



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

January 28, 2008 7:03 p.m.
Council Chamber
City Hall

NOTES

MINUTES

PRESENT:

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

STAFF:

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| 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 |
| Chief Carl Nepstad | - Fire and Rescue Services |
| Chief L. Zapotichny | - Police Services |
| Mr. Ray Young | - Solicitor, Lidstone Young Anderson |
| Ms. Judi Turner | - Assistant Corporate Officer |

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

BUSINESS

1. [Zoning Amendment Bylaw No. 7208, 2007 \[a bylaw to create the Comprehensive Development District \(Kelly Street\) \(CD-9\) and rezone 463 Kelly Street from Single Detached Dwelling Districts \(RS-1\) to Comprehensive Development District \(Kelly Street\) \(CD-9\)\]](#)

- 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 January 25, 2008 letter from Dana Hings and Dave Phillips of 460 Kelly Street, supporting the rezoning, be received.

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.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7208, 2007 be referred to Council for consideration:

CARRIED.

All members of Council voted in favour of the motion.

2. [Official Community Plan Amendment Bylaw No. 7210, 2007 \[a bylaw amend Official Community Plan Designation Bylaw No. 6476, 1998 re Residential Development Permit Area Number 3 – Downtown East at Albert Crescent\]](#)

The Corporate Officer announced that first time speakers will be limited to five minutes until all speakers have spoken a first time. Speakers may then return to the podium to complete their comments in a second five minute session.

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

MOVED and SECONDED

THAT the following letters be received:

- The January 28, 2008 letter from Garnet Hardy of 120 Second Street opposing the OCP Bylaw, and
- The submission from Christopher Bell of 1006 Nanaimo Street, opposing the OCP Bylaw.

CARRIED.

All members of Council voted in favour of the motion.

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

Christopher Bell of 1006 Nanaimo Street, circulated his submission (which will be added to the Agenda package). Mr. Bell made the following comments:

- Commented on the City's confused attempts to amend the OCP plan
- The City's OCP was formed after 100's of hours of input by 100's of citizens
- The City realized late in the process that an OCP amendment was required to allow high density development in the Saint Mary's Hospital neighbourhood; at present it is not allowed.

Jim Hurst, Senior Planner, Development Services, reviewed the area included in the subject Development Permit Area.

Bill Zander of Seventh Avenue, made the following comments:

- Suggested that an overhead be used to display the affected area
- Wishes to clarify the area affected by the OCP
- Has viewed Map D2 which is mentioned in the notice but feels the matter does not remain resolved.

Jim Hurst noted that the map viewed by Mr. Zander clearly identifies the area in question and is correct. The error has occurred in the description of the Development Permit Area which incorrectly refers to Area 8 and this is being corrected to read Area 3.

Mr. Zander commented that the area around the Saint Mary's Hospital site is the subject of this OCP Bylaw amendment. Mr. Hurst confirmed that the bylaw being presented is not discussing the Saint Mary's site. In response to another question, he stated that high rises can be built in the area without the bylaw, and explained the purpose of the bylaw.

Mr. Bell rose to conclude his comments:

- The Development Permit Area guidelines states it shall be for low to medium density
- The City is therefore presently prohibited from accepting high density proposals for this neighbourhood.

Following conclusion of the second session of five minutes, it was agreed that Mr. Bell may continue his comments for a further 15 minutes. Mr. Bell's further comments included:

- Read from the November 19, 2007 report from the Director of Development Services
- Challenged the Public Hearing notice stating it does not describe the affected location nor supply a map
- Asked if the OCP provides a basis for high density in the Development Permit area
- Can the Albert Crescent tower be built without another OCP amendment
- The Public Hearing notice also includes the housing form for "hi rise" development
- Changing the framework is a significant change
- The City's lawyer understands the Development Permit Area allows low and medium density.

During the above discussion, Ray Young, Solicitor offered clarification of the intent of the OCP bylaw.

Jason Vallo of #403, 423 Agnes Street, rose to support the OCP amendment. He asked why the delay in development of the Saint Mary's Hospital site. He urged that this development be facilitated.

MOVED and SECONDED

THAT Official Community Plan Amendment Bylaw No. 7210, 2007 be referred to Council for consideration:

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 8:08 p.m.

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

Richard L. Page – Corporate Officer