

## **PUBLIC HEARING**

April 25, 2016 at 6:00 p.m.  
Council Chamber  
City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Coté  
Councillor Bill Harper  
Councillor Patrick Johnstone  
Councillor Jaimie McEvoy  
Councillor Chuck Puchmayr  
Councillor Mary Trentadue  
Councillor Lorrie Williams

#### **STAFF:**

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Mr. Jim Hurst	- Planner
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 6:02 p.m.

Mayor Jonathan Coté read the statement of procedure regarding the Public Hearing.

### **BUSINESS**

#### **1. Zoning Amendment Bylaw No. 7827, 2016 for 805 Boyd Street**

##### Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7827, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Development Services	Regular Report, April 4, 2016	April 25, 2016	R-2
Clerks	Minutes Extracts	April 25, 2016	R-1*

\*\*Note: the reports/minutes indicated are not included with this agenda. They can be found at [http://www.newwestcity.ca/city\\_hall/council\\_agendas\\_meetings/public\\_hearings.php](http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php) or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

Bev Grieve, Director of Development Services, summarized the purpose of proposed Zoning Amendment Bylaw No. 7827, 2016.

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

There were no written submissions.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Coté called for speakers to the application.

**Andre Klassen, Maple Ridge Resident**, expressed concerns regarding the proposed automobile repair facility, suggesting that there Queensborough does not have a lack of automotive services and that there is a lack of “mom and pop” stores in the area. Mr. Klassen requested that Council provide the strata units located at 816 Boyd Street additional time to provide an organized response to the application.

Jim Hurst, Planner, advised that signs regarding the proposal were posted at the site prior the January 19, 2016 Advisory Planning Commission (APC)

meeting. Mr. Hurst noted that notices are sent to affected tenants and property owners for both the APC and Public Hearing meetings, and also advertised in the Record. Mr. Hurst reported that staff attended the Queensborough Residents' Association (QRA) meeting where the application was presented, and that the QRA expressed support.

**Christina Valero, Applicant,** advised that the project has been well received by the New Westminster Design Panel, Land Use and Planning Committee, Queensborough Residents' Association, and Advisory Planning Commission. Ms. Valero noted that the proposed tenant would provide basic maintenance and direct customers to local mechanics where appropriate.

**Andre Klassen, Maple Ridge Resident,** requested that Council delay a decision regarding the proposed bylaw for two weeks to allow the strata units located at 816 Boyd Street additional time to provide an organized response to the application.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public hearing for Zoning Amendment Bylaw No. 7827, 2016 be closed.*

**CARRIED.**

All members of Council present voted in favour of the motion.

- f. Motion to refer Bylaw 7827, 2016 to Council for Third Reading and Adoption

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7827, 2016 be referred to Council for third reading and adoption.*

**CARRIED.**

All members of Council present voted in favour of the motion.

**ADJOURNMENT OF PUBLIC HEARING**

**ON MOTION**, the meeting was adjourned at 6:20 p.m.

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**JONATHAN COTÉ**  
**MAYOR**

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**JAN GIBSON**  
**CITY CLERK**