



REGULAR MEETING OF CITY COUNCIL

May 15, 2017 at 2:10 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:

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| Ms. Lisa Spitale | - Chief Administrative Officer and Acting City Clerk |
| Mr. G. Dean Gibson | - Director of Parks, Culture and Recreation |
| Mr. Gary Holowatiuk | - Director of Finance & Information Technology |
| Mr. Jim Lowrie | - Director of Engineering Services |
| Ms. Carrie Peacock | - Recording Secretary, Raincoast Ventures Ltd. |

The Regular Meeting was called to order at 2:10 p.m.

Agenda Order Varied

The order of the Agenda was varied during the meeting. Items are presented in these minutes in the order in which they were considered.

REMOVAL OF ITEMS FROM THE CONSENT AGENDA

1. MOVED and SECONDED

THAT Items 15 and 19 be removed from the Consent Agenda.

CARRIED.

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

EXCLUSION OF THE PUBLIC

2. **MOVED and SECONDED**

THAT pursuant to Section 90 of the Community Charter, members of the public be excluded from the Closed Meeting of Council immediately following the Regular Meeting of Council, on the basis that the subject matter of all agenda items to be considered relate to matters listed under Sections 90(1)(a), 90(1)(e), and 90(1)(k):

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

CARRIED.

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

ADJOURNMENT

3. **MOVED and SECONDED**

THAT the Regular Meeting of Council be adjourned and Council proceed to a Closed Meeting of Council. (Time: 2:11 p.m.)

CARRIED.

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

RECONVENE TO REGULAR COUNCIL

4. **MOVED and SECONDED**

THAT the Regular Meeting of Council be reconvened. (Time: 6:00 p.m.)

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

By prior resolution of Council, Items 15 and 19 were **removed** from the Consent Agenda.

5. MOVED and SECONDED

THAT the recommendations for the items remaining on the Consent Agenda, be approved.

CARRIED.

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

ADDITIONS TO THE AGENDA (Urgent/Time Sensitive Matters Only)

6. No items.

UNFINISHED BUSINESS

7. No items.

STAFF PRESENTATIONS AND REPORTS FOR ACTION

8. No items.

CONSENT AGENDA

The following items were **INCLUDED** on the Consent Agenda, and were **ADOPTED** by prior resolution of Council:

9. Amendment to Dance Studio Rental Rates in Cultural Services Fees and Charges Bylaw No. 7875, 2017

RESOLUTION:

THAT Council give first, second and third readings to the Cultural Services Amended Fees and Charges Bylaw No. 7931, 2017 to change the Private/Commercial rate of Dance Studio rentals at Anvil Centre to \$31.43/hour.

ADOPTED BY CONSENT.

10. Council Meeting Minutes

a. Adoption of March 27, 2017 Open Workshop Minutes

RESOLUTION:

THAT Council adopt the minutes of the March 27, 2017 Open Workshop as presented.

ADOPTED BY CONSENT.

b. Adoption of March 27, 2017 Public Hearing Minutes

RESOLUTION:

THAT Council adopt the minutes of the March 27, 2017 Public Hearing as presented.

ADOPTED BY CONSENT.

c. Adoption of March 27, 2017 Regular Meeting of Council Minutes

RESOLUTION:

THAT Council adopt the minutes of the March 27, 2017 Regular Meeting of Council as presented.

ADOPTED BY CONSENT.

d. Adoption of April 10, 2017 Parcel Tax Roll Review Panel Minutes

RESOLUTION:

THAT Council adopt the minutes of the April 10, 2017 Parcel Tax Roll Review Panel meeting as presented.

ADOPTED BY CONSENT.

e. Adoption of April 10, 2017 Regular Minutes

RESOLUTION:

THAT Council adopt the minutes of the April 10, 2017 Regular Meeting of Council as presented.

ADOPTED BY CONSENT.

11. Queen's Park Heritage Conservation Area: Official Community Plan Amendment and Related Heritage Procedures Bylaws for Consideration of Readings

RESOLUTION:

THAT Council consider Official Community Plan Amendment Bylaw No. 7926, 2017 for First Reading;

THAT Council consider Official Community Plan Amendment Bylaw No. 7926, 2017 in conjunction with the City's Capital Expenditure Program as contained in the five year Financial Plan and the Region's Integrated Solid Waste and Resource Management Plan, and Integrated Liquid Waste and Resource Management Plan, which are hereby deemed to be consistent with said program and plan in accordance with section 477(3)(a) of the Local Government Act;

THAT Council consider Official Community Plan Amendment Bylaw No. 7926, 2017 for Second Reading, and forward the Bylaw to Public Hearing on June 13, 2017;

THAT Council consider Bylaw No. 7928, 2017 to amend Heritage Procedures Bylaw Mo. 7606, 2013 for First, Second and Third readings;

THAT Council consider Bylaw No 7929, 2017 to amend Heritage Alteration Permit Procedures Bylaw No. 7859, 2016 for First, Second and Third readings;

THAT Council consider Bylaw No. 7930, 2017 to amend Development Services Fees Bylaw No. 7683, 2014 for First, Second and Third Readings; and

THAT Council endorse the Heritage Conservation Area Implementation Work Plan as detailed in the Next Steps section of the May 15, 2017 report, and as summarized in Attachment 2 (appended to the May 15, 2017 report).

ADOPTED BY CONSENT.

12. Sign Bylaw No. 7867, 2017: Bylaw for First and Second Reading - Public Hearing June 26, 2017, and Bylaw Notice Enforcement Bylaw No. 7921, 2017: Bylaw for Three Readings

RESOLUTION:

THAT Council consider Sign Bylaw No. 7867, 2017 for First and Second Reading and forward the bylaw to a Public Hearing on June 26, 2017; and

THAT Council consider the Bylaw Notice Enforcement Amendment Bylaw No. 7921, 2017 for Three Readings.

ADOPTED BY CONSENT.

13. 412 Third Street: Development Variance Permit 00626 for Front Yard Setback, Projections and Height - Notice of Opportunity to be Heard

RESOLUTION:

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00626 to permit a front yard setback of 16 feet/4.88 metres, a projecting front porch and eave to 10.83 feet/3.3 metres and a roof midpoint height of 27.01 feet/8.23 metres for the proposed new house at 412 Third Street following an Opportunity To Be Heard on June 12, 2017.

ADOPTED BY CONSENT.

14. 736 Eighth Avenue (7-Eleven): Development Variance Permit 00629 for Sign - Notice of Opportunity to be Heard

RESOLUTION:

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00629 to vary Sign Bylaw requirements at 736 Sixth Avenue (7-Eleven) to allow for a fascia sign to be located below the permitted height clearance.

ADOPTED BY CONSENT.

16. Pattullo Bridge Replacement Project – Environmental Assessment Process Including Public Engagement Under the British Columbia Environmental Assessment Act

RESOLUTION:

THAT staff be directed to prepare a formal submission pursuant to the joint Federal/ Provincial Environmental Assessment Review Process for the Pattullo Bridge Replacement Project for Council's consideration.

ADOPTED BY CONSENT.

17. National Public Works Week - May 21–27, 2017

RESOLUTION:

THAT Council proclaim May 21-27, 2017 as National Public Works Week in the City of New Westminster.

ADOPTED BY CONSENT.

18. Complimentary Parking for Veterans

RESOLUTION:

THAT Council direct staff to prepare an amendment to the Street & Traffic Bylaw to provide complimentary parking for vehicles displaying BC Veteran license plates in pay parking zones.

ADOPTED BY CONSENT.

20. 2017 Canada - BC Clean Water and Wastewater Fund Grant Applications - Sapperton Combined Sewer Separation Program and Wood Street Drainage Pump Station

RESOLUTION:

THAT staff be directed to prepare an amendment to the 2017-2021 Financial Plan bylaw to incorporate the approved Canada-BC grant revenue and associated expenditures for the Sapperton sewer separation and Wood St. pump station projects.

ADOPTED BY CONSENT.

21. Licensed Events at Westminster Pier Park

RESOLUTION:

THAT the City partner with the Arts Council of New Westminster to provide four licensed events as a pilot, in an effort to evaluate the impacts of liquor service and consumption in Westminster Pier Park and to inform future direction for licensing options.

ADOPTED BY CONSENT.

22. 150 Fitness Challenge

RESOLUTION:

THAT Council receive for information the May 15, 2017 report.

ADOPTED BY CONSENT.

23. 628 Eighteenth Street: DVP00627 to Vary Accessory Site Coverage in Order to Construct a Pool and Hot Tub - Notice of Opportunity to be Heard

RESOLUTION:

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit (DVP00627) to permit accessory site coverage of 19% at 628 Eighteenth Street so as to enable the property owners to construct an in-ground swimming pool and a hot tub, following an Opportunity to Be Heard on June 26, 2017.

ADOPTED BY CONSENT.

24. Correspondence

a. Metro Vancouver letter re: Shaping our Future 2040 Amendment to Section G Performance Measures

RESOLUTION:

That the Metro Vancouver letter received April 28, 2017 regarding Metro Vancouver 2040: Shaping Our Future Amendment to Section G Performance Measures, be received for information.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

The following items were **REMOVED** from the Consent Agenda, by prior resolution of Council:

15. Homeless Count 2017: Update

Council referred to the report provided. In response to questions raised on fluctuations indicated in the homeless count, staff reported that:

- The unsheltered population estimates have fluctuated; many unsheltered citizens did not access services available to them;
- The Homelessness Partnering Strategy developed definitions of who could access services, particularly those experiencing episodic homelessness;
- Funding for homeless outreach was significantly reduced in 2013.

During further discussion, Council suggested that the issue of homelessness be considered at UBCM, noting that it was less costly to house homeless citizens than it was to treat them from the impacts of residing on the street.

MOVED and SECONDED

THAT Council receive for information the May 15, 2017 staff report;

THAT staff bring forward a resolution to the Union of BC Municipalities for consideration, emphasizing the need to address the following three factors contributing to the recent increase in homelessness in Metro Vancouver:

- 1. An increased emphasis on chronically and episodically homeless people, at the expense of measures to prevent homelessness;*
- 2. Inadequate senior government funding to address addictions and mental illness; and*
- 3. Funding cuts to housing outreach, support and adequacy services; and further*

THAT Council urge senior levels of government to work collaboratively to ensure that federal government's "Homelessness Partnering Strategy - Housing First" approach is not cut, and continues to prevent people from becoming homeless.

CARRIED.

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

19. Bequest to New Westminster Animal Services

Council referred the meeting to the report provided, and acknowledged that Daryl Mutz graciously bequeathed \$275,000 to New Westminster Animal Services.

MOVED and SECONDED

THAT Council receive for information the May 15, 2017 staff report;

THAT a letter of appreciation be sent to the Executor of the Estate of the late Daryl Mutz, extending thanks for Mr. Mutz' bequest of \$275,000 to New Westminster Animal Services; and

THAT staff consider options for recognizing Mr. Mutz' generous donation, when naming the pending renovation of New Westminster's animal shelter.

CARRIED.

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

BYLAWS

28. Sign Bylaw No. 7867, 2017 (Two Readings)

MOVED and SECONDED

THAT Sign Bylaw No. 7867, 2017 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Sign Bylaw No. 7867, 2017 be given second reading.

CARRIED.

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

29. Bylaw No. 7928, 2017 to Amend Heritage Procedures Bylaw No. 7606, 2013 (Three Readings)

MOVED and SECONDED

THAT Bylaw No. 7928, 2017 to amend Heritage Procedures Bylaw No. 7606, 2013 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Bylaw No. 7928, 2017 to amend Heritage Procedures Bylaw No. 7606, 2013 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT Bylaw No. 7928, 2017 to amend Heritage Procedures Bylaw No. 7606, 2013 be given third reading.

CARRIED.

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

**30. Bylaw No. 7929, 2017 to Amend Heritage Alteration Permit Procedures
Bylaw No. 7859, 2016 (Three Readings)**

MOVED and SECONDED

*THAT Bylaw No. 7929, 2017 to amend Heritage Alteration Permit Procedures
Bylaw No. 7859, 2016 be given first reading.*

CARRIED.

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

MOVED and SECONDED

*THAT Bylaw No. 7929, 2017 to amend Heritage Alteration Permit Procedures
Bylaw No. 7859, 2016 be given second reading.*

CARRIED.

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

MOVED and SECONDED

*THAT Bylaw No. 7929, 2017 to amend Heritage Alteration Permit Procedures
Bylaw No. 7859, 2016 be given third reading.*

CARRIED.

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

**31. Bylaw No. 7930, 2017 to Amend Development Services Fees and Rates Bylaw
No. 7683, 2014 (Three Readings)**

MOVED and SECONDED

*THAT Bylaw No. 7930, 2017 to amend Development Services Fees and Rates
Bylaw No. 7683, 2014 be given first reading.*

CARRIED.

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

MOVED and SECONDED

*THAT Bylaw No. 7930, 2017 to amend Development Services Fees and Rates
Bylaw No. 7683, 2014 be given second reading.*

CARRIED.

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

MOVED and SECONDED

*THAT Bylaw No. 7930, 2017 to amend Development Services Fees and Rates
Bylaw No. 7683, 2014 be given third reading.*

CARRIED.

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

32. Bylaw Notice Enforcement Amendment Bylaw 7921, 2017 (Three Readings)

MOVED and SECONDED

THAT Bylaw Notice Enforcement Amendment Bylaw 7921, 2017 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Bylaw Notice Enforcement Amendment Bylaw 7921, 2017 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT Bylaw Notice Enforcement Amendment Bylaw 7921, 2017 be given third reading.

CARRIED.

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

33a. Street Naming (“Mabel Street” in Queensborough) Bylaw No. 7902, 2017 (Adoption)

MOVED and SECONDED

THAT Street Naming (“Mabel Street” in Queensborough) Bylaw No. 7902, 2017 be adopted.

CARRIED.

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

ANNOUNCEMENTS FROM MEMBERS OF COUNCIL

35. Announcement

Councillor Patrick Johnstone was congratulated on his recent election to the Lower Mainland Local Government Association Executive, as a Director at Large.

PRESENTATIONS AND DELEGATIONS

25. Proclamations

a. Public Works Week 2017, May 21-27, 2017

Gabriel Beliveau, Acting Supervisor, Engineering Operations, offered comments on activities and events scheduled during Public Works Week.

Mayor Coté declared May 21-27, 2017 as Public Works Week 2017.

Meeting Recessed

The meeting recessed at approximately 6:30 p.m. and reconvened at 7:00 p.m.

26. Open Delegations

Dan Popowich, Commissionaires BC, reviewed an overhead presentation titled “Non-Core Policing & Bylaw Enforcement, Cost Effective Service Models that Protect the Community” (a printed copy was provided on-table).

Tony Antonias, recognized the 110th birthday of long-term resident Marguerite Robertson.

Troy Martel on behalf of VanDeca Choir, announced the “Our Journey” concert, scheduled June 10, 2017. Tickets were available online through the Anvil Centre Box Office. The staff and stagehands at Anvil Theatre were commended for their support.

Murray Johnson expressed support for the adoption of the HCA Bylaw. He noted that some of the information being shared within the community may be inaccurate, and stressed that flexibility was essential when the City considered heritage applications.

Maureen Arvanitidis offered support for the HCA, and commented on the history of the community’s support for heritage conservation. She noted that many owners willingly restored their heritage homes.

Katherine Freund co-author of a book on New Westminster’s heritage, recognized the significant increased value of homes in the neighbourhood over the past few years. She encouraged Council to approve the HCA bylaw and to conserve heritage homes.

Wayne Bovee, of 439 Third Street, explained his family's efforts to maintain the heritage value of their home. He recognized the importance of establishing and maintaining guidelines in the community, to protect the heritage value of the community.

Rosanne Hood recalled her decision to purchase a 110-year old home in Queen's Park, noting that during its renovation, a number of adaptations were made to modernize it. She encouraged Council to consider incentives for residents renovating their heritage homes.

Kirk Wilkes noted that he did not support the HCA, and expressed concerns regarding potential restrictions to his property. He suggested that the HCA was intrusive, would be damaging to many families, and would be a disincentive to future purchasers.

On behalf of **Jennifer Wolowic**, a designate suggested that the HCA legislation was closer to what the working group had initially recommended to Council over a year ago (including incentives and zoning considerations). It was also suggested that the HCA fulfilled residents' interests, and could prevent the demolition of heritage homes.

Gary Holisko noted that the heritage home he and his wife had renovated still maintained some original aspects. He stressed the importance of preserving the unique character of the Queen's Park area, as a benefit to the City and its residents.

Bruce Cheng referred Council to the website: keepqueensparkfree.org. He noted that the policy presented had divided the community, and that smaller lots stood to face the greatest impacts. He noted that while experts may have predicted a decline in property values, their objectives were unclear and may not apply to Queen's Park.

Walt Cirillo expressed concerns regarding tall trees across from his home, which were decimated by BC Hydro after a branch fell on a hydro line. He questioned the representation of the "Queen's Park" neighbourhood as a park, and questioned why the Queen's Park neighbourhood required more regulations than others in the City.

Vince Unilowski requested clarification regarding any available mechanisms under the *Local Government Act* which could prevent the demolition of a heritage house, including a possible extension of the control period after first reading of the OCP Amendment Bylaw for the Conservation Area. He noted concerns heard regarding the HCA, including at a Community Heritage Committee meeting.

Staff confirmed that under the *Local Government Act* the heritage control period had a temporary timeline of one year. Under the *Act* Council could designate a property without an owner's consent. HCA legislation requires guidelines to be established prior to adoption. Clarification will be sought on Mr. Unilowski's reference to a possible extension to the control period.

Catherine Hutson, 435 Third Street, noted that she wanted an affordable walkable neighbourhood with legal protections. She added that assessed property values increased significantly after 2015, and that the heritage designation of her home did not impact her home's value.

Brenda McEachern Keen, resident of Queen's Park, recalled her family's efforts to contribute to the revitalization of the neighbourhood. She suggested that the HCA would provide the City the opportunity to review permits, and provide heritage designations. She urged Council to proceed with the HCA.

Jim Hutson, 435 Third Street, suggested that after a number of character homes were demolished in the neighbourhood, the HCA was identified as a way to protect and preserve the neighbourhood.

Gail North, a Queen's Park homeowner, suggested that homes sell quickly in the neighbourhood, and that creating a HCA may require additional work to support its success.

Daniel Fontaine supported heritage conservation, but was opposed to the bylaw in its current form. He noted that many owners voluntarily restored their heritage homes. He expressed concerns regarding the potential financial impact of the bylaw to residents, and suggested there may not be a problem requiring a solution.

Colleen McDonald, 316 First Street, noted that if Queen's Park were to be designated as a HCA, existing homes could still be demolished and rebuilt as long as building guidelines were followed. She supported the HCA for the Queen's Park area.

Will Langstroth noted that each block in the Queen's Park neighbourhood had its own character, and that he had spent many trips with his family to shops to restore the family's home to its origin. He urged Council to approve the HCA.

Nathanial Ferguson, a long-term resident, expressed concerns regarding the division in the community created by the proposed HCA. While he supported heritage conservation, he urged Council to consider other options, and not support the HCA bylaw as presented.

Mari-Lou Nidle, suggested that guidelines would provide certainty on what to expect in a heritage neighbourhood, and noted her family's efforts to restore a small heritage home. She urged Council to be visionary and consider the community's next century of growth.

Eric Langstroth referenced signs posted in the Queen's Park area indicating "A Historic Neighbourhood", and suggested that the HCA would be a welcome addition.

Pat McLellan, of 220 Queen's Avenue, offered support for the proposed HCA, noting that if the bylaw did not proceed, a number of homes in Queen's Park could potentially be demolished. He urged Council to move forward with the HCA.

Nadine O'Neill expressed support for an HCA in Queen's Park and guidelines for new construction. She noted that when her family purchased their home, they admired the efforts of many residents to preserve the heritage value of their homes.

Steve North, a Queen's Park resident, noted that his heritage home has not yet been fully restored, and noted his family's intention to add value and be part of the neighbourhood, without changing the look and feel of the streetscape.

Gail Ancill, of 125 Third Street, offered support for the HCA, noting that the community had previously experienced some heritage disintegration. She thanked residents who opposed the HCA as their concerns were valuable; staff who ensured robust consultation; and Council for pursuing the current process.

Emily Ancill acknowledged her support for the Queen's Park neighbourhood becoming a HCA. She noted that she continued to work towards purchasing a home in her childhood neighbourhood of New Westminster, and looked forward to the opportunity to repair and restore it.

Bev McLellan suggested that concerns being expressed regarding the HCA are being heard. She acknowledged that her home would one day be someone else's, which future generations could enjoy.

Steve Norman, from Queen's Park Resident's Association, expressed concerns regarding some realtors' comments regarding the HCA. He suggested that a distinct and robust market for designated properties may be resistant to downturns in the market. He encouraged realtors to work towards understanding heritage property values.

Meeting Recessed

The meeting recessed at 9:25 p.m. and reconvened at 9:35 p.m.

Kathleen Langstroth, from the Queen's Park Resident's Association, confirmed her support for the HCA, noting that it would protect the vibrant Queen's Park neighbourhood.

Gary Mockler, of 412 Second Street, offered support for a Queen's Park Heritage Conservation Area. He noted that for the past 30 years his family had worked slowly to restore their home in a manner consistent with the neighbourhood. He extended thanks to citizens devoted to conservation.

Cameron Hardinge-Rooney expressed support for the HCA and acknowledged concerns expressed by some residents related to property valuation impacts of the HCA. He noted differences in lot and house sizes between properties in the First Shaughnessy Conservation Area and Queen's Park.

James Jamieson, 208 Fifth Avenue, noted that in many instances the most economically viable option would be to demolish and existing house and rebuild. Incentives for small homes on large lots were required.

Ethel Field, 127 Queen's Park, suggested that despite concerns, assessments of designated heritage properties indicated they maintained or exceeded in value.

Mark Grigase encouraged staff to consult with the community on a broadened list of incentives. As some of the impacts of the HCA may take more than two years to materialize, he suggested that subsequent reviews of the policy be scheduled. He urged staff to consider issues that may arise and to propose changes to the HCA as needed.

Kyle Davison suggested that the HCA policy was going forward despite Queen's Park residents informing the City in July 2013 that they did not support an HCA. He suggested that homeowners should not be forced into an advanced protection process, which could strip many from their property rights, while others benefit.

May Davison expressed opposition to the HCA as it seemed to be based on misinformation. She suggested that the City had received only two or three demolition applications a year. She urged Council to oppose the HCA and not put buildings before families. She encouraged staff to educate homeowners equally.

Rebecca Bateman expressed support for the HCA in Queen's Park. She noted that her home was the former residence of the first Mayor of New Westminster,

and included some unique elements. She suggested that Queen's Park may be the first of many New Westminster neighbourhoods suited for heritage protection.

Gillian Jamieson urged Council to not support the HCA, noting that small homes on large lots were challenging to renovate within the regulations. She inquired about the current staff direction regarding decisions on demolition applications.

In response, staff noted that guidelines would consider the heritage merits and characteristics of a property, and whether the FSR was considered.

Gordon Prigl noted that his family purchased a 1911 house in Queen's Park, with no intent to demolish. He expressed concerns that not all residents in the neighbourhood may have been contacted, and urged the City to communicate with residents.

Dean Gurney provided a presentation titled "Queen's Park Homes – Sales from June 2016 to Now". He offered data on some properties in the City, and reviewed their assessed, listed and sale prices, after the implementation of the control period. Mr. Gurney reported that homes have been selling well in Queen's Park.

Laura Wright notes that she was not in favour of regulations that diminished her rights, and expressed concerns regarding restrictions being attached on the property title. She urged Council to reconsider its priorities, as many residents were unaware of the implications of the HCA.

Graeme Davy, 109 St. Patrick Street, explained that his family selected their home in Queen's Park because of the ambience in the community. He urged Council to not abandon the "links to the past" and to support the HCA, as it could achieve more than just preserve heritage conservation.

Mark Bice expressed concerns that the policy may favour families with large homes. He noted that many residents have recently experienced opposition from other residents for asking questions about the HCA.

John Vegt, of 123 Queen's Avenue, noted that the community was close to parks and amenities and offered unique tree-lined streets and boulevards. Mr. Vegt suggested a HCA designation could protect heritage homes in New Westminster, the oldest incorporated city in BC.

Nancy O'Connor, offered support for the HCA, based on the diverse homes in the neighbourhood. She suggested that residents renovating their homes may be proof that restoration was more affordable than demolition and replacement. She urged

Council to approve the HCA as proposed.

Lorne Hill provided a presentation to Council, noting some information presented in previous public consultation opportunities may be misleading. Mr. Hill suggested that any policy that increased uncertainty, divided neighbours and hurt families, was not representative of New Westminster.

Mark Fox referred the meeting to a timeline chart titled “How did we get there”, which indicated various HCA-related activities in the past month. He expressed concerns regarding the current process, which seems to be rushed despite a number of “known unknowns”, and encouraged Council to postpone consideration of the current process, pending further reflection.

Graham Sievers, expressed support for the HCA, noting that he did not want to live to a house that may be insensitive to the surrounding neighbourhood. He referenced the benefits of including incentives to renovate rather than replace heritage homes.

Craig Brown, Heritage Preservation Society member, confirmed his support for the HCA. He suggested that the ambience and character of the Queen’s Park neighbourhood should be preserved and not speculated upon, and that preserving the homes in the neighbourhood through an HCA could achieve this.

James Garbutt urged Council to consider unique design guideline impacts, noting that a number of elements still required further contemplation (i.e. solar panels, vinyl / aluminum soffits). Mr. Garbutt added that while the guidelines were helpful, incentives were necessary to justify them.

BYLAWS (Continued)

27. Official Community Plan Amendment (Queen's Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017 (Two Readings)

MOVED and SECONDED

THAT Official Community Plan Amendment (Queen's Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Official Community Plan Amendment (Queen's Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017 be given second reading.

CARRIED.

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

NEXT MEETING

May 29, 2017 – Council Chamber, 2nd Floor of City Hall

- A Regular Council Workshop will commence at 12:00 p.m.
- A Regular Council Meeting will commence at 2:00 p.m. which will immediately adjourn to a Closed Council Meeting
- A Public Hearing will commence at 6:00 p.m. on the following items:
 - Official Community Plan (Land Use Designation Amendment) for 1102, 1110, 1116 and 1122 Salter Street Bylaw No. 7916, 2017
 - Zoning Amendment (1102, 1110, 1116 and 1122 Salter Street) Bylaw 7917, 2017
- The Regular Meeting will reconvene after conclusion of the Public Hearing.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 11:45 p.m.

JONATHAN COTÉ
MAYOR

LISA SPITALE
CHIEF ADMINISTRATIVE OFFICER
AND ACTING CITY CLERK