



Corporation of the City of NEW WESTMINSTER

A vibrant, compassionate, sustainable city that includes everyone.

PUBLIC HEARING

MINUTES

May 30, 2022 at 6:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT:

Mayor Jonathan Côté
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. Emilie Adin	Director of Climate Action, Planning and Development
Mr. Rod Carle	General Manager, Electrical Utility
Ms. Brittney Dack	Senior Heritage Planner
Mr. Brad Davie	Assistant Deputy Fire Chief
Mr. Hardev Gill	Planning Technician
Ms. Lisa Leblanc	Director of Engineering Services
Ms. Lorraine Lyle	Senior Manager, Financial Services
Ms. Erica Mashig	Acting Director of Parks and Recreation
Ms. Serena Trachta	Manager, Building Inspection Services
Ms. Stephanie Trasolini	Acting Manager, Aquatics
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Mr. Erin Williams	Acting Chief, New Westminster Fire and Rescue Services
Ms. Eva Yip	Acting Director, Human Resources and Information Technology
Ms. Debbie Reynolds	Recording Secretary

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mayor Cote opened the meeting at 6:00 p.m. and gave a land acknowledgement.

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.

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

3. Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022 and Heritage Designation (328 Second Street) Bylaw No. 8310, 2022

3.1 Proposal Information

3.1.1 Notice of Public Hearing

3.1.2 Bylaws

3.1.2.1 Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022

3.1.2.2 Heritage Designation (328 Second Street) Bylaw No. 8310, 2022

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 Extract

3.1.3.2.2 R-2 Preliminary Report to Council - October 18, 2021

3.1.3.2.2.1

3.1.3.2.3 R-3 Report to Community Heritage Commission - November 3, 2021

3.1.3.2.3.1

3.1.3.2.4 R-4 First and Second Readings by Council - May 9, 2022

3.1.3.2.4.1

3.1.4 Public Input

3.1.4.1 Index

3.1.4.2 Public Input Submissions

Jacque Killawee, City Clerk, advised that 20 public input submissions had been received, eighteen of which were provided on table.

MOVED and SECONDED

THAT Council receive the following public input submissions related to Bylaw No. 8309, 2022 and 8310, 2022.

Public Input Submissions			
Name	Date Submitted	Date Received	#
Dwight Milnthorp	May 20, 2022	May 20, 2022	C-1
Brian Stokes	May 20, 2022	May 24, 2022	C-2
Valerie Garbutt	May 28, 2022	ON TABLE	C-3
Molloy123	May 28, 2022	ON TABLE	C-4
James Garbutt	May 29, 2022	ON TABLE	C-5
rpaterakis	May 29, 2022	ON TABLE	C-6
Diana Martins-Garbutt	May 29, 2022	ON TABLE	C-7
Shan Parmar	May 29, 2022	ON TABLE	C-8
Melinda Michael	May 29, 2022	ON TABLE	C-9
Richard, Shannon and Sophie Patterson	May 29, 202	ON TABLE	C-10
Valerie Garbutt	May 39, 2022	ON TABLE	C-11
Ted Garbutt	May 29, 2022	ON TABLE	C-12
Nao	May 29, 2022	ON TABLE	C-13
Michelle Zuccaro	May 30, 2022	ON TABLE	C-14
Lana Vugteveen	May 29, 2022	ON TABLE	C-15
Raj Uppal	May 30, 2022	ON TABLE	C-16
Dominic Rubino	May 30, 2022	ON TABLE	C-17
Jorden Foss	May 30, 2022	ON TABLE	C-18
Applicant PowerPoint	May 26, 2022	ON TABLE	C-19
Rav and Roop Johal	May 30, 2022	ON TABLE	C-20

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Council amend the public input submissions received to twenty related to Bylaw No. 8309, 2022 and 8310, 2022.

Carried.

All members present voted in favour of the motion.

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

Hardev Gill, Planning Technician, led the review of a presentation titled: “Heritage Revitalization Agreement Bylaw 8309, 2022 and Heritage Designation Bylaw 8310, 2022” and noted:

- The application is to subdivide the current lot into two lots;
- The application includes the renovation and restoration of H.H. & Jane Mackenzie House (1889);
- The proposal requires zoning bylaw relaxations on both lots;
- Both houses meet the Queens Park Heritage Conservation Area design guidelines;
- Extensive exterior restoration is proposed; and,
- The application supports the goals of the Queens Park Heritage Conservation Area and City’s Official Community Plan (OCP).

3.3 Opportunity to Speak to Council

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

The applicants, James Garbutt, Kirsten Sutton, and Elana Zysblat provided the following:

- The family lives and works in the community and are long-time residents in the home;
- The plan has minimal environmental impacts;
- The subdivision into two lots supports the City’s need for more housing;
- Postcards were mailed to properties within 100 metres of the proposed development:
 - 64 online responses were received;
 - Two hard copy responses were received; and,
 - The public open house yielded 85% support for the project;

- A commissioned parking study resulted in the elimination of a basement suite; and,
- The subdivision will help finance the rehabilitation of the protected home.

Pat Muise spoke in opposition to the proposed subdivision citing concerns regarding the proposed structure, proximity to the property line, limited parking and a joint driveway which is insufficient for two homes.

Tom Merton spoke in opposition to the proposed subdivision noting concerns regarding the increased density in Queen's Park.

Emma Tones questioned the benefit of the proposed subdivision to the community and expressed concerns for the surrounding residents, the impact on property values and increased parking density.

Mayor Côté called for additional first time speakers and none were present.

Pat Muise, speaking a second time, expressed the opinion that the proposed plans are inaccurate and raised concerns regarding the tree canopy along the shared driveway.

Leanne Hall spoke in opposition to the application, noting that the proposed buildings will impact her property due to their size and proximity to the property line, and expressed concerns regarding parking and the degradation of property values.

Christa MacArthur spoke in favour of the project as it is similar with the smaller houses in Queen's Park and commended the project for addressing the housing crisis.

Mayor Côté called three times for more speakers.

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

Procedural Note: Council recessed at 6:43 p.m. to allow for additional speakers to join the meeting. Council reconvened at 6:46 p.m.

The Mayor called for more speakers.

James Garbutt, the applicant, speaking a second time, clarified that most of the trees are being protected and only 22.4% of the site is covered, allowing for green space.

Pat Muise, speaking a third time, noted that trees could be removed at any time and a joint driveway could cause future conflicts between the homeowners.

In response to questions from Council, Mr. Gill and Erika Mashing, Acting Director of Parks and Recreation advised:

- Secondary suites will not be built in either home;
- An easement agreement between the two property owners and the City will be registered on title as part of the Heritage Revitalization Agreement; and,
- The Tree Protection Bylaw allows for fines to be assessed in the event of the removal of trees without a permit.

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

MOVED AND SECONDED

THAT the Public Hearing for Bylaw Nos. 8309, 2022 and 8310, 2022, be closed.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Bylaw No. 8309, 2022, be referred to Council for third reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Bylaw No. 8310, 2022, be referred to Council for third reading.

Carried.

All members present voted in favour of the motion.

4. END OF PUBLIC HEARING

The meeting ended at 6:58 p.m.

Jonathan X. Cote

MAYOR

Jacque Killawee

CITY CLERK