



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

October 22, 2007 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
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Ms. Brenda L'Arrivee	- Committee Clerk

BUSINESS

1. [Municipal Heritage Designation Bylaw \(774 Columbia Street\) No. 7182, 2007 \[a bylaw to designate the lands, buildings and structures located at 774 Columbia Street as a protected heritage property\]](#)
 - i) The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.
 - ii) The Acting Corporate Officer that there were no written submissions received in response to the Notice of Hearing.

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

Eric Pattison, Architect, rose and noted that the project will be an interesting catalyst for Columbia Street. He emphasized the efforts taken toward this project and thanked those who helped.

Robert Jost, 401 - 320 Royal Avenue, was very pleased with the restoration project and that the history of the building will be documented. He noted that the site is a gateway to the city and suggested the project will be a catalyst for preservation of other historic buildings in the area.

MOVED and SECONDED

THAT the following be referred to Council for consideration:

- *Municipal Heritage Designation Bylaw (774 Columbia Street) No. 7182, 2007.*

CARRIED.

All members of Council voted in favour of the motion.

2. [Zoning Amendment Bylaw No. 7183, 2007 \[a bylaw to amend the Central Business Districts \(Restricted\) \(C-4C\) of Zoning Bylaw No. 6680, 2001 re Plaza 88\]](#)

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

Christopher Bell of 1006 Nanaimo Street disagreed that the previous rezoning was a housekeeping issue and did not need a Public Hearing because more will be possible with the land than previously. Any resulting increase in land value will accrue to the developer. He posed a number of questions and made comments:

- can a bylaw make illegal what was previous illegal?
- can there be an eight storey parkade from lot line to lot line
- new zone has no limits to the commercial and residential mix
- there is no height restriction
- developer can now build totally commercial towers where could not before

- can build tall and fat towers because there are no provisions not allowing him to do it
- density – concern that numbers are different and it appears that they will allow 120 additional apartments
- FSR is 16 where it used to sit at CS 4
- no additional heights permitted, now at 40 feet max, no limits now, parkades now at any height.
- Does C4 height limit extend to the C4-C zone
- there is no DVP for the height increases on Phase 1 lands.

Mr. Bell requested that the C4-C bylaw be brought back to public hearing and suggested a legal opinion be obtained regarding the decision to have no Public Hearing.

Robert Jost of 401 - 320 Royal Avenue rose to suggest that the density is in the proper location because of nearby services including transit. Increased density will bring additional tax dollars to the city. He supported the project and urged that it proceed.

MOVED and SECONDED

THAT the following be referred to Council for consideration:

- *Zoning Amendment Bylaw No. 7183, 2007.*

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.

Judi Turner – Acting Corporate Officer