



CORPORATION OF THE CITY OF NEW WESTMINSTER

## PUBLIC HEARING/OPPORTUNITY TO BE HEARD

May 28, 2007 7:03 p.m.  
Council Chamber  
City Hall

### NOTES

#### PRESENT:

Mayor Wayne Wright  
Councillor Jonathan Côté  
Councillor Calvin Donnelly  
Councillor Bill Harper  
Councillor Bob Osterman  
Councillor Betty McIntosh  
Councillor Lorrie Williams

#### STAFF:

Mr. Rick Page	- Acting City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Mr. Jim Lowrie	- Acting Director of Development Services
Mr. Steven Lan	- Acting Director of Engineering Services
Ms. Mindy Smith	- Assistant Director of Finance and Information Technology
Ms. Joanna Federici	- Recorder

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

#### BUSINESS

1. [Zoning Amendment Bylaw No. 7145, 2007 a bylaw to rezone 210 Brunette Avenue from \(M-1\) Light Industrial Districts, 259 Brunette Avenue from \(M-2\) Heavy Industrial Districts, 232 and 234 Keary Street and PID 025-620-606 from \(CP-1\) Commercial Parking Districts, portion of 200 Keary Street from \(RM-CD-1\) Comprehensive Development Districts to \(C-CD-3\) Village at Historic Sapperton Comprehensive Development Districts.](#)

- a) The Acting 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.

**MOVED and SECONDED**

*THAT the following correspondence be received:*

Support:

- [Don & Sheila Maier, 420 Wilson Street;](#)
- [New Westminster Chamber of Commerce;](#)
- [Dean Reimer, 315 Alberta Street.](#)

Expressing Concerns:

- [Lila Wood, 603 – 31 Elliot Street, expressing concerns;](#)
- [McBride Sapperton Resident's Association re Traffic Light at Keary Street and Brunette Avenue;](#)
- [McBride Sapperton Resident's Association re rezoning of Labatts Land;](#)
- [Trevor and Danielle Connelly, 347 Alberta Street.](#)

Opposed:

- [Barb Adamski, \(letter\);](#)
- [Barb Adamski, \(email\);](#)
- [Jan & Susan Schmidt, 301 East Sixth Avenue.](#)

**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.

**Diane Jansen, 435 Buchanan Avenue, New Westminster, BC**, supports the concept of the development proposed by WesGroup but has concern over the precedent that would be set by the height allowance of the building and over traffic issues. She added that there are no effective mitigation strategies proposed for the traffic situation.

**Christopher Bell, 1006 Nanaimo Street, New Westminster, BC** reviewed why this Bylaw should not go forward. They were as follows:

- No mention of alternate forms of housing such as low rises, seniors housing, disabled housing
- No mention of designated public parking or off-street parking and loading
- Lack of amenities
- Use of covenants

- Density doesn't support height; a 14-storey tower should adequately accommodate the allowable building units
- Need to allow neighbourhood input into the design
- Reviewed a statistics document which he had prepared (which will be added to Agenda package)
- The density in the Bylaw does not support height variances.

**Sheila Gorman, 324 Strand Avenue, New Westminster, BC** stated that WesGroup has done a great job including the community's comments and expressed her concern over leaving this an empty site for people to use for refuse, garbage, etc. She supported the development of the site but did not support the height.

**Marco Buccini, Director of Facilities Planning and Real Estate at Fraser Health Authority** advised that Fraser Health sees this as an opportunity to help resolve facility and density issues at Royal Columbia Hospital. He supports the plan for expansion and will continue to negotiate with WesGroup. They have to achieve an option on a significant amount of density and develop relatively quickly.

**Monica Hardjowasito, 408 Garrett Street, New Westminster, BC** advised she likes the small town neighbourhood feel of Sapperton and supports the basic concept of a village. She does not oppose the densification of the neighbourhood or the project, but asks that it be revised to change the height of the towers and proactively plan for traffic impact.

She has reservations regarding some aspects as follows:

- Proposed mixed uses
- Revitalization
- Height of building – 28 story tower – and the precedent set. This does not reflect the community.
- Traffic is a concern – it will erode livability and change the dynamics of the neighbourhood.

**Neil Powell, 432 Sherbrooke Street, New Westminster, BC** was in attendance on behalf of the McBride/Sapperton Residents Association and expressed their concerns about traffic flow and that the tower would be precedent setting and out of place in Sapperton. The Association suggested a shorter thinner building with more green space. A 28-story building is too dense and too high for the village concept. The Association was happy with the idea of a grocery store amenity which would provide an opportunity for people to walk to buy groceries.

**Robert Jost, 401 - 320 Royal Avenue, New Westminister, BC** advised that he supports a taller/slender building. He feels the project is well laid out, will contribute to a small town feel and will not impact the area. People will be able to walk to amenities, have a bank and post office and live, work and play in the same area. He feels traffic will increase but not negatively impact the area and expressed his support for this project.

**Peter Van Garderen, 340 Buchanan Avenue, New Westminister, BC** expressed his concern over traffic control at Keary and Brunette Streets and the life threatening potential at that intersection. More planning has to be done to keep traffic flowing and alleviate extra traffic from the development. While he is encouraged by WesGroup's consultation with the neighbourhood and appreciates the work so far, there is not 100% agreement on the proposed design. The main issue of the tower height and the density on the site itself have not been addressed and concerns are still outstanding. There are too many serious concerns with passing a bylaw now. Council should refer the matter to staff.

**Gerda Suess, #104 – 211 Ash Street, New Westminister, BC** supported the development. She asked how many people live in Sapperton and suggested that most of them don't care either way.

**Barb Adamski, 363 Alberta Street, New Westminister, BC**, attended the meeting and referred to her letter. She asked that Council determine the number of floors (see letter in package).

**Mark Dykstra, 423 School Street, New Westminister, BC** opposed this precedent setting project for Sapperton which is not a high rise neighbourhood. He was concerned other developers will follow the precedent and suggested thinking down the next hundred years, not the next five.

**Rick Dorizio, 320 East 6<sup>th</sup> Avenue, New Westminister, BC** was concerned with the height and other facets of the project, such as strain on amenities, density and impact on traffic flow. He asked that Council consider all the options, hear the voices of the people of Sapperton and keep Sapperton historical and a small community.

**John Conicella, Senior Project Manager, WesGroup** reported that WesGroup has responded to community input and well-attended open houses. What has been decided throughout these meetings is that revitalization is required and the project is re-establishing shopping, banking, post office, public spaces for pedestrians and cyclists, park plazas and greenways for a neighbourhood community. This project will provide on-site day care services to accommodate 24-hour shift work of medical employees, handicap accessibility routes to

skytrain station and extensive improvements to roads, sidewalks, boulevards, sustainable transit and traffic lights.

He concluded by requesting that Council adopt Zoning Amendment Bylaw No. 7145, 2007.

## RECESS

**MOVED AND SECONDED**  
**THAT** the Public Hearing recess.

**CARRIED.**

All members of the Committee voted in favour of the motion.

The Public Hearing recessed at 9:11 p.m. and reconvened at 9:20 p.m. with all members of Council present.

## BUSINESS (CONTINUED)

**Mike Sattler, 208 East Durham Street, New Westminister, BC** attended the meeting to oppose the project.

**Diane Jansen, 435 Buchanan Avenue, New Westminister, BC** spoke for a second time to reiterate that she did not know what was going to happen in six or seven years. Now is the time for Council to make a difference. The neighbourhood is in support of comprehensive developments but a 22 or 28-story high rise is too tall for the neighbourhood. Traffic issues need to be proactive and looked at as well. She stated that although all the residents of Sapperton did not attend or speak out, the community nevertheless all feel the same.

**Peter Van Garderen, 340 Buchanan Avenue, New Westminister, BC** spoke for a second time that the height of the high rise does not fit the Sapperton neighbourhood character. Questions have been asked at open meetings regarding how much density is fair on the site. Council would be rushing into this decision if it proceeds now.

**Robert Jost, 401 – 320 Royal Avenue, New Westminister, BC** spoke for a second time and was confused about the sentiment of the project being rushed through since WesGroup has been talking with the neighbourhood for 21 months. He was concerned that a vacant site will attract negative elements and supported the project which he described as well laid out and well thought out.

**Starla Kingston, 426 Cumberland Street, New Westminister, BC** attended the meeting and pointed out that the proposed density will recoup taxes lost from the

loss of industrial revenue. She suggested that a lower structure could produce the same revenue. A high rise development is not necessary.

There being no further speakers, it was:

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7145, 2007, be referred to Council for consideration of third reading.*

**CARRIED.**

All members of Council voted in favour of the motion.

2. [Zoning Amendment Bylaw No. 7161, 2007 \[a bylaw to rezone 314 Nootka Street from Single Detached Dwelling Districts \(RS-1\) to Single Detached Dwelling Districts \(Small Lots\) \(RS-5\)\]](#)

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

**Liz Ilczaszyn, 328 Nootka Street, New Westminister, BC** attended the meeting to express her concern that the builder has built a house on one lot of the subdivided property that does not blend in with the neighbourhood. All the trees have been removed and the empty lot next to the newly built house is full of debris and is unsafe.

**Hardeep Bains, Owner of 314 Nootka Street, New Westminister, BC** advised that he built the house with a Permit and proposes to build a second house. In response to a question, he advised that the yard has been cleaned and all debris has been removed.

**Lita Patrick, 310 Nootka Street, New Westminister, BC** was in attendance to advise that neighbours are upset about the refuse on the property and the design of the building at the back, and that water was allowed to flow into the neighbours lot, causing a flood in their basement.

There being no further speakers, it was:

**MOVED and SECONDED**

**THAT** Zoning Amendment Bylaw No. 7161, 2007, be referred to Council for consideration of third reading.

**CARRIED.**

All members of Council voted in favour of the motion.

3. **(a) Zoning Amendment Bylaw No. 7162, 2007 [a bylaw to rezone Parcel K – Victoria Hill from Multiple Dwelling Districts (High Rise) to Victoria Hill Comprehensive Development Districts (RM-CD-5)]**  
**(b) Development Permit 004 (W) with variance**

- i) The Acting Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.
- ii) Submissions received in response to the Notice of Hearing.

The following correspondence received in response to Public Hearing notice was circulated with the Agenda package:

- [Bart Slotman, 436 Glenbrook Drive, opposing the bylaw;](#)
- [Robert Brown, 213 – 14 Royal Avenue East, on behalf of owners/residents, expressing concerns.](#)

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

**Bart Slotman, 436 Glenbrooke Drive, New Westminster, BC** attended the meeting and spoke about the original consultation for the project which resulted in a plan for four high rise sites of 16-storeys, yet the current proposal is for buildings of 19 and 22-storeys. He raised concerns that: high rise development is inappropriate; the development permit breaches the original approvals; lack of clarity in process; and amenities not being constructed. The units are smaller and the parking spaces are a problem. He asked Council to turn down this development permit and wants the height variance processed in a transparent manner. The public is not properly informed about the height.

**Robert Brown, #213 - 14 Royal Avenue East, New Westminster, BC** was in attendance to represent the residents of the building. He reported that a letter was sent to Council on May 22, 2007 expressing concern over the proposed zoning amendment bylaw and that it does not stipulate the number of visitor parking spaces. The parking was already inadequate and the bylaw proposes less. He requested to have the developer consider one extra visitor parking stall for every five residential units to be built.

**Neil Powell, 432 Sherbrooke Street, New Westminster, BC**, attended representing the McBride Sapperton Residents' Association and reported that the Association has discussed this matter extensively and the developer has received a lot of input from the community. Despite this, the proposal calls for 42 additional units. This project will exacerbate an existing problem with traffic. The residents oppose this bylaw.

**Sue Wallace, 60 Seymour Court, New Westminster, BC**, attended the meeting and advised that she thought the height would be 16 floors. This building is going to look very large at the top of the hill. She was opposed to the bylaw.

**Beau Jarvis, Onni Group, 858 Beatty Street, Vancouver, BC**, attended the meeting to address concerns of the residents of New Westminster with respect to the public process consultation. He confirmed that all requirements of the City were followed and they have operated within the design guidelines for park/green space, Nurses' Lodge, Carpenter Building, Heritage Wall, link from Columbia Street to Victoria Hill, overpass and centre park and pond. Mr. Jarvis spoke about density allocation and noted that 72 units are occupied. He noted he was very aware of the problem of visitor parking and has been attempting to address the matter with Development Services.

**Bart Slotman, 436 Glenbrook Drive, New Westminster, BC** spoke a second time to advise that the building is contrary to design guidelines which calls for a lower building. He requested the matter be referred back to staff to clarify with the public and for public input.

**Robert Jost, Unit 401 – 320 Royal Avenue, New Westminster, BC**, attended the meeting. He was pleased that infrastructure exists to support the 1,270 units. He was concerned over the lack of bus service and spoke about the unsafe roads in the neighbourhood as he is afraid to walk down 4<sup>th</sup> Street and is concerned that cars will run stop signs.

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7162, 2007, be referred to Council for consideration.*

**CARRIED.**

All members of Council voted in favour of the motion.

## **ADJOURNMENT**

The Public Hearing concluded at 10:36 p.m.

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

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**Richard L. Page – Corporate Officer**