



Corporation of the City of NEW WESTMINSTER

A vibrant, compassionate, sustainable city that includes everyone.

PUBLIC HEARING

MINUTES

Monday, January 31, 2022
Meeting Held Electronically

PRESENT:

Mayor Jonathan Cote
Councillor Chinu Das
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr
Councillor Mary Trentadue

STAFF PRESENT:

| | |
|----------------------|---|
| Ms. Lisa Spitale | Chief Administrative Officer |
| Ms. Jacque Killawee | City Clerk |
| Mr. Rupinder Basi | Acting Senior Manager of Climate Action, Planning and Development |
| Mr. Rod Carle | General Manager, Electrical Utility |
| Ms. Britney Dack | Senior Heritage Planning, Climate Action, Planning and Development |
| Mr. Dean Gibson | Director of Parks and Recreation |
| Ms. Lisa Leblanc | Director of Engineering Services |
| Ms. Kathleen Stevens | Heritage Planning Analyst, Climate Action, Planning and Development |
| Ms. Serena Trachta | Acting Director of Climate Action, Planning and Development |
| Ms. Nicole Ludwig | Assistant City Clerk |

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mayor Cote opened the meeting at 6:00 p.m. and 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 Cote provided a statement regarding the bylaws under consideration, the conduct of the public hearing, and the expected conduct of all participants.

3. Heritage Designation: 125 Third Street

3.1 Proposal Information

3.1.1 Notice of Public Hearing

3.1.2 Bylaws

3.1.2.1 Heritage Designation (125 Third Street) Bylaw No. 8306, 2021

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 Previous Decisions

3.1.3.2.2 R-2 Heritage Designation Application: 125 Third Street

3.1.3.2.3 R-3 Heritage Designation (125 Third Street) Bylaw No. 8306, 2021 for First and Second Readings

3.1.4 Public Input

3.1.4.1 Index

3.1.4.2 Public Input Submissions

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

MOVED AND SECONDED

THAT Council receive the following public input submissions related to Bylaw No. 8306, 2021:

| Name | Date Submitted | Date Received | # |
|---------------------------------------|------------------|------------------|-----|
| Deane Gurney | January 20, 2022 | January 21, 2022 | C-1 |
| Ronda Field | January 25, 2022 | January 25, 2022 | C-2 |
| Maureen and Phaedon Arvanitidis | January 25, 2022 | January 25, 2022 | C-3 |
| R. Singh | January 27, 2022 | ON TABLE | C-4 |
| J. Berlin | January 31, 2022 | ON TABLE | C-5 |

Carried.

All members present voted in favour of the motion.

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

Kathleen Stevens, Heritage Planning Analyst, provided a summary of the application as follows:

- The application is to legally protect the house at 125 Third Street through a Heritage Designation Bylaw which was built in 1905; and,
- The house is on the Heritage Inventory and Register and is protected in the Heritage Conservation Area (HCA).

The Climate Action, Planning and Development Department recommended approval.

3.3 Opportunity to Speak to Council

Note: unless otherwise noted, all speakers are residents of New Westminster.

Gail North, Queens Park Residents Association, spoke in support of the application, noting that it has been fully and wonderfully restored and maintained, and will remain functional and comfortable for a long time.

Mayor Cote called for additional speakers three times and none were present.

The City Clerk reviewed the ways people who wished to speak could join the meeting.

Procedural note: Council recessed at 6:10 p.m. to allow additional speakers to join the meeting. Council reconvened at 6:13 p.m.

Mayor Cote called for speakers and none were present.

MOVED AND SECONDED

THAT the Public Hearing for Bylaw No. 8306, 2021, be closed.

Carried.

All members present voted in favour of the motion

MOVED AND SECONDED

THAT Bylaw No. 8306, 2021, be referred to Council for third reading.

Carried.

All members present voted in favour of the motion

4. Heritage Revitalization Agreement 8304, 2022 and Heritage Designation 8305, 2022: 323 Regina Street

4.1 Proposal Information

4.1.1 Notice of Public Hearing

4.1.2 Bylaws

**4.1.2.1 Heritage Revitalization Agreement (323 Regina Street)
Bylaw No. 8304, 2022**

**4.1.2.2 Heritage Designation (323 Regina Street) Bylaw No.
8305, 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 Previous Decisions

4.1.3.2.2 R-2 Report to LUPC - July 12, 2021

4.1.3.2.3 R-3 Presentation to LUPC - July 12, 2021

4.1.3.2.4 R-4 Report to Council - August 30, 2021

**4.1.3.2.5 R-5 Report to Community Heritage Commission -
October 6, 2021**

4.1.3.2.6 R-6 Presentation to CHC - October 6, 2021

4.1.3.2.7 R-7 Report to Council - January 10, 2022

4.1.4 Public Input

4.1.4.1 Index

4.1.4.2 Public Input Submissions

Jacque Killawee, City Clerk, advised that 10 public input submissions had been received, seven of which were on table.

MOVED AND SECONDED

THAT Council receive the following public input submissions related to Bylaw Nos. 8304, 2022 and 8305, 2022:

| Public Input Submissions | | | |
|--------------------------|------------------|------------------|------|
| Name | Date Submitted | Date Received | # |
| Gail North | January 8, 2022 | January 10, 2022 | C-1 |
| Matt Meehan | January 24, 2022 | January 24, 2022 | C-2 |
| Ronda Field | January 25, 2022 | January 25, 2022 | C-3 |
| E. and K. Langstroth | January 26, 2022 | ON TABLE | C-4 |
| D. Gurney | January 26, 2022 | ON TABLE | C-5 |
| S. and G. Yoshizawa | January 28, 2022 | ON TABLE | C-6 |
| K. Jansz | January 29, 2022 | ON TABLE | C-7 |
| N. and H. Shaw | January 31, 2022 | ON TABLE | C-8 |
| C. McFarland | January 31, 2022 | ON TABLE | C-9 |
| G. Mockler | January 31, 2022 | ON TABLE | C-10 |

Carried.

All members present voted in favour of the motion.

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

Kathleen Stevens, Heritage Planning Analyst, provided a summary of the application, as follows:

- This is an application to add a 1420 square foot infill house on the lot at 323 Regina Street, which is on a corner and has frontages on Regina, Fourth, and Sydney Streets;
- The application requests an infill house that is larger than permitted under the Laneway and Carriage House program, however due to

the small size of the existing house, the lot density will be aligned with the Zoning Bylaw, and will be lower than the Heritage Conservation Area's incentive program; and,

- In exchange for reallocating the existing site density, regularizing the existing side yard setback for the heritage house, and reducing the side yard setback for the infill house to Sydney Street, the existing 1928 house will be retained in its current location and legally protected with a Heritage Designation Bylaw.

The Climate Action, Planning and Development Department recommended approval.

4.3 Opportunity to Speak to Council

Note: unless otherwise noted, all speakers are residents of New Westminster.

Roseanne Hood, Owner, provided a brief history of the house and an overview of the application, noting that the proposed size of the infill house exceeds the allowed size by 462 square feet, however most of the additional space will be in the basement, which will be used for music practice and lessons. She noted that the original house on the lot has had extensive renovations over its lifetime, it is a good example of a story book style house, and that the request for the larger infill house is reasonable.

Larry Church spoke in opposition to the application, and expressed the opinion that the application is an abuse and manipulation of both the Heritage Conservation Area (HCA) and Heritage Revitalization Agreement (HRA) processes.

Gail North, Queens Park Residents Association, spoke in opposition to the Application, noting that the HRA is the issue because the original house was not included in the HCA, and the size and design are concerning because the planned build is not in keeping with the neighbourhood. Ms. North added some more general concerns:

- That big infills result in a reduction in green space;
- People do not participate in Public Hearings often because it seems like the decision has already been made, and
- That many applicants do not adhere to the size of infill housing permitted in the HCA guidelines.

David Brett spoke in favour of the application, noting the density is fine with the extra space being contained in the basement, and it will preserve and

protect the story book style house, while adding space for people with young families.

Jonathan Holisko and Maxine Llewellyn, future residents of the proposed infill house, spoke of the need for affordable housing for people in the 30-year-old range, and of their support for any initiative that adds gentle density. They also noted that proposals such as this one strikes a balance between providing more housing and protecting heritage buildings.

Rick Enegren spoke in opposition, noting he lives next door and is concerned that the infill house will create a shadow on their property. He also expressed concerns that the impacts of the development on neighbours had not been fully considered.

Gary Boychuk spoke in opposition to the application, noting there is no current benefit to the existing building and that what is being offered is not appropriate for the neighbourhood. He also noted that he would support a different proposal that is more aligned with the neighbourhood, and that Council should be more rigorous when contemplating extra density.

Cathy McFarland spoke in opposition to the application, noting that the proposed infill house is substantially oversized and does not align with the laneway housing policy. She expressed concern with the repeated use of HRAs to add oversize infill houses in Queens Park, and that the survey process embedded in the HRA process is controlled by the applicant and/or their agents.

Gary Holisko, Owner, advised that the lot the house sits on is quite large and that the footprint of the proposed infill house would be the same without the extra space in the basement. He also noted that there are fewer people living in the single-family homes now, and that this proposal is a modest attempt to provide more housing on the same parcel of land that currently only holds a single-family house.

Gail North, speaking a second time, advised that the Queens Park Residents Association has gone to some length to ensure that the Board of Directors is representative of the population and includes renters from the area.

David Brett, speaking a second time, suggested that HRC concepts should be applied across the City as a way to create infill housing and expand housing stock

Gary Boychuk, speaking a second time, indicated he could support the proposal if the proposed laneway house would make the laneway as attractive as the streets but this was not the case with this proposal

Mayor Cote called three times for more speakers.

The City Clerk reviewed the ways people can join the meeting.

Procedural Note: Council recessed at 7:05 p.m. to allow time for additional speakers to join the meeting. Council reconvened at 7:08 p.m.

Mayor called for more speakers

Catherine Hudson noted that the Queens Park Residents Association is open to all who live in Queens Park, and that the proposed infill house might be acceptable if it faced the lane rather than another street.

Larry Church, speaking a second time, noted concerns with Public Hearings, and suggested that they make work better if they took place earlier in the process. He also suggested that Council members might not be coming in to the hearing with an open mind as required.

In response to Mr. Church, Councillor Nakagawa noted that Council members are obligated to approach every application with an open mind, and that Council members receive lots of information and plenty of opportunities to look at proposals throughout the process.

Mayor Cote called one last time for speakers and none were present.

MOVED AND SECONDED

THAT the Public Hearing for Bylaw Nos. 8304, 2022 and 8305, 2022, be closed.

Carried.

All members present voted in favour of the motion

MOVED AND SECONDED

THAT Bylaw No. 8304, 2022, be referred to Council for third reading.

Carried.

All members present voted in favour of the motion

MOVED AND SECONDED

THAT Bylaw No. 8305, 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 7:16 p.m.

Jonathan X. Cote
MAYOR

Jacque Killawee
CITY CLERK