

## **PUBLIC HEARING**

September 29, 2014 6:00 p.m.  
Council Chamber  
City Hall

### **PRESENT:**

Mayor Wayne Wright  
Councillor Jonathan Cote  
Councillor Bill Harper  
Councillor Jaimie McEvoy  
Councillor Chuck Puchmayr  
Councillor Lorrie Williams

### **ABSENT:**

Councillor Betty McIntosh

### **STAFF:**

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- Acting Corporate Officer/Director of Legislative Services
Mr. G. Dean Gibson	- Director of Parks, Culture and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Ms. Julie Schueck	- Community and Heritage Planner
Mr. Jim Hurst	- Planner
Mr. Barry Wait	- Planner
Ms. Stephanie Lam	- Council and Committee Clerk

Mayor Wright called the Public Hearing to order at 6:01pm.

## **BUSINESS**

- 1. Zoning Amendment Bylaw No. 7675, 2014 for 660 Quayside Drive [A Bylaw to Amend Zoning Bylaw 6680, 2001]**

#### Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7675, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, September 8 2014	September 29, 2014	R-2
Development Services	CW, Report, January 13 2014	September 29, 2014	R-3*
Development Services	CW, Report, December 2 2013	September 29, 2014	R-4*
Development Services	CW, Report, September 8 2014	September 29, 2014	R-5*

\*Note: the reports indicated are not included with this agenda. They can be found at [http://www.newwestcity.ca/city\\_hall/council\\_agendas\\_meetings/public\\_hearings.php](http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php) or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
T. Stewart	September 26, 2014	ON TABLE September 29, 2014	Concerns	C-1

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application for proposed Zoning Amendment Bylaw No. 7675, 2014 for 660 Quayside Drive.

- b. Statement concerning the number of written submissions received and their distribution (Acting Corporate Officer)

Jan Gibson, Acting Corporate Officer, reported that one on-table submission expressing concerns was received.

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submission be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

Mayor Wright called for speakers to the proposed bylaw.

**Christopher Bell, resident**, requested clarification with respect to the application for proposed Zoning Amendment Bylaw No. 7675, 2014 and posed the following questions:

- What is to prevent the promised below grade parkade from becoming a massive above ground parkade and podium? Will there be a covenant placed on the property to prevent this from potentially occurring in the future? How will the parkade structure affect the park?
- Does the project have a 'best before' date for each phase? It was suggested that this be considered if it does not.
- If the City is an applicant, does this pose a conflict of interest? Is it an inherent conflict of interest?
- What is the cost of staff and consultant time invested with the project, would Larco be covering any of the costs? How are discussions managed?
- Front Street Mews and parkade demolition to begin – the tenders have been placed. Will the Front Street mews with this construction be affected by the eventual tower development? Will it take away once the tower development commences?
- Will the only access to WPP be with the 4<sup>th</sup> street pedestrian overpass? How will public get to the park during construction of each phase?
- The 2 acre park – air space parcel above the below grade parkade. Does this mean the park is the roof of the parkade?
- Please explain the \$2M the developer will be giving towards our costs for our park, and what will be the eventual capital plan costs for us to develop the park once it's given to us in approximately 15 years.

Bev Grieve, Director of Development Services, and Barry Wait, Planner, provided the following comments in response to Mr. Bell's questions:

- The proposed rezoning reflects a change to the existing zoning and development permit area of the site. As the project proposes a decrease in towers from five to three, the zoning is considered to be city initiated;

- The City is working with the developers to create a construction master plan which will address phasing, and to ensure access to the park and river market throughout the construction process;
- Underground parking is specified in the Comprehensive Development portion of the Rezoning Bylaw. If the applicant wishes to increase the height of the parkade at a future date, a new rezoning process would be required;
- A key amenity of the project is the proposed park, and it was negotiated that the park would be addressed in phase 1 of the development;
- Time was spent considering the outcomes if the development as not constructed according to plan. It was noted that if phase three, for any reason, does not proceed, that the funding of the park would be received by 2030.

**Kevin Tuckihitili, resident,** expressed concerns with respect to traffic congestion, noting that the proposed project will likely increase the density in the area causing concern for traffic congestion, particularly when there is a train crossing Begbie Street and Quayside Drive.

Barry Wait, Planner, advised that the railway crossing requires that an activated warning system be in place to give notice that a blockage will occur resulting from a crossing train. Councillor Puchmayr, Co-chair of the Railway Community Advisory Panel, advised that the notification will allow commuters to choose whether to wait for the train to cross, or to utilize the McInnes Street overpass.

**Shahin Kamadia, resident,** expressed concerns with respect to potential traffic congestion resulting from the increased density and traveling trains.

In response to a question of Council, staff advised that the revised number of potential residents to the area has decreased from 1000 to 800 as a result of the reduced towers on site from five to three.

**Renko Storanka, resident,** expressed support for the proposal, noting that the building appears to be of high quality.

With respect to the future, Mr. Storanka requested clarification regarding a statement where staff claimed that the City had reached its capacity for development up to 2026. Ms. Grieve advised that staff had concern regarding increased capacity; however, it was noted that the proposed development offers

three towers with amenities as opposed to five, which was the previous project proposal.

**Bill Zander, resident**, expressed concerns that the proposed project would exacerbate the existing parking issues along the River Market. It was suggested that the remaining pay parking available will be utilized by occupants of the towers, leaving very little parking for visitors of the River Market.

In response to Mr. Zander's concerns, the following comments were offered:

- The City has conducted a downtown parking study, where supply, demand, and changing trends were monitored;
- The developers utilized the standards outlined in the Downtown parking study when drafting the proposed project;
- The proposal contemplated the number of residents per unit, and built incentives (eg: car shares, shared parking, skytrain proximity), into the program;
- The number of parking spaces per unit provided is 0.92;
- There will be 80 publically accessible parking spots at the River Market.

**James Crosty, resident**, provided the following questions and comments with respect to the proposed development at 660 Quayside Drive:

- As the project proposes to increase concentration of people on site, has the City considered including a marina, or other forms of access for pedestrians, cyclists, or special access?
- It was suggested that an extra vehicle lane be included along Carnarvon for those wishing to access the River Market, adding that it could reduce vehicle congestion particularly during peak traffic hours;
- With respect to traffic along the waterfront, it was reported that there are many blind spots along Third Avenue which could result in an accident.

Staff advised that there will be an at-grade emergency and pedestrian access point to the waterfront located on Sixth Street.

**Art Phillips, Director of Development for Larco**, spoke to the proposed project located at 660 Quayside Drive, and provided the following comments:

- The City has initiated the proposal to down-zone the property;

- After 14 months of work on the project design, the applicants believe that the current proposal is superior to what was previously proposed for the site;
- The parking plans for the project have been improved, noting that previous plans proposed above grade three story parkade;
- The revised project will provide better access to the site for those with additional access requirements;
- The site will offer a pick-up and drop-off area;
- Options to include a 100 room hotel are being explored, and Larco is currently monitoring the success of the Anvil Centre to assess the need;
- Larco is a large hotelier and owner of the Richmond Sheraton;
- A marina was not contemplated to include with the project as the water currents along the Fraser River are too strong; however, the proposal could offer an opportunity to moor tall ships for display purposes.

In response to Council's questions, staff advised that the original five tower proposal for 660 Quayside Drive was approved in 1996.

Mayor Wright called three times for first time speakers, there was no response. Mayor Wright called for speakers wishing to present a second time.

**Christopher Bell, resident**, spoke to development rate for Downtown New Westminster, and requested further clarification regarding the City's capacity for new projects.

Staff advised that the matter of development and capacity continue to be addressed throughout the City's policy work, reporting that the Council recently adopted the City's Density Bonus bylaw.

Mayor Wright called three times for speakers to the application. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7675, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing regarding Zoning Amendment Bylaw No. 7675, 2014 be closed.*

**CARRIED.**

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

**2. Phased Development Agreement Authorization Bylaw No. 7687, 2014 for 660 Quayside Drive**

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7687, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, September 8 2014	September 29, 2014	R-2*
Development Services	CW, Report, January 13 2014	September 29, 2014	R-3*
Development Services	CW, Report, December 2 2013	September 29, 2014	R-4*
Development Services	CW, Report, September 8 2014	September 29, 2014	R-5

\*Note: the reports indicated are not included with this agenda. They can be found at [http://www.newwestcity.ca/city\\_hall/council\\_agendas\\_meetings/public\\_hearings.php](http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php) or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application for proposed Phased Development Agreement Authorization Bylaw No. 7687, 2014 for 660 Quayside Drive.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to this application. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Phased Development Agreement Authorization Bylaw No. 7687, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing regarding Phased Development Agreement Authorization Bylaw No. 7687, 2014 be closed.*

**CARRIED.**

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

**3. 402, 406, 408 Eighth Street and 809 Fourth Avenue (Heritage Revitalization Agreement Bylaw No. 7720, 2014 and Heritage Designation Bylaw No. 7721, 2014)**

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7720, 2014 and Bylaw No. 7721, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, September 8 2014	September 29, 2014	R-2



Development Services	CW, Report, July 8 2013	September 29 2014	R-3*
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Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

**Heritage Revitalization Agreement (402, 406, 408 Eighth Street and 809 Fourth Avenue) Bylaw No. 7720, 2014** [A Bylaw to enter into a Heritage Revitalization Agreement under Section 966 of the *Local Government Act*]

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Heritage Revitalization Agreement Bylaw No. 7720, 2014 for 402, 406, 408 Eighth Street and 809 Fourth Avenue.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the applications. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement Bylaw No. 7720, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing for Heritage Revitalization Agreement Bylaw No. 7720, 2014 be closed.*

**CARRIED.**

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

**Heritage Designation Bylaw (402, 406, 408 Eighth Street and 809 Fourth Avenue)  
Bylaw No. 7721, 2014** [A Bylaw to designate the principal building located at 406 and 408 Eighth Street and 809 Fourth Avenue as protected heritage properties]

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Heritage Designation Bylaw No. 7721, 2014 for 402, 406, 408 Eighth Street and 809 Fourth Avenue.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the applications. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Heritage Designation Bylaw No. 7721, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing for Heritage Designation Bylaw No. 7721, 2014 be closed.*

**CARRIED.**

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

**4. Zoning Amendment Bylaw No. 7717, 2014 for 1110 Ewen Avenue and 240 Jardine Street [A Bylaw to Amend Zoning Bylaw 6680, 2001]**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7717, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, September 8 2014	September 29, 2014	R-2
Development Services	CW, Report, July 8 2013	September 29, 2014	R-3*

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Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Zoning Amendment Bylaw No. 7717, 2014 for 1110 Ewen Avenue and 240 Jardine Street.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the applications. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7717, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7717, 2014 be closed.*

**CARRIED.**

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

**5. Zoning Amendment Bylaw No. 7723, 2014 for 620 Salter Street [A Bylaw to Amend Zoning Bylaw 6680, 2001]**

**Attachments:**

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7723, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, September 8, 2014	September 29, 2014	R-2
Development Services	CW, Report, December 10, 2012	September 29, 2014	R-3*

Development Services	CW, Report, May 14, 2012	September 29, 2014	R-4*
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Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Zoning Amendment Bylaw No. 7723, 2014 for 620 Salter Street.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the applications. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7723, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7723, 2014 be closed.*

**CARRIED.**

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

**6. Zoning Amendment Bylaw No. 7718, 2014 for 1016 – 1022 Fourth Avenue (Brow Mews) [A Bylaw to Amend Zoning Bylaw 6680, 2001]**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7718, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, September 8 2014	September 29, 2014	R-2
Development Services	CW, Report, December 10 2012	September 29, 2014	R-3*

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Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
J. Schoennagel	September 15, 2014	September 23, 2014	Opposed	C-1
C. De La Franier and T. Land	September 24, 2014	ON TABLE September 29, 2014	Opposed	C-2

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Zoning Amendment Bylaw No. 7718, 2014 for 1016-1022 Fourth Avenue.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

Jan Gibson, Acting Corporate Officer, reported that one written submission in opposition was received with respect to proposed Zoning Amendment Bylaw No. 7718, 2014.

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submission be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the applications. There was no response.

**Julia Schoennagel, resident**, summarized her written submission dated September 15, 2014 opposing proposed Zoning Amendment Bylaw No. 7718, 2014.

In response to Ms. Schoennagel's comments regarding the allocation of units, Jim Hurst, Planner, advised that the design process considered various configurations, adding that the design once suggested three buildings for the proposed units. It was noted that the final design proposed five buildings consisting of two units each.

Mayor Wright called three times for speakers to the applications. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7718, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7718, 2014 be closed.*

**CARRIED.**

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

**7. Zoning Amendment Bylaw No. 7719, 2014 (for the subdivision of 1026 Cornwall Street into two lots) [A Bylaw to Amend Zoning Bylaw No. 6680, 2001]**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7719, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, August 25, 2014	September 29, 2014	R-2
Development Services	CW, Report, April 14, 2014	September 29, 2014	R-3*

\*Note: the reports indicated are not included with this agenda. They can be found at [http://www.newwestcity.ca/city\\_hall/council\\_agendas\\_meetings/public\\_hearings.php](http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php) or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Zoning Amendment Bylaw No. 7719, 2014 for the subdivision of 1026 Cornwall Street into two lots.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

There were no written submissions.



- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the applications. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7719, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7719, 2014 be closed.*

**CARRIED.**

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

**8. Zoning Amendment Bylaw No. 7722, 2014 for 1000 Quayside Drive [A Bylaw to Amend Zoning Bylaw 6680, 2001]**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7722, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, September 8, 2014	September 29, 2014	R-2
Development Services	CW, Report, May 12, 2014	September 29, 2014	R-3*
Development Services	CW, Report, February 3, 2014	September 29, 2014	R-4*

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Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
I. Gould	July 14, 2014	July 14, 2014	In Support	C-1
K. Norman	September 16, 2014	September 16, 2014	Opposed	C-2
M. Hoyer	September 17, 2014	September 17, 2014	Opposed	C-3
N. Ugrina	September 18, 2014	September 18, 2014	Opposed	C-4
N. Banton	September 23, 2014	ON TABLE September 29, 2014	Opposed	C-5
S. Allan	September 24, 2014	ON TABLE September 29, 2014	In Support	C-6
P. McIvor	September 24, 2014	ON TABLE September 29, 2014	Neutral	C-7
A. Hudlin	September 26, 2014	ON TABLE September 29, 2014	Opposed	C-8
M. Shieh	September 24, 2014	ON TABLE September 29, 2014	In Support	C-9
C. Ouellet-Martin	September 26, 2014	ON TABLE September 29, 2014	In Support	C-10
K. MacKerricher	September 29, 2014	ON TABLE September 29, 2014	In Support	C-11
G. Bemister	September 29, 2014	ON TABLE September 29, 2014	Opposed	C-12

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Zoning Amendment Bylaw No. 7722, 2014 for 1000 Quayside Drive.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

Jan Gibson, Acting Corporate Officer, reported that the following written submissions were received and distributed:

- Support - Five
- Opposed – Six
- Neutral - One

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submissions be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

Mayor Wright called for speakers to the application.

**Sharin Kamadia, resident**, expressed concerns regarding traffic congestion and pedestrian safety. Ms. Kamadia requested that Council consider rejecting the proposal, noting that City projects must benefit all residents of New Westminster.

**James Crosty, resident**, spoke in support of the proposed project for 1000 Quayside Drive and provided the following comments:

- The Developer has listened to Quayside Residents' concerns regarding traffic congestion;
- The proposed access to the site appears to be accommodating of the neighbourhood and users;
- Support was expressed for the number of family sized units proposed in the project.

**Kris Kirov, resident**, spoke to concerns regarding the safety of residents and the buildings in the event of a natural disaster. Mr. Kirov questioned if a there was an established level of compliance that needs to be met with respect to seismic upgrades.

Ms. Grieve reported that the building codes will require the proposal to comply with seismic standards, adding that if the project is approved, the proponent will be required to apply for a building permit.

**Arlene Hudlin, resident**, summarized her written submission (C-8) expressing concerns regarding the proposed project. Ms. Hudlin also requested clarification with respect to the mailing area used for sending Planning notices, noting that although a notice was received with respect to the Advisory Planning Commission meeting, she was made aware of the Public Hearing through newspaper publication.

In response to Ms. Hudlin's concerns, the following comments were provided by staff:

- When a project is proposed at a location close to a railroad, the Developer is requested to review the Federation of Canadian Municipalities (FCM) Railway Proximity Guidelines;
- While the FCM guidelines recommend a 30 metre setback from the branch line, and a 15 metre setback from the spur line, it was noted that it is difficult to meet these requirements within an urban area;
- Acoustic engineers are obtained to review the proposed developments, and to provide options for mitigation measures.

**Roy Hudlin, resident**, reported that there did not appear to be any signage erected on site with respect to the Public Hearing for 1000 Quayside Drive. It was noted that a sign was posted with respect to the Advisory Planning Commission meeting.

In response to Mr. Hudlin's report regarding signage, staff advised that they would investigate the matter and report back to Council.

**Sharin Kamidia, resident**, advised that she did not receive a Public Hearing notice with respect to 1000 Quayside Drive.

**Stephen Wilshner, resident**, spoke to the height of the proposed buildings in relation to potential seismic issues resulting from an emergency. Mr. Wilshner questioned if the City was prepared to address potential emergency scenarios.

Fire Chief Tim Armstrong reported the following comments in response to Mr. Wilshner's concerns:

- The City has been preparing for high rise evacuations and firefighting;
- The City has partnered with neighbouring municipalities and struck a High-Rise Task Force to address mutual aid agreements and potential inter-operability opportunities;
- Emergency staff and firefighters are working to ensure there are emergency tactics and shelters in place to address the need should an emergency occur.

Councillor Puchmayr, Chair of the Emergency Advisory Committee and Co-Chair of the Railway Community Advisory Panel, reported that 66 firefighters will be trained by the end of October as part of the City's HAZMAT response team. It was also noted that the City is working towards having every suppression firefighter trained to be part of the team that can address railway issues such as chemical spills.

**James Crosty, resident**, advised that residents along Quayside Drive would like an opportunity to provide input regarding disaster scenarios along the waterfront. If the City were to proceed in discussions for further emergency planning, it was requested that Quayside residents also be included in that process.

Mayor Wright called three times for speakers to the application. There was no response.

**Procedural Note:** The Public Hearing regarding Zoning Amendment Bylaw No. 7722, 2014 was recessed at 7:24pm to permit staff to investigate the issue of Rezoning Application Information Signs on the site.

**Procedural Note:** Councillor Cote declared a conflict of interest and exited the meeting at 7:25pm.

## 9. 508 Agnes Street

- **Heritage Revitalization Agreement (508 Agnes Street) Bylaw No. 7705, 2014** [A Bylaw to enter into a Heritage Revitalization Agreement in respect of the property to ensure the preservation, restoration, and rehabilitation of the property]

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7705, 2014 and Bylaw No. 7706, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, September 8, 2014	September 29, 2014	R-2
Development Services	CW, Report, June 9, 2014	September 29, 2014	R-3*

\*Note: the reports indicated are not included with this agenda. They can be found at [http://www.newwestcity.ca/city\\_hall/council\\_agendas\\_meetings/public\\_hearings.php](http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php) or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
R. MacAlpine	August 15, 2014	August 18, 2014	In Support	C-1
R. MacAlpine	April 22, 2014	September 15, 2014	In Support	C-2
N. Parolin	September 26, 2014	ON TABLE September 29, 2014	In Support	C-3
B. Wood	September 28, 2014	ON TABLE September 29, 2014	Opposed	C-4
R. Caswell	September 21, 2014	ON TABLE September 26, 2014	In support	C-5

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Heritage Revitalization Agreement (508 Agnes Street) Bylaw No. 7705, 2014.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

Jan Gibson, Acting Corporate Officer, reported that the following written submissions were received and distributed:

- Support - Four
- Opposed - One

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submissions be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

Mayor Wright called for speakers to the proposed bylaw.

**Josh Addleberg, Investment Development Services Realty (IDS Realty), representing the applicant,** provided the following comments with respect to the proposed project for 508 Agnes Street:

- Provided a history of the Masonic Building;
- It was reported that the condition of the building has deteriorated over time, and upgrades will need to be addressed in the near future;
- 508 Agnes Street is one of the City's most historic buildings, and its preservation is in line with City Policies, such as the Downtown Community Plan;
- Restoration and preservation of the original façade, entries, and interface will be significant to the City's heritage inventory;
- The proposed development could benefit both the Freemasons and the residents of New Westminster by providing a variety of benefits such as increased rental stock, preservation of heritage, and an increase in tax revenue.

Councillor McEvoy, Chair of the Community Heritage Commission, questioned if there was a plan in place to preserve the historical artifacts located in the existing Masonic Hall. Mr. Addleberg advised that a professional member from the grand lodge has catalogued and preserved the building's artifacts. It was noted that the artifacts could be displayed for public view either at newly built lodge (if approved), or at the local city museum.

**Ryan Breggs, Perkins + Will Architects,** spoke to the design details of the proposed development and provided a PowerPoint presentation.

**Diane Butler, President of the Downtown Residents' Association,** expressed concerns regarding the potential impacts to parking in Downtown New Westminster.

In response to Ms. Butler's concerns, Julie Schueck, Community and Heritage Planner, advised that the parking requirements have met the guidelines in the Downtown parking strategy.

**Karen New, resident and representative of MOTO Car Share**, reported that there will be two MOTO vehicles and parking stalls available in the proposed development. It was noted that car share programs provide the community with transportation options without having to privately own a vehicle.

**James Crosty, resident**, questioned if a covenant could be placed on the property to allocate a balance of rental and strata units. Ms. Grieve advised that the proposal supports the City's Market Rental Housing policy, and provides additional units to the City's rental housing stock.

**Terry Campbell, resident and member of the Masonic Hall**, spoke in support of the proposal for 508 Agnes Street. Mr. Campbell noted those who rent at 508 Agnes Street may wish to purchase the unit at a later date, and suggested that Council revisit the possibility of ownership in five to ten years.

Ms. Grieve advised that the building has been presented as a market rental housing which would be in place for 60 years or the life of the building. It was noted that consideration of changing the use of the building would need to be brought forward as a new re-zoning application.

**Ryan Breggs, Perkins + Will Architects**, confirmed that the intended use of the building would be as a market rental building, and clarified that the owners of the development would be the Freemasons as an entity.

Mayor Wright called three times for speakers to the application. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement (508 Agnes Street) Bylaw No. 7705, 2014 be referred to Council for third reading.*

**CARRIED.**

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



**MOVED and SECONDED**

*THAT the Public Hearing for Heritage Revitalization Agreement (508 Agnes Street) Bylaw No. 7705, 2014 be closed.*

**CARRIED.**

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

**Heritage Designation Bylaw (508 Agnes Street) No. 7706, 2014** [A Bylaw to designate the principal building located at 508 Agnes Street as protected heritage property]

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Heritage Designation Bylaw No. 7706, 2014 (508 Agnes Street).

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

It was noted that the written submissions regarding 508 Agnes Street were received during the previous Public Hearing regarding Heritage Revitalization Agreement Bylaw No. 7705, 2014.

- c. Motion to receive submissions

No items – received during the previous public hearing.

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the application. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Heritage Designation Bylaw (508 Agnes Street) No. 7706, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing regarding Heritage Designation Bylaw (508 Agnes Street) No. 7706, 2014 be closed.*

**CARRIED.**

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

**Procedural Note:** Councillor Cote re-entered the meeting at 7:57pm.

**Procedural Note:** The Public Hearing regarding Zoning Amendment Bylaw No. 7722, 2014 (1000 Quayside Drive) was reconvened at 7:58pm.

**8. Zoning Amendment Bylaw No. 7722, 2014 for 1000 Quayside Drive [A Bylaw to Amend Zoning Bylaw 6680, 2001]**

Bev Grieve, Director of Development Services, reported that at this time, there is no sign erected with respect to the September 29, 2014 Public Hearing regarding Zoning Amendment Bylaw No. 7722, 2014.

Staff will further investigate the status of the signage and provide a report to Council at the October 6, 2014 Committee of the Whole meeting.

**MOVED and SECONDED**

*THAT the Public Hearing regarding Zoning Amendment Bylaw No. 7722, 2014 be recessed.*

**CARRIED.**

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

**10. Zoning Amendment Bylaw No. 7689, 2014 Downtown Parking Requirements [A Bylaw to Amend Zoning Bylaw 6680, 2001]**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7689, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	CW, Report, June 16 2014	September 29, 2014	R-2

Development Services and Engineering Services	CW, Report, December 2 2013	September 29, 2014	R-3*
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\*Note: the reports indicated are not included with this agenda. They can be found at [http://www.newwestcity.ca/city\\_hall/council\\_agendas\\_meetings/public\\_hearings.php](http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php) or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
A. and S. Solie	September 22, 2014	ON TABLE September 29, 2014	Opposed	C-1

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Zoning Amendment Bylaw No. 7689, 2014 – Downtown Parking Requirements.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

Jan Gibson, Acting Corporate Officer, reported that one written submission in opposition was received.

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submission be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the application. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7689, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7689, 2014 be closed.*

**CARRIED.**

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

**11. Zoning Amendment Bylaw (Secured Market Rental Housing) No. 7688, 2014**  
 [A Bylaw to Amend Zoning Bylaw 6680, 2001]

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7688, 2014

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minute Extracts	September 29, 2014	R-1*
Development Services	Report, CW, June 16 2014	September 29, 2014	R-2

\*Note: the report indicated is not included with this agenda. They can be found at [http://www.newwestcity.ca/city\\_hall/council\\_agendas\\_meetings/public\\_hearings.php](http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php) or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the application with respect to Zoning Amendment Bylaw (Secured Market Rental Housing) No. 7688, 2014.

- b. Statement concerning the number of written submissions received and their distribution (Corporate Officer)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Wright called three times for speakers to the application. There was no response.

- e. Motion to refer to Council and close the Public Hearing

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7688, 2014 be referred to Council for third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7688, 2014 be closed.*

**CARRIED.**

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

**CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

**ON MOTION**, the meeting was adjourned at 8:03 p.m.

Certified Correct,

\_\_\_\_\_  
**WAYNE WRIGHT**  
**MAYOR**

\_\_\_\_\_  
**JAN GIBSON**  
**ACTING CORPORATE OFFICER**

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