



## **PUBLIC HEARING**

May 29, 2017 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. 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                  |
| Ms. Carrie Peacock  | - Recording Secretary, Raincoast Ventures Ltd. |
| Ms. Heather Corbett | - Committee Clerk                              |

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

#### **Public Hearing Procedure**

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

**BUSINESS****1. Official Community Plan (Land Use Designation Amendment) for 1102, 1110, 1116 and 1122 Salter Street Bylaw. No. 7916, 2017**

Related attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7916, 2017

| <b>Reports to Council</b> |                                  |                            |          |
|---------------------------|----------------------------------|----------------------------|----------|
| <i>Report Author</i>      | <i>Meeting/Document/Date</i>     | <i>Public Hearing Date</i> | <i>#</i> |
| Clerks                    | Minutes Extracts                 | May 29, 2017               | R-1      |
| Development Services      | LUPC, Report, July 4, 2016       | May 29, 2017               | R-2      |
| Development Services      | Regular, Report, August 29, 2016 | May 29, 2017               | R-3      |
| Development Services      | Regular, Report, August 29, 2016 | May 29, 2017               | R-4      |
| Development Services      | LUPC, Report, April 10, 2017     | May 29, 2017               | R-5      |
| Development Services      | Regular, Report, April 24, 2017  | May 29, 2017               | R-6      |

| <b>Written Submissions Received</b> |                            |                      |                                 |                       |
|-------------------------------------|----------------------------|----------------------|---------------------------------|-----------------------|
| <i>Name</i>                         | <i>Correspondence Date</i> | <i>Received Date</i> | <i>Support/Opposed Concerns</i> | <i>#</i>              |
| Port of Vancouver                   | May 26, 2017               | On-table             | Concerns                        | <b>C-1 (On-Table)</b> |

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

Jackie Teed, Acting Director of Development Services, referred to the information provided regarding the proposed OCP amendment.

Jackie Teed, Acting Director of Development Services, provided a summary of Official Community Plan (Land Use Designation Amendment) for 1102, 1110, 1116 and 1122 Salter Street Bylaw No. 7916, 2017, noting that the proposed Bylaw meets the objectives of the existing Official Community Plan Land Use Designation and the density identified for the site, along with a number of important City policies and objectives. Ms. Teed advised that the proposal is supported by the Queensborough Residents' Association and the Advisory Planning Commission, and that staff recommend that Council give the proposed Bylaw third reading following the Public Hearing.

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

Jacqueline Killawee, Acting City Clerk, advised that one written submission had been received which expressed concerns about the Bylaw.

- c. Motion to receive submissions

**MOVED and SECONDED**

*THAT a written submission related to Official Community Plan (Land Use Designation Amendment) for 1102, 1110, 1116 and 1122 Salter Street Bylaw. No. 7916, 2017, be received for information.*

**CARRIED.**

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

- d. Invitation to those present to address the bylaw

**Graham Farstad** on behalf of the Applicant, offered comments on the distribution of information to the public and an open house held in December 2016 in Queensborough. He confirmed that the project architect was available for further information, if required.

**Jas Hare**, resident, expressed support for the project, suggesting that it is reflective of the community's direction. The proponent had actively engaged the public and presented a project that aims to provide affordable housing to help meet the community's needs.

**Mrs. Mercer** noted that she is not supportive of this project, due to the fact that the proposed development would be built on valuable agricultural land that should be prioritized for environmental protection.

In response, Ms. Teed noted that while the land may have previously been used for agricultural purposes, it is currently zoned as RQ1 – Residential. The proposed amendment would allow a mix of housing types, at a similar density allowed under the current OCP designation.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Official Community Plan (Land Use Designation Amendment) for 1102, 1110, 1116 and 1122 Salter Street Bylaw. No. 7916, 2017 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw 7916, 2017 to Council for Third Reading and Adoption

**MOVED and SECONDED**

*THAT Official Community Plan (Land Use Designation Amendment) for 1102, 1110, 1116 and 1122 Salter Street Bylaw. No. 7916, 2017 be referred to Council for third reading and adoption*

**CARRIED.**

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

**2. Zoning Amendment (1102, 1110, 1116 and 1122 Salter Street) Bylaw 7917, 2017**

Related attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7917, 2017

| <b>Reports to Council</b> |                              |                            |          |
|---------------------------|------------------------------|----------------------------|----------|
| <i>Report Author</i>      | <i>Meeting/Document/Date</i> | <i>Public Hearing Date</i> | <i>#</i> |
| See Item #1               |                              |                            |          |

| <b>Written Submissions Received</b> |                            |                      |                                 |          |
|-------------------------------------|----------------------------|----------------------|---------------------------------|----------|
| <i>Name</i>                         | <i>Correspondence Date</i> | <i>Received Date</i> | <i>Support/Opposed Concerns</i> | <i>#</i> |
| See Item #1                         |                            |                      |                                 |          |

- 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 the rezoning application that has been received for the properties addressed as 1102, 1110, 1116 and 1122 Salter Street. The zoning would change from Queensborough Residential Dwelling Districts (RQ -1) to Comprehensive Development Districts (1102 Salter Street) (CD-71). Ms. Teed advised that the proposal is supported by the Queensborough Residents’ Association and the Advisory Planning Commission, and that staff recommend that Council give the proposed Bylaw third reading following the Public Hearing.

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

Jacqueline Killawee, Acting 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 on Zoning Amendment (1102, 1110, 1116 and 1122 Salter Street) Bylaw 7917, 2017. No one came forward.

- e. Motion to close the Public Hearing

**MOVED and SECONDED**

*THAT the Public Hearing for Zoning Amendment (1102, 1110, 1116 and 1122 Salter Street) Bylaw No. 7917, 2017 be closed.*

**CARRIED.**

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

- f. Motion to refer Bylaw 7917, 2017 to Council for Third Reading

**MOVED and SECONDED**

*THAT Zoning Amendment (1102, 1110, 1116 and 1122 Salter Street) Bylaw No. 7917, 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 meeting was adjourned at 6:20 p.m.

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**JONATHAN COTÉ**  
**MAYOR**

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**JACQUE KILLAWEE**  
**ACTING CITY CLERK**

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