



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

January 22, 2007 7:00 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	- City Clerk
Mr. Tim Whitehead	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Mr. Ray Young	- Solicitor
Ms. Judi Turner	- Assistant City Clerk

BUSINESS

1. [Zoning Amendment Bylaw No. 7118, 2006 \[a bylaw to rezone 804 Twelfth Street from Community Commercial Districts \(Medium Rise\) \(C-2\) to Community Commercial Districts \(Medium Rise\) \(Liquor Store\) \(C-2AL\)\]](#)
 - a) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.

- b) The City Clerk advised of the written submissions received in response to the Notice of Hearing (63 in support, 127 opposed, 4 with concerns, on table items)

MOVED and SECONDED

THAT the following correspondence be received:

Support:

- Russ Cooper, 405 – 12 K de K Court;
- Downtown New Westminster Business Improvement Society;
- Arles Buiza, business owner at 810 – 12th Street;
- Fanny Sierra, business owner at 806 – 12th Street;
- R. Goyal, 510 West 49th Avenue, Vancouver, owner of 804 – 12th Street;

Expressing Concern:

- E-Mail from Kenna Hoskins, 1907 London Street;
- Linda Hale, resident;
- E-Mail from Susan Wandell;

Opposed:

- E-Mail from Chris Bryan, 1316 Nanaimo Street,
- Lucky Strike Bowling Lanes Ltd. & Thirsty Duck Pub, 1205 Sixth Avenue;
- E-Mail from Lavinia Zanini, 812 Henley Street;
- E-Mail from Blair Armitage;
- L. Gartland, 104 – 1169 – 8th Avenue;

Correspondence received after deadline for correspondence August 28/06

In Support:

- Judy Sutherland, 6 -418 – 12th Street
- S. Lally, 812 – 13th Street
- Claudette M.Charlie, New Westminster
- Resident, 620 -12th Street
- Mike Phillips, New Westminster
- Tom Radek, #6 – 418 -12th Street
- Greg Radek, #5 – 418 – 12th Street
- Rachel Radek, 12th Street
- S. Gill, Royal City Motel, 418 – 12th Street
- Sandy Atmarow, 605 -12th Street
- Ali Aghasi, 815 – 12th Street
- Michael Andronik, 8603 – 12th Avenue, Burnaby
- Robert Webster, 502 -55 Royal Avenue
- Harry Prentice, 1402 London Street
- Eleanor Chapman, #3 – 418 -12th Street
- Gina Bereska, 7319 – 10th Avenue, Burnaby
- W. M. Ford, #220 – 815 – 5th Avenue

- [Kim Gibson, 106 Carroll Street](#)
- [Westminster Rubber Stamp, 804 – 12th Street](#)
- [Jean Wckienge, 808 – 12th Street](#)
- [Rhonda A. M. May, 2209 – 7th Avenue](#)
- [Bob Moore, 318 – 1010 – 6th Avenue](#)
- [W. M. Ford, #220 – 815 – 5th Avenue](#)
- [Bijay Singh, 1709 London Street](#)
- [Autar Disanjh, 208 Jardine Street](#)
- [Royal City Fire Supply, 633 – 12th Street](#)
- [Mangal Purewal, 184 Hendry Place](#)
- [Charles Chapman, #3 – 418 – 12th Street](#)
- [Judy/Bill Barton, #309 – 505 – 6th Avenue](#)
- [Barry Martyniuk, 950 -12th Street](#)
- [R. Toor, 831 – 12th Street](#)
- [Brian Winger, 310 – 1010 – 6th Avenue](#)
- [Kevin Varoney, 1016 – 3rd Avenue](#)
- [Stephanie Sorenson, #309 – 1019 Nanaimo Street](#)
- [Lakhwinder Grewal, 1019 Edinburgh Street](#)
- [Balbir Singh Brar, 719 – 13th Street](#)
- [Parmjit Kainth, 1020 Dublin Street](#)
- [Surinder Purba, 624 – 13th Street](#)
- [Nachhater S. Brar, 1215 Hamilton Street](#)
- [Debbie Gill, 2020 – 9th Avenue](#)
- [Raminderjit Sandhu, 1017 Edinburgh Street](#)
- [Paul Bhupal, 803 – 15th Street](#)
- [Dan Bratt, 18843 – 8th Avenue, Surrey](#)
- [Gord Smith, New Westminster](#)
- [Harbhajour Bhupal, 1530 Edinburgh Street](#)
- [S. Dhaliwal, 1019 Salter Street](#)

Opposed:

- [Karen Larsen and Rick Cahill, 833 – 14th Street \(email\)](#)
- [Sidney G. Cumbers, 1401 Edinburgh Street \(email\)](#)
- [Brian/Diane Rowson, 1413 Edinburgh Street \(email\)](#)
- [Heather/Sheila/Chelsea McLennan, 1319 Edinburgh Street \(email\)](#)
- [Kari McGreevey, Resident, New Westminster\(email\)](#)
- [Janice Rodgers, 838 Eighth Street](#)
- [Lavona LaBrey, Renaissance Books, 814 – 12th Street](#)
- [Andrew Baker, 1121 Dublin Street](#)
- [Jan Fialkowski, 1025 8th Avenue](#)
- [Julia Mijo, 1117 – 8th Avenue](#)
- [Chris Bradshaw, 916 Hill Street](#)
- [E. Henderson, 1401 Hamilton Street](#)
- [Kate Rexim, 1105 Seventh Avenue](#)

- [Christopher Bell, 1006 Nanaimo Street](#)
- [Madull?](#)
- [John Ashdown, 1111 Edinburgh Street](#)
- [Tim Ellison, 1305 Edinburgh Street](#)
- [Mary Wilson, 832 Thirteenth Street](#)
- [Susan, 1122 Dublin Street](#)

Opposed:

- [Marge A. Ashdown, 1111 Edinburgh Street](#)
- [Alison & Ryan Hope, 1110 Nanaimo Street](#)
- [Barb Beale, 1429 Edinburgh Street](#)
- [Ed Logan, 1402 Dublin Street](#)
- [Jean & Larry Hannah, 904 – 14th Street](#)
- [John Unger, 1404 Dublin Street](#)
- [Mary Wilson, 832 Thirteenth Street](#)
- [Scott Macdonald, 816 Fourteenth Street](#)
- [Sandra Jane Shaw](#)
- [Andrew Baker, 1121 Dublin Street](#)
- [Lani Schultz, Ye Olde Sweet Shoppe, 732 – 12th Street and forwarding \(1\) a petition, with 67 signatures and \(2\) a petition with 15 signatures, in opposition](#)
- [Gavin Hainsworth, 914 Thirteenth Street](#)
- [Katherine Freund-Hainsworth, 914 Thirteenth Street](#)
- [Colleen Holub, 816 Fourteenth Street](#)

Correspondence received at/or after Public Hearing of August 28, 2006:

Support:

- [Danni Louvros, 520 11th Street](#)
- [Goyal Enterprises Inc., owner of 804 12th Street](#)
- [Petition of 12 names, 600 & 700 block of 12th Street](#)
- [Petition of 14 names, 700, 800, 900 block of 12th Street](#)
- [Petition of 4 names, 800 & 900 block of 12th Street](#)
- [Narinder Bhullar, 1703 Sixth Avenue](#)
- [Bijay Singh, 1709 London Street](#)
- [Jaiinder Bhullar, 2338 Trapp Road](#)
- [S. Sodhi, 1103 London Street](#)
- [Harry Prentice, 1402 London Street; Tony Fritzbe, 525 Ninth Street; Len Maclsaac, 615 Belmont Street; Evelyn Marshall, 1402 London Street; Mike & Linda Loree, 1419 Edinburgh Street.](#)

Opposed:

- [Petition of 6 signatures,](#)
- [L. Schultz, Ye Olde Sweet Shoppe, forwarding a petition](#)
- [Tom Meyer, 1419 Eighth Avenue](#)

- [Dorothy Beach, 1907 River Drive](#)
- [Madelainie Holub, homeowner on 5th Avenue](#)
- [Evelyn Skelton, 1409 Edinburgh Street](#)
- [Brian Drabik, 830 13th Street](#)
- [Jennifer McEachern, 1207 Eighth Avenue](#)
- [Chris Bradshaw, 916 Hill Street](#)
- [Sarah Nottingham, 417 Fourth Street](#)
- [Moody Park Residents' Association, 1111 Edinburgh Street](#)

Expressing Concern:

- *Moody Park Residents' Association*

On Table:

- *Robert and Maureen Johnson, 821 Henley Street, opposed*
- *Chris Bryan, 1316 Nanaimo Street, opposed*
- *John Ashdown, Moody Park Residents' Association, voicing concerns, opposed*
- *BC Liquor Control and Licensing Branch, letter dated January 2, 2007.*

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, 204 Sixth Street, circulated sketches and a CPTED review (which will be added to the Agenda package). He was present to respond to questions and added that the project is designed in accordance with the art deco design guidelines for the area.

John Ashdown of 1111 Edinburgh Street, Moody Park Residents' Association, opposed the proposal. He cited new information regarding the claim that there are few calls for police service at liquor stores, asking the following questions if the matter is not an issue:

- Why is there security at all stores
- Why is there electronic tagging of bottles of liquor
- Why are small bottles confined behind the cashier
- Why is there a "Wanted" board with photos of shop lifters
- There were two connected thefts at Royal Towers – one unreported
- Drug addicts and desperate people steal from liquor stores.

In light of these matters, Mr. Ashdown stated that the defense that crime is not a problem at liquor stores is false.

Mr. Ashdown went on to raise concerns that criminal activity will take place in the local lanes, that Lord Kelvin area will become a location for teen drinking, and that a transparent process is required.

Mr. Ashdown concluded by asking:

- That comments about redevelopment of Columbia Street be stricken from this Hearing
- That Council note the community does not want a liquor store on Twelfth Street, as a livability issue
- That the project be rejected.

Blair Armitage of 1025 Eighth Avenue, President of the newly formed civic electors group “Voice”, rose to oppose the proposal and to register a concern that elected officials are not listening to residents, not acting in their best interests and present a lack of transparency. He cited the organizations which have opposed the proposal including the Advisory Planning Commission, Moody Park Residents’ Association, West End Residents’ Association Chair, Brown of the Hill Residents’ Association, 12th Street Merchants’ Association, and 12th Street Neighbourhood Society.

Robert Jost of #401, 320 Royal Avenue, noted it is a good idea to spread liquor stores throughout the community rather than concentrate them in any one area, adding there are none on 12th Street. He stated that prostitutes are not attracted by the existence of liquor stores. With this proposal, there are no drinking establishments proposed. He noted that BC Government liquor stores sell single bottles of beer – a practice which leads to panhandling. He opposed this and suggested that a Good Neighbour agreement be developed to prevent a similar practice in the proposed store. He suggested that increased policing/patrols/surveillance would be helpful to deal with crime/disturbances. In closing, Mr. Jost does not feel liquor stores in his area cause problems to the community.

Neil Douglas of 829 Twelfth Street, President of the 12th Street Merchants’ Association, noted that concerns raised at the summer Public Hearing remain and include: lack of parking and delivery facilities, the liquor store would be a focal point for criminal activity. He noted that, at the last Merchants’ Association meeting, a concern was raised that the area needs to be the subject of a neighbourhood plan.

Mr. Douglas pointed out that a liquor store license is a secondary license that must be attached to a primary license. He noted that no mention has been made about a location for a pub primary license. He asked whether any discussions, private or public, have been held on the matter. He voiced concern that there

has been an absence of transparency with this project, noting that people need to be informed.

Mr. Douglas stated that the Twelfth Street area is a sensitive mix of residents and businesses and because of this proximity, has to be kept livable for residents.

Lani Schultz of Ye Olde Sweet Shoppe, opposed the proposal. She posed the following questions if liquor stores are to be viewed as helping:

- Why are money being invested in Columbia Street where there are three liquor stores
- Why do Columbia Street merchants continue to need help from the City
- Why are Quay merchants suffering when they have a liquor store
- Why did London Drugs leave Columbia Square
- Why does Sapperton still resemble a sleepy town when they have a liquor store.

Ms. Schultz voiced concern that the liquor store will create policing costs for dealing with undesirable people, is not right for a family oriented area and suggested the liquor store be given to the Thirsty Duck which has been in the area without problems for many years. She asked that the application be rejected so the community does not have to suffer.

Barb Elliott of 200 block Agnes Street noted that problems already exist in society and won't be resolved because the liquor store is rejected. She noted that Twelfth Street could use the business to help build up the area and that the liquor store would bring residents to the area and financial help. She noted there are liquor stores everywhere, but commented that there is a shortage of social programs.

David Bender of 1209 Eighth Avenue, opposed the proposal because of concerns over safety, parking and crime, traffic arriving after 6:00 p.m., truck drivers driving through residential neighbourhoods, and there is no room in the alley for delivery trucks.

Paul Holmes of 1308 Hamilton Street advised he is opposed to the proposal because it will promote crimes such as prostitution, thefts and break ins.

Phil Mijo of 1117 Eighth Avenue advised he is opposed to the proposal but feels his opposition will not be heard.

Julia Mijo of 1117 Eighth Avenue is opposed to the proposal but feels her speaking up will be futile. She asked why a liquor store is needed in the community when alcohol is available at other locations in the city. Once the establishment is in place on 12th Street, how would the decision be reversed if

the problems occurred as outlined by the community. She asked that Council contemplate the possibility that negative events will occur.

Muriel Douglas of 829 Twelfth Street noted that Twelfth Street is a fragile neighbourhood where prostitution and crime has increased recently. She voiced concern that the liquor store will be a focus for prostitution. She suggested that Twelfth Street should have its own neighbourhood plan. When asked, Ms. Douglas elaborated on what a neighbourhood plan would do for the community.

Bill Zander of 1626 Seventh Avenue opposed the liquor store proposal, noting that approval of third reading in the summer ignored the opinion of many people and organizations. He suggested that this second Public Hearing is an opportunity to correct that error. He urged that Council listen to the public and area residents and deny the application.

Christopher Bell of 1006 Nanaimo Street indicated his submission will be about preserving public trust. He noted that over 100 people spoke in opposition at the previous Public Hearing. He asked whether guarantees about his zoning were given to Mr. Walia (proponent). He asked that the Solicitor General of BC intervene for the citizens of New Westminster and investigate those allegations.

Mr. Bell referred to information submitted at a January 5, 2007 Supreme Court Hearing in connection with a major development for an entire block of Columbia Street. He suggested that, since the Court ruled that the Windsor Hotel must be sold, Council is free from taking the major development matter into consideration on the question of the liquor store relocation.

Mr. Bell concluded by asking that Council support public interest and reject the proposal.

Andrew Baker of 1121 Dublin Street asked about the requirement for erection of signage in preparation for the Public Hearing. He also noted that the sign is not in a conspicuous location but is behind a tree. He voiced concern that trucks will be unable to make deliveries in the loading zone without obstructing the crosswalk.

There being no further speakers, it was:

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7118, 2006, be referred to Council for consideration.

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 8:15 p.m.

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

Richard L. Page – City Clerk