



Corporation of the City of NEW WESTMINSTER

A vibrant, compassionate, sustainable city that includes everyone.

PUBLIC HEARING

MINUTES

June 27, 2022

**Meeting held electronically and open to public attendance
Council Chamber, City Hall**

PRESENT:

Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Jamie McEvoy
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr
Councillor Mary Trentadue

ABSENT

Councillor Chinu Das

STAFF PRESENT:

| | |
|-----------------------|---|
| Ms. Lisa Spitale | Chief Administrative Officer |
| Ms. Jacque Killawee | City Clerk |
| Mr. Kwaku Agyare-Manu | Senior Manager of Engineering |
| Mr. Jorge Cardenas | Chief Librarian |
| Ms. Christine Cho | Human Resources Business Partner |
| Mr. Dean Gibson | Director of Parks and Recreation |
| Ms. Dilys Huang | Development Planner |
| Ms. Lisa Leblanc | Director of Engineering Services |
| Ms. Lorraine Lyle | Senior Manager, Financial Services |
| Mr. Rob McCullough | Manager, Museums and Heritage Services |
| Ms. Christy Mereigh | Manager Strategic Projects |
| Ms. Jennifer Miller | Manager of Public Engagement |
| Ms. Lynn Roxburgh | Acting Supervisor of Land Use Planning and Climate Action |
| Ms. Denise Tambellini | Manager, Intergovernmental and Community Relations |
| Mr. Sean Topnik | Network Administrator |
| Ms. Harji Varn | Chief Financial Officer and Director of Finance |
| Mr. Eugene Wat | Manager, Infrastructure Planning, Engineering Services |
| Mr. Mike Watson | Acting Supervisor of Development Planning |

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The meeting was called to order at 6:12 p.m.

2. STATEMENT CONCERNING THE PROPOSED BYLAW AND THE CONDUCT OF THE PUBLIC HEARING

Mayor Coté provided a statement regarding the bylaws under consideration, the conduct of the public hearing, and the expected conduct of all participants.

3. Zoning Amendment Bylaw No. 8341, 2022 for 735 Eighth Avenue (Massey Theatre)

3.1 Proposal Information

3.1.1 Notice of Public Hearing

3.1.2 Bylaws

3.1.2.1 Zoning Amendment Bylaw (735 Eighth Avenue) No. 8341, 2022

3.1.3 Previous Decisions, Reports and Related Documents

3.1.3.1 Index

3.1.3.2 Decisions, Reports and Related Documents

3.1.3.2.1 R-1 Minutes Extracts

3.1.3.2.2 R-2 Preliminary Report to Council - April 25, 2022

3.1.3.2.2.1

3.1.3.2.3 R-3 First and Second Readings by Council – May 30, 2022

3.1.4 Public Input

3.1.4.1 Index

3.1.4.2 Public Input Submissions

Jacque Killawee, City Clerk, advised 23 written submissions had been received, two of which were on table.

MOVED and SECONDED

THAT Council receive the following public input submissions related to Zoning Amendment Bylaw No. 8341, 2022 for 735 Eighth Avenue (Massey Theatre):

| Public Input Submissions | | | |
|---|----------------|---------------|------|
| Name | Date Submitted | Date Received | # |
| Stefanie Swinnard | June 21, 2022 | June 22, 2022 | C-1 |
| Elaine Avila | June 21, 2022 | June 22, 2022 | C-2 |
| Andree St. Martin | June 21, 2022 | June 22, 2022 | C-3 |
| Marivic Cregan | June 21, 2022 | June 22, 2022 | C-4 |
| Maria Pidgorna | June 21, 2022 | June 22, 2022 | C-5 |
| Sunshine Gudlaugson | June 21, 2022 | June 22, 2022 | C-6 |
| Lynn Radbourne | June 21, 2022 | June 22, 2022 | C-7 |
| Raymond Liens | June 21, 2022 | June 22, 2022 | C-8 |
| Maria Lualhati Alcuitas | June 21, 2022 | June 22, 2022 | C-9 |
| Rich & Shannon Patterson | June 21, 2022 | June 22, 2022 | C-10 |
| Peter Leblanc | June 21, 2022 | June 22, 2022 | C-11 |
| Anna Pidgorna | June 21, 2022 | June 22, 2022 | C-12 |
| Gabor Gasztonyi | June 21, 2022 | June 22, 2022 | C-13 |
| Richard Theriault | June 21, 2022 | June 22, 2022 | C-14 |
| Bob Crockett | June 21, 2022 | June 22, 2022 | C-15 |
| Liz O | June 22, 2022 | June 22, 2022 | C-16 |
| Mun Bagri | June 22, 2022 | June 22, 2022 | C-17 |
| Robyn Kurtz | June 22, 2022 | June 22, 2022 | C-18 |
| Trudi Goels | June 22, 2022 | June 22, 2022 | C-19 |
| Rani MacInnes | June 22, 2022 | June 23, 2022 | C-20 |
| Peter Leblanc on behalf of Richard Carswell | June 22, 2022 | June 23, 2022 | C-21 |
| Catherine Eddy | June 22, 2022 | ON TABLE | C-22 |
| Chelsea Carlson | June 23, 2022 | ON TABLE | C-23 |

Carried.

All members present voted in favour of the motion.

3.2 Overview of the Proposal (Climate Action, Planning, and Development)

Dilys Huang, Development Planner, summarized the application as follows:

- The proposed zoning bylaw amendment would allow a liquor primary licence as permitted use on site;

- Approval would allow the Massey Theatre to serve liquor during theatre performances and other related events without applying for an event specific permit;
- The building's primary use is as a theater; and
- No exterior building changes are proposed.

3.3 Opportunity to Speak to Council

The Chair called for first time speakers three times and none were present in person or electronically. The City Clerk reviewed the ways in which people could speak to Council.

Procedural Note: Council recessed at 6:20 p.m. to allow for additional speakers to join the meeting, and reconvened at 6:23 p.m.

The Chair called for additional first-time speakers and none were present. The City Clerk confirmed that there were no additional first-time speakers indicating they wanted to speak electronically.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 8341, 2022 for 735 Eighth Avenue (Massey Theatre) be closed.

Carried.

All members present voted in favour of the motion

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 8341, 2022 for 735 Eighth Avenue (Massey Theatre) be referred to Council for Third Reading and Adoption.

Carried.

All members present voted in favour of the motion.

4. Heritage Revitalization Agreement Bylaw No. 8339, 2022, Heritage Designation Bylaw No. 8340, 2022, and Road Closure Bylaw No. 8350, 2022 for 108-118 Royal Avenue and 74-82 First Street

4.1 Proposal Information

4.1.1 Notice of Public Hearing

4.1.2 Bylaws

4.1.2.1 Heritage Revitalization Agreement (108-118 Royal Avenue and 74-82 First Street) Bylaw No. 8339, 2022

4.1.2.2 Heritage Designation (82 First Street) Bylaw No. 8340, 2022

4.1.2.3 Road Closure Bylaw and Land Disposition (Windsor Street) Bylaw No. 8350, 2022

4.1.3 Previous Decisions, Reports, and Related Documents

4.1.3.1 Index

4.1.3.2 Decisions, Reports, and Related Documents

4.1.3.2.1 R-1 Minutes Extracts

4.1.3.2.2 R-2 Preliminary Report to Council - March 1, 2021

4.1.3.2.3 R-3 Report to Community Heritage Commission - April 7, 2021

4.1.3.2.4 R-4 Report to New Westminster Design Panel - April 27, 2021

4.1.3.2.5 R-5 Memorandum to Community Heritage Commission - July 7, 2021

4.1.3.2.6 R-6 First and Second Readings by Council – June 13, 2022

4.1.4 Public Input

4.1.4.1 Index

4.1.4.2 Public Input Submissions

Jacque Killawee, City Clerk, advised two written submissions had been received, one of which was on table.

MOVED and SECONDED

THAT Council receive the following public input submissions related to Heritage Revitalization Agreement Bylaw No. 8339, 2022, Heritage Designation Bylaw No. 8340, 2022, and Road Closure Bylaw No.8350, 2022 for 108-118 Royal Avenue and 74-82 First Street:

| Public Input Submissions | | | |
|--------------------------|----------------|---------------|-----|
| Name | Date Submitted | Date Received | # |
| Spooky Clay | June 18, 2022 | June 20, 2022 | C-1 |
| Carly (S&C) | June 26, 2022 | ON TABLE | C-2 |

Carried.

All members present voted in favour of the motion.

4.2 Overview of the Proposal (Climate Action, Planning, and Development)

Mike Watson, Acting Supervisor of Development Planning, provided an overview of the application as follows:

- The proposed site includes six lots plus a portion of Windsor Street;
- The proposed bylaw application allows for a new six to eight storey building of 189 units, restoration of Woods House, relocation of Henderson House and vehicle and bicycle parking;
- Woods House was built in 1890 and will be retained, restored and protected as it has high historic value as the oldest surviving building on the block;
- Henderson House, built in 1930, is proposed to be relocated off site with a \$30,000 dollar developer contribution for facilitation of relocation;
- The application includes the sale of a portion of Windsor Street
- The creation of a multi-use pathway along the west side of the site; and
- The application is consistent with the Official Community Plan (OCP) and supports housing goals with the creation of 189 residential units.

4.3 Opportunity to Speak to Council

Note: Unless otherwise indicated, all speakers reside in New Westminster.

Adel Bellemlih, applicant, noted:

- The application was made with a holistic plan for the benefit of the property and the community;
- Priority was given to the restoration of Woods House;
- The multi-use pathway is a positive addition to the transportation plan;
- Significant streetscape enhancements will be implemented;
- The safety of school children has been considered;
- The charging capabilities for electric vehicles surpasses City requirements;
- Heating and cooling systems in the development will utilize electricity; and
- Six different amenity spaces and outdoor gathering spaces are proposed to address social isolation.

In response to a question from Council, Mr. Bellemlih advised that if the agreement to move Henderson House is not upheld, he would make every attempt to relocate the house.

Staff noted that a site is preapproved for the heritage house relocation at 709 Cumberland Street.

Allison Taylor McBryde spoke in opposition to the proposed application due to the following:

- Loss of heritage trees in surrounding sites;
- Increased densification will complicate traffic;
- 253 parking spots is a large number for 189 units; and
- Cunningham is not a safe route for walkways to schools.

In response to questions from Council, staff noted:

- An arborist report on the property identified the 71 trees that are being removed as having infection, root rot and were not of high value;
- Arboritsts are being consulted and 120 replacement trees will be planted;
- There are no tree size or canopy requirements; and
- The application meets the bylaw requirements for parking spaces and space allotted for parking does not have an impact on the planned number of trees.

Garey Carlson and Andrew Falcon noted the cycling community endorses the multi-use pathway as an example of cooperative design from stakeholders in the City of New Westminster.

Carlyn Craig, prior owner of Henderson House, spoke in favour of the development to retain Henderson House and expressed concerns regarding many diseased trees on the property.

Laura (last name not provided) spoke in favour of the addition of the multi-use pathway as a route to the local elementary school.

In response to a question from Council, staff advised the sidewalk width is 2.5 metres with an additional street buffer.

Morgan (last name not provided), a neighbor to the property, expressed appreciation for the needed housing development but expressed concerns regarding a lack of a privacy barrier from the proposed sidewalk.

Allison Taylor McBryde, speaking a second time, expressed concerns for the two levels of parking, noted concerns regarding student safety on Cunningham Street, and questioned impact of the development on an underground stream.

Staff advised that geotechnical assessments will be reviewed and will be part of the city building permit process.

The Chair called for first time speakers three times and none were present in person or electronically. The City Clerk reviewed the ways in which people could speak to Council.

Procedural Note: Council recessed at 7:04 p.m. to allow for additional speakers to join the meeting, and reconvened at 7:07 p.m.

The Chair called for additional first-time speakers and none were present. The City Clerk confirmed that there were no additional first-time speakers indicating they wanted to speak electronically.

MOVED and SECONDED

THAT the Public Hearing for Bylaw Nos 8339, 2022, 8340, 2022, and 8350, 2022 be closed.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Heritage Revitalization Agreement Bylaw No. 8339, 2022, Heritage Designation Bylaw No. 8340, 2022, and Road Closure Bylaw No.8350, 2022 for 108-118 Royal Avenue and 74-82 First Street be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

5. Zoning Amendment (Blackley Street) Bylaw No. 8351, 2022 and Bylaw to Close Surplus Road Allowances in the Queensborough Eastern Neighbourhood Node Bylaw No. 8347, 2022

5.1 Proposal Information

5.1.1 Notice of Public Hearing

5.1.2 Bylaws

5.1.2.1 Bylaw to Close Surplus Road Allowances in the Queensborough Eastern Neighbourhood Node Bylaw No. 8347, 2022

5.1.2.2 Zoning Amendment (Blackley Street) Bylaw No. 8351, 2022

5.1.3 Previous Decisions, Reports and Related Documents

5.1.3.1 Index

5.1.3.2 Decisions, Reports and Related Documents

5.1.3.2.1 R-1 Minutes Extracts

5.1.3.2.2 R-2 Report to Council - June 13, 2022

5.1.3.2.2.1 R-3 First and Second Readings by Council – June 13, 2022

5.1.4 Public Input

5.1.4.1 Index

5.1.4.2 Public Input Submissions

Jacque Killawee, City Clerk, advised no written submissions had been received.

5.2 Overview of the Proposal (Climate Action, Planning, and Development)

Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action, advised:

- The proposed properties are roads and not currently zoned;
- Proposal to consolidate the areas with the adjacent properties for commercial spaces on the ground level and residences above;
- City's intention to sell the properties for \$1,090,000.00; and
- The bylaw would zone:
 - Area One as Comprehensive Development Districts (Mercer High Street) CD-64; and
 - Area Two as Comprehensive Development Districts (Neighbourhood Oriented Commercial and Residential Mixed Use) CD-65.

5.3 Opportunity to Speak to Council

The Chair called for first time speakers three times and none were present in person or electronically. The City Clerk reviewed the ways in which people could speak to Council.

Procedural Note: Council recessed at 7:14 p.m. to allow for additional speakers to join the meeting, and reconvened at 7:17 p.m.

The Chair called for additional first-time speakers and none were present. The City Clerk confirmed that there were no additional first-time speakers indicating they wanted to speak electronically.

MOVED and SECONDED

THAT the Public Hearing for Bylaw Nos. 8347, 2022 and 8351, 2022 be closed.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Zoning Amendment (Blackley Street) Bylaw No. 8351, 2022 and Bylaw to Close Surplus Road Allowances in the Queensborough Eastern Neighbourhood Node Bylaw No. 8347, 2022 be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

6. END OF PUBLIC HEARING

The meeting ended at 7:18 p.m.

Jonathan X. Cote
MAYOR

Jacque Killawee
CITY CLERK