

SPECIAL REGULAR MEETING OF CITY COUNCIL

June 21, 2010 9:33 a.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Coté
Councillor Bill Harper
Councillor Bob Osterman (joined meeting at 11:04 a.m.)
Councillor Jaimie McEvoy
Councillor Betty McIntosh
Councillor Lorrie Williams

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. [Westminster Pier Park Design](#)

June 21, 2010 report providing the latest park plan for Westminster Pier Park project.

Mr. Bruce Hemstock and Mr. Dugal McKenzie were present to receive comments from Council regarding the Westminster Pier Park design. During discussion, the delegation clarified the drawings and members of Council made the following comments (delegate's responses are shown in italics):

- Consider whether boulders being removed from the Labatts site would be of use in the Westminster Park development
- Concerned over the building having no roof
- Note there are local companies who can give access to stumps and other landscaping options

- Natural play area features should invite children to play (*explained by the delegation plus another area just as one enters the park intended for adventure play; in all there are three play areas*)
- The structured play area does not seem to present as a play area for children (*interactive play equipment allows for use of imagination through climbing*)
- Creating natural river front play area – perhaps this equipment is a disconnect - incorporate wood into this area to fit the theme of the park
- Support notion of revenue generation at this site if possible
- Reassurance needed regarding prevention of drug activity at public washrooms
- Does the play area provide play for disabled children
- Consider the views that are not facing the river particularly as one looks east – (e.g. as they are used as backdrop for photos)
- Wanted a natural space and a romantic space – can't have a wedding in a building without a roof and locating a romantic space next to a basketball court is not appropriate
- A six foot fence does not lend itself to a “river experience”
- Good visuals to Council would help considerably to give assurance the park will look like what was envisioned by Council
- Hoped there would be a gazebo on the site; a building without a roof does not sound comfortable e.g. to sit and watch the sunset (*adding a roof creates significant costs as it adds Building Code considerations, wind loading, etc.; further, as the structure is tall, adding a roof would not necessarily protect from rain; are looking for opportunities to create cover associated with a concession building*)
- Supports putting historic photos on the steps – allow Council some input on their selection
- Continue with connecting to the next property and onward from the subject site to create a fully connected system
- Display and explain where berms will go and how they will buffer from trains
- Review the warranty for the play structure; consider how it would be used by disabled children
- Be careful with the installation of metal to discourage against thievery; use metals that are not desirable for theft (e.g. on historic photo mounts)
- Was a water park considered? (*logistics and cost would be difficult in the limited space and on a marine deck*)
- Supply a rendering of the concession/washroom structure to give a better sense of its appearance and impact (*could present 3D models to help with this*)
- Perhaps consider another building that would be smaller and roofed to address issues raised during this discussion
- Staff will also prepare a public art plan and a light plan and apply them to this site.

2. **Development Permit 030 (Q) for 1130 Ewen Avenue**

June 21, 2010 report seeking approval of DP030 (Q) for 1130 Ewen Avenue.

Jim Hurst, Development Services, confirmed the project will have centralized recycling. Members observed that the Smart Growth Check list requires ground entry, wider doorways, supportive internal structure for grab bars, height of light switches, etc. They requested that developers be made aware of this requirement. Note: Check Lists for any project should acknowledge these issues are addressed.

MOVED and SECONDED

THAT Development Permit 030 (Q) for 1130 Ewen Avenue be approved and issued.

CARRIED.

All members of Council voted in favour of the motion.

3. **Development Permit 002(C) for 846 Twentieth Street**

June 21, 2010 report requesting issuance of notice for DP 002 (C) for 846 Twentieth Street.

Jim Hurst, Development Services, reviewed the proposal and responded to questions. Councillors made the following comments:

- Note a concern that design should discourage robbery
- Note concern over potential use of the lanes by unsavory elements
- What is treatment of traffic flow on London Street? *Engineering Services does not expect any changes to traffic due to the proposed development*
- The neighbourhood will have concerns and any review of traffic will take time and occur well after construction.

MOVED and SECONDED

THAT the City give notice that Council will consider a motion to approve and issue Development Permit 002 (C) seeking a side yard of 0.5 feet (0.15 meters) toward London Street to allow construction of a new one storey commercial building at 846 Twentieth Street.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT staff review traffic calming for London Street.

CARRIED.

All members of Council voted in favour of the motion.

PROCEDURAL NOTE:

The Special Regular Meeting of Council recessed at 10:55 a.m. and reconvened at 11:04 p.m. with all members of Council present.

4. **Multi-Use Facility: Prioritization of Programming Elements**

June 21, 2010 report providing background information regarding programming elements for the multi use civic facility project.

Lisa Spitale, Director of Development Services, and Joanne Edey-Nicoll, Assistant Director of Parks, Culture and Recreation, assisted by Brenda Beck, Beck Consulting, and Grant Turnbull, Construction Services Ltd., introduced the topic, noting:

- An open house was held on June 10 where today's presentation was made and community input sought on programming for the Multi-Use Civic Facility
- The DAC priorities were reviewed
- Economic development components – arts and culture seen as a major economic development drive in the Downtown
- Previous planning studies were reviewed and informed the program for the Civic facility – suggested new home for Museum and Archives; community recreation space is needed in the downtown; arts community noted arts spaces are required; non – proscenium space is needed and could double as a banquet space and a convention centre space
- Potential components: convention centre/banquet facilities; theatre; Museums and Archives; community space/Arts Centre
- Space assumptions: fine arts, studio arts, performing arts, digital arts, reception/administration
- Sought feedback from Arts Commission and their contacts regarding their priorities; outcome: will hold another workshop specifically for the arts community to determine exactly what they are looking for – this would inform programming for the arts space proposed for the facility
- A consultant is working on a governance and operating model for the facility – will be submitted to Council.

In discussion, Council made the following comments:

- Ensure museum can achieve the unique character necessary for each collection type
- Note there will be extra costs for users coming to classes (e.g.) from other communities
- There is a misunderstanding in the community about the multi-purpose component and how the arts area will be allocated and how much will be devoted to community uses
- Consider supplying office/reception/meeting space for Downtown community groups such as Tourism, Chamber of Commerce, BIA, St. John Ambulance
- If moving Arts Council into the facility, consider issues of exposure and professionalism/first class space for them; consider gift area
- Need to sort out what the community feels is needed
- Consider safety issues related to some activities
- Do not duplicate what already exists in the community or in the for profit community

- Invite to the next workshop anyone from the community with an interest in the arts (*will broadcast the workshop as was done for the first workshop*)
- Will there be galleries in the lobby? (*envisioned that the entire facility will be gallery space*)
- How will plan for the second workshop differ from the first - should be based on clarity regarding the general intent for the spaces
- Staff confirmed that the arts community will be specifically invited and others interested in attending would be welcome.

5. [Resolution Arising from Arts Commission Meeting of June 16, 2010: Multi-use Civic Facility Planning](#)

MOVED and SECONDED

THAT staff schedule a Multi Use Civic Facility public consultation workshop specifically for the arts community to determine priority of multi-use and purpose-built art spaces; and

THAT the Arts Council of New Westminster and the Arts Commission be invited to attend the Multi Use Civic Facility public consultation workshop.

CARRIED.

Opposed: Councillors McEvoy and McIntosh.

6. [Strategic Planning Workshop](#)

Deferred.

ADJOURNMENT

ON MOTION, the meeting adjourned at 12:10 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

RICHARD L. PAGE
CORPORATE OFFICER