

## **EMAIL FEEDBACK RECEIVED**

### *Glenbrooke North Feedback*

#### **Email Received January 30, 2017, 5:20pm**

Subject: OCP and 5th and 6th street between 8th Ave and 10th Ave.

I would like to register my support of your original OCP plan to increase density on 6th Street between 8th Avenue and 10th Avenue.

I have owned property on 6th Street for over 40 years and observed the decline in the quality of housing and poor land use of that block.

That block of 6th Street has long served as a buffer zone protecting the single family detached zoning for those property owner living across the lane on 5th Street.

I tried to promote row housing on 6th Street in the mid 80's and many of the same people that organized a petition against the current OCP organized a petition to city hall against my plans. City Hall needs to have more back bone and persevere with city planning for the whole and not just cave in when a few home owners start signing petitions. If you need to govern by referendum then put a question attached to our tax bill and in that way get a better consensus from all the stake holders.

Regards,

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**Email Received February 3, 2017 5:33pm**

Subject: Land Use Designation Changes in Glenbrooke North

Hi there,

My name is <sup>Personal Information</sup>. My husband and I own a home in Glenbrooke North where the land use designation has changed on the OCP draft to Residential - Infill Townhouses from single family dwelling.

We understand and support the need for affordable family housing in New West.

However, we have been unable to find any information for what this means for us going forward and what we should expect as home owners whose land use designation has changed. Here's something I found from Campbell River <http://www.campbellriver.ca/docs/default-source/planning-building-development/zb-rewrite-2014---faqs.pdf?sfvrsn=0>

<http://www.campbellriver.ca/docs/default-source/planning-building-development/zb-rewrite-2014---faqs.pdf?sfvrsn=0>

We will be attending the open house on the 25th.

Thanks so much for any information you may have about what this means for those of us in New West.

Best regards,

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**Email Received February 3, 2017, 5:33pm**

Subject: Land Use Designation Changes in Glenbrooke North

Hi Lynn,

Sorry to bother you...

I've had a few people affected by the change in Land Use Designation on Eighth Avenue and First Street contact me with concerns about what the change will mean for them. The biggest concern I've been hearing is what this will mean for them in terms of what they can and cannot do with their property. Will they be able to build a laneway house? Will they be able to tear down and build a new house with or without a laneway house? Will we see the Townhouse Designation pre-zoned and, if so, what will that mean for them?

A couple of the residents affected by the change who are also involved with the RA are planning to drop a letter advising their neighbours of the changes and inviting them to attend the open houses. The residents involved are not necessarily opposed to the change and the letter they wrote is neutral in tone. They mostly just want to make sure that people affected by the change are aware of what's going on and can get answers to any questions they may have. I'm hoping to get some answers to some of the more common questions I've heard from people so that they can hopefully include that information in the letter they drop off. My goal is to get in front of any concerns and stop speculation prior to it happening so that people are getting the correct information the first time round.

If you're able to get back to me as soon as is conveniently possible that would be greatly appreciated.

Sorry again for bothering you and thanks in advance for your help!

Regards,

**Reply sent February 3, 2017, 4:25pm**

No bother at all. I happy to answer questions.

If someone's property is designated Residential - Detached and Semi Detached Housing they would be able to apply to keep their existing house, renovate their house or build a new house (which could include a laneway house and/or a secondary suite) or they could build a duplex.

Building a duplex requires a rezoning. Depending on how we implement laneway housing a rezoning may or may not be required. (This is something we plan on exploring with Council in late March). Building a laneway house will require a Development Permit so that we can sign off on the design. Other housing options (e.g. a triplex) may be possible through a Heritage Revitalization Agreement.

If someone's property is designated Residential - Ground Oriented Housing they would be able to apply to keep their existing house, renovate their house or build a new single detached dwelling (which could include a laneway/carriage house and/or a secondary suite), duplex,

triplex, quadraplex, or other similar ground oriented housing form (with a maximum of four units - though to reach that maximum someone would need a larger lot). Someone with this designation may also be eligible to consolidate with a neighbouring property and apply to build a rowhouse or townhouse. As with the previous designation, a rezoning would be required before a new form (i.e. not a single detached dwelling) can be built.

If someone's property is designated Residential - Infill Townhouse they may be able to consolidate with a neighbouring property and apply to build a rowhouse or townhouse. My expectation is that this would require a rezoning. We may look at pre-zoning some townhouse sites in the future - but I don't think this is something we would do in the short term. It definitely isn't something we would do without further consultation and conversation with the homeowners. Owners with this designation would also have the option to keep their house, renovate or build a new single detached dwelling with a secondary suite. We are currently proposing that in this scenario it would not be possible to build a laneway/carriage house.

I hope that answers all of your questions. Let me know if you have any more.  
Lynn Roxburgh, MCIP, RPP | Senior Policy Planner

**Reply sent February 3, 2017, 4:33pm**

Subject: Re: Land Use Designation Changes in Glenbrooke North

Hey Lynn,  
Thanks for the super quick reply!

Curious as to why someone would be allowed to, say, rebuild a house but not build a laneway home in the TH Designation? I know there is a push to encourage only TH development in that designation but wouldn't a new home likely rule out the possibility of that lot changing into a TH anyway?

Also, out of curiosity, would any of the effected properties in Glenbrooke North even be able to build a laneway house as is without tearing down and building new based on the proposed FSR guidelines? Did the city look at the homes that will see a change to TH designation as places we likely wouldn't see a laneway house being built anyway?

Thanks again for your time,

**Reply sent February 3, 2017, 5:13pm**

Yes, you are correct. Everyone has existing entitlements based on their zoning. As a result people always have the opportunity to renovate or demolish and rebuild (in accordance with their zoning). The construction of a new home (or extensive renovations) would make it extremely unlikely that someone would then want to acquire the property in order to build a townhouse. So in some places we expect that there may never be townhouses, which is one of the motivations

for making sure that the design guidelines and zoning regulations we create result in townhouses that are designed to be good neighbours to single detached dwellings.

Having said that, we would like to encourage townhouses. We feel that if we allow laneway houses it will reduce the likelihood of someone building townhouses since it is likely that adding laneway house would be an easier and cheaper way to add units to a property. Essentially, allowing laneway houses reduces the viability of building townhouses.

We are still working on the design guidelines and regulations for laneway houses but we are trying to maximize the opportunity for people to build laneway houses behind exiting dwellings, while still ensuring that livability is maintained. I suspect the hardest requirements for people to meet will be the access route from the from property line to the laneway house, the building separation between the laneway house and the main house, and the parking. We haven't added restrictions like minimum lot size, width or depth. This opens the opportunity for people with a small lot to try to find creative ways to make a laneway house work. Having said that, it will be easier to meet the requirements when the lot is large, the main house is small and there is lane access.

I am sure this leads to another six questions - feel free to send them along!  
Lynn Roxburgh, MCIP, RPP | Senior Policy Planner

**Reply sent February 3, 2017, 5:33pm**

Nope, that answers my questions. I will forward this onto them and if I come across anymore questions I'll let you know.

Thanks to you and the rest of the City Staff that have put so much time and effort into the new OCP and all the public consultation that's gone along with it. I'm sure it's been extremely challenging at times but it's greatly appreciated.

Regards,

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**Email Received February 7, 2017, 2:22pm**

Subject: OCP

Hi

My name is <sup>Personal Information</sup> and I am writing to you in regards to the new Official Community Plan. I was recently made aware of some changes that may have a direct impact my home. I live in the proposed Townhouse designation area. My house is located near First Street and Seventh Avenue. I have a few concerns that I hope you can clarify for me. If this proposal goes through...

1) Will this have any impact on whether I can build a new house on my property?

2) Will this have any impact on whether I can build a laneway house on my property?

I plan on attending the open house on Feb. 25th. I am unsure of what this designation means and how it will impact my neighborhood so any and all information to clarify this would be appreciated.

**Reply sent February 10, 2017, 10:16pm**

Subject: OCP

Hi Lynn

This email is to further our discussion that we had on the phone yesterday in regards to the proposed changes to the OCP. More specifically the Infill Townhouse proposal for 7th ave and how this may affect my property on <sup>Personal Information</sup> Unfortunately my phone died as you were giving me a contact number where I could reach you if I had any more questions. Could you please send me this information when you receive this email. That way, I will know that you received this email.

My concerns regarding the proposed changes to the OCP are plenty. I will try to keep my thoughts organized here and not ramble.

My first concern is the possibility that residents that fall into this Infill Townhouse designation may not be able to build a laneway house. I find this reasoning to be counter intuitive to the whole notion of high density living. Why would the city want to allow townhouses in this area to increase density when they are considering not allowing laneway housing. It seems to make no sense. The whole purpose of laneway housing is to increase density. Residents like myself have been waiting for years for laneway housing to be allowed in the city. As I have elderly parents who will soon be needing more care, my goal has always been to take care of my parents by having them live close to me. A laneway house would be the ideal solution to this, giving my parents the independence they want but also living very close to me. However, if this option of not being able to build this laneway house is taken away for residents who live in this designated area, how are they to deal with issues like this.

The fact that through no fault of my own, I am being treated differently than my neighbors. Why should a house which is across the street from me on 7th avenue have the option to build a laneway house and I should not. This is very biased and unfair. How can the city simply take that right away from some of its residents and not from others. That ramifications of this proposal will be significant. It would mean that somebody in my situation may be forced to move if they

want to build a laneway house. Would the city be willing to compensate me for the losses I would incur from this move? Real estate costs in selling my home, property purchase tax for the new property I would need to buy and the possibility of the loss of property value for not having the same flexibility as my neighbor across the street are just to name a few.

I am also very concerned about the whole proposal to designate this area around 7th ave and First Street into a townhouse area. This area is a residential area with an already busy and active neighborhood. Adding possibly hundreds of new families to this area is very concerning. I do not know if this will fit into the community feel of this neighborhood. The local schools which my children attend are already bursting at the seams. How will the city address this? Since the Provincial government is responsible for the building of new schools I doubt very much that anything will be done on that front. By looking at how long it took to get the local high school built, I am not holding out much hope this will be a pressing matter for the government. Traffic and parking issues will be huge. They are already an issue and we have not had this huge influx of new residence. I also am not sure how I feel about having my home possibly surrounded by townhouses. I think it changes the feel of the neighborhood. Construction would be a massive hassle for years. Nobody would want dump trucks and cranes rumbling through their neighborhood for years. Not to mention the issues surrounding construction and the incessant noise which is associated with that.

These are just some of the concerns that I have. I hope that I have articulated my position clearly for you. I do not want to see massive changes in my neighborhood and more specifically I do not want to be treated any differently than my neighbors across the street. Since we all pay taxes, we should all be treated equally. Finally, I had no idea these changes were being proposed. If it was not for a neighbor informing me about it, I would never have known. I think there are many other residents who may feel the same but do not know what is going on. The city should maybe send a letter to each resident in the affected area or have an information officer go door to door to explain the OCP to the affected residents. Silence from residence should not mean that they agree with the city's proposals.

Thank you reading my concerns. I hope you take this into consideration when making your final report to the city.

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**Email Received April 2, 2017, 11:16 am**

Subject: Glenbrooke North

Hello, Mike:

We were not able to attend the GNRA meeting last week, nor are we registered, but we do get the emails and have seen the minutes of the meeting, including the motion that passed pretty much unanimously, sadly. Being new to the area – we moved into our house here on Personal Information, so just over a year ago – we are still feeling our way.

We lived in a condo in Vancouver's West End for nearly 30 years, raising our blended family there and enjoying the advantages of the urban lifestyle, strata living, and a close-knit community. During that time, we involved ourselves at both the local and civic levels (working alongside Larry Beasley for a time) when it came to downtown and West End development. We like to think we made a positive difference. We've also have a lived experience that is significantly different from that of the majority of our neighbours, I suspect.

We are uncomfortable with the motion to change the OCP designation, and would not have voted in favour of it, had we been at the meeting. In the long run, changing the proposed townhouse designation will be counter-productive to keeping the neighbourhood feel. It is a given that land will always be a precious commodity, and will continue to increase in value. The only way for New Westminster to maintain a vibrant mix of ages, socio-economics, cultures, etc. is to ensure it has a vibrant mix of housing types and a mix of density styles in every neighbourhood. We don't want ghettos of rich versus poor, highrises versus monster houses on wasted lawns. The slope of the land in our area lends itself to townhouse-style development that could enhance the streetscape and accommodate private green space, and the young families that will always want to live close to the schools that area a step away (imagine ... walking distance K-12). I am a great fan of the Austrian planning model that spreads subsidized housing throughout the city so that you don't even notice it, for example.

There's my two cents, for what it's worth. If you'd like to get in touch, my contact info is below.

Cheers,

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**Email Received April 3, 9:32pm**

Subject: Requesting revision to the OCP

Hello Lynn and Mike,

We are writing to express our concern over the current OCP designation of 8th Ave between 1st and 2nd street as Residential Townhome. We are fully supportive of changing this designation from RT to Residential Ground Oriented Infill Housing (RGO) as was moved by our neighborhood association at the last GNRA meeting.

We own one of the homes on this block, having moved to New West with our <sup>Personal Information</sup>. We recognize the city's need for increased density and are supportive of this in the community plan.

It is our recommendation however to allow more flexibility in development options as is the scenario offered by RGO. Since the RGO designation still allows RT housing, over time, we believe an RGO designation will allow the block to evolve into higher density housing forms as directed by economics and market forces.

We do not think it is necessary to limit development to townhome in order to achieve townhome development and believe that the increased flexibility will ultimately enable higher density options to be developed more readily. Moreover, the mixed streetscape offered by RGO instead of only RT, we believe will be more visually appealing and integrate more readily with the newer homes that currently stand on this block and neighboring streets.

Furthermore, the RT designation requires multi-lot consolidation for future development. Although we will never be forced into a transaction, this causes substantial pressure to sell if ones neighbour decides to sell. This is already generating significant stress for our family, as we just moved into the neighbourhood and want to raise our children in the house, but also for others in our community. Some of our neighbours, including our direct neighbour, has received repeated solicitations from brokers that are already applying the pressure of multi-lot consolidation. We feel that the added flexibility of the RGO destination will allow us to stay in our home until we are ready to move. The ability for a future developer to create increased density on a stand alone lot decouples us from our neighbour's decisions. This will allow us to take the long-term view of our neighbourhood that we desired when <sup>Personal Information</sup>.

Therefore we believe it is in the best interest of both the city and land owners to use the RGO designation instead of RT for this set of blocks and strongly oppose it's current designation as RT.

We would be very happy to discuss if you would like to be in touch.

Thank you in advance for hearing our point of view and we hope that we see a change in the OCP before it is finalized.

Kind regards,

**Email Received April 4, 2017 3:59pm**

Subject: Glenbrooke North OCP

Hello to you both

This email is in regards to the OCP presentation by Mike Watson Senior Planning Analyst that took place at the Glenbrooke North Residents Association (GNRA) March 30th 2017.

Both my wife<sup>Personal Information</sup> and myself are residents of Glenbrooke North at<sup>Personal Information</sup> and have been for 24 Years. We have raised<sup>Personal Information</sup> in this home and feel that we have been very fortunate to live in what we consider one of the Best neighborhoods in the city.. We hope to one day have our Grand kids enjoy the area as much as we have. We have previously renovated our home to suit our needs and are currently in the planning / permit stages with the City to renovate again to finally realize our "Dream Home".

Both my wife and myself attended the GNRA meeting and were pleased with the amount of information that was provided by Mike Watson on the LD changes in Glenbrooke North. That being said we were not pleased that from our perspective, this seemed like a Rushed process and considering the impact for our neighborhood were not given sufficient notice to really understand / digest the situation. The general feeling at the meeting as I'm sure your aware of by now was that the residents of Glenbrooke North were not given an opportunity to voice their opinions at a city meeting.

We are both strongly opposed to the proposed change from Single Family to (RT) Townhouse Residential infill Townhouse

We both Fully support the motion put forward (and passed) at the GNRA meeting to have the OCP designation changed from:

**(RT) Residential Infill Townhouse to (RGO) Residential Ground Oriented Infill Housing**

Sincerely,

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**Email Received April 4, 2017, 10:35 am**

Subject: My opposition to Proposed Land Use Designation

Dear Mayor Côté and Council Members,

I am writing to voice my opposition to the **Proposed Land Use Designation Changes in Glenbrook North.**

I am a long-term resident and taxpayer in New Westminster, having bought my home at  
Personal Information As such, I am directly impacted by the proposed land use changes.

I have attended the meetings regarding New Westminster's Official Community Plan and provided input. On January 30, 2017 there was a sudden change to the housing designation along First Street and Colborne Street, between Eighth Avenue and Seventh Avenue from a land use designation of **Residential – Detached and Semi-detached** to **Residential – Townhouse**. I received a letter dated **February 8, 2017** advising me of the changed plan that was made and released on **January 30, 2017** and was given the dates of **February 25th and February 28th, 2017** to attend an Open House regarding these changes.

I attended the Open House on February 25, 2017. I spoke with the City Staff present at Century House and was advised that as the Fifth Avenue residents opposed the **R-Townhouse** designation in their neighbourhood, it was suddenly moved to First Street. I expressed my opposition to the proposed changes at the Open House both verbally and in writing on the "stickies" provided.

On March 30, 2017, I attended our GNRA meeting to hear a presentation by New Westminster Senior Planning Analyst, Mike Watson on the Official Community Plan Update: Proposed Land Use Designation Changes in Glenbrook North. At our GNRA meeting there was a vote on the following **Motion Proposal: GNRA recommend that the Eighth Ave/Seventh Ave/First St/Colborne St area have its OCP designation changed from (RT) Residential Infill Townhouse to (RGO) Residential Ground Oriented Infill Housing.**

The results of the vote were unanimous except for two residents who abstained as they wanted to change the motion to read that the OCP designation be changed back to **(R) Detached and Semi-detached**. The results indicate that the residents are adamantly opposed to the **(RT) Residential Infill Townhouse** but are supportive of the **(RGO) Residential Ground Oriented Infill Housing**.

There is a strong sense of community in this single family neighbourhood, which is one of the many reasons people want to live here. I understand the need to increase density in the city, but this area of Glenbrook North has already increased its density greatly over the past few years. The area includes fairly recent condominiums and ground oriented infill housing, as well as older and newer apartment buildings. If density must be further increased, it could be done by adding basement suites and laneway houses instead of adding an **(RT) Residential Infill Townhouse** designation.

Home owners, including myself, expressed their interest at the GNRA meeting in building carriage or laneway homes to accommodate parents or children. People want to remain in this neighbourhood and have their children be able to live in the community in which they were raised. Laneway and carriage houses are an opportunity to add character and density to the area as well as allowing another generation of residents to remain in the area. New Westminster has a long history of generations of families living here. It's one of the many things that makes our city unique and community oriented.

I was advised at the February 25th Open House that there is interest in townhouses being built in areas near to public transportation, shopping and schools. There are many areas of New Westminster which match these criteria. More importantly, there are many areas which match these criteria where the land value is lower thus allowing for more affordable townhouses. Another concern of vastly increasing density with townhouses on First Street and Eighth Avenue is additional traffic. First Street is used to access Eighth Avenue to get to McBride Plaza, Tenth Avenue, the Port Mann Bridge, and Coquitlam. First Street is narrow, and as it stands now, north and southbound vehicles cannot pass one another in that block, without one of them having to pull over and wait their turn. This area is also a route for many young pedestrians walking to and from Herbert Spencer Elementary and Ecole Glenbrook Middle School. Further increasing traffic in this area is a huge liability for the City. There has already been a traffic-related fatality at this intersection.

Mr. Watson advised that Council would be voting on the proposed changes on Monday April 24, 2017. Having only two months to voice concerns and raise questions regarding proposed changes that directly affect the home I have lived in for 25 years is grossly unfair.

I, along with all the other Glenbrook North residents who attended the GNRA meeting, do not support the **(RT)** land use designation to the Eighth Ave/Seventh Ave/First St/Colborne St area but would support the alternate **RGO** designation.

**(RT) Residential Infill Townhouse to (RGO) Residential Ground Oriented Infill Housing**

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**Email Received April 7, 2017, 10:35 am**

Re: My opposition to Proposed Land Use Designation LATE AMENDMENT TO LETTER  
Dear Mayor Coté and Council Members,

I am writing to voice my opposition to the **Proposed Land Use Designation Changes in Glenbrook North.**

I am a long-term resident and taxpayer in New Westminster, having bought my home at REDACTED. As such, I am directly impacted by the proposed land use changes. I have attended the meetings regarding New Westminster's Official Community Plan and provided input. On January 30, 2017 there was a sudden change to the housing designation along First Street and Colborne Street, between Eighth Avenue and Seventh Avenue from a land use designation of **Residential – Detached and Semi-detached** to **Residential – Townhouse**. I received a letter dated **February 8, 2017** advising me of the changed plan that was made and released on **January 30, 2017** and was given the dates of **February 25th and February 28th, 2017** to attend an Open House regarding these changes.

I attended the Open House on February 25, 2017. I spoke with the City Staff present at Century House and was advised that as the Fifth Avenue residents opposed the **R-Townhouse** designation in their neighbourhood, it was suddenly moved to First Street. I expressed my opposition to the proposed changes at the Open House both verbally and in writing on the "stickies" provided.

On March 30, 2017, I attended our GNRA meeting to hear a presentation by New Westminster Senior Planning Analyst, Mike Watson on the Official Community Plan Update: Proposed Land Use Designation Changes in Glenbrook North. At our GNRA meeting there was a vote on the following **Motion Proposal: GNRA recommend that the Eighth Ave/Seventh Ave/First St/Colborne St area have its OCP designation changed from (RT) Residential Infill Townhouse to (RGO) Residential Ground Oriented Infill Housing.**

The results of the vote were unanimous except for two residents who abstained as they wanted to change the motion to read that the OCP designation be changed back to **(R) Detached and Semi-detached**. The results indicate that the residents are adamantly opposed to the **(RT) Residential Infill Townhouse but are supportive of the (RGO) Residential Ground Oriented Infill Housing.**

There is a strong sense of community in this single family neighbourhood, which is one of the many reasons people want to live here. I understand the need to increase density in the city, but this area of Glenbrook North has already increased its density greatly over the past few years. The area includes fairly recent condominiums and ground oriented infill housing, as well as older and newer apartment buildings. If density must be further increased, it could be done by adding basement suites and laneway houses instead of adding an **(RT) Residential Infill Townhouse** designation.

Home owners, including myself, expressed their interest at the GNRA meeting in building carriage or laneway homes to accommodate parents or children. People want to remain in this neighbourhood and have their children be able to live in the community in which they were

raised. Laneway and carriage houses are an opportunity to add character and density to the area as well as allowing another generation of residents to remain in the area. New Westminster has a long history of generations of families living here. It's one of the many things that makes our city unique and community oriented.

I was advised at the February 25th Open House that there is interest in townhouses being built in areas near to public transportation, shopping and schools. There are many areas of New Westminster which match these criteria. More importantly, there are many areas which match these criteria where the land value is lower thus allowing for more affordable townhouses. Another concern of vastly increasing density with townhouses on First Street and Eighth Avenue is additional traffic. First Street is used to access Eighth Avenue to get to McBride Plaza, Tenth Avenue, the Port Mann Bridge, and Coquitlam. First Street is narrow, and as it stands now, north and southbound vehicles cannot pass one another in that block, without one of them having to pull over and wait their turn. This area is also a route for many young pedestrians walking to and from Herbert Spencer Elementary and Ecole Glenbrook Middle School. Further increasing traffic in this area is a huge liability for the City. There has already been a traffic-related fatality at this intersection.

Mr. Watson advised that Council would be voting on the proposed changes on Monday April 24, 2017. Having only two months to voice concerns and raise questions regarding proposed changes that directly affect the home I have lived in for 25 years is grossly unfair.

I, along with all the other Glenbrook North residents who attended the GNRA meeting, do not support the **(RT)** land use designation to the Eighth Ave/Seventh Ave/First St/Colborne St area but would support the alternate **RGO** designation.

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**Email Received April 10, 2017, 8:58 am**

Re: My opposition to Proposed Land Use Designation LATE AMENDMENT TO LETTER

Dear Mayor Coté and Council Members,

I write to you this morning as I must make an amendment to the letter I sent last week. As Mr. Watson advised residents we had 10 days in which to make our written submissions I rushed to complete my letter within the limited time allotted.

I have now had the opportunity to read in greater detail the different land use designations. I do not support the RGO designation but rather, as stated in the petition signed by myself and other property owners and submitted to Council, support the RD designation.

Sincerely,

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**Email Received April 10, 2017, 12:24pm**

**Subject: Petition**

Dear Honourable Mayor and Council,

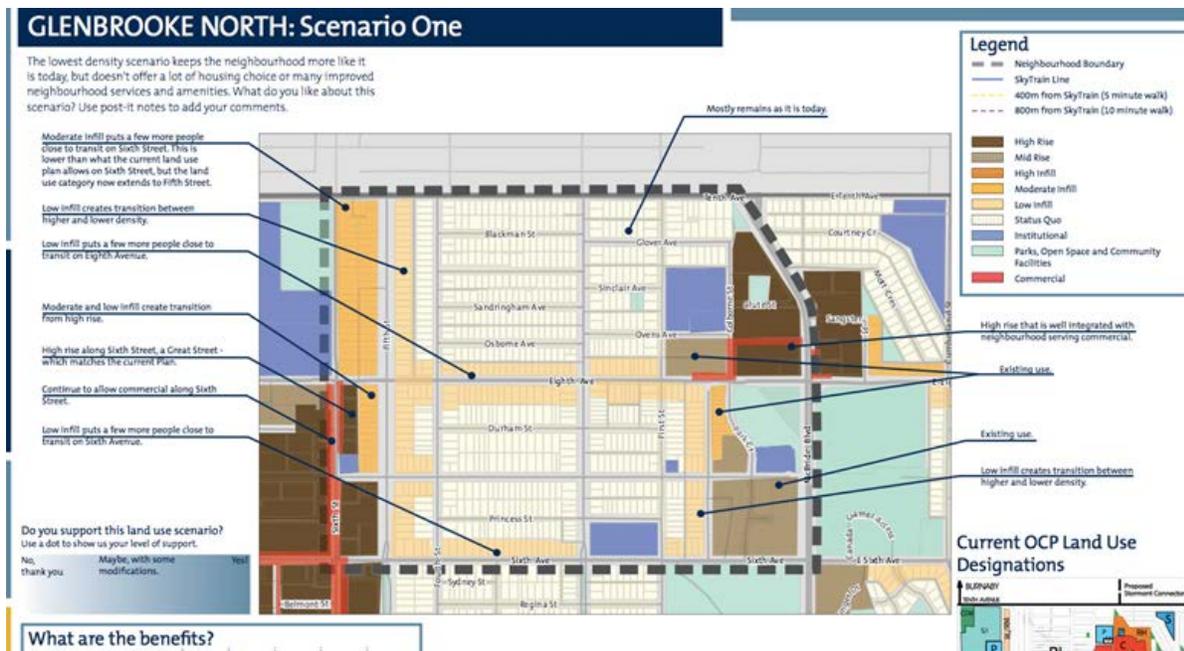
Today you will receive a petition with my signature on it. I have signed it because I share the frustration of the residents who wrote it. Allow me to briefly explain.

This frustration stems from the late changes made to the OCP's Land Use Designation Map on January 30<sup>th</sup>. I believe there was not enough time for residents to be informed and to educate themselves about these last minute changes. As someone who watched and participated in the OCP process from the beginning, I was surprised to learn my street (First Street) had been changed to Residential Townhouse (RT). During the OCP consultation, Scenario #1 and #2 of the Land Use Designation Map had identified First Street (between 6<sup>th</sup> and 8<sup>th</sup> Avenue) as Low Infill (see attached). As you know, Low Infill does not include townhouses.

I have been informed that these late changes were made because some Glenbrooke residents requested more RT designation in our area. However, as the petition clearly shows, the majority of residents in the affected area do not support a land use change.

I believe the late changes did not provide my neighbours sufficient time to be informed, educated and consulted on the land use designation change of their properties. Therefore, I cannot support a change in land use of First Street at this time. I encourage Mayor and Council to change First Street to Residential Detached/Semi-Detached.

Sincerely,



# GLENBROOKE NORTH: Scenario Two

The middle density scenario explores one option within the high-to-low range. It blends growth, choice, and some improved neighbourhood services and amenities. What other ways could you see doing this? Use post-it notes to add your comments.

- Townhouses along 14th Avenue can be designed to protect residents from noise. Extend high infill to Blackman Street to allow for the completion of the lane.
- High infill puts more people close to transit on Sixth Street. This is lower than what the current land use plan allows on Sixth Street, but the land use category now extends to Fifth Street.
- In areas with a lane, moderate infill puts more people close to transit on eighth Avenue.
- Surround the existing commercial parcel with moderate infill to create a community corner.
- Moderate infill creates transition between higher and lower density.
- High rise along Sixth Street, a Great Street - which matches the current land use plan.
- Continue to allow commercial along Sixth Street.
- Moderate infill puts more people close to transit on Sixth Avenue. Extend moderate infill to Princess Street to allow for the completion of the lane.

Do you support this land use scenario? Use a dot to show us your level of support.

No.  Maybe, with some modifications.  Yes.

What are the benefits?



**Legend**

- Neighbourhood Boundary
- SkyTrain Line
- 400m from SkyTrain (5 minute walk)
- 800m from SkyTrain (10 minute walk)
- High Rise
- Mid Rise
- High Infill
- Moderate Infill
- Low Infill
- Status Quo
- Institutional
- Parks, Open Space and Community Facilities
- Commercial

- High infill can be designed to protect residents from noise.
- High rise that is well integrated with neighbourhood serving commercial.
- Existing use.
- Existing use.
- Moderate infill creates transition between higher and lower density.

**Current OCP Land Use Designations**

**Email Received April 10, 2017, 5:17 pm**

Re: Fwd: 8th Ave land use to RGO not RT

Dear Mayor Coté, Council Members, and City Staff:

We are writing to request that the land use designation changes along 8th Avenue/ Colborne/ 1st Street in Glenbrooke North be changed to RGO - Residential Ground Oriented Infill instead of exclusively RT - Residential Townhouse.

My husband, <sup>Personal Information</sup>, and I are supportive of efforts to increase the amount of more affordable housing in New Westminster. We believe that adding various types of housing, instead of just single family homes, improves our neighbourhood. This should provide more opportunities for families to move here, or remain in the community, as the high cost of a single family home is clearly out of reach for many. <sup>Personal Information</sup> are keenly aware that at current market value we would not be able to purchase our home. And we bought only three years ago.

When we bought our home in December 2013, we were aware of the potential for higher density development. Our property is in the block immediately west of the low-rise condominiums along 8th avenue between Colborne and 1st Street. So we were not shocked to learn of potential land use changes. However, as current property owners we feel the land use designation change to RT - Residential Townhouse, negatively and unfairly limits options for us as current property owners. We didn't buy our house as an investment to flip in a few years. We bought it to be our long term home. Like many of our neighbours, we have extended families whose needs we could possibly meet by building a laneway home. The RT only designation takes away this option. We feel the RGO - Residential Ground Infill designation is a good compromise between allowing for higher density housing (including townhouses) in a way that benefits Glenbrooke North and gives flexibility for current property owners. We have noticed that in Brow of the Hill, all proposed RT land use designations in previous OCP drafts have now been changed to RGO. We are respectfully asking for the same flexibility.

On a final note, if the ultimate goal is to increase the number of units in the "missing middle" we believe the RGO designation may increase density sooner than the sole RT designation. Fewer lots will be needed for future development of ground oriented infill housing such as duplex, triplex, quad, than for townhouse development. In addition, the option for townhouse development remains in the RGO designation.

Thank you for your time and consideration on this matter.

---

ON TABLE  
Regular Meeting  
April 10, 2017

## Memorandum

Date: April 10, 2017

To: City of New Westminster, Mayor and Council

From: David Holloway, 709 – 1<sup>ST</sup> Street, New Westminster, B.C.

Re: OCP Land Use revisions

Dear Sirs/Madams:

I write to you to identify my serious concerns, related to the recently revised Draft Land Use Designation Map (DLUDM) dated January 30, 2017. In support of mine and my neighbours' concerns we submitted a petition recently completed by canvassing the specific 48 properties in our neighbourhood impacted by the revised DLUDM.

### **Attachment 1, Petition,**

To summarize, our petition took place on April 6 - 9<sup>th</sup> my neighbour and I, canvassed all 48 of the affected properties. It should be noted that 6 properties (*all on 6<sup>th</sup> Street between 1<sup>ST</sup> Street and Colborne*) of the 48 properties were a holdover of the original draft DLUDM, leaving 42 new properties added to the proposed change to Residential Infill Townhouse (RT) land use designation.

Our findings are as follows:

Of the 48 properties: 35 residents support retaining RS 1 zoning and signed the petition, 3 residents support the proposed RT land use designation, 5 residences either did not know about the OCP or did not have enough information and declined to sign the petition and 5 residences were not at home.

It should be noted that on all 4 days of canvassing we attempted to contact all residences returning to each of the 5 residences who were not at home several times in an effort to ensure their voice could be heard.

Based on the above results 92.1% of the residences support retaining our RS1 zoning. They do not support the proposed revision to RT land used as outlined in the current Draft OCP and also, do not support the GNRA motion for the Residential Ground Oriented Infill Housing (RGO) land use.

### **So how did we get here?**

When the original Draft OCP was presented (Aug 29, 2016) our properties were identified as being RD which essentially mirrors the current RS1 zoning, with a possibility of increasing the density by 1 unit per property by way of a detached accessory dwelling unit (e.g. laneway house, carriage house).

The current RS1 zoning, per the attached PETITON, has been proven to be supported by the majority of affected property owners (92.1% in support of retaining RS1). We believe this is a fair and balanced approach which satisfies the need for a mild increase in density in our neighbourhood as opposed to the RGO and RT land use to which we are strongly opposed.

## **So what happened?**

In February, I was made aware by our neighbour that a revised DLUDM had been issued on January 30, 2017. This new revision identified our 42 properties as having their designation revised from RS1/RD to RT.

The January 30, 2017 revision came as a complete surprise, as a most of the property owners were not aware of the change and were not consulted in advance of this proposed change.

With respect to this late change, I would like to know why the properties bordered by 1<sup>st</sup> St, 7<sup>th</sup> Ave, 8<sup>th</sup> Ave and Colborne St were not on the original DLUDM but rather were added in the second draft?

## **March 30, 2017 Glenbrook North Residence Association meeting;**

### **Attachment # 2, minutes of meeting**

As a result of the revised OCP, a number of property owners impacted by the new proposed land use designation attended the above meeting. By attending we had the opportunity to hear a presentation from Mike Watson and vote on a motion related to the proposed Land Use changes.

I believe, and Mike Watson could confirm, there was a general consensus at the meeting that property owners did not want any changes to their property designation at this time. I believe this is clearly reflected in the attached March 30 GNRA meeting minutes.

In short, I am concerned the RGO designation proposed in the motion will create a back door way for the City to force higher density upon property owners and neighbourhoods who have clearly indicated they do not want that kind of density at this time. In our case, we can assure you that 92.1% of the property owners, specifically impacted by this revision, and as demonstrated in our PETITION do not support the proposed density increase.

Unfortunately the motion proposed at this meeting, only offered the RGO designation as opposed to no change. The general sense was if we didn't vote that night on the RGO it may have been interpreted by the City that we were in support of the RT land use.

Mike Watson clearly explained, that by waiting until May (the date of our next GNRA meeting) to revise the motion, it would be too late to change the OCP and we would then be restricted to the RT.

The motion was carried unanimously, with two residents abstaining as they wanted the motion to read reflect no change to the current land use classification.

I believe the lack of information regarding the various alternative options of land use, specifically Residential Detached Semi-Detached (RD) , and the choice to support no change in our current zoning was not offered , undermines the validity of the motion and the wishes of the residents directly impacted. I therefore request you disregard the March 30<sup>th</sup> motion for RGO land use and recognize the petition's results and maintain the current RS1 zoning.

## Revisions to DLUDM from August 29, 2016 to January 30, 2017

In reviewing the revised DLUDM the following was noted and begs the questions:

- Why did planning make the decision to amend the land designation from RT to RGO in the areas below (version 2 of the OCP)
  - South side of 6<sup>th</sup> by 16<sup>th</sup> St.
  - Brow of the Hill
  - Alberta Street and Keary St.
  - East Columbia and Wells Gray Pl
  - 8<sup>th</sup> Ave @ Cumberland
  - 7<sup>th</sup> Ave btw 12<sup>th</sup> and 13<sup>th</sup>
- Why did planning single out an additional 42 properties on 1<sup>st</sup> St, 7<sup>th</sup> Ave, 8<sup>th</sup> Ave and Colborne St for infill RT from RS1? It would appear that the City and Planning Department knew based on feedback from the first round of consultations, that property owners in the above outlined areas did not support RT.
- Who in City Hall directed Planning to make this late change to the land use designation of the 42 properties?

It appears the City elected the higher density RT in the beginning and then stepped back to RGO leaving the perception of a compromise to RGO while still getting the townhouse option and therefore increased density by default.

### **Residential – Ground Oriented Infill Housing Definition (see following insets on top of page 4)**

It is important for the public to know which of the two following definitions of RGO designation was used by the City and its planners when consulting with the community and property owners. In the first definition there is no specific reference to townhouses or row housing, rather there is an ambiguous descriptor of “other equivalent housing forms.” In the second definition there is a clear reference to townhouses, rowhouses and other equivalent housing forms.

- I would like to know which of the two definitions was used during consultations for the August 29th, 2016 DLUDM and the January 30th, 2017 DLUDM?
- I would like to know what the City would define or classify as “other equivalent housing forms”?

The discrepancy between the two definitions raises the question of what information was available during public consultations. If the community truly believed the RGO designation did not include townhouses or rowhouses they have clearly been misled.

## Residential – Ground Oriented Infill Housing



The housing forms permitted in this designation would include: single detached dwellings which may also include a secondary suite and/or a detached accessory unit (laneway and carriage houses), single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses and other equivalent housing forms.

### (RGO) RESIDENTIAL – GROUND ORIENTED INFILL HOUSING

**Purpose:** To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Up to four units may be permitted on a lot. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

**Principal Forms and Uses:** Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.



#### Attachment #3, February 8, 2017 letter from City of New Westminster revised DLUM.

The February 8<sup>th</sup>, 2017 letter from the City specifically states in paragraph 2,

*“A revised draft of the Land Use Designation Map was released January 30, 2017, which includes changes to land use designation proposed for **your area** (compared to the draft released August 2016). **The proposed changes do not impact zoning, which will stay the same.**”*

I believe, if the above statement was amended to clarify that the proposed changes directly affect “your property” versus “your area” the information would have appeared far more relevant thus generating more interest and feedback from property owners.

In addition, the statement: “The proposed changes do not impact zoning, which will stay the same.” is correct but misleading. The first step in changing zoning bylaws is to change the land use designation.

## So what's next?

The City representatives are saying:

Mike Watson "the City is hearing from people in the area that wanted the change".

Lynn Roxburgh," the revised DLUDM is widely supported by many people in the area".

It brings us back to the question that has been repeatedly asked by impacted residents "who are these people"? To date we do not believe this question has been satisfactorily answered. If the City does have specific data to support this can you please share this information?

Clearly based on the 5<sup>th</sup> /6<sup>th</sup> Street PETITON (2016) and the current 1<sup>st</sup> Street PETITION, this absolutely does not reflect the wishes and opinions of the specific residences who are having their PROPERTY RIGHTS impacted by both the past or current DLUDM.

### Additional Questions Regarding the OCP and its Process:

The following are a few items I would like to have clarified.

**Report to Council Jan 30, 2017 (pg 10):**"Subject, Townhouses and Ground Oriented Infill Housing, "

"During the public consultation there were discussions about the proposed "Residential – Townhouse" designation in all neighbourhoods. **Overall, the strong message received was that more land should be designated for townhouses and rowhouses.** Numerous areas were identified where community members felt townhouses would be appropriate. In the November 7, 2016 Council report staff identified specific areas that were designated "Residential – Detached and Semi-Detached" but that would be appropriate locations for townhouses."

- I keep hearing from City representatives and reading in the OCP, as in the example outlined above, there are many who strongly support townhouses and rowhouses. My question is: Who is the strong message coming from? Who are these people?

### **Preparation of the OCP plan, stake holder contributions.**

- I would like to know were any 3<sup>rd</sup> party consultants, architects, developers, builders hired on behalf of the city to advice on the revised Land Use component of the OCP and in particular the revised Draft Land Use Designation Map and if so who were they?
- I would like to know if there were 3<sup>rd</sup> parties retained were terms and conditions put in place to avoid any future conflict of interest?

### **Stakeholder consultation:**

- I would like to know why are builders and developers considered stakeholders?
- I would like to know how are they vested long-term in the community?

Are they not considered temporary users of public and private lands? Essentially they procure property, apply for a variance, get rezoning, build and when finished leave the community

### Other jurisdictions experience with infill or densification:

I would like to know,

- Were other jurisdictions consulted with respect to their experience with infill housing?
- Did the developments result in affordable housing?
- If so, did the affordable housing become available to those who were identified as being in need of the affordable housing?
- Is there any data or reports available that identify any positive outcomes from similar efforts?

### Creating the Plan:

The City continues to reference the "Regional Growth Strategy".

**Regional Growth Strategy (RGS)** – Metro Vancouver's land use plan is aimed at advancing the region's livability and sustainability while managing anticipated growth. This Plan **must** help achieve the strategies in the RGS. For example, the City **must** show how it will work towards accommodating the projected population, dwelling and employment numbers included in the RGS. This is discussed in the Regional Context Statement.

The above statement does not appear to align with the Supreme Court Justice Neena Sharma's decision. The following quote appeared in the Langley Times:

*"The Sharma decision said the Metro regional growth strategy, which aims to control urban growth, is only "guidelines expressing policy" not enforceable laws.*

*The judge said, "Metro does not have superiority over land use management within the boundaries of a municipality.""*

([http://www.langleytimes.com/breaking\\_news/250019151.html?mobile=true](http://www.langleytimes.com/breaking_news/250019151.html?mobile=true))

### Consultation Events:

**Community Conversation on Housing Workshops** – Events ran over the winter of 2015/2016 and included five workshops, six open houses, an **online survey** and presentations to community groups and organizations. The purpose was to examine which housing forms there should be more of and where they should go.

**Our Future City Workshops** – This consultation was held in September and October 2016 and included six workshops, an **online survey** and presentations to City committees. The purpose was to review the draft Land Use Designation Map with attendees. Feedback was also gathered on the draft vision, goals and policies.

I would like to know,

- With respect to the online survey(s), were verifiable systems put in place to ensure contributors to the online surveys were actually residents of New Westminster?
- Were systems in place to prevent the possibility of multiple contributions from a single person or group?
- Were any parts of the online survey used in the development of the OCP?

In closing I would like to thank in advance Mayor, Council and the Planning Department for taking the time to review my submissions. Please forward your responses to my submissions and multiple questions to me at my home email address: [windsurfing@shaw.ca](mailto:windsurfing@shaw.ca)

Yours truly

A handwritten signature in black ink, appearing to read "David Holloway". The signature is written in a cursive style with a large, sweeping initial "D".

David Holloway  
709 – 1<sup>st</sup> Street  
New Westminster, BC, V3L 2H4  
Phone #604-763-7053  
Email: [windsurfing@shaw.ca](mailto:windsurfing@shaw.ca).

## Neighbourhood Petition

**Date:** April 10, 2017

**To:** City of New Westminster, Mayor and Council

**From:** Residences impacted by, and in opposition to, your proposed zoning changes in our neighbourhood

**Re:** Petition in response to the January 30, 2017 proposed OCP Zoning Changes in Glenbrooke North

**Dear Mayor and Council:**

We write to you to identify our serious concerns and firm opposition to the recently revised Draft Land Use Designation Map (DLUDM) dated January 30, 2017. In support of our opposition we submit the attached petition recently completed by canvassing the specific 48 properties in our neighbourhood directly impacted by the revised DLUDM.

**Attachment #1, Petition,**

To summarize, our petition is in opposition to your currently proposed zoning changes in our neighbourhood. It took place on April 6 - 9<sup>th</sup> 2017, we canvassed all 48 of the affected properties. It should be noted that 6 properties (*all on 6<sup>th</sup> Street between 1<sup>st</sup> Street and Colborne*) of the 48 properties were a holdover of the original draft DLUDM, leaving 42 new properties added to the proposed change to Residential Infill Townhouse (RT) land use designation.

**Our findings are as follows:**

Of the 48 properties: 35 residents support retaining RS 1 zoning and signed the petition, 3 residents support the proposed RT land use designation, 5 residences either did not know about the OCP or did not have enough information and declined to sign the petition and 5 residences were not at home.

It should be noted that on all 4 days of canvassing we attempted to contact all residences returning to each of the 5 residences who were not at home several times in an effort to ensure their voice could be heard.

Based on the above results 92.1% of the residences support retaining our RS1 zoning. They do not support the proposed revision to RT land used as outlined in the current Draft OCP and also, do not support the GNRA motion for the Residential Ground Oriented Infill Housing (RGO) land use.

Attachment: April 6 – 9, 2017 OCP Petition

Regards,

David Holloway and Dave Beatty

Glenbrooke North

**PETITION AGAINST OCP ZONING CHANGES FOR GLENBROOKE NORTH**

We, the undersigned, do hereby reject, unequivocally and without reservation, the proposed zoning changes to our neighbourhood as outlined by the City of New Westminster in their "Our City 2041" documents. We do not wish to have any high density housing such as townhouses, rowhouses, condominiums etc...built in our area. Rather, we wish to retain the current Single Family Detached (RS1) zoning indefinitely or, until such time as the owners of each and every property so affected, unanimously and in writing, agree to the contrary.

55 signatures collected

**Glenbrooke North Residents Association**  
**March 30, 2017**  
**NW Public Library, Auditorium, 716 Sixth Street, NW**  
**Minutes**

The meeting was called to order at 7:06pm. Attendance 50

Present:

President: Mike Folka

Treasurer: Ellen Berg

Secretary: Marya McLellan

Directors: Doug Bjornson, Matt Church, Tammy Dewar, Angela Lee

Guest: Mike Watson, Senior Planning Analyst, Development Services, City of New Westminster

***Motion to adopt the Agenda moved by Matt Church and seconded by James Taylor, Carried***

***Motion to adopt the Minutes of January 26, 2017 meeting moved by Dave Hearder and seconded by Charlie Hunter, Carried***

**Official Community Plan (OCP) presentation by Mike Watson, Senior Planning Analyst, City of NW.**

Mike presented the OCP process starting in January 2014 to date, and explained the Land Use Designation (LD) changes in Glenbrooke North. He then explained the different LD, concentrating on Townhouses, Residential Ground Oriented and Laneway & Carriage Houses. Many residents were interested in the recent LD change from Single Family to Townhouse for the area of Eighth Ave between Second and First Street / First Street & Colborne St between Eighth Ave and Seventh Ave. Residents affected by the LD change expressed concern that they had received no City notice. The only notice residents received was from Matt and Tammy who live within the area, who went door to door and advised residents about the change and about our upcoming meeting. Residents expressed concern that there were no City meetings planned where they could voice their opinion on the recent LD changes and there was only 7 – 10 days before OCP recommendations were presented to Council. Residents were advised that they could telephone Planning Division at 604 527-4532 or send emails directly to Lynn Roxburgh: [lroxburgh@newwestcity.ca](mailto:lroxburgh@newwestcity.ca) or Mike Watson: [mwatson@newwestcity.ca](mailto:mwatson@newwestcity.ca).

***A Minimum seven day notice was given of the Motion made by Charlie Hunter "GNRA recommend that the Eighth Ave/Seventh Ave/First St/Colborne St area have its OCP designation changed from (RT) Residential Infill Townhouse to (RGO) Residential Ground Oriented Infill Housing" seconded by Brian Muench.*** One resident was concerned about this small group making a Motion, when the whole neighbourhood wasn't present to voice their opinion. Also, that Council wouldn't take the GNRA Motion seriously with the 50 people present and so we should wait until May so more people could attend and then vote. Mike Watson explained that by waiting until May, it would be too late to change the OCP. The resident made a Motion to postpone the Motion until our May meeting but there was no second and the Motion failed. There were some residents who spoke in favour of the Townhouse designation but felt it was unfair for Single Family (SF) homeowners to be so restricted in housing choices, with no option of a laneway home. Most felt the RGO gave the SF homeowners more housing choices. Amendments to change the Motion from Residential Infill Townhouse to the existing Single Family designation, was not allowed. Our GNRA policy of allowing residents sufficient time to consider Motions and that the Single Family designation was a fundamental change, disallowed the amendment. The Motion was passed by registered GNRA members with a vote of 40 in favour, 0 opposed, 2 abstained.

**Treasurers Report by Ellen Berg:** Our bank balance is \$996.97 as of March 31, 2017.

21 households registered at tonight's meeting.

**Community Policing Report by Matt Church:** Nothing to report

**Neighbourhood Traffic Advisory Committee Report by Doug Bjornson:** Kanny Chow, Transportation Engineer, Corp of NW, will be attending our May meeting. We will be discussing the various issues along Eighth Avenue, between Sixth Street and McBride Boulevard which were previously noted in the January 2017 Minutes and included below.

- 1) Starting at Fifth Street, we are asking for marked crosswalks at all corners,
- 2) 4<sup>th</sup> Street, we are asking for a pedestrian activated flashing crosswalk consistent with other crosswalks along Eighth Avenue,
- 3) Second Street, Police enforcement is needed for cars not stopping for yellow & red traffic lights,
- 4) First Street, the flashing crosswalk continues long after the pedestrian has crossed which causes motorist confusion. A bump out sidewalk on the condo side is needed for visibility of pedestrians by motorists travelling westbound.
- 5) Colborne Street, a barricade is needed to stop cars travelling westbound on Eighth Avenue that don't turn right in the Right Turn Only lane. Motorists use the right lane to race in front of the left lane westbound traffic. Remove the bus lane in front of People Drug Store and the condo Eightwest at 55 Eighth Ave. The bus changes lanes in the block before Colborne so the bus lane isn't needed. We would like the space to be temporary parking for residents and store patrons.
- 6) On McBride Blvd, a barricade is needed to force pedestrians to use the crosswalks and stop pedestrians crossing 6 lanes of traffic between Tenth and Eighth Avenues. An Action Request form has been submitted for this item.

Though our traffic and pedestrian issues have been outstanding for years, progress is now being made. Lisa LeBlanc the new Transportation Manager has recently met with GNRA Executive. Lisa suggested the survey, (which was also completed by Queen's Park residents) as a way for GN residents to voice their traffic and pedestrian concerns. As traffic changes could affect other neighbourhoods it is hoped that all Resident Associations will complete the survey. We will be collecting your completed Transportation Survey at our May meeting or follow the instructions at the bottom of the survey and send it earlier by email. A blank survey is included at the end of these Minutes.

**Announcements: Glenbrook Ravine Enhancement Project - email sent to Mike Folka**

Dylan Jones and Kyle Routledge are planning an on-going enhancement of the Glenbrook Ravine. This is a long-term project, with the goal of removing invasive plants like ivy and blackberry and putting up wildlife housing (bird and bat houses). We are initially partnering with local residents, with the local Beavers/Cubs and Brownies/Guides, and will be focusing our efforts in year one on the elevated area approximately 300 metres in from the amenities centre. We are looking for anyone who wants to get involved in any capacity. We want people who live in the area to enjoy this green space, as areas with this much wildlife to offer in an urban setting are hard to find. We will be beginning in mid to late April, and will be continuing on through August. Please pass along my contact information to anyone who is interested ([kylerroutledge@gmail.com](mailto:kylerroutledge@gmail.com)).

***Meeting adjourned 8:35pm***

Our next meeting is Thursday, May 25, 2017 in the Library Auditorium, doors open 6:30 – meeting starts promptly at 7:00pm and ends at 8:45.

February 8, 2017

File: 13.2525.20

Doc: 993442

Dear Owner/Occupant:

*Re: OUR CITY 2041: Draft Official Community Plan and Revised Land Use Designation Map*

The City of New Westminster is undergoing an Official Community Plan (OCP) review process. The updated OCP will provide a renewed vision for the city to the year 2041 and a regulatory framework to guide future growth. A key component of the OCP is the Land Use Designation Map, which shows the types and locations of land uses that will be encouraged over the next 25 years.

A revised draft of the Land Use Designation Map was released on January 30, 2017, which included changes to land use designations proposed for your area (compared to the draft released in August 2016). The proposed changes do not impact zoning, which will stay the same.

We are seeking your feedback on the revised draft map as well as the overall OCP. A copy of the January 30, 2017 Council Report, including the draft OCP and map, can be downloaded from our project website: [www.newwestcity.ca/ourcity](http://www.newwestcity.ca/ourcity). This site also includes all relevant background materials, including past consultation materials and Council reports.

We invite you to attend one of our upcoming open houses. Staff will be available at these events to answer any questions about the draft OCP, including the revised draft Land Use Designation Map. The details of the OCP events are provided below:

**Saturday, February 25, 2017**  
 12:00 pm – 3:00pm (Drop-in)  
 Century House, Douglas Fir room (620 Eighth Street)

**Tuesday, February 28, 2017**  
 5:00 pm – 8:00pm (Drop-in)  
 New Westminster Public Library (712 Sixth Avenue)

You can also contact the Planning Division if you have any comments or questions, by email at [ourcity@newwestcity.ca](mailto:ourcity@newwestcity.ca) or by phone at 604-527-4532.

Sincerely,



Lynn Roxburgh, Senior Policy Planner

*East Eight Avenue Feedback*

**Email Received February 6, 2017, 2:57 pm**

Subject: 100 Block East 8th Avenue

Dear Mayor and City Council,

We are writing to you today because due to the weather we are unable to attend the Council Meeting being held tonight.

First, thank you! We are pleased with planning, council and all others in the handing down of the draft OCP and Land Use Map we are very grateful for what we see on it. Especially for what has been applied to our block – 100 Block of East Eighth Ave, for which we own <sup>Personal Information</sup>. We have been **Personal Information** and are now thinking about what our legacy will be for future families, residents of this beautiful City.

To us affordability is the key and every opportunity for development is unique. To achieve this end we are requesting that the builder interested <sup>Personal Information</sup> be allowed to work with the current slope and landscape by developing a townhome complex complete with underground parking. By allowing our site to have underground parking it will alleviate any issues with on street parking, will maintain the wonderful views, and will allow the builder to add green space and areas for families to gather and play. We strongly believe the developer on site will deliver a project that will showcase densification as manifested under the OCP guidelines and we have family and friends eagerly waiting to get on the list to purchase these new homes.

With a mandate to increase housing choice and keeping the neighbourhood hearts in mind our neighbourhood has the biggest heart of all with Queens park, Canada Games Pool, Community Centre, Glenbrook Middle School (which hosts many of New Wests youth sports activities), Justice Institution and two Elementary schools all within walking distance from our proposed housing project. We ask that you keep this top of mind when discussing our collective 47,978 square feet of buildable land with 7 home owners currently under contract with the developer.

Sincerely,

**Email Received February 6, 2017, 3:25 pm**

Subject: TOWNHOME DEVELOPMENT

Dear Mayor and City Council,

We are writing to you today because due to the weather we are unable to attend the Council Meeting being held tonight.

First, thank you! We are pleased with planning, council and all others in the handing down of the draft OCP and Land Use Map we are very grateful for what we see on it. Especially for what has been applied to our block – 100 Block of East Eighth Ave. We have been residents of the block for many years and are now thinking about what our legacy will be for future families, residents of this beautiful City.

To us affordability is the key and every opportunity for development is unique. To achieve this end we are requesting that the builder interested in our site be allowed to work with the current slope and landscape by developing a townhome complex complete with underground parking. By allowing our site to have underground parking it will alleviate any issues with on street parking, will maintain the wonderful views, and will allow the builder to add green space and areas for families to gather and play. We strongly believe the developer on site will deliver a project that will showcase densification as manifested under the OCP guidelines and we have family and friends eagerly waiting to view the sale's office models and possibly even get on an advanced presales list.

With a mandate to increase housing choice and keeping the neighbourhood hearts in mind our neighbourhood has the biggest heart of all with Queens park, Canada Games Pool, Community Centre, Glenbrook Middle School (which hosts many of New Wests youth sports activities), Justice Institution and two Elementary schools all within walking distance from our proposed housing project. We ask that you keep this top of mind when discussing our collective 47,978 square feet of buildable land with 7 home owners currently under contract with the developer.

Sincerely,

---

**Email Received February 6, 2017, 3:57pm**

Subject: 100 Block of East Eighth Avenue

Dear Mayor and City Council,

We are writing to you today because due to the weather we are unable to attend the Council Meeting being held tonight.

First, thank you! We are pleased with planning, council and all others in the handing down of the draft OCP and Land Use Map we are very grateful for what we see on it. Especially for what has been applied to our block – 100 Block of East Eighth Ave. We have been residents of the block for many years and are now thinking about what our legacy will be for future families, residents of this beautiful City.

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With a mandate to increase housing choice and keeping the neighbourhood hearts in mind our neighbourhood has the biggest heart of all with Queens park, Canada Games Pool, Community Centre, Glenbrook Middle School (which hosts many of New Wests youth sports activities), Justice Institution and two Elementary schools all within walking distance from our proposed housing project. We ask that you keep this top of mind when discussing our collective 47,978 square feet of buildable land with 7 home owners currently under contract with the developer.

Sincerely,

---

**Email Received February 6, 2017, 5:49 pm**

**Subject: TOWNHOME DEVELOPMENT**

Dear Mayor and City Council,

We are writing to you today because due to the weather we are unable to attend the Council Meeting being held tonight.

First, thank you! We are pleased with planning, council and all others in the handing down of the draft OCP and Land Use Map we are very grateful for what we see on it. Especially for what has been applied to our block – 100 Block of East Eighth Ave. We have been residents of the block for many years and are now thinking about what our legacy will be for future families, residents of this beautiful City.

To us affordability is the key and every opportunity for development is unique. To achieve this end we are requesting that the builder interested in our site be allowed to work with the current slope and landscape by developing a townhome complex complete with underground parking. By allowing our site to have underground parking it will alleviate any issues with on street parking, will maintain the wonderful views, and will allow the builder to add green space and areas for families to gather and play. We strongly believe the developer on site will deliver a project that will showcase densification as manifested under the OCP guidelines and we have family and friends eagerly waiting to get on the list to purchase these new homes.

With a mandate to increase housing choice and keeping the neighbourhood hearts in mind our neighbourhood has the biggest heart of all with Queens park, Canada Games Pool, Community Centre, Glenbrook Middle School (which hosts many of New Wests youth sports activities), Justice Institution and two Elementary schools all within walking distance from our proposed housing project. We ask that you keep this top of mind when discussing our collective 47,978 square feet of buildable land with 7 home owners currently under contract with the developer.

Sincerely,

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**Email Received February 27, 2017, 3:13 pm**

Subject: Re/OCP Session at Century House.

I attended this session, it was very well set up and represented with staff to answer questions of concern or general interest.

My neighbour <sup>Personal Inf</sup> & myself sat with a staff member and we both expressed our concern that the zoning designation of RGO for the 100 block east 8th avenue, this does meet the needs for a builder to do viable and affordable family oriented town home project. Plannings demand for the project the have the parking needs to be taken care of with surface unsecured carports resulted in the loss and withdrawal of a Very concerned and reputable builder after a Thursday meeting between planning and Citimark.

The OCP is suggesting an increase densification in the Sapperton area of some 2000 more occupants ,this almost 2 acre site done right could show case affordable family townhomes for about 8 percent (160) of that suggested amount.

Also in 1992 the provincial government mandated that any NEW OCP must also address special needs family housing .We feel that the corner of 8th and Cumberland could possibly be blended in with adjacent town home With underground parking and elevators to serve these special needs units,with all units having secure adequate parking and storage .this will remove parking spill over in adjacent streets.

## Email Received

Dear Honorable Mayor and New Westminster City Council,

My name is <sup>Personal Information</sup> and I live at <sup>Personal Information</sup>, on the corner of <sup>Personal Information</sup> Streets. My <sup>Personal Information</sup> and I have lived there for almost <sup>Personal Information</sup>. We are currently attempting to sell our property to a developer who wishes to build townhouses on the site, along with our neighbouring properties along the 100 block of East 8<sup>th</sup> Avenue. There are many reasons why changing the zoning of our block from single family to residential townhouse with off street parking would make sense.

1. In these past <sup>Person</sup> years the livability of our home has been reduced drastically. The traffic in the past 10+ years has increased dramatically. Rush hour in the afternoon now starts at about 2-2:30 pm, and creates several major issues for us.
2. Our driveway enters <sup>Personal Information</sup> just below the light, comes up under our sundeck and curves around to come out again at the top of our property on 8th Avenue. **Personal Information** with traffic never really letting up. We cannot easily enter the flow of traffic from this egress.

We are forced to back out of our driveway downhill on onto Cumberland, and often have to wait 2 or even 3 light cycles for traffic to ease up enough so that we can get out because drivers block us from getting out. Because we can only somewhat safely use this entrance, we can only park one vehicle in the driveway. Our other vehicles must be parked on the street, and we are constantly subjected to abuse from drivers passing by who don't want to have their route interrupted. During peak traffic times in the morning rush, and again from about 2 pm to 6 pm, drivers attempt to make the street into 2 lanes heading up, and often honk and become quite abusive.

3. The entire front length of our property is taken up by the bus stop, so we cannot park there, and the Cumberland Street side of our property is also off limits due to a fire hydrant. We park in front of the neighbour below us, constantly jockeying with his tenant for space on the street,

**Having a townhouse development where the access to the properties is from the lane with underground parking would cut down on the need for street parking and would be a safer scenario for residents.**

4. We are on the disaster response route. This entails the fire trucks blasting their horn every time they approach the intersection. This also adds to our noise issue. Even inside the house when the firetrucks go by we have to cease conversation or pause the television.

**Our house is 50+ years old. There is not a lot we can do without spending a lot of money to upgrade the soundproofing. New home construction and standards are higher and would produce homes that are more soundproofed to protect against the traffic noise.**

5. On the positive side for future residents, our block is a very central location for amenities – we are one block from 2 gas stations and the McBride Plaza containing just about anything a family might need, with a drug store another ½ block farther along 8th. 2 schools are within a 2 block radius. We are 2 blocks from the Canada Games Pool and Centennial Community Centre. The walkability of this location is prime.
6. The bus stop in front of my home is well used because it is a connection directly to Braid Station, and the stop on the other side of the street of course provides a direct connection to 22<sup>nd</sup> Street Station.
7. I grew up in New Westminster and have raised my <sup>Pers</sup> children here. Single family house prices have risen to the point where none of my children are able to afford to buy a home in their own home town, and they have moved across the river in an attempt to find more affordable housing. Surrey and Langley have more to offer first time buyers. New Westminster needs to do more to enable young singles as well as young families find affordable housing, and provide children with some sort of outdoor area such as a townhome could provide. Our block is the perfect location.

Thank you for taking the time to consider my input.

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## *General City Feedback*

**Email Received January 30, 2017, 4:19pm**

Subject: Re: OUR CITY 2041 draft Official Community Plan - FINAL Consultation

Feedback

1. Under actions on page 68. It doesn't say anything about adding electric charging infrastructure/ and carshare parking spaces to accommodate the goals highlighted in the section above. The plan is useless if we don't actually set out targets. How many car sharing spaces do we want and how much electric infrastructure? Do we want to include charging infrastructure in building codes for residential highrises?

### **Actions**

#### **The City should...**

**4.1a** Work with the Province, Metro Vancouver, regional and local partners to fund programs such as Plug In BC that advance infrastructure to support clean energy vehicles.

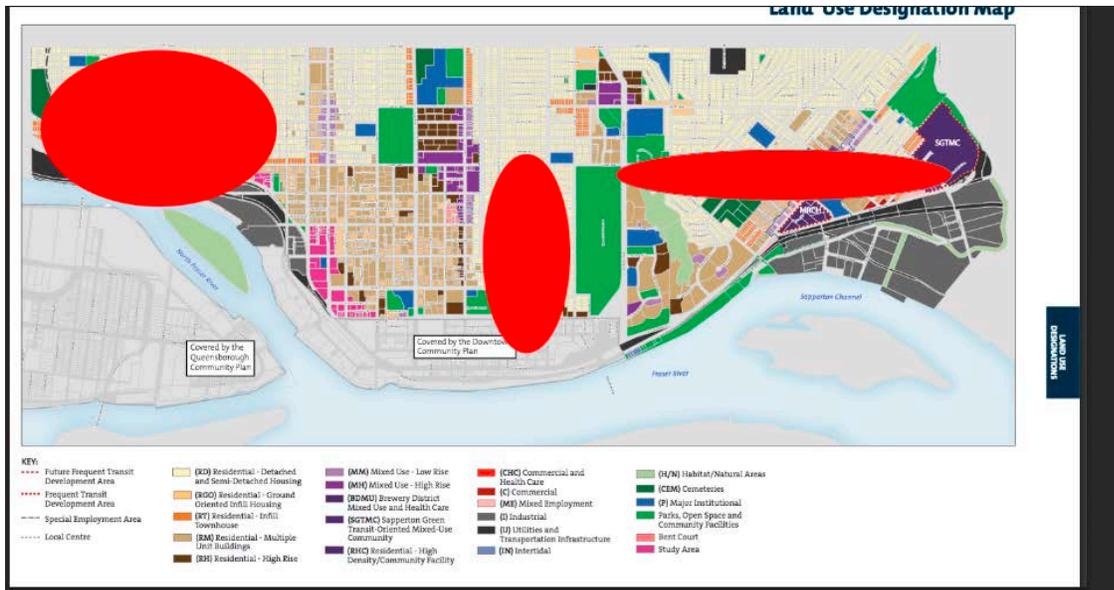
#### **The City should continue to...**

**4.1b** Implement the actions and policies of the Master Transportation Plan and Community Energy and Emissions Plan related to active transportation and transit-oriented neighbourhoods as key strategies to improve quality of life while reducing transportation-related GHG emissions.

2. Page 158. There is still way too much space dedicated to single family homes in this community plan. We need to move to transition SFH lots to either smaller lots / duplex's or rezone for row homes/townhomes. At first glance the majority of this land use map is 'yellow' and very similar to today. It really needs to be changed to accommodate a growing community.



These areas highlighted in red close to skytrain stations should be rezoned to accommodate smaller lots for families.



**Email Received February 1, 2017, 10:26am**

Subject: Re: OUR CITY 2041 draft Official Community Plan - FINAL Consultation  
Hello Planning Team,

Are these final consultations to give general feedback on the whole document, or housing-specific? I've had transportation feedback before, but was told there would be transportation dedicated consultations. Here's my feedback, in case I can't make it to the Feb 28th event: Currently, it seems sidewalk code creates a 64-inch wide walkway. When street sign posts are introduced, it reduces the amount of walkway to 42 inches, just enough for one person with a bag to comfortably walk through. Also, sidewalks are designed with cars as priority, with slopes customized for every driveway. I find it bizarre that cars need such a smooth runway to drive across, but people are expected to walk or drive their mobility scooters up and down these precarious bumps with high frequency. I'd like to see this code changed for all future sidewalks, whether they are on a Great Street or not. New sidewalks should be 150% wider, about 96-inches, with re-designed post placement that does not interrupt pedestrian flow.

For bike routes, I highly recommend that a biker who often uses New West routes is on the design team, or is at least frequently consulted. This way, features such as intersections along the BC Parkway are bike-prioritized, forcing cars to come to a brief stop and letting bikes carry-on along the network without so many awkward stops and bike tire-hazardous bumps along the way. I love the Potential Goods Movement/HOV Tunnel idea, and wonder if a bike lane could be integrated into that system? to avoid the difficult topography, as noted in the report.

Policy 11.1—Our city should be more ambitious and lower the number of car trips even more by 2041! I know with more population comes more car users, so keeping current number of car trips is technically a decrease of trips. However, it should be under 30%, in my opinion.

Policy 11.4f is so important: Improved inter-municipal bike path connections! It's very awkward as-is....

Small edits:

Page 124: 11.1a, "Work with private sector businesses TO identify," missing the "TO."

Page 133: Tug picture caption, "Trains and tug boats," should be Tug BOATS.

I truly believe that how we get around our city is an integral part of the 2041 plan. Thanks so much for your time and for sharing this draft plan with all of us!

**Email Received February 1, 2017, 12:58pm**

Subject: Feedback on City Plan

Good Morning,

I just received a copy of the Draft City Plan for New Westminster and was impressed with the vision, level of engagement and information provided great job.

I am not sure that I will be able to attend a future open house session and would like to provide feedback related to the Brow of the Hill Community. This is an area of the city as you know has a high degree of apartments and lower income families. I noticed in the plan that supports to area residents such as available park space or biking lines are pretty much non-existent. The area is also ripe for additional redevelopment and appears to be in transition with the addition of new apartments being built in the area.

I would like to request that the City considers enhancements and additional investments to the Brow of the Hill community to ensure it's future liveability for area residents similar to what has occurred in the 'have' areas of the city. Driving through the area one can easily see that this corner of the city has been neglected and a 'have not' community.

Regards,

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## Email Received February 3, 2017, 5:30pm

Subject: Re: Jake Fry proposal on heritage retention, Vancouver Character Home Review

Thanks for the reply. I did take a look at most of the Land Use Designations. I found them very clear and easy to follow. Under the Heritage Assets section in Ground Orientated Infill you might also want to add subdivision and stratification as additional incentives.

For me the big question for a while now has been implementation within the Ground Orientated Infill designation. The flexibility is awesome but also brings questions to mind:

- In what situations will one form of infill be supported vs. another? Is this dictated by the city or developer? Is there any difference based on what properties surround?
- Under what circumstances will the city entertain or support a rezoning? For example, if the owner of a property on the Heritage Resource Inventory wanted to demolish and build a triplex, would that be supported? Assume this owner is not willing to with an HRA or otherwise retain the building. Will they be restricted to their existing SFH zoning?
- For projects involving retention is an HRA the only path? For example, the project on Third Ave got to 0.8 FSR though HRA. In that same scenario say the developer proposed restoration and infill at a slightly lower FSR (say 0.7 FSR, or otherwise aligning with the design guidelines). Would that have been supported? I believe Vancouver's guidelines encourage both options. Restoration to a "Heritage Standard" vs. "Character Standard".
- Given the intention of the designation, what about granting additional flexibility for laneway homes if a home is retained? Considering the infill allowed I don't think anyone would mind 0.15 FSR outright for older homes.

While I understand that the city might not want to be as prescriptive as Vancouver, I do think some guidance would be welcome to reduce confusion and prevent speculation. Maybe a short 1-3 page "Guide to Infill" document packaged along with the various design guidelines would help.

I'd also encourage the city to have as much flexibility as possible for retention projects. I've spoken with a number of developers and architects that specialize in this space. They have stated that the HRA process isn't always desired and that New West is one of the more onerous cities in terms of the rezoning and how strictly HRAs are applied. Having multiple pathways would be helpful.

Despite this email being all about encouraging retention note that I don't think all homes should be saved. There are some awesome opportunities for small scale townhomes. I think we've agreed all along that retention is favoured where heritage is concerned, so try to tweak policies to have both carrots and sticks that help achieve that objective.

You asked for my 2 cents so there you have it! I hope it helps.  
Best,

**Email Received February 17, 2017**

City of New Westminster, Planning Department

Dear City of New Westminster, Planning Department:

In conjunction to the proposed Land Use Designation for Simpson Street, we request that the Zoning Bylaw for the minimum lot size required to build a Duplex will be lowered from the current 6000 sf to 5000 sf.

The existing single Family lots, that are currently zoned Duplex and that are proposed to be Residential Ground Oriented Infill Housing should actually be allowed to build Duplexes without having to be combined with neighboring lots. Otherwise we fear that the City is changing the Designations only to the advantage of bigger Developers and to the disadvantage of current owners.

When talking to Planning Staff in the past I was told that the City is interested in preserving the character of this neighborhood . Allowing Duplexes to be built on these lots, wouldn't change the Character of the Street much.

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**Email Received February 24, 2017 1:33pm**

Subject: <sup>Personal Information</sup> OCP Zoning Change

Hi Mike,

My neighbour <sup>Personal Information</sup> asked me to contact you to voice my support of my property at <sup>Personal Information</sup> St. being designated as ground oriented housing. I understand that it is currently in the residential family zone which is not desired as I want to partner with my neighbour to build multi family homes that will benefit the community. Please pass our concerns to council so they can change the proposed zoning before OCP is finalized.

Thanks,

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**Email Received March 5, 2017, 11:54am**

Subject: OCP and <sup>Personal In</sup> Edinburgh Street

Hi, we would like to make a few comments on the infill regarding our neighbourhood.

We live at <sup>Personal Information</sup> and originally we were not part of the infill along 8th Street, however have now been added into the (RT). We have had some discussion with Lynn Roxburgh, but don't think that we received any written notice about the change. In some ways we feel this change would overall be better for our neighbourhood as it would change the layout of how this infill would look. We would like a better picture of that from you though. If this was to go ahead we would also like to see some language that all three properties would have to be acquired before any development would take place. We would also be happy to be in the (RD) infill as this would allow us to put in a laneway home. We definitely were against the original proposal as this would have had us backed onto 6 townhouses and we did not move into our neighbourhood to live like that. After speaking with Lynn it seems this last proposal would be much better for the neighbourhood as the way the buildings would be arranged.

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**Email Received March 5, 2017, 3:42pm**

Subject: Council and engineering Department

Yes, I have attended 3 information gatherings. The subject of our water Supply has been questioned---but avoided. Each year we have more water restrictions, but this subject of supply. I believe that New Westminster has a different source of water than Vancouver, so -how restrictive should we be? I was born in New Westminster of Parents who grew up here and cared strongly about our environment---I have waded in streams that no longer exist , For example--- my Mother and I often cooled down on hot summer days by taking off our shoes, sitting on a rock, and soaking our feet in the stream that floated down Princess Street in the 700 block, which is now under the high-Rise that I live in.

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**Email Received March 20, 2017, 2:31pm**

**Subject:** <sup>Personal Information</sup> NW LAND USE DESIGNATION

To Whom It May Concern or Planning Department:

Good Day.

I was there with my realtor on Monday talking to Mike Watson regarding our property. We were notified that there was some land use designation changes on our block. Sorry we did not receive any information regarding this changes or may have gone to the Renters. We were told that because of our address is Buchanan Ave not Sherbrooke Street that the designation was given (RD) Residential or Semi Detached housing. We would like to have it changed to (RM) Residential -Multiple or (RGO) Residential like the rest of the block. Our property has access to Sherbrooke Street, Knox Street and our address Buchanan Street. Our corner lot is 7200sq and has 2 PID. Our block and back yard facing Knox Street are all (RM) zoning and they all are med rise and multi-unit buildings. It also does not make sense to build one large single family home there and at same time it would not be affordable for families. Please reconsider the changes.

If you any questions please call me at. <sup>Personal Information</sup>

Regards,

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**Email Received March 29, 2017, 6:05pm**

Subject: Land use Plan

Dear Lynn Roxburgh,

In regards to the new Land Use Plan, I would like to request that, if a multi use low rise would be permitted at the corner of Simpson Street and East Columbia the height of it has to be restricted. It could be higher on the East Columbia side (currently the lot with the flower store, but as it comes up the hill it should not exceed the two stories of the neighboring houses, so they won't get boxed in and loose the light. Something like that was done with the building next to the Knox church on East Columbia (it has the Starbucks in it) .

Regards

**Email Received April 10, 2017, 9:32pm**

Fw: OCP for New West

Hi..

The OCP for New West is a great opportunity and its approval which is coming soon will help to solve affordable housing for many families. We cannot overlook many other benefits such as green spaces, child care, shopping, improved transit and so on. As our neighboring cities grow high and wide, New West should see its opportunity by building modern high density residential towers closer to the main roads and Sky Train since our City does not have as much land as the other ones. Moreover, high density would boost city's revenue significantly for property taxes makes 60% of revenue pie and it is easy to calculate "single family to high rise" ratio. Of course, there will be challenges and even a few people that will oppose this idea for different reasons, but in order to make something great we have to have bold ideas and think out of the box.

I trust new people and bold ideas of our city officials and I am giving you full support in your effort to make New West a beautiful city.

Thank you,

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