



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

July 14, 2008 7:02 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
Chief Carl Nepstad	- Fire Chief
Ms. Judi Turner	- Deputy Corporate Officer

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

BUSINESS

1. [Zoning Amendment Bylaw No. 7232, 2008 \[a bylaw to amend Zoning Bylaw No. 6680, 2001 re: definition of massage therapist and massage provider definition\]](#)

- 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.

Leah Yallop of 114 Glover Avenue referred to her letter sent to Council in January 2008 supporting the proposal as she hopes to establish a home based business in the City that would be enabled following the proposed bylaw amendments.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7232, 2008 be referred to Council for consideration of third reading.

CARRIED.

All members of Council voted in favour of the motion.

2. 820 Thirteenth Street:

(a) Official Community Plan Designation Amendment Bylaw No. 7246, 2008 [a bylaw to amend Official Community Plan Designation Bylaw No. 6476, 1998] and

(b) Zoning Amendment Bylaw No. 7247, 2008 [a bylaw to establish the Comprehensive Development District (820 Thirteenth Street) (CD-22) zone and rezone 820 Thirteenth Street from Neighbourhood Residential Dwelling Districts (NR1) to Comprehensive Development District (CD-22)]

- a) The Director of Development Services summarized the intent of the bylaws 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 bylaws to address Council.

Dan Donnelly of 1222 Edinburgh Street rose to support the proposal as the Fire Hall is due for a change.

Tim Ellison of 1305 Edinburgh Street rose to support the proposal. He asked that:

- When the Fire Hall is no longer in used for the purpose, that the property revert to residential use
- Maintain the landscaping currently in front of the Fire Hall
- Add street trees to the property to add to the neighbourhood character.

The Director of Engineering was directed to consider moving curbs in on the street, to allow residential parking and enhanced safety for both fire trucks and other vehicles.

Satnam Sangha of 1308 Edinburgh Street rose to suggest:

- That a hedge be installed rather than cedar fencing
- Add street trees to the property to add to the neighbourhood character of the property.

MOVED and SECONDED

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

- *Official Community Plan Designation Amendment Bylaw No. 7246, 2008*
- *Zoning Amendment Bylaw No. 7247, 2008.*

CARRIED.

All members of Council voted in favour of the motion.

3. 1130 Ewen Avenue:

(a) Zoning Amendment Bylaw No. 7250, 2008 [a bylaw to establish the Comprehensive Development Districts (1130 Ewen Avenue) (CD-21) zoning schedule] and

(b) Zoning Amendment Bylaw No. 7251, 2008 [a bylaw to rezone 1130 Ewen Avenue from Queensborough Neighbourhood Residential Districts (RQ-1) to Comprehensive Development District (1130 Ewen Avenue) (CD-21)]

MOVED and SECONDED

THAT second reading of Zoning Amendment Bylaw No. 7251, 2008, be rescinded.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7251, 2008 be amended to correct the civic address to 1130 Ewen Avenue.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7251, 2008, as amended, be read a second time

CARRIED.

All members of Council voted in favour of the motion.

- 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.

Brian Daniel of Daniel Planning Consultants, was present on behalf of the applicant and advised the following:

- The project complies with the OCP and medium density uses and ancillary commercial uses
- The project will provide animation on the street and services and shops to the neighbourhood
- The design is unique in that it will allow commercial operators to occupy adjacent townhouses
- A trail will be provided from Ewen Avenue connecting to Basran Avenue
- Duplexes will be developed at the southern edge of the development facing south and will present a pleasant appearance to Basran Avenue
- The project continues the form of development established along Ewen Avenue.

Doug Ramsay, Architect for the project, was present and advised the following:

- The project was designed to work well with the neighbourhood now and in the future (could be adapted to live/work)
- Townhouses on the east of the site are oriented east/west to minimize their impact

- The landscape area will become a focal point for the community and contains children's play area
- The duplexes on the south side are more in scale with single family homes to the south
- Sustainable features include: water management (with permeable pavers)
- The project contributes positively to the built environment in Queensborough.

Mr. Ramsay agreed to consider handles on doors and wider doors to make units more adaptable for disabled users. Disabled access is more difficult to provide as the units have stairs.

MOVED and SECONDED

THAT the following bylaws be referred to Council for consideration of three readings:

- *Zoning Amendment Bylaw No. 7250, 2008*
- *Zoning Amendment Bylaw No. 7251, 2008.*

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 7:43 p.m.

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

Richard L. Page – Corporate Officer