



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING/OPPORTUNITY TO BE HEARD

Monday, September 17, 2007 7:03 p.m.
Council Chamber
City Hall

NOTES

PRESENT:

Councillor Bob Osterman, Acting Mayor
Councillor Jonathan Cote
Councillor Calvin Donnelly (left the meeting at 7:04 p.m.)
Councillor Bill Harper
Councillor Betty McIntosh
Councillor Lorrie Williams

REGRETS:

Mayor Wayne Wright

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Mr. Keith Coueffin	- Acting Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Ms. Judi Turner	- Assistant Corporate Officer

BUSINESS

Councillor Donnelly left the meeting at 7:04 p.m. citing a potential conflict of interest as he may have an interest in the property at 127 Dickenson Street, which was also his first family home.

1(a) [Zoning Amendment Bylaw No. 7179, 2007 \[a bylaw to establish the Albert Crescent Comprehensive Development Districts \(RM-CD-4\)\]](#)

1(b) Zoning Amendment Bylaw No. 7180, 2007 [a bylaw to rezone the properties addressed as 126, 128 and 130 Agnes Street, 127 and 131 Dickenson Street, a portion of Dickenson Street, all of Sarnia Street and all of Albert Crescent]

1(c) Development Permit 002 (AC) with variances

The Corporate Officer read a statement regarding the conduct of the Hearing on behalf of the Acting Mayor.

- a) The Senior Planning Analyst summarized the intent of the bylaws and Development Permit and gave a description of the proposal. Due to an inconsistency between the OCP and the Development Permit, the Planning Analyst recommended that consideration of the Development Permit 002 (AC) with variances be tabled.
- b) The Corporate Officer advised of the written submissions received in response to the Notice of Hearing as follows:
 - Brook & Associates Inc., dated August 10, 2007 re Proposed Euro-Pacific Development;
 - [Brennan and Anita Anstey, #204 – 102 Agnes Street, expressing concerns;](#)
 - [Brook & Associates Inc., dated September 12, 2007, re proposed Euro-Pacific Development Update;](#)
 - [Brook & Associates Inc., forwarding support letter from the Downtown New Westminster Business Improvement Society, dated September 12, 2007](#)
 - Package submitted on table by Christopher Bell, 1006 Nanaimo Street.

MOVED and SECONDED

THAT consideration of Development Permit 002 (AC) with variances be tabled.

CARRIED.

All members of Council voted in favour of the motion.

- c) The Acting Mayor invited persons having an interest in the above bylaws to address Council.

Gary Pooni of 535 Thurlow Street, Vancouver, representing Brook & Associates, advised of open houses, opportunities for input and a presentation to the BIA, noting that support for the project was received from most including the Downtown Business Community and the President of the Downtown Residents' Association. Mr. Pooni spoke of sustainability for the project, noted that the developer has committed to fencing and to redesign of the ground floor

units for the physically challenged, and to ensuring that the locked in lot is fully developable. He concluded by asking for Council's endorsement of the rezoning.

Eric Schraeder, Architect, 401, 3440 West Broadway, Vancouver, responded to questions. The Architect displayed and reviewed elevations, site plan, tower plan, statistics relating to the proposal, and the landscaping plan.

Geraldine Mercer of 202 Blackman Street rose and asked whether tabling the Development Permit affects the rezoning proposal. Regarding the rezoning, she noted that it makes sense to have a comprehensive plan for the area. She suggested that there be an OCP review. She asked about the long term implications of the proposal.

Ms. Mercer asked how emergency vehicles would access the site. In the interests of safety, she stated that streets should not be sold for any reasons as they are the conduit for emergency vehicles.

Ms. Mercer asked for a moratorium on variance applications. Variances and amenities should be seriously considered.

Ms. Mercer opposed Zoning Amendment Bylaw No. 7180, 2007, related variances, proposed height and the sale of city streets.

Christopher Bell of 1006 Nanaimo Street was present to oppose the rezonings proposed. He felt that the rezoning does not deal with the interests of the hundreds of neighbouring residents. He urged that concerns and questions be addressed before proceeding. Those concerns include:

- Changing medium/low density to high density
- The site is located in a residential medium density development area
- The OCP must be changed to permit high density
- The OCP was developed after much thought, input and consultation
- The debate about medium or high density must occur after community input - not tonight
- The 1912 house at 132 Agnes Street is a heritage building which should be retained; there is no discussion in the record about its heritage merits
- If the developer secures the locked in lot, he will be in a position to develop additional townhouses
- Amenity amount is insufficient; there are no amenities due from the sale of city streets
- Strip along Elliott Street and Agnes Street, etc. will not be public property but will be owned by the Strata
- There is no record of correspondence with the owner of the locked in lot; the interests of this home owner need to be protected

- Where is the policy that makes an unlawful act lawful
- Where is the city policy on selling city streets
- Streets are public land and cannot just be rezoned; the OCP must be changed first
- Passing this rezoning tonight will conflict with the OCP
- The local three storey walkup rentals which now house many residents will be driven out to future development interests.

Renee Saklikar of #905, 410 Carnarvon Street, was present to oppose the proposed rezoning bylaws and requested that both bylaws be tabled. She spoke of sustainability in her area around issues such as parking. She opposed the height of the tower with its 187 units. She felt that both zoning amendment bylaws impact the OCP.

Ms. Saklikar reviewed her issues:

- Noted that 46 % of residents are in apartments
- The community has higher percentage of single parent families and common law families
- Other development is expected - there will be a facility for people with various disabilities; as well, the Saint Mary's site will also be developed
- The proposal will stretch livability and community capacity to the maximum
- The area cannot tolerate a high density load
- More green space and a community centre are needed in the area
- Parking and traffic is an existing issue in the area
- 46% of the development lands come from the sale of city land; this sale of city land is not well justified; an amendment to the OCP should be required to enable this
- Residents in the area also have crime and safety needs
- The development with small units will not attract long term residents; there is a need for larger units
- More public dialogue is needed on the low amenity contributions
- The full implications must be considered before proceeding with the two bylaws
- This is the oldest neighbourhood in New Westminster.

Rick Merk of 132 Agnes Street rose to oppose the locking in of his lot and the implications of this action. If Elliott Street were sold, he would no longer have a corner lot. He asked for an explanation of the locked in lot. He spoke of the easement for a sewer line through his lot which was broken by the contractor and not yet repaired. The issue of the main sewer through Dickenson has not yet been addressed. Parking in the area was an issue while Saint Mary's Hospital was open and the Hospital had its own parking. The street is used regularly and

therefore the statement that they streets are no longer in use is incorrect. His house was built in 1893 not 1911.

The Acting Mayor requested that staff consult with Mr. Merk regarding the issues raised during his presentation.

Robert Jost, #401, 320 Royal Avenue, rose and suggested that the issue of the locked in lot should be resolved before proceeding. With respect to parking, he noted there is an abundance of parking at his apartment. Mr. Jost welcomed the development which offers a mix of housing including seven townhouses suitable for families. When the capacity of Columbia Street was reduced, traffic on Royal Avenue increased with traffic traveling out of New Westminster. It is not the developments in the area which are causing traffic congestion. Increased density is known to reduce automobile dependency. A concern is the lack of bus service after 8:00 p.m. Bringing more density to the area might result in enhanced services such as transit and other amenities such as a badly needed community centre. As well, the development will put the local park to better use. Mr. Jost supported the project which will revitalize Columbia Street.

Dorothy Beach of 1907 River Drive rose to comment on a number of matters:

- Sewage treatment is a national disgrace and we are adding more highrises to add to this problem
- Life support systems such as land, water and air are not being protected
- there should be no further development until the city receives a good report card in these areas
- Ms. Beach asked that our shortcomings be reviewed before proceeding with any additional development
- The city should not give up roads to development.
- Queensborough, which has the finest soil, has been built over and we have lost our ability to grow our own food supply
- Pink salmon are suffering from hot water and this will result in a loss of food supply.

There being no further speakers, it was...

MOVED and SECONDED

THAT the following correspondence be received:

- *Brook & Associates Inc., dated August 10, 2007 re Proposed Euro-Pacific Development;*
- *Brennan and Anita Anstey, #204 – 102 Agnes Street, expressing concerns;*
- *Brook & Associates Inc., dated September 12, 2007, re proposed Euro-Pacific Development Update;*

- *Brook & Associates Inc., forwarding support letter from the Downtown New Westminster Business Improvement Society, dated September 12, 2007*
- *Package submitted on table by Christopher Bell, 1006 Nanaimo Street.*

CARRIED.

All members of Council present voted in favour of the motion.

MOVED and SECONDED

THAT the following bylaws be forwarded to the Regular Council meeting of September 17, 2007:

- *Zoning Amendment Bylaw No. 7179, 2007*
- *Zoning Amendment Bylaw No. 7180, 2007.*

CARRIED.

All members of Council present voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 9:18 p.m.

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

Richard L. Page – Corporate Officer