



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING/OPPORTUNITY TO BE HEARD

February 18, 2008 7:04 p.m.
Council Chamber
City Hall

NOTES

PRESENT:

Councillor Lorrie Williams, Acting Mayor
Councillor Jonathan Cote
Councillor Calvin Donnelly
Councillor Bill Harper
Councillor Bob Osterman
Councillor Betty McIntosh

REGRETS:

Mayor Wayne Wright

STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Bev Grieve	- Acting Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance

Acting Mayor Williams read a statement regarding the conduct of the Hearing.

BUSINESS

- 1(a) [Zoning Amendment Bylaw No. 7214, 2008 \[a bylaw to rezone 707 Eighteenth Street from Neighbourhood Residential Districts \(NR-1\) to Neighbourhood Residential Districts \(Small Lots\) \(NR-5\)\]](#)
- 1(b) [Development Variance Permit 475 - Front Yard and Site Area and Site Frontage](#)

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

MOVED and SECONDED

THAT the following written submissions be received:

- [Residents of 1716, 1710 & 1726 Hamilton Street, supporting the application](#)
- [D. Darryl Babiuk, 1718 Hamilton Street, opposing the application](#)
- *a letter dated February 15, 2008, from Development Services responding to Mr. Babiuk (circulated on table).*

CARRIED.

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

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

Bill Zander of Seventh Avenue rose to oppose the application in general terms. He made the following comments:

- Opposes variances to front and side yards
- Subdivision of such lots is producing monster houses (in excess of 2200 square feet) on small lots
- Not opposed to infilling lots
- The spirit and intent of NR-1 (which was developed over 5 years) is being circumvented by subdivisions into smaller lots
- Backfilling is being done to accommodate cellars (not basement) and circumvent the permitted square footage
- There is a full basement under both houses; there are 330 square feet missing from the calculations – is this due to “basement versus cellar”
- What is the need to move the front end of the house forward on a lot which has substantial depth
- He urged that Council oppose the proposal and the variances.

Glen Albert and his daughter who are the developers of this project were present and advised they wish to build two houses for their use at 707 Eighteenth Street and to reside in New Westminster for a long time.

MOVED and SECONDED

THAT the following be referred to Council for consideration:

- *Zoning Amendment Bylaw No. 7214, 2008, and*
- *Development Variance Permit 475.*

CARRIED.

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

ADJOURNMENT

The Public Hearing concluded at 7:35 p.m.

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

Judith Turner
Acting Corporate Officer