



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

March 5, 2007 7:35 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. Jim Lowrie	- Acting City Administrator
Ms. Judi Turner	- Acting City Clerk
Mr. Gary Holowatiuk	- Director of Finance
Mr. Tim Whitehead	- Director of Development Services

BUSINESS

1. [Official Community Plan Designation Amendment Bylaw No. 7144, 2007 \[a bylaw to amend Official Community Plan Designation Bylaw No. 6476, 1998 to create the Village at Historic Sapperton Development Permit Area \(C-CD-3\)\]](#)

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

MOVED and SECONDED

THAT the following items of correspondence be received:

- [McBride-Sapperton Residents' Association \(February 4, 2007\) supporting the development, but expressed concerns about the height of the 28 storey building;](#)
- [McBride-Sapperton Residents' Association \(February 4, 2007\) re traffic light at Keary Street and Brunette Avenue;](#)
- [Fraser Health Authority, responding to letter of February 12, 2007, supporting the bylaw;](#)
- [City of Coquitlam, responding to letter of February 12, 2007, requesting additional information.](#)
- [Translink \(Greater Vancouver Transportation Authority\) responding to letter of February 12, 2007, expressing comments](#)
- *Lila Wood, 603 – 31 Elliott Street, supporting the redevelopment of property for Fraser Health Authority use and asking that the process not be rushed*
- *Don & Sheila Maier, 420 Wilson Street, supporting the Village at Historic Sapperton.*

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.

Christopher Bell of 1006 Nanaimo Street was present to pose questions:

- About the implications of the OCP on redevelopment of the site
- Does the entire site remain zoned M-1
- What commitments are being made to WesGroup Income Properties Ltd.
- Who owns the site
- What type of development will occur on the various sites on a Land Use Plan
- What amenities will the City achieve for the site
- Are Development Cost Charges rates being recalculated to fund infrastructure repairs (before this development proceeds so that higher DCC's can be realized).

Barb Adamsky of 316 Alberta Street was present and asked how a 28 storey building can fit with the current Sapperton development/image or with the "village" concept suggested by the name of the bylaw. She voiced concern that the proposal will devalue property values in the area and affect views. She urged that Sapperton be kept historic.

John Hislop of Alberta Street also voiced concern over the proposal for a 28 storey building and the loss of his view and that of others.

Robert Jost of 401, 320 Royal Avenue, was present and noted that he attended four public consultations on the proposal. With respect to industrial land erosion, he commented on the lack of truck routes in the City. For this site, trucks can only access the site from Brunette Avenue. He added that industry is dependent on truck transport. Therefore, the subject site is not appropriate for industry. Mr. Jost supported the proposal because the Fraser Health Authority has no capital funds for RCH and a partnership development of the site would be welcome. He supported the mixed use of housing and the proposed retail. He stated that the tower is in the right location placing density by SkyTrain. He noted that a height of eight storeys is consistent with the hospital height and will have minimal impact on views.

Mark Dykstra of 423 School Street voiced concern that the OCP will endorse the concept of high rise development in the area. He asked what long term effect this might have in the City. He would not support a wall of towers down Brunette.

Dean Armor of 315 Alberta Street was present to support the OCP amendment. He noted that the proponents have incorporated public input into the proposal. He added that the community was informed early in the process that a tower is part of the proposal. He felt the project will be good for the community and help to revitalize it.

Rick Derizion of 320 East Sixth Avenue was present to voice concern over the proposed tower.

MOVED and SECONDED

THAT Official Community Plan Designation Amendment Bylaw No. 7144, 2007, be referred to Council for consideration.

CARRIED.

All members of Council voted in favour of the motion.

