



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

March 23, 2009 8:01 p.m.
Council Chamber
City Hall

NOTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Cote
Councillor Bill Harper
Councillor Jaimie McEvoy
Councillor Betty McIntosh
Councillor Lorrie Williams

REGRETS:

Councillor Bob Osterman

STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services

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

BUSINESS

1. [Official Community Plan Designation Amendment Bylaw No. 7298, 2009 \[a Bylaw to Amend Official Community Plan Designation Bylaw No. 6476, 1998 and Official Community Plan Designation Bylaw No. 6266, 1995 \(401 Jardine Street\)\]](#)
 - 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 which were circulated with the Agenda.
- David Weber, Director, City Clerk's Office, City of Richmond regarding Council resolution supporting OCP amendment for 401 Jardine
 - Darren Harding, Starlight Casino, 350 Gifford Street, New Westminster, supporting
- c) The Mayor invited persons having an interest in the above bylaw to address Council.

Gary Pooni, representing the Beedie Group and Anthem Properties, made an illustrated presentation on the OCP amendment redesignation from water dependent industry to industry. A more detailed rezoning will take place in the spring. The new "I" designation will allow: more variety in land uses; increased flexibility. The OCP will allow them to proceed with a rezoning application.

Mr. Pooni outlined the public consultation and an open House where support was received for their proposal. The context and a site plan for the proposed development was outlined. This and the policy context will allow flexibility in industrial uses. Mr. Pooni reviewed the main components of their proposal. The site plan was displayed.

Robert Jost of 320 Royal Avenue, rose to support the proposal because:

- The site would be too small for container operations
- New Westminster no longer has heavy truck routes to this area and this would impair heavy industrial use of the site
- For the last 17 years, heavy industry has not sought to locate in New Westminster
- The proposal would be a job generator for the City
- Most of the site will remain heavy industrial.

Mr. Gavin Palmer of 603 Salter Street, President of the Queensborough Residents Association, rose and advised that Brooks and Associates presented the proposal to the Residents Association. The Association's questions were answered satisfactorily. The proposal was considered to be positive for the city. Mr. Palmer urged that Council support the proposal.

MOVED and SECONDED

THAT the following bylaw be referred to Council for consideration:

- *Official Community Plan Designation Amendment Bylaw No. 7298, 2009*

CARRIED.

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

2. Zoning Amendment Bylaw No. 7304, 2009 [a Bylaw to Amend Zoning Bylaw No. 6680, 2001 re: extension of the land use designation in the Official Community Plan to allow temporary commercial and industrial use permits in all areas in the Downtown neighbourhood]

- 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 that there were no written submissions received in response to the Notice of Hearing.
- c) The Mayor invited persons having an interest in the above bylaw to address Council.

Robert Jost of 320 royal avenue asked what industrial uses would be permitted by the proposal. Staff responded. Mr. Jost supported the bylaw.

MOVED and SECONDED

THAT the following bylaw be referred to Council for consideration:

- *Zoning Amendment Bylaw No. 7304, 2009.*

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 8:23 p.m.

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

JUDITH TURNER
ACTING CORPORATE OFFICER