

PUBLIC HEARING

October 26, 2015 6:00 p.m.
East Ballroom, Anvil Centre
777 Columbia Street, New Westminster

MINUTES

PRESENT:

Acting Mayor Mary Trentadue
Councillor Bill Harper
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Chuck Puchmayr
Councillor Lorrie Williams

ABSENT:

Mayor Jonathan Coté

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer / Acting City Clerk
Mr. 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
Mr. Jim Hurst	- Planner
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 6:00 pm.

Acting Mayor Mary Trentadue read the statement of procedure regarding the Public Hearing.

BUSINESS

- 1. Zoning Amendment Bylaw No. 7778, 2015 (Accessory Caretaker Unit) [A Bylaw to Amend Zoning Bylaw No. 6680, 2001]**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7778, 2015

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minutes Extracts	October 26, 2015	R-1*
Development Services	Regular, Report, September 28, 2015	October 26, 2015	R-2
Development Services	CW, Report, April 27, 2015	October 26, 2015	R-3*

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, provided an explanation of Bylaw No. 7778, 2015 and noted that staff requests Council give the proposed Bylaw third reading following the Public Hearing.

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

No written submissions were received.

- c. Motion to receive submissions

No written submissions were received.

- d. Invitation to those present to address the bylaw

David Snook, the Applicant and owner of Leisure Baths Ltd. and Nirvana Holdings Ltd, advised that the purpose of the application was to relocate his business back to New Westminster, and suggested that this may bring up to 22 jobs to the City.

Doug Johnson, Project Architect, suggested that the presence of a 24-hour on-site caretaker may mitigate issues typically associated with unattended industrial lots. Mr. Johnson provided an On Table presentation outlining the design of the proposed building, and noted that the design has received support from staff as well as the New Westminster Design Panel.

In response to questions from Council, Mr. Johnson advised that the site may be accessed via River Drive without needing to cross the Southern Railway of British Columbia railyard.

Singh Biln, Director of Community Relations and Chief Mechanical Officer of the Southern Railway of British Columbia Limited, expressed opposition to the proposed development due to its proximity to the rail yard. Mr. Biln noted that he receives regular complaints with regards to rail noise, vibrations, air quality and traffic concerns, and that an on-site caretaker suite at the proposed development may experience the same issues.

In response to questions from Council, Mr. Biln suggested that Southern Railway may be amenable to the Applicant registering a covenant on title acknowledging the active ongoing railway.

In response to questions from Council, Doug Johnson, Project Architect, suggested that a sound engineer may be retained to recommend noise mitigation features for the development, and that the caretaker suite may be occupied by an employee of Leisure Baths Ltd.

In response to questions from Council, Jim Hurst, Planner, advised that staff had discussed the issue of noise with the Applicant.

David Snook, Applicant, advised that he may be agreeable to registering a covenant on title acknowledging the active railway.

Jim Hurst, Planner, noted that the covenant may be made a condition for the adoption of the Bylaw.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Bylaw No. 7778, 2015 be closed.

CARRIED.

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

- f. Motion to refer Bylaw No. 7778, 2015 to Council for third reading

MOVED and SECONDED

THAT Bylaw No. 7778, 2015 be referred to Council for third reading.

CARRIED.

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

2. Official Community Plan Amendment Bylaw No. 7783, 2015 [97 Braid Street [Sapperton Green] [A Bylaw to Amend Official Community Plan Bylaw No. 7435, 2011]

Attachments:

- i. Notice of Public Hearing
- ii. Official Community Plan Amendment Bylaw No. 7783, 2015

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minutes Extracts	October 26, 2015	R-1*
Developmental Services	Regular, Report, October 5, 2015	October 26, 2015	R-2
Developmental Services	CW, Report, July 13, 2015	October 26, 2015	R-3*
Developmental Services	CW, Report, July 13, 2015	October 26, 2015	R-4*
Developmental Services	CW, Report, June 23, 2014	October 26, 2015	R-5*
Developmental Services	CW, Report, November 4, 2013	October 26, 2015	R-6*
Developmental Services	CW, Report, March 14, 2011	October 26, 2015	R-7*

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
V. Taylor	October 20, 2015	October 20, 2015	Support	C-1

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

Bev Grieve, Director of Development Services, provided an explanation of Bylaw No. 7783, 2015 and summarized the proposed master planning process. Ms. Grieve noted that staff requests Council give the proposed Bylaw third reading following the Public Hearing.

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

Philip Lo, Council and Committee Clerk, reported that two written submissions in support were received.

- 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

Gary Pooni, Applicant and Project Planner from Brook Pooni Associates, provided an On Table presentation which outlined the Sapperton Green design and community consultation process do date, and noted the long term nature of this development.

In response to questions from Council, Mr. Pooni noted that the project team would work with City staff during the master planning phase on mitigating issues related to Sapperton Green's proximity to the rail corridor, and that they may discuss the registration of covenants on title with their clients during the master planning phase.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Bylaw No. 7783, 2015 be closed.

CARRIED.

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

- f. Motion to refer Bylaw No. 7783, 2015 to Council for Third Reading

MOVED and SECONDED

THAT Bylaw No. 7783, 2015 be referred to Council for third reading.

CARRIED.

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

3. Zoning Amendment Bylaw No. 7785, 2015 (800 Twelfth Street) [A Bylaw to Amend Zoning Bylaw No. 6680, 2001]

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7785, 2015

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minutes Extracts	October 26, 2015	R-1*
Development Services	Regular, Report, October 5, 2015	October 26, 2015	R-2
Development Services	CW, Report, August 31, 2015	October 26, 2015	R-3

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
P. Dhiman	October 16, 2015	October 16, 2015	Opposed	C-1
L. Graham	October 21, 2015	October 21, 2015	Support	C-2

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

Bev Grieve, Director of Development Services, provided a summary of Bylaw No. 7785, 2015 and requests that Council give the proposed Bylaw third reading following the Public Hearing.

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

Philip Lo, Council and Committee Clerk, reported that the following written submissions were received:

- One in support
- One in opposition

- 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

In response to a question from Council, John MacDonald, the Applicant, advised that the proposed facility may house up to 12 cats as a boarding facility with no outdoor access, in addition to sick cats in the care of the veterinary facility.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Bylaw No. 7785, 2015 be closed.

CARRIED.

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

- f. Motion to refer Bylaw No. 7785, 2015 to Council for Third Reading

MOVED and SECONDED

THAT Bylaw No. 7785, 2015 be referred to Council for third reading.

CARRIED.

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

ADJOURNMENT OF PUBLIC HEARING

ON MOTION, the hearings were adjourned at 6:36pm.

MARY TRENTADUE
ACTING MAYOR

LISA SPITALE
ACTING CITY CLERK