



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

March 3, 2008 7:02 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	- 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

Mayor Wright read a statement regarding the conduct of the Hearing.

BUSINESS

1. **Heritage Designation Bylaw (913 Tenth Street) No. 7212, 2008** [a bylaw of the Corporation of the City of New Westminster to designate the lands, buildings and structures located at 913 Tenth Street, a 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 that there were no written submissions received in response to the Notice of Hearing.
- iii) The Mayor invited persons having an interest in the above bylaw to address Council.

Gavin Hainsworth of 914 Thirteenth Street rose to support the proposal because this type of home is most at risk of not being protected.

Michael Milner of 913 Tenth Street, applicant, rose to applaud the City's respect and support for heritage. He noted that most houses on the Heritage Registry are turn of the century, while the subject property is a 1920's style bungalow. The neighbourhood has many such bungalows. Mr. Milner spoke of the commitment required in restoring and protecting heritage homes by the home owner and the community. It takes a whole community to maintain such homes.

Jaimie McEvoy of 340 Ginger Drive and member of the Heritage Preservation Society, rose to support the proposal, and supports designation in the West End of the city in general. He noted that the house is in prime condition for this project.

Eric Pattison rose to mention that he prepared the Heritage Conservation Plans for these two houses years ago. They are interesting examples of vernacular architecture of the day. He supported the project.

MOVED and SECONDED

THAT the following be referred to Council for consideration:

- *Heritage Designation Bylaw (913 Tenth Street) No. 7212, 2008.*

CARRIED.

All members of Council voted in favour of the motion.

2. **Zoning Amendment Bylaw No. 7216, 2008** (formerly College Place Hotel) [a bylaw to establish the Comprehensive Development Districts (740 Carnarvon Street) (CD-18) zoning schedule and rezone 740 Carnarvon Street from Central Business Districts (C-4) to Comprehensive Development Districts (740 Carnarvon Street) (CD-18)]

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

MOVED and SECONDED

THAT the following correspondence be received:

- *Tak Shing Chau, Hally Harly Ventures Ltd., opposing the rezoning;*
- *Downtown New Westminster Business Improvement Society, supporting the proposal*
- *New Westminster Downtown Resident's Association supporting the proposal*
- *Hospitality Project, c/o Sixth Avenue United Church*
- *Chuck Puchmayr, MLA*
- *Union Gospel Mission Drop In Centre*
- *Petition from 78 psychiatry workers*
- *Email from Nora Riordan*
- *Liza Kellough, Columbia Costume Rentals, 42 Sixth Street*
- *Elizabeth Fry Society of Greater Vancouver, 402 East Columbia Street*
- *Greater Vancouver Shelter Strategy*
- *Email from Lorraine Brett, 520 – 1st Street, Member of New Westminster Homelessness Coalition*
- *UFCW 544 Columbia Street*
- *Pacific Community Resources Society, #201 – 2830 Grandview Highway, Vancouver and*
- *Advisory Planning Commission's report dated March 3, 2008.*

CARRIED.

All members of Council voted in favour of the motion.

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

Karin O'Shannacery, Executive Director of Lookout Emergency Aid Society, rose to make a presentation on the project and made the following comments:

- Lookout is a charitable non profit society with considerable experience and skills
- Have provided shelter and supportive housing for the homeless for many years
- Clientele: adults and seniors, men and women, all living with poverty
- Work with wide variety of groups that can best respond to the needs of the homeless
- Have provided services to New Westminster residents for many years
- Initiated local services 7 years ago at Cliff Block
- The New Westminster manager, Dave Brown, will operate the new facility
- Last year they housed 131 New Westminster residents in their shelters, which represents a five-fold increase in numbers

- Have a wait list of 15 people; it takes 6 years for people to come into housing
 - Current tenants will remain; new units will be developed by attrition as current tenants leave
 - Shelter users will be able to stay on the premises at all times
 - In addition to accommodation, they will offer food, laundry, clean clothes, etc.
 - Propose a full service shelter and needs will be assessed and case plans developed
 - Staff will be a minimum of two persons at all times
 - Shelter users will largely come by referral; persons who come to the door will be referred to other shelters
 - This is meant to be permanent housing for low income residents of New Westminster
 - Security and support will be available 24 hours a day
 - This housing duplicates what is offered at Cliff Block
 - Facility is not a correctional centre, recovery house, detox, soup kitchen, drop in centre or treatment facility
 - It is housing for short term emergency needs and permanent housing with support
 - Community consultation has been carried out and was described
- Ms. O'Shannacery asked for support for the project.

Naomi Brunemeyer, Senior Project Officer at BC Housing, rose to comment on the proposal and made the following comments:

- BC Housing is the owner of the project and selected Lookout for their experience and reputation
- Reviewed all the housing projects that are moving forward; New Westminster has 3 projects with 84 transitional units
- There is confirmed operating funding for the shelter for support services and 24 hour staff and a kitchen
- Have engaged a construction manager and a consultant; will focus renovations on life and safety upgrades; facility will also be made livable for residents
- Renovations will begin in June and will complete in 10 months; will work with the city on building inspections and heritage aspects of the project
- Are investigating possible tenants for the commercial space on the ground floor.

Ms. Brunemeyer circulated her notes with the statistics she had referred to during her presentation ((which will be added to the agenda package).

Josie Muies of 680 Clarkson Street rose to support the proposal. She expressed surprise that there was a public hearing, and that although other homes were called on about the proposal, her door was never knocked on. She was pleased that College Place activities are gone. She hoped that any problems that might be experienced at her building will be resolved jointly with the operators of the new facility. She asked what will happen to the liquor licenses from College Place and where they will move to. She voiced concern over the 15 transitional beds and asked where those people would go after the 30 days.

Steve McClurg of 420 Carnarvon Street, representing the Downtown New Westminster Residents Association, rose to support the proposal for much needed shelter beds in the area. Opponents believe this project will not solve the drug problem in the Downtown. Mr. McClurg commented that this project is not intended for that purpose.

Jaimie McEvoy of 340 Ginger Drive, rose and commented on the homelessness that was created when Riverview downsized in the 1980's. He commented on the work that was accomplished by Lookout at Cliff Block both in the building and in the lives of its patrons. The subject project is also something to be proud of as it will house people, address long term needs, restore old buildings, and improve commercial space. Mr. McEvoy thanked Lookout and the City for the work that is being done with this project.

Rosalyn Cassells, Director of the Downtown Residents Association and employee of the Purpose Society, rose to read a statement (which will be added to the agenda package) about human rights and the right to housing and freedom from fear and want. She spoke of life on the street as degrading. She urged that the City continue to put the needs of the most vulnerable first and supported the City's efforts thus far. With affordable housing, everything is possible – affordable housing is the number one need.

Gavin Hainsworth of 914 Thirteenth Street, rose and voiced his pride in the city for adding 55 units in a continuum of care for those in need. He also supported the direction of retiring some liquor seats. He spoke against relocation of the College Place liquor licenses. He supported meeting housing needs with this project and the renovation and retention of a heritage building. He hoped there would be designation of the heritage exterior.

Tracey Berne, six year resident of Lookout Cliff Block, spoke of her home there as a great place to live and how it has made a difference in her life.

Helen Mochrison of 1544 Eighth Street, rose and commented that she sees first hand in her work the need for more transitional housing support. She read a petition signed by people who work in psychiatry and who recognize that their patients need safe housing.

Grant Hamlyn of 720 Carnarvon and business owner at 716 Carnarvon Street, supported that Mugs and Jugs and College Place are now closed. He asked why the 15 shelter beds will be only for males and spoke his concern about wives and children walking safely in front of the facility. He spoke of the problems existing in the area which cause his family members to no longer visit them, and asked if the subject site is the right place for this facility given also that residential development has been built in the area. He also voiced concern about Union Gospel Mission clients and their impact on the area. He asked what mitigation will be provided for the people in the area for their safety. He did not believe the 15 beds will help the concerns of the community as, after 30 days, the clients will be back on the street. Also if the food at Lookout is not good, residents will be back at Union Gospel Mission. He asked for enhanced security and police presence. He did support the proposal except the 15 shelter beds.

Stephanie Tsotsos of 680 Clarkson rose to point out that homeless people will congregate where services are located. She worried that the area will become another Downtown East side. She asked where the accountability is if conditions get worse in the area. She also was concerned over the 15 emergency shelter beds and asked if residents of the Downtown East side would be admitted. She hoped that things would be improved and not made worse. Ms. Tsotsos does not feel safe walking alone at night and hopes the problems will not become worse.

Arvid Vimb of 1007, 720 Carnarvon Street, rose to support the proposal. He noted that homeless people do not contribute to safety in the area. He voiced concern with the proposal and Union Gospel Mission and whether a corridor linking the two will be occur.

Mavis Bramley, St. Barnabus Church, at 1010 Fifth Street, rose to support the proposal which is about being good neighbours, getting people off the street into supported housing and contributing to the dignity of people. She urged that upper levels of government be pressed to increase support for homeless.

Karin O'Shannacery, Executive Director of Lookout Emergency Aid Society rose again to read a petition signed by 22 tenants of College Place Hotel in support of the project (which will be added to the agenda package).

MOVED and SECONDED

THAT the following be referred to Council for consideration:

- *Zoning Amendment Bylaw No. 7216, 2008.*

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 8:56 p.m.

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

Richard L. Page – City Clerk