE**  
**CORPORATE OFFICER**