



Corporation of the City of NEW WESTMINSTER

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

PUBLIC HEARING

MINUTES

Monday, November 27, 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 *Joined at 6:04 p.m.*

Councillor Tasha Henderson*

Councillor Jaimie McEvoy

Councillor Paul Minhas

Councillor Nadine Nakagawa

STAFF PRESENT:

Ms. Lisa Spitale

Chief Administrative Officer

Mr. Peter DeJong

Corporate Officer

Mr. Kwaku Agyare-Manu

Senior Manager of Engineering Services

Mr. Mike Anderson

Manager of Transportation, Engineering Services

Ms. Leya Behra

Manager, Climate Action

Ms. Britney Dack

Senior Heritage Planner, Climate Action, Planning and Development

Ms. Jacqueline Dairon

Acting Director of Finance and Chief Financial Officer

Mr. Brad Davie

Deputy Chief, New Westminster Fire and Rescue Services

Mr. Steven Faltas

Senior Manager, Electrical

Mr. Richard Fong

Director of Human Resources

Ms. Claudia Freire

Social Planner, Climate Action, Planning and Development

Mr. Dean Gibson

Director of Parks and Recreation

Mr. Indeeep Johal

Manager, Financial Services

Ms. Lisa Leblanc

Director of Engineering Services

Mr. Craig MacFarlane

Manager of Legal Services

Ms. Penny Page-Brittin

Community Energy and Emissions Specialist

Mr. Patrick Shannon

Manager, Purchasing

Mr. John Stark

Manager of Community Planning

Ms. Denise Tambellini

Intergovernmental and Community Relations Manager

Ms. Jackie Teed	Director, Climate Action, Planning and Development
Ms. Serena Trachta	Manager, Inspections, Climate Action, Planning and Development
Mr. Erin Williams	Chief, New Westminster Fire and Rescue Services
Mr. Marius Miklea	Assistant Corporate Officer

*Denotes electronic attendance by a Council member.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mayor Johnstone called the meeting to order at 6:00 p.m.

Mayor Johnstone recognized with respect that New Westminster 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 Johnstone provided a statement regarding the bylaws under consideration, the conduct of the public hearing, and the expected conduct of all participants.

MOVED and SECONDED

THAT Council receive all on-table items.

Carried

All members present voted in favour of the motion.

3. Heritage Revitalization Agreement Bylaw No. 8406, 2023 and Heritage Designation Bylaw No. 8407, 2023 for 441 Fader Street

Staff presented on the site's contextual location within Sapperton, the proposal to have a stratified infill house & suite, parking components, heritage elements, design and plan for the infill and heritage house at 441 Fader Street.

Councillor Fontaine joined the meeting at 6:04 p.m.

Thomas Malapitan submitted the proposal and set of plans which included details regarding electrical and telecommunications plans for the dwelling, as well as the tree and arborist report. He noted landscape plans were developed

professionally and considered the ways in which the property would interact with neighbours, such as initiating a shadow study and inclusion of privacy windows.

Julie Schueck presented on the heritage elements of the subject property, the character defining elements and the heritage conservation plan to preserve existing elements into the future.

Lesja Gojda read her letter as submitted to Mayor and Council and the Clerk's Office with respect to concerns of her property having reduced privacy due to the height of the proposed laneway home as well as the proximity and height of the deck and windows. She recognized the City's need for increased density but iterated the need to mitigate the impact of an overscaled house to neighbours in order meet the developer's need to make a profit.

Chris Handford noted his experience in living in the same neighbourhood and regularly sees many historic homes. Noted the proposal's heritage elements would fit in with neighbouring houses.

Mayor Johnstone called for any additional speakers.

Patrick Austin noted the use a two-lot strata for the proposed development and asked who it would benefit. Staff advised stratification is frequently requested as part of HRA applications. Further, a two-lot strata model is something many municipalities currently permit as it is similar to a detached-duplex, unlike commonly existing strata the buildings do not share a wall. Under the new legislation this type of strata is expected to become more common.

Mayor Johnstone called for any additional speakers three times and there were none.

Mayor Johnstone declared a recess at 6:37 p.m.

Mayor Johnstone called the meeting back to order at 6:40 p.m.

Mayor Johnstone called for any additional speakers three times and there were none.

4. END OF PUBLIC HEARING

MOVED and SECONDED

THAT Heritage Revitalization Agreement Bylaw No. 8406, 2023 and Heritage Designation Bylaw No. 8407, 2023 for 441 Fader Street be referred to the Council Meeting immediately following the Public Hearing.

Carried

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Council adjourn the Public Hearing for Heritage Revitalization Agreement Bylaw No. 8406, 2023 and Heritage Designation Bylaw No. 8407, 2023 for 441 Fader Street at 6:42 p.m.

Carried

All members present voted in favour of the motion.

Patrick Johnstone

MAYOR

Peter DeJong

CORPORATE OFFICER