



PUBLIC HEARING

MINUTES

June 30, 2022

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

PRESENT:

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

STAFF PRESENT:

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emil Adin	Senior Manager of Engineering
Ms. Dilys Huang	Development Planner
Ms. Lisa Leblanc	Director of Engineering Services
Mr. Mike Watson	Acting Supervisor of Development Planning
Ms. Debbie Reimer	Minute Taker

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mayor Coté opened the meeting at 6:00 p.m. and recognized with respect that New Westminister is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

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. 8345, 2022 for 1321 Cariboo Street

3.1 Proposal Information

3.1.1 Notice of Public Hearing

3.1.2 Bylaws

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 Report to Land Use and Planning Committee -
January 31, 2022**

**3.1.3.2.3 R-3 Staff Presentation to Land Use and Planning
Committee - January 31, 2022**

3.1.3.2.4 R-4 Report to Council - March 28, 2022

**3.1.3.2.5 R-5 Report to New Westminster Design Panel -
April 26, 2022**

**3.1.3.2.6 R-6 Staff Presentation to New Westminster Design
Panel - April 26, 2022**

**3.1.3.2.7 R-7 Applicant Presentation to New Westminster
Design Panel - April 26, 2022**

3.1.3.2.8 R-8 Report to Council - June 13, 2022

3.1.4 Public Input

3.1.4.1 Index

3.1.4.2 Public Input Submissions

Jacque Killawee, City Clerk, advised that two public input submissions had been received on table.

MOVED and SECONDED

THAT Council receive the following public input submissions related to Bylaw No. 8345, 2022.

Public Input Submissions			
Name	Date Submitted	Date Received	#
L. Nichol	June 28, 2022	ON TABLE	C-1
R.D. Adair	June 28, 2022	ON TABLE	C-2

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 change is from Multiple Dwelling (RM-2) to Comprehensive Development District;
- Proposal is for a new five-storey building with 15 secured market rental units;
- The floor space ratio (FSR) is 1.69;
- There will be eight on-site surface parking spaces; and
- The proposal is consistent with the Official Community Plan (OCP).

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 6:09 p.m. to allow for additional speakers to join the meeting, and reconvened at 6:11 p.m.

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

E. Carrasco expressed his support of the addition of rental units into the City of New Westminster.

Wallace (last name not provided) requested the Council consider the City's need for social housing rentals and to change the zoning on the current the application to include mandatory social housing.

In response to a question from Council, Ms. Huang reported the proposal is under the Secured Market Housing Policy and there are no mandatory social housing options.

Robert Miller, architect, stated the original proposal was for a six-storey building with 19 units which would have accommodated social housing but was eliminated with the new building parameters.

The Chair called for additional speakers.

MOVED and SECONDED

THAT the Public Hearing for Bylaw No. 8345, 2022, be closed.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 8345, 2022 for 1321 Cariboo Street be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

4. OCP Amendment Bylaw No. 8088, 2022, HRA Bylaw No. 8089, 2022, and HD Bylaw No. 8090, 2022 for 514 Carnarvon Street (Holy Trinity Cathedral)

4.1 Proposal Information

4.1.1 Notice of Public Hearing

4.1.2 Bylaws

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 Report to Council - September 15, 2014

4.1.3.2.3 R-3 Report to Land Use and Planning Committee - March 6, 2017

4.1.3.2.4 R-4 Report to Land Use and Planning Committee - October 16, 2017

4.1.3.2.5 R-5 Applicant Presentation to Land Use and Planning Committee - October 16, 2017

- 4.1.3.2.6 R-6 Report to Land Use and Planning Committee - January 29, 2018**
- 4.1.3.2.7 R-7 Report to Council - February 19, 2018**
- 4.1.3.2.8 R-8 Report to Community Heritage Commission - April 4, 2018**
- 4.1.3.2.9 R-9 Applicant Presentation to Community Heritage Commission - April 4, 2018**
- 4.1.3.2.10 R-10 Report to Council - May 7, 2018**
- 4.1.3.2.11 R-11 Report to New Westminster Design Panel - May 22, 2018**
- 4.1.3.2.12 R-12 Report to Land Use and Planning Committee - August 30, 2021**
- 4.1.3.2.13 R-13 Staff Presentation to Land Use and Planning Committee - August 30, 2021**
- 4.1.3.2.14 R-14 Applicant Presentation to Land Use and Planning Committee - August 30, 2021**
- 4.1.3.2.15 R-15 Report to Community Heritage Commission - December 1, 2021**
- 4.1.3.2.16 R-16 Report to Advisory Planning Commission - December 7, 2021**
- 4.1.3.2.17 R-17 Applicant Presentation to Advisory Planning Commission - December 7, 2021**
- 4.1.3.2.18 R-18 Report to Council - June 13, 2022**
- 4.1.3.2.19 R-19 Heritage Conservation Plan**
- 4.1.3.2.20 R-20 Heritage Revitalization Agreement: 514 Carnarvon Street - Clerical Correction**

4.1.4 Public Input

- 4.1.4.1 Index**
- 4.1.4.2 Public Input Submissions**

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

MOVED and SECONDED

THAT Council receive the following public input submissions related to OCP Amendment Bylaw No. 8088, 2022, HRA Bylaw No. 8089, 2022, and HD Bylaw No. 8090, 2022 for 514 Carnarvon Street (Holy Trinity Cathedral)

Public Input Submissions			
Name	Date Submitted	Date Received	#
E. Carrasco	June 15, 2022	June 15, 2022	C-1
D. Love	June 27, 2022	June 27, 2022	C-2
Conwest	June 27, 2022	June 27, 2022	C-3
Conwest	June 28, 2022	ON TABLE	C-4
Conwest	June 30, 2022	ON TABLE	C-5
Jeff Maskell	June 30, 2022	ON TABLE	C-6

Carried.

All members present voted in favour of the motion.

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

Mike Watson, Acting Supervisor Development Planning, provided an overview of the application and noted:

- The site is proximate to transit;
- Proposed retention of cathedral and proposed 30-storey 6.59 FSR tower includes:
 - 271 market strata units;
 - 14 secured market rental units; and
 - 197 vehicle parking spaces;
- The proposal is considered a car-light development;
- Heritage features will be retained and protected including exterior and interior restored, seismic upgrades and energy upgrades;
- The project also provides a publicly accessible plaza landscaped with 20 trees and a children’s play area;
- First Nations have been consulted;
- The new Holy Trinity Parish Hall at the base of the tower will continue to be owned and operated by the cathedral;
- Opportunities for First Nations and community uses of space is not secured;

- A zoning amendment is required from residential mid-rise apartment to residential tower apartment;
- The proposed development is within a SkyTrain precinct, targeting high density development; and
- The project supports the City's housing goals.

4.3 Opportunity to Speak to Council

Joe Carreira, Conwest Developments, led the review of a presentation and highlighted:

- The project has received support from the Heritage Commission;
- The development will house community meeting space, community plaza and amenities;
- The development will contain Parish-owned rental housing; and
- The cathedral is an iconic architectural building.

Don Luxton, Heritage Consultant, noted:

- The site is of great heritage value;
- The project includes the restoration and preservation of both the interior and exterior of the building and a seismic upgrade;
- Restoring the church promotes social, cultural and spiritual sustainability; and
- The slender design of the tower minimizes the impact on the view of the river.

In response to questions from Council members, Stuart Thomas, Terra Social Purpose Real Estate, advised:

- He was retained by the Parish to seek funding for social housing and was unsuccessful in the application;
- A further application cannot be submitted until 2024; and
- The approximate value of the heritage restoration is over \$7 million.

Jose Teno spoke in support of more density and cited concerns regarding sidewalk access during construction and lack of social housing for the development.

In response to questions from Council members, Ms. Huang noted:

- Every effort is made to ensure pedestrian access is available and is considered with the building permit applications;
- A raised mid-block crossing is being considered; and
- A non-raised cross walk exists on Clarkson Street due to low motor vehicle use.

Zarmina Ali expressed support for the OCP amendment and recounted the ways the Parish Hall benefits the community.

Betina Wheeler, New Westminster Homeless Coalition Society, stated that the Parish has been a long-time member and an advocate of the Homeless Coalition noting:

- The Parish has been generous with space, allowing the Society to use it at no cost to provide access to food, clothing and shelter;
- The public community amenity zone will provide opportunities for diverse public events and gatherings;
- Access to SkyTrain was improved with the addition of an elevator; and
- The proposed plaza will be a space for events and to hold dialogues around removing the stigma of homelessness and poverty.

Ray Murphy advocated for Holy Trinity Cathedral as an affordable location for events, services for the homeless, meeting places, farmers' market as well as worship. The Parish and has outgrown its space to support the community.

Sybil Collett has been a member of Holy Trinity Cathedral since the 1970s and has witnessed the many diverse groups who frequent the establishment. She has spent many hours planning the new development and the Holy Trinity Cathedral deserves a place to continue their community work and expand their outreach.

Carla Jones appreciates the rich history of the Parish and spoke in support of the celebrated historic landmark with a historic outreach, community support and social hub.

Doug Wicker questioned the accessibility of the Columbia Street parkade during street closures and suggested an exit to Clarkson Street would alleviate the problem. Mr. Wicker expressed hope that any noise from the plaza activities would be subject to the City's noise bylaws.

In response to questions from Council, Lisa Leblanc, Director of Engineering Services, advised:

- Access to parkade during special events must be maintained but often results in less convenient access; and
- TransLink is making improvements to SkyTrain accessibility, specifically at Columbia Station.

Richard Leggett, Vicar of Holy Trinity Cathedral, noted:

- The Heritage revitalization project renovates the building and allows for the renewal of 163 years of service for Holy Trinity Cathedral;
- The existing building no longer serves the purpose of pastoral and neighbourhood care;
- Enables space for Indigenous recognition; and
- Disappointment with lack of funding for social housing.

Wallace Dee expressed concern that funding was not provided for social housing in the development, offered alternate funding options and recounted the benefits of the support that Holy Trinity Cathedral has provided.

Maria Marcu recounted a personal story exemplifying the benefit of churches in the city.

Stuart Thomas, speaking a second time, reiterated the difficulty in securing funds for social housing.

In response to a question from Council, Mr. Thomas responded that proposals for social housing include land values but this is often not taken into consideration.

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 7:45 p.m. to allow for additional speakers to join the meeting, and reconvened at 7:49 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.

Richard Leggett, speaking a second time, noted that there is competition for BC Housing funding and only 20% of the total applications received funds in 2021.

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

MOVED and SECONDED

THAT the Public Hearing for Bylaw Nos 8088, 2022, 8089, 2022 and 8090, 2022 be closed.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Official Community Plan Amendment (514 Carnarvon Street – Holy Trinity Cathedral) Bylaw No. 8088, 2022 be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Heritage Revitalization Agreement (514 Carnarvon Street - Holy Trinity Cathedral) Bylaw No. 8089, 2022 be referred to Council for Second Reading and Third Reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Heritage Designation (514 Carnarvon Street – Holy Trinity Cathedral) Bylaw No. 8090, 2022 be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

5. END OF PUBLIC HEARING

The meeting ended at 7:52 p.m.

Jonathan X. Cote

MAYOR

Jacque Killawee

CITY CLERK