



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

September 14, 2009 7:00 p.m.
Council Chamber
City Hall

NOTES

PRESENT:

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

REGRETS:

Councillor Betty McIntosh

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Director of Legislative Services/Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Roger Emanuels	- Acting Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Mr. Stephen Scheving	- Development Services
Ms. Donna Martin	- Committee Clerk

BUSINESS

1. Westminster Pier

- (a) [Official Community Plan Designation Amendment Bylaw No. 7330, 2009](#) [a Bylaw to amend Official Community Plan Designation Bylaws No. 5647, 1987 and 6476, 1998 re: Westminster Pier]

(b) [Zoning Amendment Bylaw No. 7331, 2009](#) [a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: Westminster Pier]

- i) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal. Bruce Hemstock, Trow Associates Inc. made a presentation outlining the conceptual plan for the Westminster Pier property.
- ii) The Corporate Officer advised there were six written submissions received in response to the Notice of Hearing and one On-Table submission from Edgewater Pacific Navigation that was circulated and added to the agenda packet.

MOVED AND SECONDED

THAT the following correspondence be received:

- *Residents of Highbourne Towers, 328 Clarkson Street, Suites 201, 400, 401, 300, 203, 500, 200 and 1401 re: support the OCP Amendment for 224 Front Street.*
- *Metro Vancouver, 4330 Kingsway, Burnaby re: support*
- *British Columbia Ministry of Transportation and Infrastructure, Lower Mainland District, 200-1065 Columbia Street re: no approval required from the Ministry*
- *Translink, 1600-4720 Kingsway, Burnaby re: support*
- *Lila Wood, 603-31 Elliot Street re: support*
- *Ministry of Environment, 10470 152nd Street re: site profile submission – zoning application*
- *Edgewater Pacific Navigation 64 Seymour Court – undecided.*

CARRIED.

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

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

Paul Johansen, Edgewater Pacific Navigation, indicated that after seeing the presentation and having his questions answered, he felt he could offer his support of the project.

Christopher Bell, a New Westminster resident, spoke in opposition to the rezoning of Westminster Pier property because he believes the contaminants from prior industrial uses could be a health hazard. Mr. Bell also challenged the estimated cost of remediation of the area.

Barbara Elliott, 704 – 52 Fourth Street, came forward to support the Westminster Pier park concept. Ms. Elliott suggested any construction should be of LEED quality; Front Street and the Railway should be encapsulated, and there should be restrictions on cruise ships dumping in the Fraser.

Sharon Bard, 110 Royal Avenue, is generally in favour of the City's plans for a waterfront park on the Westminster Pier property. However, she expressed concern that she had not heard anything about cruise ships or marinas during the public consultation in which she participated and she is not in favour of either being a part of the plan.

Mr. Wallace, 401 Main Street, was glad the City has bought the Westminster Pier property and said it would be a historic jewel if it is connected with Sapperton.

Christopher Bell continued to challenge the investigative reports from the consultant and requested the zoning be postponed until the toxic land has been remediated.

MOVED AND SECONDED

THAT the following be referred to Council for consideration of third reading:

- *Official Community Plan Designation Amendment Bylaw No. 7330, 2009; and*
- *Zoning Amendment Bylaw No. 7331, 2009*

CARRIED

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

2. **[Zoning Amendment Bylaw No. 7334, 2009](#)** [a Bylaw to Amend Zoning Bylaw No. 6680, 2001 re: Method of Measuring Building Height]

- i) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.
- ii) The Corporate Officer advised there was one written submission received in response to the Notice of Hearing:

MOVED AND SECONDED

THAT the following be correspondence be received:

- *Email from John Taylor dated September 10, 2009*

CARRIED.

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

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

There were no requests to address Council on this issue.

MOVED AND SECONDED

THAT Zoning Amendment Bylaw No. 7334, 2009 be referred to Council for consideration of third reading.

CARRIED

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

ADJOURNMENT

The Public Hearing concluded at 7:48 p.m.

Certified as being a fair and accurate report of the Public Hearing

RICK PAGE
CORPORATE OFFICER