



CORPORATION OF THE CITY OF NEW WESTMINSTER

## PUBLIC HEARING/OPPORTUNITY TO BE HEARD

October 1, 2007 7:03 p.m.  
Council Chamber  
City Hall

### NOTES

#### PRESENT:

Mayor Wayne Wright  
Councillor Jonathan Cote  
Councillor Calvin Donnelly  
Councillor Bill Harper  
Councillor Bob Osterman  
Councillor Betty McIntosh  
Councillor Lorrie Williams

#### STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Ms. Judi Turner	- Assistant Corporate Officer

#### BUSINESS

1. [Heritage Revitalization Agreement \(305/307 Carnarvon Street\) Bylaw No. 7166, 2007 \[a bylaw to enter into a Heritage Revitalization Agreement with the owner of heritage property\]](#)
  - a) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.
  - b) The 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 Homeless Coalition, supporting proposal](#)
- [New Westminster Downtown Residents Association, supporting proposal](#)
- [New Westminster Community Advisory Council, supporting proposal](#)
- [Neil Harker, owner of Summit apartment complex at 311 Carnarvon Street, supporting proposal;](#)
- *Phil Rankin, Rankin & Boyd, in support.*

**CARRIED.**

All members of Council voted in favour of the motion.

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

**Eric Pattison, Architect, and Andrew Boyd, Executive Director of Westcoast Genesis Society**, were present regarding the proposal for a Heritage Revitalization Agreement to permit rehabilitation of the property at 305/307 Carnarvon Street. Mr. Pattison noted the exterior of the houses will be restored and a new facility constructed at the rear. The facility will promote the physical, psychological, emotional and spiritual well-being of its clients. It will house 20 homeless beds and 15 corrections beds with on site staff. The architect described the intent of the rehabilitation, the project architecture, the landscaping design, parking, garbage and recycling, the facility floor plan, the intent for the two cottages and the addition which will combine them while preserving the cottages, and elevations. Mr. Boyd added his comments and conjectured that it might be 15 months to completion of the project.

**Bud Groves of 131 Rickman Street**, was present to speak in support of the proposal. As a volunteer member of the Citizens Advisory Committee to Correctional Services of Canada, Mr. Groves confirmed that the proponent is planning a project that will address concerns over safety and encouraged that Council approve the project.

**Jaimie McEvoy of 340 Ginger Drive** was present to speak in support of the proposal. He described the work of Genesis House Society in serving its clients with professionalism and integrity and in contributing to the community. He supported the heritage restoration of the Maria Keary Cottages and believed that the restoration will be well done. The project will serve the homeless in New Westminster and those suffering with fetal alcohol syndrome. He concluded by urging support for the application.

**Steve McClurg of 420 Carnarvon Street, President of the New Westminster Downtown Residents' Association**, was present to speak in support of the proposal, which he believes will have a dramatic effect on the homeless in the city. He commented that the restoration will enhance the existing neighbourhood. Support for the project was unanimous at the Residents' Association meeting. Mr. McClurg noted that opponents object to the addition of social services in the Downtown area, although they support the management of such facilities provided by Andrew Boyd.

**Michelle Hassen of 3122 St. John Street, Port Moody, and Federal Liberal candidate for New Westminster/Coquitlam**, was present to support the project which will help to combat homelessness in the city. Housing is essential to the anti-poverty effort and harm reduction and transitional support is also needed. Ms. Hassan spoke of the record of the facility operator and the support for the project of the community.

**Doug Whicker of 410 Carnarvon Street, Director of the Downtown Residents' Association**, was present to support the proposal. He spoke of the need in the community for the service with its programs that offer long term support, counseling and training which are vital to the success of such projects. The project will provide much needed restoration of the Maria Keary Cottages. Mr. Whicker concluded by urging support for the proposal.

**Lila Wood of 31 Elliott Street**, was present and spoke of the background of Westcoast Genesis Society. The purpose of the facility is to provide safe housing for its clients. The counseling, training and other supports they will offer will enable residents to improve and carry on a life and will supply housing for other clients in need. Ms. Wood concluded by urging support for the proposal.

**Roslyn Cassels of 300 Agnes Street** was present and stated that she feels very safe in the vicinity of Genesis House which has operated since 2000 with no serious incidents. She spoke of the comprehensive number of programs that will be offered to residents and support programs run by community volunteers. The facility will help the homeless in the community.

**Robert Jost of 320 Royal Avenue**, was present and noted that these facilities are often opposed in many communities. He pointed out that the facility has operated without trouble since 2000 and offers services to those who are in need. As well, Mr. Jost support the rehabilitation of the Maria Keary Cottages. He suggested that a plaque be mounted on the building as an attraction to tourists about the history of the city.

There being no further speakers, it was...

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007, be forwarded to Council for further consideration.*

**CARRIED.**

All members of Council voted in favour of the motion.

**2(a)** [Zoning Amendment Bylaw No. 7177, 2007 \[a bylaw to rezone 559 Garfield Street from Single Detached Dwelling Districts \(RS-1\) to Single Detached Dwelling Districts \(Small Lots\) \(RS-5\)\]](#)

**2(b) Development Variance Permit 469 - Detached Accessory Buildings**

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

**MOVED and SECONDED**

*THAT the following correspondence be received:*

- [Pat MacPherson, 557 Garfield Street, expressing concerns.](#)

**CARRIED.**

All members of Council voted in favour of the motion.

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

**Minder Bhullar, Consultant for the project at 559 Garfield Street**, made a presentation, displaying other development in the area, site information, statistics regarding their proposal, site plan of two homes proposed, elevations, and floor plans, etc. Mr. Bhullar responded to questions from members.

**Liz Somerfield of 556 Garfield Street**, rose to comment on the views from her home, which includes a view of open space and bushes that have grown for over 45 years, trees, and the house at 559 Garfield Street which was built with quality materials. The proposal will bring four families and their cars to a property now occupied by one family. Ms. Somerfield voiced concern that the neighbourhood is being overbuilt. She urged that Council oppose the rezoning and the destruction of the existing home.

**Nelson Geddes of 555 Garfield Street**, rose and noted that although the footprint will not change, the volume of occupied space will be much greater. Mr. Geddes noted that visibility is intended to be provided at the corner lot for safety when entering and leaving the lane in the area. As it exists at present, there is great danger due to the existing carport. Mr. Geddes noted there is a need for two parking spaces for the secondary suites and it is not required that they be enclosed. He asked how occupancy and security would be resolved between the occupants of the main houses and those of the suites. As well, he pointed out that the secondary suites each have two bedrooms and noted that Tenth Street does not provide safe parking for vehicles which might be required. A further consideration is that another neighbouring large lot has been sold and may be a candidate for another subdivision. Mr. Geddes concluded by opposing the variance due to a concern over safety because of reduced visibility.

**MOVED and SECONDED**

*THAT the following be forwarded to Council for further consideration:*

- *Zoning Amendment Bylaw No. 7177, 2007, and*
- *Development Variance Permit 469.*

**CARRIED.**

All members of Council voted in favour of the motion.

**ADJOURNMENT**

The Public Hearing concluded at 8:38 p.m.

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

---

**Richard L. Page – Corporate Officer**