



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

June 23, 2008 7:07 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. 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
Chief Carl Nepstad	- Fire and Rescue Service
Chief L. Zapotichny	- Police Services
Ms. Judi Turner	- Deputy Corporate Officer

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

BUSINESS

1. Trapp Block:

- a) **Zoning Amendment Bylaw No. 7235, 2008** [a bylaw to create Comprehensive Development Districts (Trapp Block) (CD-19) and rezone 660 – 700 block

Columbia Street from Columbia Street Historic Comprehensive Development Districts (C-8) to Comprehensive Development Districts (Trapp Block) (CD-19)

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

- *New Westminster Chamber of Commerce*
- *E-mail from Terry Brine, Owner of Copp's Shoes and Lewis Brine Building*
- *E-mail from Brenda Burnside, 549 Columbia Street, New Westminster*
- *E-mail from Alex and Kaye Nakayama, 408 – 549 Columbia Street, New Westminster*
- *E-mail from Wendel C, New Westminster resident*

Opposed:

- *Downtown Business Improvement Society (on behalf of the BIA Board of Directors and the BIA Front Street Committee)*
- *Email from Mabelle Chaple, 607-613 Front Street, opposing the project*
- *Petition of 54 signatures.*

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.

Robert Fung, Salient Group, representing the applicant, was present and pleased to be representing the project. The original intent of the project was to convert the existing building. However, this was not feasible, so the project has developed as presented. The intent is to maintain the heritage ambience of Columbia Street and contribute to its future and to assist with revitalization of Front Street.

Dan O'Hearn of Keats Property Management, landlords of 535 Front Street, made the following comments:

- The creation of a dead area will negatively impact Front Street – was pleased that the matter will be the subject of discussions between the developer and the City

- Live/work spaces would have been preferable
- There is a lost opportunity as Front Street area could have absorbed more commercial
- Commercial is the highest and best use and preferable to parking
- Encouraged a review of Front Street.

The Director of Development Services commented on the plans to conduct a Front Street review.

Marshall Smith of 311 Carnarvon Street rose and made the following comments:

- Original plans included more live/work and mixed retail which are desirable
- A greater range of businesses and services is required for the residents of Downtown
- Asked that the heritage of the area be better acknowledged.

Mr. Assan of 1706, 39 Sixth Street, rose and made the following comments:

- Has been a resident since 1998
- Suggested that plans be made for New Westminster similar to Commercial Drive in Victoria which is very successful
- New Westminster is the first capital of BC and can generate much interest
- Suggested the project be kept to 8 stories
- Allow businesses to thrive in the area.

Robert Jost of 401, 320 Royal Avenue rose to support the project despite that it will block his view. Supplying complete services where people can live, work and play in one area will help to reduce dependency on vehicles. Businesses are needed in New Westminster and will cater to the residents of the Downtown. More customers from the project will patronize local businesses. He stated that the Trapp Block cannot be restored and urged that the project be supported.

Gary Hewitt of 39 Sixth Street rose and voiced support for more residential on Columbia Street. He voiced concern over the height of the proposed structure which will affect the outlook of residents in his building and elsewhere in the city. He suggested that the building heights for the area be formalized so that new residents are accurately informed.

The Director of Development Services commented on the proposed review for the area which will recommend different clusters of heights.

Steve Flynn of 6, 911 East Columbia Street rose and made the following comments:

- Suggested that a wall be setback from the top of the parkade
- Observed that the project is blocky.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7235, 2008, be referred to Council for consideration.

CARRIED.

All members of Council voted in favour of the motion.

b) Heritage Revitalization Agreement Repeal Bylaw No. 7236, 2008 [a bylaw to repeal Heritage Revitalization Agreement Bylaws No. 6935, 2005 & 7049, 2005]

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

MOVED and SECONDED

THAT Heritage Revitalization Agreement Repeal Bylaw No. 7236, 2008 be referred to Council for consideration:

CARRIED.

All members of Council voted in favour of the motion.

c) City of New Westminster Municipal Heritage Designation Amendment Bylaw (668 Columbia Street) No. 7237, 2008 [a bylaw to amend Municipal Heritage Designation Bylaw (668 Columbia Street) No. 6852, 2004 and Municipal Heritage Designation (668 Columbia Street) Amendment Bylaw No. 7050, 2005]

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

MOVED and SECONDED

THAT City of New Westminster Municipal Heritage Designation Amendment Bylaw (668 Columbia Street) No.7237, 2008 be referred to Council for consideration:

CARRIED.

All members of Council voted in favour of the motion.

d) Municipal Heritage Designation Bylaw (660 Columbia Street) No. 7238, 2008

[a bylaw to designate the Columbia Street façade of the Holbrook Block located at 660 Columbia Street as a protected heritage property]

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

MOVED and SECONDED

THAT Municipal Heritage Designation Bylaw (660 Columbia Street) No. 7238, 2008 be referred to Council for consideration:

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 7:46 p.m.

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

Richard L. Page – Corporate Officer