



Corporation of the City of
NEW WESTMINSTER

A vibrant, compassionate, resilient city where everyone can thrive.

PUBLIC HEARING

MINUTES

Monday, September 25, 2023, 6:00 p.m.

**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

ABSENT:

Councillor Nadine Nakagawa

STAFF PRESENT:

Ms. Lisa Spitale	Chief Administrative Officer
Mr. Peter DeJong	Corporate Officer
Mr. Rod Carle	General Manager, Electrical Utility
Ms. Jacqueline Dairon	Acting Director of Finance and Chief Financial Officer
Mr. Brad Davie	Deputy Fire Chief, New Westminster Fire and Rescue Services
Mr. Dean Gibson	Director of Parks and Recreation
Ms. Dilys Huang	Planner
Ms. Hanna Jarrett	Planning Technician
Ms. Lisa Leblanc	Director of Engineering Services
Mr. Demian Rueter	Acting Senior Manager, Climate Action, Planning and Development
Ms. Denise Tambellini	Intergovernmental Relations Manager
Ms. Jackie Teed	Acting Director, Climate Action, Planning and Development

*Denotes electronic attendance.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The meeting was called to order at 6:00 p.m.

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 No. 8399, 2023 and Zoning Amendment Bylaw No. 8400, 2023 for 909-915 Twelfth Street

3.1 Proposal Information

Peter DeJong, Corporate Officer, advised that six (6) written submissions had been received, two (2) of which were on table.

MOVED and SECONDED

THAT Council receive the following written submissions related to Official Community Plan Amendment No. 8399, 2023 and Zoning Amendment Bylaw No. 8400, 2023 for 909-915 Twelfth Street.

Public Input Submissions			
Name	Date Submitted	Date Received	#
Anonymous	September 13, 2023	September 14, 2023	C-1
Anonymous	September 13, 2023	September 14, 2023	C-2
Peter	September 14, 2023	September 14, 2023	C-3
He, G	September 18, 2023	September 18, 2023	C-4
Ronist	September 20, 2023	ON TABLE	C-5
Luna	September 25, 2023	ON TABLE	C-6

Carried.

All members present voted in favour of the motion.

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

Dilys Huang, Planner, led a presentation on the subject property which outlined the site's context, the developer proposal and various considerations around the proposal.

3.3 Opportunity to Speak to Council

Andrew Bibelas indicated he loves the current feel and aesthetic of the neighbourhood and businesses and noted the possibility of their displacement if the bylaws are passed. He was reminded of past neighbourhoods in Montreal, it has a multicultural feel. Understands the

desire to add density, but the character of the neighbourhood could be lost. Noted that a five-storey building would negatively affect the skyline and the City of New Westminster would benefit from maintaining the existing character of the neighbourhood.

Elliot Rossiter spoke concerning the City's lack of a tenant relocation policy. The subject property is not party to the existing tenant relocation policy and there is risk as the average rent of occupied units are different from average asking rents – asking rents are 43% higher. Elliot noted the 1-month rent of average asking rent will not be able to provide tenants with enough to pay for rent in a new unit. There will be displaced tenants but they will be unable to pay for rental arrangements in new units. Cities of Burnaby and Victoria policies are much better in their policies, and City of New Westminster should be following suit.

Anthony noted concerns that the height and density of the new building will change the character of the neighbourhood. He personally knows a resident who lives in the neighborhood and will be affected by the displacement. Believes increasing the density and a five-storey building will degrade the properties all around.

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

Procedural Note: Peter DeJong, Corporate Officer, reviewed the ways in which people could speak to Council.

Procedural Note: Mayor Johnstone declared a recess at 6:29 p.m.

Procedural Note: Mayor Johnstone brought the meeting back to order at 6:32 p.m.

Procedural Note: Mayor Johnstone called for additional speakers three times.

David Cretney explained his experience witnessing the negative effects of increasing densification. He recognizes the desire to see a revitalization of the neighbourhood but needs to be balanced with maintaining the existing residents already living there, businesses which currently have tenancy.

Andrew Bibelas spoke a second time; he explained that a variance to the bylaw which limits developments to three-storey buildings. The bylaw which is currently in place was put forth by past Councils which knew what they were doing in preventing large developments and further densification.

Procedural Note: Mayor Johnstone called for additional speakers three times and none were present in person or electronically.

MOVED and SECONDED

THAT the Public Hearing for Community Plan Amendment No. 8399, 2023 and Zoning Amendment Bylaw No. 8400, 2023 for 909-915 Twelfth Street be closed.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Community Plan Amendment No. 8399, 2023 be referred to the Council Meeting for third readings.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

Zoning Amendment Bylaw No. 8400, 2023 for 909-915 Twelfth Street be referred to the Council Meeting for third readings.

Carried.

All members present voted in favour of the motion.

4. END OF PUBLIC HEARING

The Public Hearing adjourned at 6:43 p.m.

Patrick Johnstone

MAYOR

Peter DeJong

CORPORATE OFFICER