



Corporation of the City of NEW WESTMINSTER

A vibrant, compassionate, sustainable city that includes everyone.

PUBLIC HEARING

MINUTES

April 24, 2023

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

PRESENT:

Mayor Patrick Johnstone
Councillor Ruby Campbell*
Councillor Daniel Fontaine
Councillor Tasha Henderson
Councillor Jaimie McEvoy
Councillor Paul Minhas
Councillor Nadine Nakagawa

STAFF PRESENT:

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Lisa Zwarn	Auxiliary City Clerk
Mr. Kwaku Agyare-Manu	Senior Manager, Engineering Services
Ms. Silisha Ali	Program Coordinator, Youth
Mr. Todd Ayotte	Manager, Community Arts and Theatre
Mr. Rod Carle	General Manager, Electrical Utility
Mr. Garey Carlson	Engineering Technologist
Ms. Christina Coolidge	Indigenous Relations Advisor
Mr. Brad Davie	Acting Deputy Chief, New Westminster Fire and Rescue Services
Mr. Dean Gibson	Director of Parks and Recreation
Mr. Indeeep Johal	Manager, Revenue and Collection
Ms. Jacque Killawee	Acting Records and Information Administrator
Ms. Wendee Lang	Development Planner
Ms. Lisa Leblanc	Director of Engineering Services
Ms. Christy Mereigh	Manager, Strategic Projects

Mr. Demian Rueter	Acting Senior Manager, Climate Action, Planning and Development
Mr. Gary So	Senior Manager, Financial Services
Ms. Denise Tambellini	Intergovernmental and Community Relations Manager
Ms. Serena Trachta	Acting Director, Climate Action. Planning and Development
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Ms. Debbie Reimer	Recording Secretary, Mosaic Writing Group

*Denotes electronic attendance

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Mayor Johnstone opened the meeting at 6:00 p.m. and recognized, with respect, that New Westminster is on the unceded and unsundered 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 Johnstone provided a statement regarding the bylaws under consideration, the conduct of the public hearing, and the expected conduct of all participants.

3. **Official Community Plan Amendment Bylaw No. 8374, 2023 and Zoning Amendment Bylaw No. 8375, 2023 for 102/104 Eighth Avenue and 728 First Street**

3.1 Proposal Information

Lisa Zwarn, Auxiliary City Clerk, advised that two written submissions had been received, one of which was on table.

MOVED and SECONDED

THAT Council receive the following written submissions related to the Official Community Plan Amendment Bylaw No. 8374, 2023 and Zoning Amendment Bylaw No. 8375, 2023 for 102/104 Eighth Avenue and 728 First Street.

Public Input Submissions			
Name	Date Submitted	Date Received	#
Quanhong Wang	April 18, 2023	April 18, 2023	C-1
Josephine Cheung	April 19, 2023	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)

Wendee Lang, Development Planner, led the review of a presentation titled, “102/104 Eighth Avenue and 728 First Street, Official Community Plan Amendment Bylaw No. 8374, 2023 and Zoning Amendment Bylaw No. 8375, 2023” and noted:

- The subject property has been reevaluated for the “Infill Townhouse” land use designation;
- The proposal is for 10 family-friendly townhouse units;
- Confirmation of compliance with Step 4 of the BC Energy Code;
- The proposal is inconsistent with the Official Community Plan (OCP) land use designation;
- Proposal to change the OCP to “Infill Townhouse”; and,
- Public consultation has occurred and feedback has been primarily positive.

3.3 Opportunity to Speak to Council

Tara Gronlund, Development Team Glenbrooke Row, provided information regarding the family-friendly location, proximity to schools, transit and greenways. The two buildings offer private ecologically sensitive landscaped outdoor spaces for residents, and the building height is below the neighbouring houses and offers more housing options for residents of New Westminster.

Larry Church, Resident, expressed concern regarding the proposed change to the OCP. The OCP was recently renewed, maintaining the areas as RS1 zoning and residents opposed the townhouse designation at that time.

Taylor Jones, Resident, expressed concerns for the development in terms of accessibility, access to the laneway, parking in the laneway, noise, timeframe of construction, and pest management.

In response to questions from Council members, staff advised:

- A traffic management plan would be required;
- Pest management protocol is in place;
- No noise exemption has been granted, making the development compliant with noise bylaws; and,
- Car ownership for residents of the proposed development would be difficult to quantify.

Sanford Osler, Resident, inquired regarding the timeline of the project and estimated market value.

In response to a question from Council, the applicant advised that no timeline has been determined for the start of construction but estimated the construction phase would take approximately 18 months.

Mayor Johnstone called for first time speakers three times and none were present in person or electronically.

Lisa Zwarn, Auxiliary City Clerk, reviewed the ways in which people could speak to Council.

Procedural Note: The Council meeting recessed at 6:41 p.m. to allow for additional speakers to join the meeting and reconvened at 6:45 p.m.

Mayor Johnstone called for first time speakers three times and none were present in person or electronically.

MOVED and SECONDED

THAT the Public Hearing for the Official Community Plan Amendment Bylaw No. 8374, 2023 and Zoning Amendment Bylaw No. 8375, 2023 for 102/104 Eighth Avenue and 728 First Street be closed.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT the Official Community Plan Amendment (102-104 Eighth Avenue and 728 First Street) Bylaw No. 8374, 2023 be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Zoning Amendment Bylaw (102-104 Eighth Avenue and 728 First Street) No. 8375, 2023 be referred to Council Third Reading.

Carried.

All members present voted in favour of the motion.

4. END OF PUBLIC HEARING

The meeting adjourned at 6:47 p.m.

Patrick Johnstone

MAYOR

Peter DeJong

CORPORATE OFFICER