



CORPORATION OF THE CITY OF NEW WESTMINSTER

PUBLIC HEARING

October 27, 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 and Information Technology
Chief Carl Nepstad	- Fire Chief
Ms. Judi Turner	- Assistant Corporate Officer

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

BUSINESS

[1\(a\) Zoning Amendment Bylaw No. 7264, 2008 \[a Bylaw to amend Zoning Bylaw 6680, 2001 \(Albert Crescent\)\]](#)

[1\(b\) Zoning Amendment Bylaw No. 7267, 2008 \[a Bylaw to amend Zoning Bylaw 6680, 2001 \(Albert Crescent\)\]](#)

Councillor Donnelly left the meeting at 7:03 p.m. citing a potential conflict of interest as he has a connection with the proposed development.

Attachments:

- Notice of Public Hearing
- Zoning Amendment Bylaw Nos. 7264, 2008 and 7267, 2008, as amended
- Director of Development Services' Report, September 29, 2008
- CPTED Analysis of Proposed Multi-Family Residential Project, September 25, 2006

For historical information relating to the Albert Crescent Project and Zoning Amendment Bylaw Nos. 7179 and 7189, 2007, prior to September 29, 2008, please contact Development Services Department.

- i. The Director of Development Services summarized the intent of the bylaw and gave a description of the proposal.
- ii. The Corporate Officer advised that there of the written submissions received in response to the Notice of Hearing.

MOVED and SECONDED

THAT the following items of correspondence be received:

Support:

- *Deidre and Dave Reynolds - #611 -615 Belmont Street, New Westminster, B.C. V3M 5Z8*
- *Roland Kaulfuss – 222 Anthony Court, New Westminster, B. C.*
- *Downtown New Westminster Business Improvement Society, 205 – 30 Begbie Street, New Westminster, B. C. V3M 3L9*
- *Marion Orser – 104 436 Seventh Street, New Westminster, B. C.*

Opposed:

- *New Westminster Downtown Residents Association, 603 – 31 Elliot Street, New Westminster, B. C. V3L 5C9.*

CARRIED.

All members of Council voted in favour of the motion.

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

Gary Pooni, representing the developer, and Eric Schroeder, GBL Architects, made a presentation on the proposed development. Mr. Pooni explained how the purchase of the locked in lot has changed the project. The rest of the project conforms to City policy, to this part of the Downtown, the scale of the project matches the city, its meets revitalization goals, is in

walking distance to Skytrain, and conforms to the OCP. Representatives will meet to discuss opportunities for geothermal heating for the project.

Mr. Schroeder made the following additional comments:

- At a public information meeting, a question arose about accessible units in the building – he noted that ground floor units can be adapted for the purpose
- Are removing some streets to reduce asphalt and will add landscaping
- Within the building, there is high efficiency lighting and plumbing
- For CPTED issues, within the building details of lighting and signage and design will maintain security; as well - eyes on the street have been added
- The overall design from the previous application has not been changed, and that design was commended by the Advisory Design Panel.

John Egert of 310 Princess Street was present to support the project. He felt that the proposal will immediately enhance the area and will benefit the community.

Cam Bakker of East Vancouver was present to support the project for the following reasons:

- This project will create jobs and bring customers to the local businesses
- The project is an attractive design and is progressive with its green initiatives.

Christopher Bell of 1006 Nanaimo Street rose to ask that Council oppose approval of the subject project. (He circulated his speaking notes (which will be added to the Agenda package). He suggested there were many issues to be addressed:

- Mandated public hearing notices – why have no signs been posted on the site to alert residents of the development
- Have surrounding residents received mail notices of this new project
- Regarding sale of city streets – how can they be viewed as excess when there is a shortage of public park lands
- When were the streets sold and what was paid for them
- When was there a public process on the sale of city streets
- Regarding the public amenity contribution – why is it so low
- Regarding conflict of interest -

A point of order was raised by a member of Council, as a conflict of interest matter has nothing to do with the present zoning application. A ruling was requested. The Corporate Officer noted that the conflict of interest issue was responded to by Councillor Donnelly and the matter of conflict does not relate to the zoning matter. The Mayor

advised that the speaker could proceed to speak on the subject of the rezoning application.

Mr. Bell raised the matter of a Councillor being in conflict of interest. At this point, Mr. Bell's first five minutes of speaking were concluded.

Councillor McIntosh asked for clarification on points raised at the beginning of the meeting regarding signage on the site. Jim Hurst advised that signs were posted on the site and he will confirm that again. He verified that notices were mailed and posted in the newspaper. In response to questions, he described how the signs were erected on the lot.

Regarding the sale of City streets, Mr. Hurst noted that the sale would take place after approval of the project. The value is determined by independent appraisal. No information about estimated value of the streets is contained in the package. However, the package does contain information about the area involved in the streets (1350 square feet).

A member requested that the Corporate Officer send a letter to Mr. Bell advising that his complaint about a councillor having a conflict of interest should be directed to the Ministry of Municipal Affairs and not to the Council. This matter had already been addressed public and no evidence of conflict was provided.

It was noted in relation to the question on amenity calculations, that 46% of the subject development property is streets.

Eric Sigurdson of 1416 Quayside Drive rose to support the project.

Ivan Potnoff of 549 Columbia Street rose to note that projects elsewhere in the Lower Mainland are stalled and not completing - partially finished buildings are not good for neighbourhoods. The subject lot is a great location for a high rise. Mr. Potnoff commented on the sale of city lands, and felt that the project will not invite people into the park space and will be awkward for other residents to access. Additional residents will put more pressure on the park space. He suggested that part of the streets be used to provide public access to Crescent Park. He commented on the City's parking requirements and asked what about green space and parks and maintaining public access which is equally important.

A councillor asked about public access. Jim Hurst, noted that the easement for vehicles will provide access, and a pedestrian public access is also available. The long arm of Albert Crescent will be park-like.

Robert Jost of 320 Royal Avenue noted that the park is under-utilized. The project will bring badly needed residents to the City. This project on the east side will balance the west side development of the Downtown. He stated that the project will be attractive, will have eyes on the street for enhanced security, and will enhance use of the park. The project is part of Downtown revitalization. Mr. Jost hoped the tower will be built and will be fully occupied. He noted that the developer listened to the concerns of Council about the locked in lot.

Rick Merk of 132 Agnes Street advised that he sold his property to the developer of the subject project and urged its approval. It will enhance the area and new residents will make use of the park which is currently under-utilized.

MOVED and SECONDED

THAT the following bylaw be referred to Council for consideration:

- *Zoning Amendment Bylaw No. 7264, 2008 and*
- *Zoning Amendment Bylaw No. 7267, 2008.*

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

The Public Hearing concluded at 7:49 p.m.

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

Richard L. Page – Corporate Officer