



PUBLIC HEARING

June 27, 2011 6:00 p.m.
Council Chamber
City Hall

NOTES

PRESENT:

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

STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Eugene Wat	- Acting Director of Engineering
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Ms. Louise Payne	- Committee Clerk, Legislative Services

Mayor Wright read a statement concerning the proposed bylaw and the conduct of the Public Hearing.

BUSINESS

[1. Zoning Amendment Bylaw No. 7463, 2011 \[a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: 125 Columbia Street \(CD-37\)\]](#)

- i. The Director of Development Services summarized the intent of the bylaw and proposed development of lands.
- ii. The Acting Corporate Officer advised of the written submissions received in response to the Notice of Hearing.

MOVED AND SECONDED

THAT the following correspondence be received:

- *New Westminster Downtown Residents Association re: support*
- *British Columbia Rapid Transit Company Ltd. re: support*
- *On Table letter from Minh and Christina Ta, residents, re: support*

- *On Table letter from Trevor and Diane Muir, residents, re: support*

Resident re: Concerns

- *Ariadne Sawyer*

Residents' re: Opposed

- *On Table letter from Davina Mullin*
- *J.G. DeMarchi*
- *Robert Allan*
- *T Chawlam*
- *B Longul*
- *Mila, resident*
- *Denyse Beaudom*
- *S Boschnak*
- *Jon Daykin*
- *Kathy Clermont*
- *Terry Reid*
- *Dellarose Smith*
- *Yvonne Keogh*
- *Patrick Delaney*
- *Jackie Lemenvay*
- *Benson Ziviski*
- *Riea Wood*
- *Robert Tisdale*
- *Barb Keating*
- *Phaedra Williams*
- *Claude LeBlanc*
- *Yana Loif*
- *Greg Close Norge*
- *Judith Schroeder*
- *Chan Yun Choi and Hyong Kwon Lee*
- *Stefan Boschnak*
- *Robert Baikie*
- *Kim and John Celino*

On Table Correspondence:

Letters of Support:

- *Minh and Christina Ta, residents*
- *Trevor and Diane Muir, residents*

Letters of Opposition

- *Davina Mullin, resident.*

CARRIED.

All members of Council voted in favour of the motion.

- iii. Mayor Wright invited all persons having an interest in the bylaw to address the Council.

Mr. Peter Newall, developer, made a presentation to Council on the development proposal which complies with the Downtown Community Plan.

Mr. Harvey Hatch, architect, gave an overview of the project and outlined the challenges of the site.

Mr. Dennis Burch, resident, expressed concern with the impact of the new construction on 31 Elliot Street structurally; on-street parking concerns with only than 1 parking spot per unit for this proposal; overshadowing of 31 Elliot Street building; that residents of the new development should be responsible for maintenance of the common grounds.

The developer and Ms. Kathy Ho, traffic consultant for Bunt & Associates, responded to questions from Mr. Burch.

Mr. Stewart Goodwin, resident, expressed concern that lights from the proposed building would shine into his bedroom; concern for Patullo Bridge exit/on ramps to be located near this site; parking for the development is insufficient.

Mr. Stefan Boschnak, resident, stated that a transportation study needs to be done in the area as there is no place to turn a truck around on Clarkson Street when delivering materials for construction of the proposed building; no place to store building materials; access unresolved; concern over the intrusion of overhead lines in addition to the ugly poles and of ugly tall buildings on 31 Elliot Street and to the tunnel for TransLink switch – stated Translink does not support this tall building in proposed location; suggested that the subject lot be converted to a park; concerned that residents will be parking on the street. Urged denial of the project.

The developer responded to questions from Mr. Boschnak. Ms. Kathy Ho, traffic consultant for Bunt & Associates, referred to a letter dated June 21, 2011 to the developer regarding a completed traffic assessment for the proposed development (a copy of this letter will be attached to the Public Hearing Agenda package for information).

Mr. James Crosty, resident, commented the Strata Council at the Quay looks after property attached to their building. Beyond the sidewalk, Parks, Culture and Recreation is responsible for maintenance. Inquired whether letters were received from School District 40 regarding additional enrollment for St. Mary's site school.

Mr. Ross MacPherson, resident, expressed concern with the shadowing of his building, obstruction of his view and property values; concerns with parking analysis, noting that Clarkson functions as a one-way street due to parking along one side; noted that "no concern" statement by Translink is not the same as

“support”; no incentive by TransLink to increase density in New Westminster as their trains are full at rush hour; insufficient parking provided by project; concern for access by garbage trucks and need for provision of more parking. Concluded by strongly opposing the proposed project although not opposed to development of the site in general with lower density and a parking plan.

Ms. Barb Keating, resident, expressed concern about traffic around the proposed St. Mary’s site school as this was already a congested traffic area; concerned about too much development too quickly and the resulting demand on City services; streets in area are already slippery and old – how will developer address safety on these streets; there will be many more children; traffic study did not consider impact of new school and vacant property behind.

Ms. Lila Wood, resident, expressed concern with maintenance of Albert Crescent Park, and she suggested, as a solution, that the City purchase the subject property and add it to park, with a community garden.

Ms. Yvonne Keogh, resident, quoted an article in *The Province* stating “. . . the solution – must cool densification drive . . . and give elbow room and peace of mind . . .”

Ms. Barbara Elliot, resident, expressed concern for safety on Elliot Street in the ice/snow; noise and pollution from more traffic; concerned there are no new plans for more green space in the area or maintenance of the area; would be happier with a low-rise project; supports new school; would support low rises and townhouses.

Mr. Robert Baikie, resident, expressed concern with the impact of the development on traffic in the area; development would require 1.3-1.6 parking spots per unit (per bylaw) to allow for more than one vehicle per unit as well as boats, trailers, etc.; construction vehicles cannot move down Elliot Street; cannot reduce Clarkson Street (from 25 ft.) by widening of sidewalk; only access to the townhouses is from Albert Crescent Park; too dense a development proposed; zoning should remain as is.

Mr. Darren Radtke, resident, stated that the proposed development would not affect his view, however he was concerned about the proposal because Clarkson Street is a one-way street and there was not enough room for two cars to pass; it cannot support further narrowing; also, there is no parking on this street allowed currently; support revitalization of New Westminster but not in support of this specific development proposal. Urged that the bylaw not be changed.

Mr. Robert Jost, resident, expressed concern that when the new elementary school opens, it will put another one hundred cars into this neighbourhood – considerably more than this development will; traffic issues arose when the City closed lanes on Columbia; Royal Avenue traffic already is at stand still at times; area has been deteriorating and Albert Crescent Park has been neglected; can’t maintain expensive infrastructure without increasing revenue to the City; this

development will be a good sized project and will spur the need for improvements to Albert Crescent Park.

Ms. Esther Twenochlib, resident, inquired as to who is benefitting from this project and what are the benefits for the City.

The Director of Development Services responded to Ms. Twenochlib's concerns.

Mr. Josh (surname unclear), **resident,** advised that the City would have to shut down the road to get a tractor trailer down to this site; expressed concern with Clarkson Street during winter conditions, noting that something needs to be done about the grade on this street; garages from the new development and 31 Elliott Street will face each other and vehicles from each will not be able to negotiate the space together.

Ms. Kelly (surname unclear), **resident,** expressed concern with trucks sliding down Elliot Street in winter; cannot handle trucks on this site; if development is built, another tragedy will occur.

Mr. George Garnet, resident, expressed concern as to what will happen to 31 Elliot Street if damages occur; concern for elementary school being located in area of halfway houses and "centre of criminal activity" in New Westminster.

The developer agreed to do a pre- and post-construction inspection of 31 Elliot Street.

Mr. Bob McCullough, resident, stated that he has lived with construction noise, but when it ends you have a more livable area; one doesn't "buy" a view; this development is the "new face" of New Westminster – a visual focus for the east side; support the development proposal.

Ms. Denise Boucher, resident, inquired if the developer was willing to put in a pedestrian overpass to join Elliot Street to new Pier Park; why not access off Columbia Street? Bought in this area because of low-rise buildings – why 21 storeys in this neighbourhood; currently street usage is confusing with one section going in one direction, another segment in the other direction, and a third segment two way?

The developer responded to the questions raised by Ms. Boucher.

Ms. Sheida Nefad, resident, commented that the feeling of safety that this type of development brings to the neighbourhood is positive.

Mr. Dennis Burch, resident, stated that the zigzag path was the only handicap access toward Elliot, Tenth and Columbia Streets; want City to ensure the structural integrity of 31 Elliot Street building; should protect sightlines of residents because are part of their property values.

Mr. Darren Radtke, resident, noted it is not legal to park on either side of Clarkson Street, so why with this development, will it be safe to park there with the dramatic increase in traffic.

The Acting Director of Engineering answered questions from Mr. Radtke.

Mr. Stefan Boschnak, resident, suggested that the developer remove the townhouses from the development proposal, to provide access to the garage and for construction access; building is too high for the small lot; repeated that the drawings are not to scale.

Mr. Robert Jost, resident, stated that he supported the project because the downtown needs more customers in the area; development in the City has been weighted in the west, and need more development in the east; proposed development will help develop Albert Crescent Park and will benefit the community and neighbourhood; City needs to address traffic issues in the area; don't want City to purchase this property to protect the views of 20 residents – have lost my views over the years and don't expect to be compensated – this is part of living in a city; expects the project will bring amenities to the area – perhaps a restaurant.

Mr. James Crosty, resident, commented that this development will severely impact the Columbia Street corridor; residents are not clear on traffic issues; no one opposed to building on this site.

Mr. Ross MacPherson, resident, expressed concern with “losing flavor of downtown”; this building does not fit with “my vision of New Westminster”; this building will be the first seen coming into downtown, and sets the wrong tone; a four or five storey building would be better; regarding the issue of the elementary school nearby, don't think will be getting families in this development but instead commuters; have to build smaller, less dense developments to attract families.

Mr. Robert Jost, resident, noted the building at Fourth and Columbia is 18 storeys high and is two blocks from this proposed development.

Mr. Dennis Burch, resident, stated his opposition to the proposed development; the west end developing should be reflected in the east end of the city.

Procedural Note: The Public Hearing recessed at 8:55 p.m. and reconvened at 9:03 p.m. with all members of Council present as well as the following:

STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Eugene Wat	- Acting Director of Engineering
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Ms. Louise Payne	- Committee Clerk, Legislative Services

MOVED AND SECONDED

THAT Zoning Amendment Bylaw No. 7463, 2011 be referred to the June 27, 2011 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 9:06 p.m.

**WAYNE WRIGHT
MAYOR**

**JUDI TURNER
ACTING CORPORATE OFFICER**