

PUBLIC HEARING

October 27, 2014 6:00 p.m.
Council Chamber
City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Coté
Councillor Bill Harper
Councillor Jaimie McEvoy
Councillor Betty McIntosh
Councillor Chuck Puchmayr
Councillor Lorrie Williams

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer/Acting Corporate Officer
Mr. G. Dean Gibson	- Director of Parks, Culture and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Mr. Barry Wait	- Planner, Development Services
Ms. Stephanie Lam	- Council and Committee Clerk

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

The Public Hearing was called to order at 6:02pm.

BUSINESS

- 1. Zoning Amendment Bylaw No. 7722, 2014 for 1000 Quayside Drive [A Bylaw to Amend Zoning Bylaw 6680, 2001]**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7722, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	October 27, 2014	R-1*
Development Services	CW, Report, September 8, 2014	October 27, 2014	R-2
Development Services	CW, Report, May 12, 2014	October 27, 2014	R-3*
Development Services	CW, Report, February 3, 2014	October 27, 2014	R-4*
Development Services	CW, Report, October 6, 2014	October 27, 2014	R-5*

*Note: the reports indicated are not included with this agenda. They can be found at http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
I. Gould	July 14, 2014	July 14, 2014	In Support	C-1
K. Norman	September 16, 2014	September 16, 2014	Opposed	C-2
M. Hoyer	September 17, 2014	September 17, 2014	Opposed	C-3
N. Ugrina	September 18, 2014	September 18, 2014	Opposed	C-4
N. Banton	September 23, 2014	ON TABLE September 29, 2014	Opposed	C-5
S. Allan	September 24, 2014	ON TABLE September 29, 2014	In Support	C-6
P. McIvor	September 24, 2014	ON TABLE September 29, 2014	Neutral	C-7
A. Hudlin	September 26, 2014	ON TABLE September 29, 2014	Opposed	C-8
M. Shieh	September 24, 2014	ON TABLE September 29, 2014	In Support	C-9
C. Ouellet-Martin	September 26, 2014	ON TABLE September 29, 2014	In Support	C-10
K. MacKerricher	September 29, 2014	ON TABLE September 29, 2014	In Support	C-11
G. Bemister	September 29, 2014	ON TABLE September 29, 2014	Opposed	C-12
Port Metro Vancouver	October 17, 2014	October 17, 2014	Comments	C-13
S. Allan	October 19, 2014	October 19, 2014	Support	C-14

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application for proposed Zoning Amendment Bylaw No. 7722, 2014 for 1000 Quayside Drive.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

Staff reported the following with respect to the number of written submissions received:

- SEVEN written submissions in support of the Bylaw
- SEVEN written submissions opposed to the Bylaw
- ONE written submissions expressing a neutral position with respect to the Bylaw
- ONE written submission giving comments
- ONE written submissions expressing concerns

- c. Motion to receive submissions

MOVED and SECONDED

THAT the written submissions be received.

CARRIED.

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

- d. Invitation to those present to address the bylaw

Mayor Wright called for speakers to the application.

Catherine Ouellet-Martin, Executive Director for the Fraser River Discovery Centre, spoke in support of the proposed Zoning application, noting that the project could provide connectivity between the Skytrain Station/Downtown and the New Westminster Waterfront.

Ms. Oullet-Martin suggested that the project will support the development of a strong and vibrant community.

Arlene Hudlin, resident, provided a petition in opposition to the proposed zoning application and advised that the document contains 56 signatures.

Ms. Hudlin requested an update with respect to the required Public Hearing/Advisory Planning Commission notification signage which was to be posted on the property. Concerns were also expressed with respect to the location of the signage, suggesting that the placement could have been difficult to see by residents.

Barry Wait, Planner, reported that three signs were posted on Tuesday, October 7, 2014 and advised that the placement of the signage met the requirements of the *Local Government Act*.

Ms. Hudlin spoke in opposition to the proposed zoning application, noting that the project does not fit within the landscape of the area and suggested that the size and scale of the development could block light to other buildings within proximity.

Glennis Cramer, resident, expressed concerns with the proposed zoning application and provided the following comments:

- Seismic concerns with respect to building tall structures along the Fraser River;
- Ms. Cramer questioned if there would be adequate parking for visitors and residents;
- It was noted that the increased development could be overwhelming to local businesses;
- It was noted that current traffic in the area is overwhelming with volume, adding that a new development could exacerbate the existing issues.

Discussion ensued, and it was noted that Ms. Cramer's concerns were relative to an application previously considered by Council.

Christine McKenzie, resident, expressed concerns with respect to potential seismic impacts to the existing buildings due to the pile driving and construction of the proposed project. It was suggested that the potential damages could exacerbate her residential building's existing structural issues. Ms. McKenzie proposed an engineering report to assess the impacts be conducted, and that the applicant cover the costs of the investigation.

Don McCullough, resident, spoke in opposition to the proposed rezoning application and spoke to the increasing percentage of off-shore investments

of apartments in the City. It was suggested that units rented by investment owners do not always appeal to families or those seeking long-term living.

Mr. McCullough acknowledged the development opportunity presented to the City; however, requested that the City reconsider the proposal, noting that accepting too many high density proposals could make the City unlivable.

Roy Hudlin, resident, spoke in opposition to the proposed rezoning application and provided the following comments:

- Concerns were expressed with respect to the location of the notification signs posted on the site;
- The proposed application could transform a slow and calm street into a thoroughfare;
- Concerns were expressed with respect to the height of the proposed application, suggesting that the design could be precedent setting for skyscrapers;
- It was suggested that the buildings be constructed under the existing zoning.

In response to questions of Council, Barry Wait, Planner, provided the following information:

- The Official Community Plan has designated the subject property for high density and mixed use;
- It was noted that the existing permitted height for the site is 220 feet and the project proposes the building to stand at 307 feet.
- Although the height exceeds the existing permissions, the proposed density for the project is lower than what is currently allowed;
- The proposed project holds a large residential component;
- The project proposed additional public amenities to be considered in conjunction with the request for a higher building;
- The City inspected and took photos of the subject property to ensure that the notification signage has been posted;
- The proposed amenities include an elevator and stairs to connect the McInnes overpass to grade at Quayside Drive. It will also provide for a walkway to allow for better pedestrian access.

Mark Shieh, Owner of the River Market, and Gary Pooni, Bosa Properties, provided a PowerPoint presentation and the following comments with respect to the proposed zoning application:

- An engineering study to investigate the seismic concerns can be conducted with the costs covered by the applicant;
- There have been a number of substantial changes to the proposal as a result of public feedback;
- The close proximity to transit systems can potentially reduce the reliance of auto traffic;
- The proposed shopping news can potentially support the revitalization of a commercial area;
- A comprehensive transportation assessment has been conducted, and the applicants are confident that the road system can accommodate the proposed increase to density;

In addition to the information provided by the applicants, members of Council noted the following:

- The proposal does not meet the Federation of Canadian Municipalities railway guidelines; however, the applicant has proposed to include additional mitigating factors to address the railway's proximity to the area;
- Environmental design proposes to support crime prevention for the project in areas such as the proposed breezeway.

Robert Joste, resident, addressed the concerns expressed regarding increased traffic and road congestion, access to the development, and the height of the proposed project and provided the following comments:

- Many vehicles and trucks travel through New Westminster due to limited options to routes from temporary road closures (eg: The Pattullo Bridge on-ramp), and one way streets and turns;
- It was suggested that Carnarvon Street has become an alternative to Columbia Street as commuters are likely avoiding the traffic lights;
- With respect to concerns that the height of the proposed development would be precedent setting, it was noted that the height of the project is lower than the tallest building in the area, adding that the precedent has already been set;

- It was acknowledged that while residents do not want to see more trucks travelling on City roads, that an increase of delivery trucks to local establishments is also a sign of success for local businesses.

Mr. Joste noted that the proposed project, which features shopping, is located in close proximity to transit which provides an element of accessibility to individuals with disabilities.

Sharon Chick, resident, commended Council's work with respect to the waterfront, acknowledging City projects such as Westminster Pier Park and the partial demolition of the Front Street parkade. Ms. Chick also expressed support for the downsizing of the project, noting that the project could support an open waterfront.

Larry Webster, resident, expressed concerns with respect to the proposed height of the building, noting that existing residents in the area could have purchased their property under the impression that new developments would not exceed 220 feet.

Mr. Webster acknowledged that the proposed addition of public amenities could act as a compromised for increased height; however, suggested that 307 feet, which is a 35% increase, could be too high.

Mayor Wright called for second time speakers to address the application.

Roy Hudlin, resident, expressed concerns regarding the proposed increase to density, and requested further information with respect to why the application is being considered.

Bev Grieve, Director of Development Services, advised that all applications are considered with the City's guidelines (eg: design). It was noted that through public consultation, today's proposed project has undergone a significant evolution based on the feedback received by the public and Council. With respect to the height, it was noted that the 307 foot tower proposed is a decrease from the original proposal.

Arlene Hudlin, resident, spoke to obtaining the 56 signatures in the petition submitted earlier in the Public Hearing, and advised that of all the homes she had visited, only four individuals opted not to sign the document. Ms. Hudlin suggested that more signatures could have been received if she had more time to door knock.

Robert Joste, resident, spoke to the design of the proposal, noting that although the building is proposed to be 307 feet, that the structure is tall and slender, leaving a smaller footprint and more room for a breezeway and greenspace.

It was noted that with the existing permissions, the applicant could have built a structure to 220 feet with a maximum floor space area, which would have significantly reduced the greenspace and breezeway area proposed for the project.

Mayor Wright called for third time speakers to the proposed application.

Roy Hudlin, resident, spoke in opposition to the proposed rezoning application and suggested that the view of residents living in buildings surrounding the subject property will be reduced, which could negatively impact the value of the properties.

Robert Joste, resident, advised that the local newspapers often provide reports regarding proposed and upcoming developments in New Westminster. Mr. Joste advised that high rise developments could occur anywhere in the lower mainland, noting that residents should be aware that views are not a guaranteed feature when purchasing a home.

Hannah McCullough, resident, acknowledged Council's desire to develop a family oriented community, and suggested that the proposed development may not be appealing to families. It was suggested that often times, investors will purchase a significant portion of a development in order to rent the units.

With respect to the proposed breezeway, Ms. McCullough spoke to the existing breezeway located on Carnarvon Street, and suggested that the existing location and condition is a deterrent for residents, adding that breezeways and parks require openness.

Ms. McCullough advised that she is not opposed to development; however, expressed concerns for the close proximity and height of the buildings. Although the number of towers in the proposed project has been reduced, it was suggested that high rise buildings not be established along the waterfront.

The Applicant, clarified that although two bedroom units have been defined as adequate family housing, that the number of three bedroom units proposed in the project has increased to 26.

Mayor Wright called three times for speakers to the application. There was no response.

- e. Motion to refer to Council

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7722, 2014 be referred to Council for third reading.

CARRIED.

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

CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

ON MOTION, the meeting was adjourned at 7:41 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

LISA SPITALE
ACTING CORPORATE OFFICER