

## **PUBLIC HEARING**

May 30, 2016 at 6:00 p.m.  
Council Chamber  
City Hall

### **MINUTES**

#### **PRESENT:**

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

#### **REGRETS:**

Councillor Jaimie McEvoy

#### **STAFF:**

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Ms. Lisa Leblanc	- Manager of Transportation
Mr. Jim Hurst	- Planner
Ms. Lynn Roxburgh	- Planner
Mr. Rupinder Basi	- Planner
Mr. Mike Watson	- Planning Technician
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 6:03 p.m.

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

## BUSINESS

### 1. Zoning Amendment Bylaw No. 7839, 2016 for 129 Tenth Street

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7839, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1*
Development Services	CW, Report, April 29, 2013	May 30, 2016	R-2*
Development Services	LUPC, Report, April 18, 2016	May 30, 2016	R-3*
Development Services	Regular, Report, May 2, 2016	May 30, 2016	R-4

\*Note: the reports 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. 7839, 2016.

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

Jan Gibson, City Clerk, advised that no written submissions have been received.

- c. Motion to receive submissions

There were no written submissions.

d. Invitation to those present to address the bylaw

**Christopher Bell, 1006 Nanaimo Street**, expressed support for the development of townhomes on the mainland of the City.

In response to questions from Mr. Bell, Jim Hurst, Planner, provided the following information:

- This site was not identified as part of the bonus density program for the RT-2 zoning;
- It is anticipated that townhome zonings would be updated for mainland New Westminster as part of the Official Community Plan (OCP) process;
- This project was development under the existing OCP; and,
- Required variances are determined during the development permit process, while the rezoning application addresses land use and density.

**Vikram Tiku, Project Architect**, provided an on-table PowerPoint presentation outlining details of the project.

In response to questions from Council, Mr. Tiku advised that the underground parking is necessary for the development to provide the required parking.

**John Hooker, Strata member of 1021 Tenth Street**, expressed support for the project.

**Robert Joust, Resident**, expressed support for the project, suggesting that townhome housing is needed in New Westminster.

In response to questions from Mr. Joust, Mr. Hurst advised that the projected would be stratified.

e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Heritage Revitalization Agreement Bylaw No. 7839, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7839, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement Bylaw No. 7839, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**2. Zoning Amendment Bylaw No. 7840, 2016 for 602 and 620 Ewen Avenue and 257 Boyne Street**

Attachments:

- i. Notice of Public Hearing
- ii. Heritage Revitalization Agreement Bylaw No. 7840, 2016

Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1*
Development Services	Regular, Report, September 28, 2016	May 30, 2016	R-2*
Development Services	Regular, Report, May 2, 2016	May 30, 2016	R-3

\*Note: the reports 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.

Name	Written Submissions			#
	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. 7840, 2016.

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

Jan Gibson, City Clerk, advised that no written submissions have been received.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

**Jessie Arora, Project Architect**, provided an on-table PowerPoint presentation outlining details of the project.

**Jim Canil, Delta Resident**, expressed the following concerns regarding the project:

- Homes located on the back lane may be impacted by the development;
- The development may affect Mr. Canil's mother's ability to age in her home;
- The development may increase density and noise; and,
- There is a lack of character homes remaining in Queensborough.

**Roy Canil, Resident**, expressed concerns regarding the narrow rear lane and the increased density. Mr. Canil suggested that sidewalks could be implemented on the back lane.

In response to questions from Council, Jim Lowrie, Director of Engineering Services, and Jim Hurst, Planner, provided the following information:

- Erosion & Sediment Control Bylaw No. 7754, 2016, requires applicants to provide a sediment control plan;
- Storm water must be directed to the City's storm sewers upon completion of the development;
- There is inadequate room to provide directly to the centre of the development from Boyne Street and Pembina Street;
- It is not standard practice to implement sidewalks on lanes;
- Sidewalks would be provided along Ewen Avenue, Boyne Street and Pembina Street;
- Lanes are generally wide enough for two cars in order to maintain minimum speeds;
- The townhomes would be setback 25 feet from the rear property line;

- A low fence would be implemented along the back lane, as well as perimeter landscaping to provide an additional buffer;
- Providing access from one lane may result in concentrated traffic; and,
- The Soil Deposit Permit has strict requirements to support pre-fill applications.

**Robert Joust, Resident**, expressed concerns regarding increased traffic on the Queensborough Bridge.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Heritage Revitalization Agreement Bylaw No. 7840, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7840, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7840, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**3. ~~Zoning Amendment Bylaw No. 7833, 2016 for 518 Ewen Avenue~~ - **Cancelled****

**4. Heritage Revitalization Agreement Bylaw No. 7834, 2016 for 313 Queen's Avenue**

Attachments:

- Notice of Public Hearing
- Heritage Revitalization Agreement Bylaw No. 7834, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1*
Development Services	LUPC, Report, January 18, 2016	May 30, 2016	R-2*
Development Services	LUPC, Report, May 2, 2016	May 30, 2016	R-3*

Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-4
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\*Note: the reports 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 Heritage Revitalization Agreement Bylaw No. 7834, 2016.

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

Jan Gibson, City Clerk, advised that no written submissions have been received.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

**Kathleen Langsroth, Queen's Park Residents' Association President,** advised that the Queen's Park Residents' Association supports the proposal.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Heritage Revitalization Agreement Bylaw No. 7834, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7834, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement Bylaw No. 7834, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**5. Heritage Designation Bylaw No. 7835, 2016 for 313 Queen’s Avenue**

Attachments:

- i. Notice of Public Hearing (see Item 4i)
- ii. Heritage Designation Bylaw No. 7835, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1*
Development Services	LUPC, Report, January 18, 2016	May 30, 2016	R-2*
Development Services	LUPC, Report, May 2, 2016	May 30, 2016	R-3*
Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-4 (see Item 4 R-4)

\*Note: the reports 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	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 Heritage Designation Bylaw No. 7835, 2016.

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

Jan Gibson, City Clerk, advised that no written submissions have been received.



- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Coté called three times for speakers to the bylaw. There were no speakers.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Heritage Designation Bylaw No. 7835, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7835, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Heritage Designation Bylaw No. 7835, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**6. Zoning Amendment Bylaw No. 7818, 2016 for 501-505 Twelfth Street (Twelfth Street and Fifth Avenue)**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7818, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-1

\*Note: the reports 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	#
R. Maier	May 16, 2016	May 16, 2016	Opposed	C-1
D. Rapacioli & J. Rawn	May 24, 2016	May 24, 2016	Comments	C-2
D. and S. Edelman	May 30, 2016	ON TABLE	Concerns	C-3

- 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. 7818, 2016.

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

Jan Gibson, City Clerk, advised that three written submissions have been received:

- ONE opposed to the application
- ONE providing comments on the application (neither in support or opposed)
- ONE expressing concerns about the application

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submission be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

**Vikram Tiku, Project Architect**, provided an on-table PowerPoint presentation outlining details of the project.

**Leslie Campbell, Resident**, suggested that the development could be an improvement for the current site. However, Ms. Campbell expressed concerns regarding site drainage, increases in density and traffic, as well as the development's proximity to her property.

In response to questions from Council, Mike Watson, Senior Planning Technician, advised that future drainage issues should be unlikely, as the site slopes downhill. Mr. Watson noted that proximity issues could be addressed during the Development Permit process.

Jim Lowrie, Director of Engineering Services, advised that there are no issues regarding the capacity of storm sewers on Fifth Avenue or Twelfth Street. Mr. Lowrie noted that all development permits must provide an erosion sediment plan.

In response to questions from **Robert Joust, Resident**, Mr. Lowrie advised that a drainage system is required for parkade levels of a development.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7818, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7818, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7818, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**7. Zoning Amendment Bylaw No. 7811, 2016 for 325 and 329 Ewen Avenue**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7811, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1*
Development Services	LUPC, Report, December 7, 2015	May 30, 2016	R-2*
Development Services	Regular, Report, May 2, 2016	May 30, 2016	R-3

\*Note: the reports 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. 7811, 2016.

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

Jan Gibson, City Clerk, advised that no written submissions have been received.

- c. Motion to receive submissions

There were no written submissions.

- d. Invitation to those present to address the bylaw

Mayor Coté called three times for speakers to the bylaw. There were no speakers.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7811, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7811, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7811, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**8. Zoning Amendment Bylaw No. 7841, 2016 for Brewery District (200 and 228 Nelson’s Crescent, 258 and 268 Nelson’s Court, 230 Keary Street and 290 E. Columbia Street)**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7841, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1*
Development Services	LUPC, Report, October 20, 2015	May 30, 2016	R-2*
Development Services	Regular, Report, November 2, 2015	May 30, 2016	R-3*
Development Services	LUPC, Report, February 15, 2016	May 30, 2016	R-4*
Development Services	Regular, Report, March 7, 2016	May 30, 2016	R-5*
Development Services	Regular, Report, April 4, 2016	May 30, 2016	R-6*
Development Services	LUPC, May 2, 2016	May 30, 2016	R-7*
Development Services	Regular, May 9, 2016	May 30, 2016	R-8

\*Note: the reports 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	#
D. Hughes and S. Smith	May 19, 2016	May 19, 2016	Opposed	C-1
C. Chan	May 28, 2016	ON TABLE	Opposed	C-2
A. Ajar	May 30, 2016	ON TABLE	In Support	C-3

- 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. 7841, 2016.

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

Jan Gibson, City Clerk, advised that three items of correspondence have been received for this application:

- ONE in support
- TWO opposed

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submission be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

**Evan Allegretto and Beau Jarvis, Wesgroup**, provided an on-table PowerPoint presentation outlining details of the proposal.

**Robert Joust, Resident**, expressed support for the proposal.

**Evelyn Schofield, Resident**, expressed support for the increase in rental units, as well as for the project's consultation process. However, Ms. Schofield expressed concerns regarding the proposed height of the tower, and the potential impact the proposal could have on river views.

**Wes Kinna, Resident**, expressed support for the increase in rental suites and suggested the density bonus is appropriate.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7841, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7841, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7841, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**9. Official Community Plan Amendment Bylaw No. 7836, 2016 for 100 Braid Street**

Attachments:

- i. Notice of Public Hearing
- ii. Official Community Plan Bylaw No. 7836, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1*
Development Services	LUPC, Report, January 11, 2016	May 30, 2016	R-2*
Development Services	Regular, Report, January 18, 2016	May 30, 2016	R-3*
Development Services	Regular, Report, February 15, 2016	May 30, 2016	R-4*
Development Services	LUPC, Report, May 2, 2016	May 30, 2016	R-5*
Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-6

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Written Submissions				
Name	Correspondence Date	Date Received	In Support /Opposed / Concerns	#
K. Lancaster	May 16, 2016	May 16, 2016	In Support	C-1
C. Helgason & M. Zschoch	May, 18, 2016	May 19, 2016	In Support	C-2
R. Langran & P. Smith	Undated	May 19, 2016	In Support	C-3
D. Shu	May 19, 2016	May 19, 2016	In Support	C-4
D. McKenzie	May 20, 2016	May 24, 2016	In Support	C-5
G. Da Roza	May 23, 2016	May 24, 2016	In Support	C-6
M. and L. Hardjowasito	May 23, 2016	May 24, 2016	Opposed	C-7
S. McKenzie	May 23, 2016	May 24, 2016	In Support	C-8
S. Aitken, H. Hall and J. Aitken	May 24, 2016	May 25, 2016	In Support	C-9
S. Cepeliauskas	May 25, 2016	May 25, 2016	In Support	C-10
F. Louann	May 29, 2016	ON TABLE	Opposed	C-11
A. and A. Riddell	May 29, 2016	ON TABLE	Concerns	C-12
M. Parry	May 29, 2016	ON TABLE	Opposed	C-13
S. O'Shea Arts Council of New Westminster	May 30, 2016	ON TABLE	In Support	C-14
C. Kmiec	May 30, 2016	ON TABLE	Concerns	C-15
D. Jansen	May 30, 2016	ON TABLE	Opposed	C-16

- 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 Official Community Plan Amendment Bylaw No. 7836, 2016.

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

Jan Gibson, City Clerk, advised that sixteen items of correspondence have been received for this application:

- TEN in support
- FOUR opposed
- TWO expressing concerns



- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submission be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

**Evan Allegretto, Wesgroup, and Cheryle Beaumont, Urban Academy,** provided an on-table PowerPoint presentation outlining details of the proposal. **Niño Maclang, Bunt & Associates,** advised that it is anticipated that Rousseau Street would operate at acceptable levels with the potential increased traffic of the development due to the staggered drop-off times, the proximity to SkyTrain and Urban Academy's transportation demand management plan. It has been suggested that a crossing guards could be implemented along Rousseau Street.

In response to questions from Council, Mr. Allegretto advised that businesses located along Braid Street should not be impacted by the development.

**Judy Valette, Tenant of 100 Braid Street Studios,** expressed concerns regarding the loss of 100 Braid Street Studios.

**Iris Mesloo, Resident,** expressed concerns regarding the loss of 100 Braid Street Studios, and suggested that the heritage building be incorporated into the proposal. Ms. Mesloo also expressed concerns regarding the increase in traffic, and suggested that an alternative location for the school could be considered.

**Corey Dixon, 441 Rousseau Street,** expressed concerns regarding the increase in traffic.

In response to questions from Mr. Dixon and Council, Lisa Leblanc, Manager of Transportation, advised that staff could investigate traffic signal preemption for ambulances, as well as traffic calming measures for the surrounding neighbourhood. Bev Grieve, Director of Development Services, advised that the BC Ambulance Service Station located on Rousseau Street is no longer in operation.

**Shane Aitken, 430 Sherbrooke Street,** expressed support for the proposal and suggested that loss of 100 Braid Street Studios may be supplemented by the implementation of Urban Academy's arts based curriculum.

**Roderick Langran, Resident,** expressed support for the proposal and the amenities that Urban Academy would be providing to the community as part of the proposal.

**Monica Hardjowasito, Resident,** expressed concerns regarding the following issues:

- Children's safety;
- Lack of play space;
- Air quality due to the proposal's proximity to the railway;
- An increase in traffic, and the impact this may have on the surrounding neighbourhood;
- The potential loss of street parking; and,
- The loss of established businesses.

**Erin Jeffery, Vice President of Arts Council of New Westminster,** expressed concerns regarding the loss of 100 Braid Street Studio.

In response to questions from Council, Ms. Jeffery advised that the 100 Braid Street Studios is a unique space due to its accessibility and ability for artist collaboration.

**Patricia Brooke, 401 Third Avenue,** expressed support for the proposal, noting that Urban Academy could provide reasonably priced rehearsal and meeting spaces.

**Larry Church, Resident,** expressed concerns regarding traffic and safety, and suggested that the proposal is too dense for the area.

**Susan Greig, Owner of 100 Braid Street Studios,** advised that Wesgroup's art space proposal would not meet her business requirements. Ms. Greig expressed concerns regarding the loss of the heritage building, and suggested that the building could be retained and converted to an arts and cultural centre.

**Deborah McKenzie, 911 York Street,** expressed support for the proposal.

**Marnell Rampant, Tenant of 100 Braid Street Studios,** suggested that 100 Braid Street Studios could be retained.

**Wes Kinna, Resident,** expressed support for the proposal, and suggested that the City could work with Wesgroup to provide a working artist space as part of the proposal.

**Robert Joust, Resident,** expressed concerns regarding traffic and safety. Mr. Joust suggested that a Heritage Revitalization Agreement (HRA) could be implemented as part of the proposal to retain the heritage building.

**Phillipa Smith, Resident,** expressed support for the proposal, and suggested that traffic issues could be solved.

**Beau Jarvis, Wesgroup,** suggested that the proposal could be a more positive alternative to other proposed developments for the site that could have moved forward with the current zoning. Mr. Jarvis advised that it would be challenging to retain the heritage building as part of the proposal. With respect to traffic, Mr. Jarvis noted that the phased development of the project could help with the traffic transition and impact on the neighbourhood.

**Robert Joust, Resident,** suggested that the heritage building could be retained as part of a HRA, and that a pedestrian overpass could be implemented for the area.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Official Community Plan Amendment Bylaw No. 7836, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7836, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Official Community Plan Amendment Bylaw No. 7836, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**10. Zoning Amendment Bylaw No. 7837, 2016 for 100 Braid Street**

Attachments:

- i. Notice of Public Hearing (see Item 9i)
- ii. Zoning Amendment Bylaw No. 7837, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1*
Development Services	LUPC, Report, January 11, 2016	May 30, 2016	R-2*
Development Services	Regular, Report, January 18, 2016	May 30, 2016	R-3*
Development Services	Regular, Report, February 15, 2016	May 30, 2016	R-4*
Development Services	LUPC, Report, May 2, 2016	May 30, 2016	R-5*
Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-6 (see Item 9 R-6)

\*Note: the reports 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	#
*See Item 9 Written Submissions				

- 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. 7837, 2016.
- b. Statement concerning the number of written submissions received and their distribution (City Clerk)
 

The written submissions were received as part of item 9.
- c. Motion to receive submissions
 

The written submissions were received as part of item 9.

- d. Invitation to those present to address the bylaw

Mayor Coté called three times for speakers to the bylaw. There were no speakers.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7837, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7837, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7837, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**11. Official Community Plan Amendment Bylaw No. 7822, 2016 for Queensborough Special Study Area**

Attachments:

- i. Notice of Public Hearing
- ii. Official Community Plan Amendment Bylaw No. 7822, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1
Development Services	CW, Report, February 17, 2014	May 30, 2016	R-2
Development Services	CW, Report, June 16, 2014	May 30, 2016	R-3
Development Services	CW, Report, September 8, 2014	May 30, 2016	R-4
Development Services	CW, Report, September 15, 2014	May 30, 2016	R-5
Development Services	CW, Report, March 23, 2015	May 30, 2016	R-6
Development Services	CW, Report, June 22, 2015	May 30, 2016	R-7

Development Services	CW, Report, August 31, 2015	May 30, 2016	R-8
Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-9a
Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-9b

\*Note: the reports 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.

<b>Written Submissions</b>				
<b>Name</b>	<b>Correspondence Date</b>	<b>Date Received</b>	<b>In Support /Opposed / Concerns</b>	<b>#</b>
J. White	May 25, 2016	May 25, 2016	In Support	C-1
R. Crowe, City of Richmond	May 25, 2016	ON TABLE	No Comment	C-2
A. Ventouras	May 24, 2016	ON TABLE	In Support	C-3
C.L. Tsang	May 25, 2016	ON TABLE	In Support	C-4
A. Hanson	May 26, 2016	ON TABLE	In Support	C-5
J. Natland, Vancouver Fraser Port Authority	May 27, 2016	ON TABLE	Concerns	C-6
L. Graham	May 28, 2016	ON TABLE	In Support	C-7
P. Yee	May 29, 2016	ON TABLE	In Support	C-8
D. Roppel Port Royal Development Inc.	May 30, 2016	ON TABLE	In Support	C-9
D. Kucheran	May 30, 2016	ON TABLE	Concerns	C-10
R. Dhami	May 21, 2016	ON TABLE	In Support	C-11
H. Dhami	May 21, 2016	ON TABLE	In Support	C-12
L. Chamberlain	May 30, 2016	ON TABLE	In Support	C-13
S. Ross, TransLink	May 30, 2016	ON TABLE	Comments	C-14

- 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 Official Community Plan Amendment Bylaw No. 7822, 2016.

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

Jan Gibson, City Clerk, advised that fourteen items of correspondence have been received for this application:

- TEN in Support
- ONE with comments (TransLink)
- ONE with No Comment (City of Richmond)
- TWO expressing Concerns

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT the written submission be received.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

**Cameron Chalmers, Platform Properties**, provided an overview of the project.

In response to questions from Council, Mr. Chalmers advised that there is a general phasing plan for the project, and that Platform Properties is committed to building out the site.

**Laurie Moore, Queensborough Residents' Association (QRA) President**, advised that issues regarding pre-load and drainage had been addressed by the applicant, and that the QRA has expressed support for the proposal. Mr. Moore noted that widening of Blackley Street could impact owners on the south side, and advised that the QRA supports Blackley Street owners.

**Robert Joust, Resident**, suggested that the commercial space provided as part of the proposal may not suit the needs of residents in the area.

**Kal Bains, Blackley Street**, expressed concerns regarding the proposal.

**CL Tsang, Resident**, expressed support for the proposal.

**Gavin Palmer, Resident,** expressed concerns regarding the amount of development in Queensborough, and the impacts the additional density could have for traffic and on the Queensborough Bridge. Mr. Palmer also expressed concerns for small lot owners near the proposal.

**Ron Basran, Resident,** expressed support for the proposal, noting that local retail is important and needed in Queensborough. With respect to the widening of Blackley Street, Mr. Basran suggested that the proposed sidewalk, boulevard and parking could be reduced to allow for a 15 metre widening.

**Kal Bains, Blackley Street,** advised that while she is in support of the development, she has the following concerns regarding the application process:

- It was suggested that the applicant did not attempt to negotiate for private property in the area;
- Small lot owners could be included in discussions regarding alternate uses for their properties;
- Assurances could be provided to owners in the area that they would not be forced to sell their property to the applicant;
- Additional information regarding Latecomer Fees could be provided; and,
- The proposal may not provide the required employment use as per the Queensborough Community Plan.

In response to questions from Ms. Bains and Council, staff provided the following information:

- The proposed Official Community Plan (OCP) Amendment and Rezoning Bylaw would only be applied to specific properties within the Queensborough Special Study Area;
- An OCP applies to an entire area, with land use designations to allow for development;
- A Master Plan provides guidance for future development, including information regarding how land owners may develop their property;
- Illustrations for the Master Plan were created to demonstrate where certain types of pipes could be placed, and were not meant to demonstrate dedications for the area;
- It is not intended that a road dedication would be taken from Stanley Street;



- Stanley Street would be reviewed in two parts, including where the road is to the south and where the canal is to the north;
- Staff would work with the applicant to provide access to the properties that the applicant owns, and many issues would be resolved at the time an application is made;
- “Locked in lot” properties would be reviewed at a later date during the development permit process;
- It is staff’s practice to have an applicant who could have a lot undeveloped as part of a project demonstrate how the remaining lot could be developed under the existing zoning;
- It is not intended that an applicant would provide a definite proposal for a locked in lot;
- Latecomer Fees are a provision of the Local Government Act, and allows a City to request developers to install excess or extended services for an area;
- A portion of the cost for the excess or extended services can be recovered from subsequent developers who connect to the services;
- Latecomer Fees cannot be extended past 15 years;
- The Development Cost Charges (DCC) Best Practice Guide outlines a Front Ender Agreement, which allows a City to request a developer to construct infrastructure that the City would otherwise have installed and allow the developer to pay the lesser charge of either the DCC amount payable, the actual cost of the infrastructure, or the cost that is used to estimate the DCC rate;
- The City would be able to recoup the costs of a Front Ender Agreement through DCC to subsequent developers, and remit those charges to the front end developer; and,
- Subsequent developers would not be charged more than they would be required to pay through the DCC Bylaw.

**Robert Joust, Resident**, expressed concerns regarding increased traffic, and suggested that the proposal could include an overpass for local use with no access to Highway 91A.

In response to questions from **John McNamara, Resident**, Lynn Roxburgh, Planner, advised that Stanley Street is an existing road right-of-way that is 20 metres wide. The Stanley Street Greenway is a north to south greenway, that provides a river connection, and would also include a 4 metre wide multiuse path, and landscaping features such as trees to enhance the riparian zone. Portions of Stanley Street would provide road access.

With respect to Latecomer Fee, Jim Lowrie, Director of Engineering Services, advised that cost estimates have not been completed yet, and that charges are usually based on design, engineering practice costs and linear frontage of a property.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Official Community Plan Amendment Bylaw No. 7822, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7822, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Official Community Plan Amendment Bylaw No. 7822, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**12. Zoning Amendment Bylaw No. 7823, 2016 for Queensborough Special Study Area**

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7823, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	May 30, 2016	R-1
Development Services	CW, Report, February 17, 2014	May 30, 2016	R-2
Development Services	CW, Report, June 16, 2014	May 30, 2016	R-3
Development Services	CW, Report, September 8, 2014	May 30, 2016	R-4
Development Services	CW, Report, September 15, 2014	May 30, 2016	R-5
Development Services	CW, Report, March 23, 2015	May 30, 2016	R-6
Development Services	CW, Report, June 22, 2015	May 30, 2016	R-7

Development Services	CW, Report, August 31, 2015	May 30, 2016	R-8
Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-9a (see Item 11 R-9a)
Development Services	Regular, Report, May 9, 2016	May 30, 2016	R-9b (see Item 11 R-9a)

\*Note: the reports 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	#
*See Item 11 Written Submissions				

- 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. 7823, 2016.

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

The written submissions were received as part of item 11.

- c. Motion to receive submissions

The written submissions were received as part of item 11.

- d. Invitation to those present to address the bylaw

Mayor Coté called three times for speakers to the bylaw. There were no speakers.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment Bylaw No. 7823, 2016 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw No. 7823, 2016 to Council for Third Reading

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7823, 2016 be referred to Council for Third Reading.*

**CARRIED.**

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

**ADJOURNMENT OF PUBLIC HEARING**

**ON MOTION**, the meeting was adjourned at 10:33 p.m.

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**JONATHAN COTÉ**  
**MAYOR**

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