



PUBLIC HEARING

June 26, 2017 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. Jacque Killawee	- Acting 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. Jackie Teed	- Acting Director of Development Services
Mr. Philip Lo	- Council and Committee Clerk

The Public Hearing was called to order at 6:00 p.m.

Public Hearing Procedure

Mayor Coté provided a statement regarding the process and procedures of the Public Hearing.

BUSINESS

1. Sign Bylaw No. 7867, 2017

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7867, 2017

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extract	June 26, 2017	R-1
Development Services	Regular, Report, September 12, 2016	June 26, 2017	R-2
Development Services	Regular, Report, May 15, 2017	June 26, 2017	R-3

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

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

Jackie Teed, Acting Director of Development Services, provided a summary of Sign Bylaw No. 7867, noting that new Bylaw would replace the existing Bylaw and improve the structure and clarity of sign regulations in the City. Ms. Teed noted that the City consulted with the business community and the following advisory committees: Advisory Planning Commission, Design Panel, Community Heritage Commission, Access Ability Advisory Committee, and the Economic Development Committee. Ms. Teed noted that staff recommends that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received (Acting 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 three times for speakers. No one came forward.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Sign Bylaw No. 7867, 2017 be closed.

CARRIED.

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

- f. Motion to refer Bylaw 7867, 2017 to Council for Third Reading

MOVED and SECONDED

THAT Sign Bylaw No. 7867, 2017 be referred to Council for third reading.

CARRIED.

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

2. Official Community Plan Amendment (630 Ewen Avenue) Bylaw No. 7919, 2017

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7919, 2017

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extract	June 26, 2017	R-1
Development Services	Regular, Report, November 21, 2016	June 26, 2017	R-2
Development Services	LUPC, Report, January 9, 2017	June 26, 2017	R-3
Development Services	Regular, Report, February 6, 2017	June 26, 2017	R-4
Development Services	Regular, Report, February 6, 2017	June 26, 2017	R-5
Development Services	Regular, Report, May 1, 2017	June 26, 2017	R-6
Development Services	LUPC, Report, May 15, 2017	June 26, 2017	R-7
Development Services	Regular, Report, May 29, 2017	June 26, 2017	R-8

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

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

Jackie Teed, Acting Director of Development Services, provided a summary of Official Community Plan Amendment Bylaw No. 7919, 2017, noting that the City has leased the subject property to Women In Need Gaining Strength (WINGS), which will provide affordable housing for single mothers and their children. Ms. Teed noted the site's proximity to transit and other community amenities, and that the Queensborough Residents' Association supports the application. Ms. Teed noted that staff recommends that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received (Acting 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

Lorrie Wasyliv, Executive Director of WINGS, and **Judy Grams**, Chair of the Board of Directors, noted the following:

- WINGS has been a non-profit charitable society in New Westminster since 1998, and has been a valuable community partner and member;
- The organization supports women and children after experiencing domestic violence and provides affordable housing to client families; and
- WINGS intends to integrate the building and its tenants into the Queensborough community

Robert Jost, resident at 320 Royal Avenue, suggested that the proposed location in Queensborough may not be suitable for its intended clients, noting concerns with ditches, freeway and truck traffic, and a lack of transit service in the area. Mr. Jost suggested that the Uptown or Downtown areas may be more suitable with access to the library, waterfront park, frequent bus service, and medical services.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Official Community Plan Amendment (630 Ewen Avenue) Bylaw No. 7919, 2017 be closed.

CARRIED.

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

- f. Motion to refer Bylaw 7919, 2017 to Council for Third Reading and Adoption

MOVED and SECONDED

THAT Official Community Plan Amendment (630 Ewen Avenue) Bylaw No. 7919, 2017 be referred to Council for Third Reading and Adoption.

CARRIED.

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

3. Zoning Amendment (630 Ewen Avenue) Bylaw No. 7920, 2017

Attachments:

- i. Notice of Public Hearing – See Item 2
- ii. Bylaw No. 7920, 2017

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
See Item 2			

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
See Item 2				

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

Jackie Teed, Acting Director of Development Services, provided a summary of Zoning Amendment Bylaw No. 7920, 2017, noting that the subject property is leased by Women In Support Gaining Strength (WINGS), which is proposing to develop and manage five units of independent affordable housing for single mothers and their children. Ms. Teed noted that the proposal satisfies the City’s floodplain requirements and supports the Affordable Housing strategy, and that the proposal is supported by the Community and Social Issues Committee, Advisory Planning Commission, and the Queensborough Residents’ Association. Ms. Teed noted that staff recommends that Council give the proposed Bylaw third reading following the Public Hearing.

- b. Statement concerning the number of written submissions received (Acting 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 three times for speakers. No one came forward.

- e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Zoning Amendment (630 Ewen Avenue) Bylaw No. 7920, 2017 be closed.

CARRIED.

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

- f. Motion to refer Bylaw 7920, 2017 to Council for Third Reading

MOVED and SECONDED

THAT Zoning Amendment (630 Ewen Avenue) Bylaw No. 7920, 2017 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 Public Hearing was adjourned at 6:13pm.

JONATHAN COTÉ
MAYOR

JACQUE KILLAWEE
ACTING CITY CLERK