

# Council approves 1000 Quayside Drive project

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by Grant Granger - New Westminster News Leader posted Oct 29, 2014 at 5:00 PM



Artist's rendering of proposed development at 1000 Quayside Drive looking west.

— *image credit: City of New Westminster report*

Two towers will soon stand sentry over the Westminster Quay.

City council gave the green light to a proposal from Bosa Properties to construct a 28-storey and 23-storey tower at 1000 Quayside Drive.

The site next to the Inn at the Quay is currently a parking lot. The approval for the 519-unit residential project with 10,000 square feet of commercial space came despite opposition at a public hearing Monday night. Most complained about the project's height or the traffic congestion it will create.

"If you load this city with these massive megalithic properties you won't be able to live in this city," said resident Bob McCullough.

The approval also came despite a petition signed by 56 residents living in the Plaza 88 complex across the

railway tracks and Columbia Street from the proposed project. The signatures were collected by Arlene Hudlin who, like McCullough, lives at 898 Carnarvon St.

Her husband, Roy Hudlin, complained the tallest tower will be 307 feet when the regulations only allow for it to be 220 feet. He said when they bought their 33rd floor condominium six months ago they were told nothing was going to be built in front of it.

“It’s starting to look like you’re rubber stamping whatever someone wants to build,” he told council.

Councillors took exception to his assertion.

They pointed out Bosa responded to feedback at open houses and community meetings by making many changes to the original proposal the company presented in January.

Bosa reduced the above-ground podium from six to four storeys. Originally the towers were both to be 26 storeys, but their size and shape were adjusted to make the sightlines better. The changes meant the project would have nearly 80 fewer units, although there will be more two- and three-bedroom units than originally proposed.

The western tower was also pushed back 28 feet from 10th Street so it wouldn’t loom over the neighbouring Westminster Landing housing co-op.

“We got just about everything we wanted,” said Mayor Wayne Wright.

As part of the project, Bosa agreed to build a pedestrian connection to the McInnes Overpass that will provide a direct link from the SkyTrain station to the boardwalk.

“I was completely opposed to this when it came forward, but I kept an open mind,” said Coun. Chuck Puchmayr. “I raised some of those concerns with the developers when they had their open house. One of the concerns I had was the lack of family oriented housing. This property has been more generous than others in providing those.”

Puchmayr said he knew the site was going to be problematic but was pleased the updated proposal was supported by many nearby businesses, including the River Market.

“This is not a rubber stamp. A lot went into it, a lot of back and forth with it, and this is the best building we’re going to get,” said Puchmayr. “People don’t own their views. I’m sure the people behind [898 Carnarvon] were saying they don’t want to lose their view.”

While voting to approve the proposal Coun. Jaimie McEvoy said the height concerns need to be addressed.

“This is a good development overall, but we do need to look at that one issue. People do deserve to have an answer of what’s possible in the area when they buy a property,” said McEvoy, who also called for a waterfront neighbourhood plan to be developed.

A Bosa representative told council the company would be willing to pay for a study on the impact the construction, particularly pile driving, would have on the nearby buildings.

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