



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

May 11, 2009 7:02 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
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Ms. Donna Martin	- Committee Clerk

BUSINESS

1. [Zoning Amendment Bylaw No. 7289, 2009 \[a bylaw to amend Zoning Bylaw No. 6680, 2001 re: Garage \(detached accessory building\) regulations\]](#)
 - i) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.

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

MOVED and SECONDED

THAT the following correspondence is received:

- *Elmer Rudolph, President, West End Resident's Association, 1809 Eighth Avenue – re: support*
- *Larry White, 120 Regina Street, New Westminster, B. C. – re: concerns*
- *Mark Dykstra, 423 School Street - re: comments*
- *Michael Andoff, 1032 Avenue opposed to the direction of the bylaw.*

CARRIED.

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

Frank Norman, 829 Dublin Street requested no action be taken to pass this bylaw. He believes this bylaw is a short-term fix the City may regret. Mr. Norman suggested staff should investigate how other municipalities are handling this issue. He added that the garage size could not accommodate the needs of residents of dwelling and any tenants.

Mark Dykstra, 423 School Street, expressed concern with how the garage height is determined. He suggested the height be measured from the outside grade of the garage because the slope of the land will have an impact on eventual allowed height. He supported the extra height proposed.

Barry White, 1511 Nanaimo Street, who recently had a roof designed with a 12/12 pitch is not in favor of a 4/12 pitch roof. He would like to see garages follow the lines of the house which is not possible with a 15 ft. height restriction. He does not want to have to go through a variance process for approval. He supports construction of garages to hold cars rather than seeing them parked on lawns.

Lance Murdock, 1421 South Dyke Road, has concerns that the amendment does not address concerns with the current bylaw which allows development of with large garages with 25 foot peaks and suites on the second floor on small single family dwelling lots. The result is back to back monster garages. He feels this is destroying the neighbourhood and suggests the bylaw does not go far enough and needs clarification as the wording is ambiguous.

Robert Jost of #402, 320 Royal Avenue, spoke in opposition to the bylaw because it makes illegal any secondary suite attached to a garage. He recommended tabling this issue and revisiting regulation of garage size by neighbourhood.

Martin Merkli of 118 Front Street, opposed the zoning amendment feeling that it is premature and will block sensitive infill density. He noted that the Regional Growth Strategy and Affordable Housing Strategy cite this type of density as desirable. As well, garages have multiple uses: workshops, studios, offices. The proposed bylaw is limited.

MOVED and SECONDED

THAT the Zoning Amendment Bylaw No. 7289, 2009 be referred to Council for consideration of third reading.

CARRIED.

Opposed: Councillor McIntosh.

ADJOURNMENT

The Public Hearing concluded at 7:36 p.m.

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

JUDITH TURNER
ACTING CORPORATE OFFICER