



CORPORATION OF THE CITY OF NEW WESTMINSTER

## PUBLIC HEARING

January 21, 2008 7:02 p.m.  
Council Chamber  
City Hall

## NOTES

### PRESENT:

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

### REGRETS:

Councillor Calvin Donnelly

### 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 and Information Technology
Ms. Judi Turner	- Assistant Corporate Officer

### RECESS

### MOVED and SECONDED

*THAT the Public Hearing recess.*

**CARRIED.**

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

The Public Hearing recessed at 7:02 p.m. and reconvened at 8:03 p.m. with all members present except Councillor Donnelly.

Mayor Wright made a statement regarding the conduct of the Public Hearing.

## BUSINESS

1. [Zoning Amendment Bylaw No. 7211, 2007 \[a bylaw to create the Comprehensive Development District \(East Eighth Avenue\) \(CD-15\) and rezone 343 East Eighth Avenue from Single Detached Dwelling Districts \(RS-1\) to Comprehensive Development Districts \(East Eighth Avenue\) \(CD-15\)\]](#)

- 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:*

- a. [Email from Alex Bronevitch, opposing the proposal](#)
- b. [Christine Beletz, 831 William Street, supporting the proposal.](#)

**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.

**Alex Bronevitch of 351 East Eighth Avenue** rose to oppose the proposal. He made the following comments:

- a. Speeding in the rear lane is already occurring
- b. Those who support the proposal reside outside the neighbourhood block
- c. Would the day care have to apply for a future expansion if the owners wish to add to the numbers of children permitted
- d. What will be the impact if the business is sold
- e. Has the city formed a committee to review the development of residential day cares which require bylaw changes.

**Carla Bronevitch of 351 East Eighth Avenue** rose to oppose the application and cited the following as concerns:

- Increased traffic in the lane which is already in disrepair
- Lack of parking and high traffic on Eighth Avenue
- Speed bumps to control traffic causing more noise or possible drainage issues

- What will prevent a new owner of the property from opening another type of business that is distasteful and might add even more traffic.

**Sarah Prosser of 229 Archer** rose and commented that commuters are looking for short cuts to bypass the traffic on Eighth Avenue. She went on to point out the following:

- It is not a day care issue but a traffic issue
- There will not be much impact from the new day care; most lane users travel the entire lane and do not stop at the day care
- A parking area has been provided for the day care parents off the lane, which is safer
- The day care centre has offered to make the lane safer with signage, and speed bumps
- It is unsafe for children to play and skateboard in the lane.

**Tammy Tice of 1403, 69 Jamieson Court**, has a son who attends the day care in question. She made the following comments:

- There is a shortage of day care spaces
- She can only work part time as she cannot get full time day care
- day care spaces is desperately needed
- The facility is a quality operation
- Higher taxes will be paid for the business

Ms. Tice asked that Council help correct the shortage of day care spaces by approving the application.

**Jonina Campbell of 119 Emery Street** rose to support the rezoning and made the following comments:

- Found it difficult to place her children in day care
- Cannot place her children in one day care
- Finds arranging day care a challenge which can interfere with her ability to continue working.

**Ed Mix of 346 Carnegie Street**, residing on a property adjoining the subject property, rose to oppose the proposal and made the following comments:

- Traffic in the lane is the concern causing a safety issue
- Safety must be addressed before there is an injury or a fatality
- Loading and unloading on Eighth Avenue is unsafe as the street is a truck route
- Voiced concern over excess traffic on Carnegie; the day care will exacerbate this existing problem

- The lane is narrow, contains rights of way and has no sidewalks – there are only 12 feet of pavement; it is designed for property owners to exit their property; however, other motorists use the lane as a traffic route
- Speed bumps will not reduce the volume of traffic
- Suggested a better location for a day care
- Is concerned over reductions in his property value because of traffic
- The day care will make the problems worse.

**Marjorie Staal of 1616 Hamilton Street**, Executive Director of a family resource program (Family Place) that deals with children aged 0 – 5 years. She noted the following:

- Families are having trouble finding day care space for the younger children
- The profit margin for younger children day care is small
- The day care is very well operated
- This is not a day care issue but a traffic issue
- Two spots for a day care is good
- Pick up and drop off is only twice a day
- The traffic is a small part of the problem
- The overall good of extra day care spaces should be considered over other concerns.

Ms. Staal read a letter from Terry Smith on behalf of Little JJ's Day Care in support of the application for rezoning.

**MOVED and SECONDED**

***THAT*** the following bylaw be referred to Council for consideration:

- *Zoning Amendment Bylaw No. 7211, 2007.*

**CARRIED.**

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

**ADJOURNMENT**

The Public Hearing concluded at 8:45 p.m.

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

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**Richard L. Page – Corporate Officer**