



CORPORATION OF THE CITY OF NEW WESTMINSTER

REGULAR MEETING OF COUNCIL WORKING SESSION

March 1, 2010 3:17 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Coté
Councillor Bill Harper
Councillor Bob Osterman
Councillor Jaimie McEvoy
Councillor Betty McIntosh
Councillor Lorrie Williams (joined meeting at 3:19 p.m.)

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Judi Turner	- Assistant Corporate Officer

BUSINESS

1. [Council Endorsement of Seniors Engagement Guide Grant Application](#) – Director of Development Services
March 1, 2010 report requesting endorsement and a willingness to provide overall grant and financial management for a Seniors Engagement Guide Grant Application.

MOVED and SECONDED

THAT the City of New Westminster provide full support for the application as attached to the March 1, 2010 report from the Director of Development Services; and

THAT the City of New Westminster accept responsibility for providing overall grant and financial management.

CARRIED.

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

Councillor Williams joined the meeting at 3:19 p.m.

2. Westminster Pier Park – Project Update – Director of Development Services
March 1, 2010 report providing an update of the Westminster Pier Park Project.

Lisa Spitale, Director of Development Services, introduced the delegation who were present to speak to the project:

- Dugal Purdie – City Project Manager
- Bruce Hemstock – PWL Partnership
- Harald Kullman – Worley Parsons Westmar
- Gary Williams – G.L. Williams and Associates

The delegation made an illustrated presentation to update Council on the Westminster Pier Park project. The presentation was circulated on table and will be added to the Agenda package. The following comments were addressed during the presentation and noted to be critical elements:

- Connections to Columbia Street
- Opportunity for visual connection to Columbia Street
- Street ends and their connection to Columbia Street and to the waterfront plus future connections to NFPR
- To make the waterfront and river edge experiences fit within the Parks Master Plan is necessary (path systems, boardwalk, use of materials, purpose of the river can help to enhance)
- Maximize open space area, passive and active recreation and in-between activities – relating to the history and culture of New Westminster
- Plant material to reinforce habitat along riverfront edge and to reinforce man made gardens
- Idea of sustainability – approached in number of ways: dealing with rain water, materials and re-use of materials, e.g. reuse of piles, deck boards beneath asphalt
- In development of the design will address the history and culture of the City – research on these has been and will continue to be conducted (e.g. use of the name Lytton Square, create a place in the landscape that marks the market, include components of the City's many celebrations and festivals at the waterfront)
- Develop a notion for uses for the space, circulation within and along edges of the park
- Precedent images to suggest the flavour of what they will attempt to create
- Activities, series of spaces, use of spaces, day moorage
- Outlined what development might be included in Phase 1 of the project (to Merrivale)
- Unknowns include site remediation which might affect the park space development

During discussion, Council members made the following comments and questions:

- Need real connection for water vehicles along the river
- How will accommodate the City's standards for flood prevention (will address and will satisfy the Dyking Authority requirements – more details will be available at next Council update)
- Fishing on the Fraser River – will provide along the Pier or from the shore? (focusing on the pier ends as opportunity to fish as most accessible and least disruptive)
- Regarding concept of passive versus active park – this plan addresses this somewhat; focus on connection with nature; incorporate natural elements into children's play area for their use; programming for youth – consider activities that can address this need without over-running the park
- Connect Sapperton Landing to Queensborough
- Incorporate bike and pedestrian activities within the park
- What is the next step for a public process about the park
- City's Wheelability assessment – consider year round use of the boardwalk for those using canes, walkers to avoid tripping hazards
- Section of the park identified as Festival 1 – community will be attracted to the waterfront and this raises question of whether there should be a stage and electrical connection
- Water access for private water vehicles – need a place to connect to the water for people and their devices (formerly the River enjoyed much pleasure boating)
- Regarding habitat and wildlife needs expert advice that creation of habitat will be successful
- Consider whether LEED certification or equivalent is possible for this project
- Consider revenue opportunities that will offset cost of the park - analysis or business case to consider this opportunity
- Esthetics of the park will be important therefore avoid asphalt and chain link fence – for instance basketball courts that are not fenced or is treated appropriately with natural esthetics of the park
- Consider what features would be desirable for photography – what will be seen as one looks around
- Want a good solid infrastructure for this project – no compromises and accommodate long lasting considerations
- Consider a use for a gazebo or non-denomination chapel to accommodate weddings
- Could the walkway be built the full length of the site without development of the whole site?
- Is there room for a 100 seat restaurant along the site, or it is more appropriate for a coffee bar size
- Is this appropriate for partnership development
- What of maintenance costs related to re-use of the wood versus other materials?
- There is delicate balance related to the passive versus active uses of the park; consider places for people to sell crafts

- The berm with trees at the back – will this be expected to shield from noise from the railroad – is a higher berm necessary? What infrastructure can be accomplished with the grant money for the berm area with a walkway to connect to Sapperton Landing and to provide an attractive appearance
- Consider the many types of parks furniture that can be used
- Can supply basketball activity with a single hoop and a small area around it to provide some active play in a park that won't be sufficiently large for large scale basketball
- This park will need walkability, security, safety, lighting in late afternoon and early evening
- Leaving the far eastern side is good sense until Patullo Bridge landing is determined
- Washrooms, hand washing area will be important
- Like the idea of modest basketball opportunities but not baseball, soccer or football uses which are too intrusive
- Chain link that is more natural in appearance may not be as bad
- Plantings choices for a river edge will be important (will balance riparian, built gardens and berm area)
- Infrastructure is number one priority as this is building for the future
- This will be a family oriented park; users from downtown with small children will use the park; children's play area will be important
- Concern for eyes on the park at night time
- Can open face building accommodate artists and make the pathway a place where users will travel to often
- Consider dog use and how to address this
- Is there an environmental aspect to the piles leaching into the river or do they provide habitat for fish? (there is an argument for leaving some of them in place; a balance will be sought for these as for the entire site).

The delegation described their LEED work in other projects and commented on the presence of an accessibility expert on their team.

MOVED and SECONDED

THAT the Director of Development Services' March 1, 2010 report providing an update of the Westminster Pier Park Project be received for information.

CARRIED.

All members of Council voted in favour of the motion.

BYLAWS

3. [Downtown Development Agreement Bylaw No. 7376, 2010](#) [a Bylaw to authorize a Development Agreement between Plaza 88 Developments Ltd. (Incorporation No. 772905) and the Corporation of the City of New Westminster] **ADOPTION**

MOVED and SECONDED

THAT Downtown Development Agreement Bylaw No. 7376, 2010 be adopted.

CARRIED.

All members of Council voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 4:25 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

RICHARD L. PAGE
CORPORATE OFFICER