



REGULAR MEETING OF CITY COUNCIL

October 5, 2015 at 3:00 p.m.
With immediate adjournment to Closed Meeting
Regular Council reconvenes at 5:30 p.m.
New Westminster Public Library
716 Sixth Avenue

MINUTES

PRESENT:

Acting Mayor Mary Trentadue
Councillor Bill Harper
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Chuck Puchmayr
Councillor Lorrie Williams

ABSENT:

Mayor Jonathan Coté

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Ms. Colleen Ponzini	- Acting Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Ms. Lynn Roxburgh	- Planner
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 3:04pm.

EXCLUSION OF THE PUBLIC

1. MOTION:

THAT pursuant to Section 90 of the Community Charter, members of the public be excluded from the Closed Meeting of Council immediately following the Regular Meeting of Council on the basis that the subject

matter of all agenda items to be considered relate to matters listed under Sections 90(1)(a), 90(1)(c) and 90(1)(k) of the Community Charter:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- (c) labour relations or other employee relations;*
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*

Purpose of the meeting:

Personal, property, and negotiations matters

ADJOURNMENT

2. **MOTION** to adjourn the Council Meeting in open session and proceed to Closed Session.

MOVED and SECONDED

THAT the meeting be adjourned and proceed to Closed session.

CARRIED.

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

RECONVENE TO REGULAR COUNCIL

3. **MOTION** to reconvene to the Regular Meeting of Council at 5:30 p.m. at the New Westminster Public Library.

MOVED and SECONDED

THAT the Regular Meeting of Council be reconvened.

CARRIED.

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

ADDITIONS TO THE AGENDA

4. **MOVED and SECONDED**

THAT the following item be added to the Agenda:

Item 25 – Quayside Evacuation Drill

THAT the Agenda be approved as amended.

CARRIED.

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

MOVED and SECONDED

THAT items 14, 15, and 16 removed from Consent Agenda

THAT the remaining items in the Consent Agenda be approved.

CARRIED.

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

ADOPTION OF MINUTES

5. No Items

PRESENTATIONS

6. OUR CITY 2041 – Update and Upcoming Community Consultation, Director of Development Services

a. Staff Presentation

Lynn Roxburgh, Planner, provided a PowerPoint presentation titled “OUR CITY 2041: Infill Housing”, which focused on future land use scenarios involving low to moderate infill housing. Staff advised that the presentation was the result of a community event held on February 14, 2015. Further consultation with affected neighbourhoods will take place on November 7, 2015.

Discussion ensued with Council noting the following:

- The results of public consultation provided the basis for the staff report, noting that between 200 to 300 people attended the Valentine’s Day event;
- The “poker chip” exercise as noted in the presentation may be influenced by small groups, as participants were allowed to put down more than one chip each;
- The long term plan allows for creative housing solutions; however, the current Official Community Plan (OCP) process may put pressure on neighbourhoods;
- Council expressed concerns that infill housing may cause or accelerate speculation development;
- Council expressed concerns that the increase in density may result in increased demand for street parking, and suggested that a balance

may be needed between parking allowance, preservation of green space and children's play space, tree canopy, and lot size.

In response to Council's questions regarding the current size and massing requirements for single detached dwellings in the Zoning Bylaw, staff noted the following:

- There may be a mismatch between the "units per acre" (UPA) and floor-space ratio (FSR) requirements in certain zones within the current Zoning Bylaw;
- The issue may be discussed as part of a Zoning Bylaw review or an OCP review on housing types needed in different areas; and
- Reduce the number of rezoning applications while ensuring that zoning incorporate optimal building size and massing requirements.

With regards to the role of laneway and infill housing in the OCP, Council noted the following:

- Laneway housing may be a topic of discussion outside of the OCP process;
- There have been discrepancies between how neighbourhoods approach this issue;
- Illegal secondary suites remain an issue, and laneway housing may exacerbate the situation;
- Some developments built to satisfy market demand may be too dense for their neighbourhoods;
- Concerns regarding the projected population growth within the Metro Vancouver Regional Growth Strategy (RGS), and whether there may be a maximum ideal density for the City;
- Density is occurring in traditional residential single-family areas as well, and that there may not be enough room to meet density targets if growth is limited to areas adjacent to transit hubs;
- Data on expected car ownership rates based on housing types may be necessary;
- Projected increase in senior population and decrease in Federal support results in housing challenges for seniors, and the infill housing may provide a solution;
- Consultation with Urban Development Institute (UDI) and builders was a positive step in determining market demand;
- The City of Portland, as an example, employ Urban Growth Boundaries ("rings") to restrict development;
- London, UK may provide an example of the implications of implementing laneway housing; and
- "Tiny" houses could also be considered as a form of infill housing;

In response, staff noted that following:

- The Metro Vancouver RGS was developed in conjunction with all member municipalities, and the targets set within the RGS were based on the OCP of each municipality, and thus reflect the City's own projections for population growth;
- The OCPs and targets may be updated at the next round of RGS discussions;
- Projected population growth around transit hubs could be accommodated by the City;
- Townhouses may be one option which could be gradually introduced into low density residential areas while retaining the character of these neighbourhoods; their purpose would be to provide options to residents rather than meeting growth targets; and
- Community consultation may be needed on the speed and form of the strategy.

Council directed staff to report back on the potential outcomes with regards to the density and population growth projected in the report, if existing zoning is retained.

b. Staff Report

MOVED and SECONDED

THAT Council endorse the proposed scope of the OUR CITY Land Use Workshop outlined in this report.

CARRIED.

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

7. Proclamation: World Mental Health Day, Acting Mayor Trentadue

Acting Mayor Trentadue declared October 10, 2015, to be World Mental Health Day in the City of New Westminster.

Representatives from the **Amanda Todd Legacy Society** of Port Coquitlam accepted the Proclamation.

8. Proclamation: Homelessness Action Week, Acting Mayor Trentadue

Vallen Mah, co-chair of New Westminster Homelessness Coalition Society, outlined the activities which will be taking place during Homelessness Action Week, including the Union Gospel Mission Thanksgiving Dinner, Connect Day, an art show, and the Fundraising Dinner.

Acting Mayor Trentadue declared October 11 to 17, 2015 to be Homelessness Action Week in New Westminster.

9. Proclamation: Fire Prevention Week, Acting Mayor Trentadue

Fire Chief **Tim Armstrong** noted that the Open House at Glenbrook Fire Hall on October 4, 2015 was attended by over 500 people, and helped kick off Fire Prevention Week. The theme this year is “Hear the Beep Where You Sleep”, and involves engaging and educating residents, elementary school children and seniors about the importance of functional smoke detectors at home.

Acting Mayor Trentadue proclaimed the week of October 4 to 11, 2015 to be Fire Prevention Week in the City of New Westminster.

UNFINISHED BUSINESS

10. No Items

REPORTS FOR ACTION

11. No Items

CONSENT AGENDA

12. City Grant Information Session and Festival Planning Workshop

MOVED and SECONDED

THAT Council direct staff to host workshop sessions each year with the community regarding the City’s grant process, and applying for special events and festivals.

CARRIED.

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

13. Council Meeting in November

MOVED and SECONDED

THAT Council approves the location for the November Council meetings at the Anvil Centre, 777 Columbia Street.

CARRIED.

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

17. Report on Major Purchasing Transactions for the period January 1 to April 30th, 2015

MOVED and SECONDED

THAT Council receives this report for information.

CARRIED.

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

18. Temporary Borrowing Bylaw No. 7788, 2015

MOVED and SECONDED

THAT the Civic Facilities, Road Maintenance and Park Development Temporary Borrowing Bylaw 7788, 2015 be forwarded to Council for three readings approved; and

THAT assurance be provided through this resolution to the Ministry and the Municipal Finance Authority that the City will not issue any further debt against the remaining balance of \$8,700,086 on the Westminster Pier Park Loan Authorization Bylaw No. 7377, 2010; and

THAT assurance be provided through this resolution to the Ministry and the Municipal Finance Authority that the City will not issue any further debt against the remaining balance of \$200,000 on the NW Substation Upgrades Loan Authorization Bylaw No. 7604, 2013.

CARRIED.

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

ITEMS REMOVED FROM THE CONSENT AGENDA

14. Official Community Plan Amendment for 97 Braid Street (Sapperton Green)

In response to questions from Council, **Bev Grieve**, Director of Development Services, advised that the Official Community Plan (OCP) sets out the minimum standards for publically accessible open space, and that a detailed Master Planning process would follow the adoption of the OCP.

With regards to the transportation elements of the plan, Council noted that this project may provide a catalyst for discussions with the City of Coquitlam and other stakeholders regarding the Braid and Brunette intersection, the Brunette Overpass, and the surrounding transportation corridor.

Council suggested removing the maximum office use floor space within the OCP designation for the subject site, to encourage the growth of employment related functions.

In response to questions from Council, staff advised of the following:

- Details of the proposed contents for the site would be explored during the Master Planning and rezoning phases;
- Education needs may be met through discussions with the School District on ways to deliver the services to students who may live in the area;
- While Metro Vancouver's Regional Growth Strategy (RGS) expresses preference for office space around the urban centre, development of office space around transit hubs is also appropriate;
- City of Coquitlam staff shares the view that this application may be a catalyst for moving forward with transportation discussions in a more focused way, especially for the Brunette Avenue corridor and the Maillardville neighbourhood;
- Staff from both municipalities may jointly approach the Ministry of Transportation and Infrastructure to present a preferred solution to the Brunette Interchange; and
- Railway cars have not been identified as a factor in this OCP amendment.

MOVED and SECONDED

THAT Council refer Official Community Plan Amendment Bylaw No. 7783, 2015 to amend the Official Community Plan for 97 Braid Street (Sapperton Green) for consideration of First Reading; and

THAT Council consider Official Community Plan Amendment Bylaw No. 7783, 2015 in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and are hereby deemed to be consistent with said program and plan in accordance with Section 882(3)(a) of the Local Government Act; and

THAT Council refer Official Community Plan Amendment Bylaw No. 7783, 2015 for consideration of Second Reading; and

THAT Council forward Official Community Plan Amendment Bylaw No. 7783, 2015 to a Public Hearing on October 26, 2015.

CARRIED.

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

15. 800 Twelfth Street – Proposed Text Amendment to Zoning Bylaw and Minor Development Permit – Consideration of First and Second Reading (Public Hearing November 30)

In response to a question from Council, John MacDonald, the Applicant, advised that the proposed number of cats (12) for the purpose of veterinary boarding was determined based on the requirements of the tenant.

THAT Council consider first and second reading of Zoning Amendment Bylaw 7785, 2015 to allow animal boarding with conditions at 800 Twelfth Street; and

THAT Council forward Bylaw No. 7785, 2015 to Public Hearing on October 26, 2015.

CARRIED.

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

16. Exempt Properties – Review of Questionnaire Results

Procedural Note: Councillor Johnstone cited a conflict of interest and exited the meeting at 7:02 PM

MOVED and SECONDED

THAT Taxation Exemption and Exempt Properties Bylaw No. 7784, 2015 (Attachment A) be forwarded to Council for three readings.

CARRIED.

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

Procedural Note: Councillor Johnstone returned to the meeting at 7:03 PM

DELEGATIONS – 7:30 p.m.

Procedural Note: Council recessed at 7:18 PM and reconvened at 7:29 PM

19. Open Delegations

Tony Antonias, Special Advisor to the Arts Commission, provided information regarding two Vagabond Players productions at the Bernie Legge Theatre:

- “Other Desert Cities”, which runs from October 1 to October 24, 2015; and

- “Inspecting Carol”, which runs from December 2 to December 19, 2015.

Michele Baillie, a member of the Teamsters Union, spoke with regards to the Pattullo Bridge and suggested the following:

- Varying levels of driver skills and attentiveness affect traffic on Pattullo;
- Reducing traffic to one lane each way, except during peak-use hours, may reduce bottlenecks and accidents at either end of the bridge, and may decelerate the aging of the bridge;
- Current design of curve at the south-end of the bridge presents challenges to truck drivers, which are mitigated by drivers occupying both lanes until they have negotiated the curve;
- A permanent median may not be practical based on current traffic volumes; and
- Sporadic and rotating traffic enforcement on the bridge with pre-written tickets for targeted offences may achieve traffic calming.

In response to questions from Council, Ms. Baillie suggested the following:

- Lowering the Port Mann bridge tariff may increase congestion on that bridge as well as the Alex Fraser bridge, and that many owner and operators would not want to be compelled to pay usage tolls; and
- The Pattullo Bridge is often preferred by trucking companies due to the Port Mann toll, and its proximity as a vital access point to access the South Fraser Perimeter Road.

Council referred Ms. Baillie’s comments to staff for consideration, and requested that staff contact Ms. Baillie for further discussions.

Arvind Khare, resident at 213 9th Avenue, reported that a fire hydrant was installed at the front east side of their property without consultation, and that the hydrant has prevented the possibility of building a drive way on the east side of their property.

In response, staff advised of the following:

- The hydrant was installed in 2013 as part of watermain replacement work;
- Hydrants are typically installed along common property lines;
- According to historical orthophotos, the driveway on west side of Mr. Khare’s property appeared to have been historically shared with the adjacent property;

- It would not have been possible for staff to determine any shared arrangements between the two neighbours, including private easements registered on title, as staff was not expected to perform individual title searches on each property before this type of work is done;
- A new driveway on the east side requires the closing of the driveway on the west side, and the relocation of the hydrant; and
- A reciprocal easement to formalize the shared arrangement may be the preferred approach.

Council noted the following:

- Staff may seek legal opinions regarding legal precedents for remedying a non-useable driveway;
- Staff may review the notifications that were given before the fire hydrant was installed;
- Planning staff may confirm that a driveway could be put onto the east-side of the property.

BYLAWS

20. Zoning Amendment (800 Twelfth Street) Bylaw No. 7785, 2015

TWO READINGS

MOVED and SECONDED

THAT Zoning Amendment (800 Twelfth Street) Bylaw No. 7785, 2015 be given first reading.

FIRST READING.

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

MOVED and SECONDED

THAT Zoning Amendment (800 Twelfth Street) Bylaw No. 7785, 2015 be given second reading.

SECOND READING.

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

21. Bylaw No. 7783, 2015 [A Bylaw to Amend “Official Community Plan Bylaw No. 7435, 2011”]

TWO READINGS

MOVED and SECONDED

THAT the maximum floor space requirement be removed from definition of OCP Designation – Sapperton Green Transit-Oriented Mix-Used Community, in the staff report dated Oct. 5, 2015.

CARRIED.

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

MOVED and SECONDED

THAT Bylaw No. 7783, 2015 [A Bylaw to Amend “Official Community Plan Bylaw No. 7435, 2011”] be given first reading, as amended.

FIRST READING.

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

MOVED and SECONDED

THAT Bylaw No. 7783, 2015 [A Bylaw to Amend “Official Community Plan Bylaw No. 7435, 2011”] be given second reading, as amended.

SECOND READING.

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

22. Taxation Exemption and Exempt Properties Bylaw No. 7784, 2015

THREE READINGS

MOVED and SECONDED

THAT Taxation Exemption and Exempt Properties Bylaw No. 7784, 2015 be given first reading.

FIRST READING.

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

MOVED and SECONDED

THAT Taxation Exemption and Exempt Properties Bylaw No. 7784, 2015 be given second reading.

SECOND READING.

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

MOVED and SECONDED

THAT Taxation Exemption and Exempt Properties Bylaw No. 7784, 2015 be given third reading.

THIRD READING.

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

23. Temporary Borrowing Bylaw No. 7788, 2015

THREE READINGS

MOVED and SECONDED

THAT Temporary Borrowing Bylaw No. 7788, 2015 be given first reading.
FIRST READING.

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

MOVED and SECONDED

THAT Temporary Borrowing Bylaw No. 7788, 2015 be given second reading.

SECOND READING.

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

MOVED and SECONDED

THAT Temporary Borrowing Bylaw No. 7788, 2015 be given third reading.

THIRD READING.

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

24. Bylaws for adoption:

a. Electric Utility Commission Amendment Bylaw No. 7782, 2015

ADOPTION

MOVED and SECONDED

THAT Electric Utility Commission Amendment Bylaw No. 7782, 2015 be adopted.

CARRIED.

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

b. Zoning Amendment Bylaw No. 7779, 2015 [Housekeeping Amendments to Zoning Bylaw 6680, 2001]

ADOPTION

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7779, 2015 [Housekeeping Amendments to Zoning Bylaw 6680, 2001] be adopted.

CARRIED.

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

c. Bylaw No. 7780, 2015 [A bylaw to amend New Westminster Revenue Anticipation Borrowing Bylaw No. 7412, 2010]

ADOPTION

MOVED and SECONDED

THAT Bylaw No. 7780, 2015 [A bylaw to amend New Westminster Revenue Anticipation Borrowing Bylaw No. 7412, 2010] be adopted.

CARRIED.

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

NEW BUSINESS

25. Quayside Evacuation Drill, Councillor Puchmayr

Councillor Puchmayr thanked those who contributed to and participated in the exercise, which took place on Saturday, September 26, 2015. He expressed concerns with the low turnout and that communications to the community regarding the exercise may not have been effective. He further noted that the City may develop a communications plan for the purpose of conducting future exercises.

In response to questions from Council, Fire Chief **Tim Armstrong** noted the following:

- Complacency may be an issue and that residents should be encouraged to participate;
- Strata groups in the area originally requested the exercise; In response, Fire & Rescue Services requested updated fire safety plans, list of residents in the buildings, and residents with mobility issues, but only two buildings complied with the request to provide this information;
- Fire & Rescue Services may proceed with plan to engage property management companies directly;
- Stratas are not required to conduct annual fire and evaluation drills, but are required to keep updated fire safety plans, and test fire alarms annual as mandated under the BC Building Code.

MOVED and SECONDED

THAT this matter be referred to the Public Engagement Task Force to report back to Council and the Emergency Advisory Committee.

CARRIED.

CORRESPONDENCE

26. No Items

ANNOUNCEMENTS FROM MEMBERS OF COUNCIL

27. Showing of “Monster Quake: Will We Survive?”

Councillor Williams announced the showing of the movie “Monster Quake: Will We Survive?” at the River Market, on November 7, 2015 at 6:30 PM.

NEXT MEETING

October 20, 2015

The proposed Regular Session convenes at 6:00 p.m. and immediately adjourns to closed session in Committee Room 2 on the 2nd Floor at City Hall.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 8:16 pm.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK

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