



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

April 27, 2009 7:08 p.m.
Council Chamber
City Hall

NOTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Cote
Councillor Bill Harper
Councillor Bob Osterman
Councillor Jaimie McEvoy
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
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Judi Turner	- Assistant Corporate Officer

The Public Hearing was called to order at 7:08 p.m.

BUSINESS

1. [Zoning Amendment Bylaw No. 7306, 2009 \[a bylaw to Amend Zoning Bylaw No. 6680, 2001 re: 401 Jardine Street\]](#)
 - i) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.

- ii) The Corporate Officer advised there were two written submissions received in response to the Notice of Hearing

MOVED and SECONDED

THAT the following correspondence be received:

- a. Rose Nadon, President, New Westminster Chamber, in support
- b. Blake P. Hurney, CFP, 11437 – 88A Avenue, Delta, expressing concerns.

CARRIED.

All members of Council voted in favour of the motion.

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

Gary Pooni of Brook & Associates, gave an illustrated overview of the Western Forest Products site proposal. He reviewed the following: the site context, the Master Plan for the site, the City's economic sustainability vision, and the benefits of the project and major tenant.

Robert Jost of 401, 320 Royal Avenue, was encouraged that a major employer wants to come to New Westminster. This will add to the city's tax base and help address the current economic situation. He felt the site is not appropriate for heavy industrial due to the difficulty for trucks accessing the site. The proposed use will be more appropriate and most of the site will remain heavy industrial, therefore, there will be no erosion of that use in the City. Further, no major heavy industrial employer has located in New Westminster for up to 50 years. For these reasons, Mr. Jost supported the project.

Dianne McLaughlan of 234 Holly Avenue, commented that the area does not receive the local papers and does not receive many notices of events happening in the community. The community is concerned to obtain a decent food store in the area and had hoped the subject property would be a site for such development. To be a complete community this and other amenities are necessary. Ms. McLaughlan noted the community wants the greenway network to continue to be developed.

Gavin Palmer, President of the Queensborough Residents Association, circulated and read his letter dated April 27, 2009 (which will be added to the Agenda package). At a meeting, the general membership supported the project and one person opposed.

Gary Pooni rose again to clarify their public consultation initiatives:

- A City wide public open house in December; all residents in Queensborough received a flyer
- The Queensborough Residents Association and the Port Royal Residents Association.

MOVED and SECONDED

THAT the following be referred to Council for consideration of third reading:

- *Zoning Amendment Bylaw No. 7306, 2009.*

CARRIED.

All Council members voted in favour of the motion.

2. Zoning Amendment Bylaw No. 7309, 2009 [a Bylaw to Amend Zoning Bylaw No. 6680. 2001 re: 303, 305 and 307 Jardine Street]

- The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.
- 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:

- Kathi Mengede, 309 Jardine Street expressing concerns.*

CARRIED.

All members of Council voted in favour of the motion.

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

Kate Glover of 312 Hampton Street, noted that construction in the area has been ceaseless. She asked why the community plan is continually changed every time construction takes place. Too many developments are changing the ambience of the area and no amenities such as green space are being added to the community. With respect to the subject proposal, the density and the height of the project are of concern to her. This site will set a precedent for the rest of the street. Livability associated with smaller mid century houses is coming to an end and the area is coming to resemble a concrete jungle.

Kathi Mengede of 309 Jardine Street, made the following comments:

- She moved to Queensborough for its atmosphere and its affordable single family homes; however, this environment being lost
- Many surrounding properties have had several owners who are holding the properties for future development
- Land around her property is being rezoned and large complexes are developed on them
- Referred to her letter (which was received above); voiced concern that it was not acknowledged
- The prized view from her kitchen window is being removed because of the development going in and she will end up looking at a wall; she asked why an area is zoned single family, yet large complexes are permitted to be built; displayed photos illustrated the changing views and the appearance of the development
- Advised she has visited 15 properties on Ewen and Hampton Street and collected signatures in opposition: she noted that 7 home owners are opposed, one home is owned by the developer, and only 2 on Ewen Avenue did not sign
- Concluded by urging that the development be opposed.

Balwinder Dhillon of 360 Johnston Street, developer of the project, made the following comments:

- Is developing affordable housing for 8 families
- Visited surrounding residents about the project – most agreed with the project; was not able to speak with Kathi Mengede
- Spoke with the Residents Association about the project.

Dan Yada, Architect for the project, spoke of the consultative process undergone with the project, with the City about the project and its design, the Queensborough Residents Association meeting where a favourable response was received, and the Design Panel and the Advisory Planning Commission where raised concerns were addressed to their satisfaction. The objective is to make the unproductive land productive and become an asset to the area with 8 affordable units having 10 standard parking spaces and 6 compact spaces.

Bill Zander of 1626 Seventh Avenue stated that the richest farmland in the world is being lost to development and this is a tragedy. There is no room for the fisherman on the waterfront and others are being pushed out of the area where they had made home. The OCP should confer some expectation that things will remain as they are, and not be developed bit by bit into higher density. There is flood zone in Queensborough and it is foolish to build in a flood plain because there will be a flood eventually.

People buying and building in the area must sign a waiver saying the City is not culpable in the event of a flood.

Robert Jost of 401, 320 Royal Avenue, noted that vacant lots do not produce grocery store development – larger lots are required. He experienced a loss of view to development at his own home – this happens. Amenities will not be provided without densification. He suggested that a heritage inventory be developed on the area with the intent to preserve some of the single family homes.

Gavin Palmer, 603 Salter Street, President of the Queensborough Residents Association, circulated and read his letter dated April 27, 2009 (which will be added to the Agenda package). At a meeting, the general membership did not object to the use of the subject project.

Fred Yu, Landscape Architect for the project, advised that the development will improve two street frontages and build sidewalks on both, the lane side will be improved, the Ewen side will be set back far, at the Jardine side the middle building will be set back. This will allow a good amount of open space. Native plants will be used that won't need much watering. Permeable interlocking pavers will manage storm water. There will be 18 parking spaces. There will be a play area and crime prevention through neighbourhood watch.

In response to a question from a member about switching the location of the play ground to buffer the lane and Ms. Mengede's home, the **Architect** noted that a wide range of requirements must be met when designing a project. The play area is located to create a friendly view from the street, for sun exposure, for good surveillance for child safety, and to compliment the massing of the building.

Dianne McLaughlan, 234 Holly Avenue, rose to note that the Queensborough Community Plan suggests that the subject site is supposed to be a tot lot and not meant to be a private play area. She suggested design guidelines for Ewen to allow people to know what is expected. The community has a small town feeling, and residents would appreciate community input into development of the area.

The Director of Development Services reviewed the OCP guidelines applying to the area and Jim Hurst, Senior Planner, reviewed the Development Permit Area guidelines.

Kate Glover of 312 Hampton Street commented on the developer's visits with residents. Neither she nor Kathi received such visits. As well, the developer's claim that other residents supported the project is not supported by the documentation collected by Kathi. She noted that Spagnol's was a food store in the area, so it is possible. Trees are chopped down by developers, yet they are important to the livability of a community. Replacement trees will not be large and robust. The community is becoming unlivable. Regarding the process, Ms. Glover felt that citizens are facing a large opposition in these matters. Sidewalks do not exist in the community. She urged Council to take another look at this development.

Kathi Mengede of 309 Jardine Street noted that Mr. Dhillon visited her after she expressed her concerns to staff. He had not spoken to her prior to this despite that she is the closest resident to the subject site. He said if he had known she was opposed, he would have developed three single family homes instead of the current plan. Ms. Mengede was deeply concerned that she was not involved earlier in the process. The developer approached the properties where redevelopment is going to take place. Ms. Mengede submitted a petition of signatures in opposition to the proposal (which will be added to the Agenda package).

MOVED and SECONDED

THAT the following be referred to Council for consideration of third reading:

- *Zoning Amendment Bylaw No. 7309, 2009.*

CARRIED.

All members of Council voted in favour of the motion.

[3. Official Community Plan Designation Amendment Bylaw No. 7310, 2009 \[a Bylaw to Amend Official Community Plan Designation Bylaw No. 6476, 1998 and Official Community Plan Designation Bylaw No. 6266, 1995 re: 409 Boyne Street\]](#)

- i) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.

- ii) 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:

b. *Dianne McLaughlan, 234 Holly Avenue opposing the proposal.*

CARRIED.

All members of Council voted in favour of the motion.

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

Daniel Boffo of 1389 Venables Street, Vancouver, representing the Boffo Family of Companies rose to address the subject development. He provided a background on the site, the proposal, a conceptual floor plan, the benefits of the project – jobs, a greater range of uses allowed by the proposed zone.

Dianne McLaughlan, 234 Holly Avenue, noted that the OCP designates the subject land for residential and with this project it will be developed as industrial. Residents purchased in the area because of the neighbourhood atmosphere – this is being changed by the development proposals. Ms. McLaughlan read her letter and suggested that the proposed OCP amendment should be rejected. The community would like the property to not change and to be included in discussions about any industrial proposal. The community does not want the suggested change.

Jim Hurst, Senior Planner, noted the area is a riparian area rather than a FREMP area and riparian values have been identified for the ditch at the front of the development.

Gavin Palmer, 603 Salter Street, President of the Queensborough Residents Association, circulated and read his letter dated April 27, 2009 (which will be added to the Agenda package). At a meeting, the general membership did not object to the use of the subject project other than the previous speaker.

Robert Jost of 401, 320 Royal Avenue asked whether the land is zoned industrial. He was advised it is currently heavy industrial and the next step in this development project would propose light industrial. Mr. Jost noted the land is currently not in production. Its development will increase taxes and the lane if purchased will also bring in tax revenue for the City. The project will bring jobs to the area.

Dianne McLaughlan, 234 Holly Avenue, rose again to point out there was a house on the land and this is permitted in some zones in New Westminster.

In response to a member of Council, the developer advised the site might generate between 18 to 25 jobs in the long term, with significantly more at the beginning during construction.

MOVED and SECONDED

THAT the following be referred to Council for consideration of third reading:

- *Official Community Plan Designation Amendment Bylaw No. 7310, 2009.*

CARRIED.

All Council members present voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 9:08 p.m.

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

**RICK PAGE
CORPORATE OFFICER**