

REGULAR MEETING OF CITY COUNCIL

Notice is hereby given of the following Regular Meeting of Council:
Tuesday, June 13, 2017

**Regular Council convenes immediately following
the Public Hearing which begins at 6:00 p.m.**

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. Jacque Killawee	- Acting City Clerk
Ms. Jackie Teed	- Acting Director of Development Services
Ms. Britney Quail	- Heritage Planning Analyst
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 10:51PM

BYLAWS CONSIDERED AT THE PUBLIC HEARING

- 1. Official Community Plan Amendment (Queen's Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017**

**THIRD READING
ADOPTION**

Council noted the following comments in discussion:

- Council thanked all delegations who presented at the Public Hearing this evening, and expressed appreciation for all the information that had been shared;
- Council noted this issue was brought to Council by the community, and that Council has heard what the neighbourhood has to say, through delegations, e-mails and other avenues;
- Council expressed confidence that adequate public consultation was done, and that residents have a strong understanding of the policy that Council is considering;
- Council had previously been unable to stop demolitions of some livable heritage homes, and could only delay the process by 60 days; the City needed to be proactive to preserve its heritage narrative;
- A fair and pragmatic approach was taken to address an emerging problem, including assembling members of the public and technical experts to try and solve the problem;
- The heritage of Queen's Park is also the heritage of the Province and of Canada;
- There may not be evidence suggesting devaluation of properties as a result of implementing the Heritage Conservation Area (HCA), and that the character of Queen's Park neighbourhood itself may be a driver of home values;
- Property rights should be community-developed, in a way that enhances and preserves the heritage;
- The Queen's Park neighbourhood has a strong sense of heritage, of "honouring the past", and a uniqueness which should be preserved;
- Concerns were expressed about potential changes to the neighbourhood if the HCA is not implemented;
- Council would push for incentives to come forward within a year;
- Individual property rights and concerns regarding home values may not trump the preservation of the community's right to preserve a heritage neighbourhood;
- The West End neighbourhood has been affected by similar concerns, without guidelines for new construction;
- Preserving the substantive character of Queen's Park (as well as the Downtown heritage district) supports the City's long-term Economic Development strategy;
- It is important to make connections with history for future generations, including physical connections;
- Incentives have in fact been proposed, such as a proposed floor-space ratio (FSR) increase to 0.7, and exemptions for basement suites;
- Council acknowledged the concerns expressed by some residents, including viewing this policy as restrictive, with a costly permit process;

however, Council also noted that the HCA also has significant community support;

- Some Councillors went door-to-door in the neighbourhood to find out what residents thought of the HCA;
- Opponents of the policy helped to improve it by expressing their concerns and providing ideas on how it could be improved;
- Council noted Jay Wollenberg's suggestion that the Vancouver example may not be applicable to New Westminster, in terms of impact to property values;
- Preserving heritage would be good for the environment, as 10% of the region's solid waste stream is currently demolition debris;
- The HCA is on the stronger spectrum of tools available to the City, and is the appropriate tool to maintain the character that distinguishes this neighbourhood;
- Other important discussions regarding the HCA would continue to be had, including a discussion regarding incentives, and staff have laid out a work plan over the next 8 months to continue that discussion and work;
- Concerns about property values and other potential impacts of the policy would continue to be monitored and studied, and the policy continue to be improved for all residents; and
- Council suggested that divisiveness may have been an unfortunate effect of this process, and expressed a desire for the community to be brought together.

MOVED and SECONDED

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

CARRIED.

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

BYLAWS FOR ADOPTION

2. Heritage Procedures Amendment Bylaw No. 7928, 2017

ADOPTION

MOVED and SECONDED

THAT Heritage Procedures Amendment Bylaw No. 7928, 2017 be adopted.

CARRIED.

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

3. Heritage Alteration Permit Procedures Amendment Bylaw No. 7929, 2017

ADOPTION

MOVED and SECONDED

THAT Heritage Alteration Permit Procedures Amendment Bylaw No. 7929, 2017 be adopted.

CARRIED.

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

4. Development Services Fees Amendment Bylaw No. 7930, 2017

ADOPTION

MOVED and SECONDED

THAT Development Services Fees Amendment Bylaw No. 7930, 2017 be adopted.

CARRIED.

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

NEXT MEETING

June 26, 2017

An Open Council Workshop will be held which begins at 12:00 p.m. Following that, a Regular meeting will convene at 2:00 p.m. and immediately adjourn to a Closed meeting. There will be a Public Hearing at 6:00 p.m., and immediately following the Public Hearing, the Regular meeting will reconvene. All meetings, including the Hearing, will be held in the Council Chamber on the 2nd Floor at City Hall.

Public Hearing – June 26, 2017

- **Sign Bylaw No. 7867, 2017**
- **Official Community Plan Amendment (630 Ewen Avenue) Bylaw No. 7919, 2017**
- **Zoning Amendment (630 Ewen Avenue) Bylaw No. 7920, 2017**

Opportunity to be Heard

- **736 Eighth Avenue (7-Eleven): Development Variance Permit 00629**
- **600 – 720 Quayside Drive: Development Variance Permit 00615**
- **300 Salter Street (Port Royal): Development Variance Permit 00612**
- **628 Eighteenth Street: Development Variance Permit 00627**
- **718 Twelfth Street: Temporary Use Permit 00014**

ADJOURNMENT

ON MOTION, the meeting was adjourned at 12:00AM.

JONATHAN COTÉ
MAYOR

JACQUE KILLAWEE
ACTING CITY CLERK

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