



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

November 30, 2009 7:00 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
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 & Information Technology
Ms. Donna Martin	- Committee Clerk

BUSINESS

1. 841 Royal Avenue

- a) [Heritage Revitalization Agreement \(841 Royal Avenue\) Bylaw No. 7338, 2009](#) [a Bylaw to enter into a Heritage Revitalization Agreement under Section 966 of the Local Government Act]
- b) [Heritage Designation Bylaw \(841 Royal Avenue\) No. 7339, 2009](#) [a Bylaw of the Corporation of the City of New Westminster to

designate the lands, buildings and structures located at 841 Royal Avenue, as protected heritage property]

- 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 were two submissions received in response to the Notice of Hearing.

MOVED and SECONDED

THAT the following correspondence be received:

- *H.S. Chase Architect Inc. re: current scheme for heritage revitalization projects.*
- *Sheila Smith and Marsha Selk opposing varying parking requirements.*

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.

Pierce Brewster, 109 Tenth Street, expressed concern about the parking shortage and the height of the proposed building and how it will affect the quality of life for Landro Manor tenants. He asked where the site access will be and fears cutting into the bank and the water coming up on McInnes Street will weaken the slope and create destabilization on his property.

Ash Dutta, 109 Tenth Street, believes his rights will be violated by construction workers trespassing on his property. He questioned where building materials will be stored and was also concerned about destabilization of Landro Manor.

Mr. Dutta requested a written guarantee from the developer stating the construction will not destabilize Landro Manor. He also requested a temporary fence be installed during construction and a permanent fence be installed after construction as well as a steel fire escape system.

In response to the concerns raised, Herbert Chase, architect for the project indicated the developer will follow the guidelines with respect to construction access. The outflow of water is from the school property and is a city engineering problem not an on-site problem.

The proposed project will be no higher than the current Telford Building. The developer has agreed to install a fence around the construction area.

A parking study has been completed and recommends one parking space per unit. However, that is not possible so other options are being explored. One solution is to permit residential parking only on McInnes Street. Emanuel Church has offered to provide some parking spots for lease.

Ash Dutta was concerned that excavation is occurring directly against the lower parkade of Landro Manor and is already destabilizing that property. He requested Council take no further action until parking issues has been resolved. Staff was in agreement.

It was suggested that Mr. Chase meet with the adjacent property owners to discuss this project.

Allan Diamond, owner of the property at 823 Royal Avenue suggested his property be purchased and used parking.

MOVED and SECONDED

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

- *Heritage Revitalization Agreement (841 Royal Avenue) Bylaw No. 7338, 2009; and*
- *Heritage Designation Bylaw (841 Royal Avenue) Bylaw No. 7339, 2009*

CARRIED.

All members of Council voted in favour of the motion.

2. 845 Royal Avenue

- a) [Heritage Revitalization Agreement \(845 Royal Avenue\) Bylaw No. 7340, 2009](#) [a Bylaw to enter into a Heritage Revitalization Agreement Under Section 966 of the Local Government Act]
- b) [Heritage Designation Bylaw \(845 Royal Avenue\) No. 7341, 2009](#) [a Bylaw of the Corporation of the City of New Westminster to designate the lands, buildings and structures located at 845 Royal Avenue, as protected heritage property]

- 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 were three written submissions received in response to the Notice of Hearing and one On-Table submission.

MOVED and SECONDED

THAT the following correspondence be received:

- *H.S. Chase Architect Inc. re: current scheme for heritage revitalization projects.*
- *Sheila Smith and Marsha Selk oppose varying the parking requirements.*
- *Richard Carswell, on behalf of the Brow of the Hill Residents Association supports the proposal with some reservations regarding the parking.*

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.

Pierce Brewster, 109 Tenth Street, was concerned about access. There is room for a fence but not for a hedge. He suggests the developer construct a temporary fence during construction. Having no parking for this property is not good math. Questioned if this property was intended to be a strata.

Staff responded that this project was before Council on November 9, 2009 to allow the building to be a strata.

Ash Dutta, 109 Tenth Street, raised the issue of parking, garbage disposal and recycling. He does not believe there is enough space for truck access. When questioned about the sale of a panhandle greenspace on the adjacent property, the residents have said no because the trees would have to come down.

Staff noted the panhandle was necessary to meet the density requirements. If the panhandle were sold, the property would have to be rezoned.

Herbert Chase addressed the access issue for garbage disposal and recycling stating it will be on the upper level with no access problem.

MOVED and SECONDED

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

- *Heritage Revitalization Agreement (845 Royal Avenue) Bylaw No. 7340, 2009; and*
- *Heritage Designation Bylaw (845 Royal Avenue) Bylaw No. 7341, 2009*

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 8:05 p.m.

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

Richard L. Page – Corporate Officer