



Corporation of the City of  
**NEW WESTMINSTER**

## **REGULAR MEETING OF CITY COUNCIL**

### **In OPEN WORKSHOP SESSION**

January 30, 2017 at 11:30 a.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, Culture and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Jackie Teed	- Acting Director of Development Services
Ms. Lynn Roxburgh	- Planner
Ms. Britney Quail	- Planning Analyst
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 11:30pm.

#### **ADDITIONS TO THE AGENDA**

**No Items.**

#### **PRESENTATIONS**

**1. Queen's Park Heritage Conservation Area: Round 1 Public Consultation - Report Back**, Acting Director of Development Services

Britney Quail, Planning Analyst, provided a presentation to Council on the public feedback provided during the November and December 2016 consultation process, and noted that staff are seeking direction from Council regarding the following questions:

Question 1: Should the City proceed with developing a Conservation Area policy and mandatory design guidelines for the Queen's Park neighbourhood?

Council expressed support for the Conservation Area as well as mandatory design guidelines, and suggested that success of the Conservation Area could be determined by the details of the policy and guidelines.

Jackie Teed, Acting Director of Development Services, noted that mandatory guidelines provide flexibility, while voluntary guidelines may not be followed.

Question 2: Should the Conservation Area provide different levels of protection for different housing eras, possibly even excluding some housing eras from protection all together?

Council suggested that guidelines on demotion as well as preservation may be necessary first; however Council expressed confidence in the community feedback received on heritage protection as applied to the different era of houses. Council suggested that there could be more nuance between strong and medium levels of protection, while weak protection could be determined by date.

Lisa Spitale, Chief Administrative Officer, suggested that staff could use community feedback as direction to proceed with the workplan.

Question 3: Should the Design Guidelines allow for only traditional style houses or should they allow both traditional and contemporary building styles?

Council suggested that mimicry may not be a negative aspect as it encourages retention of style and aesthetics which is complementary and sympathetic to the streetscape as well as the neighbourhood. Council noted that further community input may be necessary regarding the role of aesthetics and its relation to the value of heritage assets.

**MOVED and SECONDED**

*THAT Council direct staff to proceed with creating the first draft of a Conservation Area Policy and draft Design Guidelines for the Queen's Park neighbourhood based on Council feedback, and continue with the next steps as outlined in this report.*

**CARRIED.**

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

**Procedural Note:** Open Workshop recessed at 1:20 PM and resumed at 1:28 PM

**2. Official Community Plan Review: Draft Official Community Plan and Revised Land Use Designation Map**, Acting Director of Development Services

Lynn Roxburgh, Planner, summarized the staff report dated January 30, 2017 and provided a presentation on the draft Official Community Plan (OCP) and revised Land Use Designation Map, noting the following:

- Three land use options have been proposed for the Bent Court area;
- The Sharpe Street industrial properties would become a study area to be incorporated into Lower Twelfth Street Study Area;
- No changes have been proposed for Uptown Local Centre due to concerns regarding the retention of existing rental stock;
- Townhouses and rowhouses have been added as permitted uses to the “Residential – Ground Oriented Infill Housing” designation; and
- The boundaries of the Special Employment in Area in Sapperton have been extended.

Discussion ensued, with Council noting the following:

- Council noted the concerns of residents from the Connaught Heights neighbourhood, and encouraged staff to have effective consultation with the Connaught Heights Residents' Association, especially with regards to concerns over the height of potential high rises and the proposed density;
- More emphasis on technology and the City's fibre network may be necessary;
- The OCP should encourage preservation of industrial land and office space designations;
- For Fifth Street, staff should continue to consider the possibility of a housing designation in between single family residential home and larger townhouses, as it may not be desirable for the City to be confined to a lesser possibilities;

- The City's Arts Strategy could be incorporated into the OCP;
- Concerns were expressed that the OCP may not provide sufficiently diverse and inclusive family-friendly housing stock or address the projected increase in regional population; and
- The OCP could provide a strong foundation for the next decade.

**MOVED and SECONDED**

*THAT Council support in principle the draft Official Community Plan, including the revised Land Use Designation Map, as a basis for public consultation.*

**CARRIED.**

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

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 2:33pm.

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**JONATHAN COTÉ**  
**MAYOR**

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