



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF CITY COUNCIL

In OPEN WORKSHOP SESSION

May 29, 2017 at 12:18 p.m.
Council Chamber, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Bill Harper
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Chuck Puchmayr (arrived at 1:24 p.m. and departed at 1:32 p.m.)
Councillor Mary Trentadue
Councillor Lorrie Williams

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer (arrived at 12:43 p.m.)
Ms. Jacque Killawee	- Acting City Clerk
Mr. Dean Gibson	- Director of Parks and Recreation
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Jackie Teed	- Acting Director of Development Services
Eugene Wat	- Manager of Infrastructure Planning
Mr. John Stark	- Acting Manager, Planning
Mr. George Otieno	- Infrastructure Engineer
Ms. Lynn Roxburgh	- Senior Policy Planner
Mr. Philip Lo	- Council and Committee Clerk
Ms. Carrie Peacock	- Recording Secretary, Raincoast Ventures Ltd.
Ms. Heather Corbett	- Committee Clerk

The meeting was called to order at 12:18 p.m.

ADDITIONS TO THE AGENDA

No items.

PRESENTATIONS

1. **Citywide Integrated Stormwater Management Plan (ISMP)** **a. Staff Report** **b. Presentation**

Eugene Wat, Manager of Infrastructure Planning, welcomed George Otieno, Infrastructure Engineer and David Reid, Lanarc Consulting to provide a presentation.

Mr. Reid provided a presentation titled, “Citywide Integrated Stormwater Management Plan (ISMP)” and offered comments regarding:

- Objectives, Vision and Principles of the plan;
- Land use within the City affecting pervious areas;
- Best Practices, covering topics of:
 - The role of trees and soils;
 - Pervious paving types;
 - Household Drains;
 - Rainwater harvesting
- Reducing water quantity in the sewers to reduce combined sewer overflows;
- Managing stormwater to renew river habitats, urban forests and eco systems, and to support intelligent urban design in a resilient community.
- An example of a single family residential site that would achieve a target of 30% infiltration;
- Priorities for specific areas of the City, including an example of a recommendation for objectives of clean surface water within the Glenbrook Ravine and other neighbourhoods; and,
- An overview of a 5-6 year phase-in action program, including staffing requirements, a monitoring program, and an ISMP Engagement Process.

In response to questions from Council, Mr. Reid provided the following information:

- More research would be required on the permeability of artificial turf, however it would be better than asphalt;
- It could be advisable to offer backup valves to residents, however the process of implementing their use could be a challenge;
- A separate set of recommendations and targets for Queensborough focused on removing sediment from the water would likely be recommended;
- The maps of road surfaces included in the presentation show the boulevards separated out. Removing the impermeable surface area of some of the wider

- roads in the City could be an opportunity to make road surfaces greener;
- In single family neighbourhoods, it would likely be achievable to reach 70% permeability considering that the current figure is 55%. The intent of the ISMP would not be to limit building, but to increase awareness of permeability;
 - A bylaw amendment that states a required amount of permeability within landscaping could be considered;
 - The City could post information on the its website to inform the public on the use of options to assist with managing stormwater; and,
 - The Country lanes project in Vancouver, which recommended the use of special bricks, was very successful, but costly to implement.

Council extended thanks for the information provided, and acknowledged the significant costs in moving forward with the plan. Consideration was needed on how the plan could be incorporated into the City's current financial plan and priorities.

MOVED and SECONDED

THAT Council adopt the City-wide Integrated Stormwater Management Plan as outlined in Attachment 1 of the May 29, 2017 report;

THAT Council endorse the Green Infrastructure tools as outlined in Attachment 2 of the May 29, 2017 report for application throughout the City;

THAT staff provide a report to Council on costing for the Green Infrastructure Implementation Plan and how this may fit into long term financial planning;

THAT Council approve the re-allocation of \$100,000 within the existing 2017 Sewer Utility Capital Expenditure Budget to support the Year 1 actions of the Integrated Stormwater Management Plan.

CARRIED.

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

2. Official Community Plan Review: Summary of Feedback and Discussion of the Area Around the 22nd Street SkyTrain Station

a. Staff Report

Lynn Roxburgh, Senior Planner, provided a presentation to Council on the public feedback received on the OCP planning of the area around the 22nd Street SkyTrain Station, and noted that Staff is seeking direction from Council regarding the following questions:

Question 1: Which of the options proposed is preferred for the area around the 22nd Street SkyTrain Station?

Council expressed support for Option 1 in the report (Current Land Use Designation Scenario and 6 towers), noting that the OCP planning is a plan designed to build for the future and this option is suitable at the SkyTrain station.

MOVED and SECONDED

THAT Council direct staff to proceed with “Option #1 - Current Land Use Designations” as presented on May 29, 2017, for the area around the 22nd Street SkyTrain Station, when creating the final draft of the Land Use Designation Map.

CARRIED.

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

Question 2: Should land above Eighth Avenue be designated Residential – Infill Townhouse? If not, what should it be designated (e.g. Residential – Ground Oriented Housing, Residential – Detached and Semi-Detached)?

Council noted the following in discussion:

- It is important to note that the area in question is within a 400 meter walking distance from SkyTrain;
- Residential Ground Oriented (RGO) housing could provide flexibility for this area;
- Versatility and choice could be important factors to consider in this area, and Eighth Avenue may be an appropriate location for housing forms which allow more density;
- As laneway houses are permitted under RGO, there may be an increase in these types of structures, which could be positive; however, this may discourage residential infill townhouse developments; and
- It is possible for Council to make changes; however it is not best practice to do so, now that public feedback has been collected. It may be better to revisit this in a future update/review of the area, which is intended in two to five years’ time.

MOVED and SECONDED

THAT Council direct staff to proceed with the “In-fill Townhouse Option” as presented on May 29, 2017, for the area indicated between Eighth Avenue and Edinburgh Street, when creating the final draft of the Land Use Designation Map.

CARRIED.

Councillor Bill Harper voted in opposition.

Question 3: Are there any additional refinements that should be made to the proposed land use designations for the area around the 22nd Street SkyTrain Station, including to the east side of Twentieth Street?

Council members noted the following in discussion:

1:24 p.m.

Councillor Puchmayr joined the meeting.

- This could be an opportunity to create park space and connect with Grimston Park, as this area is a family neighbourhood, and the west end is lacking in green space;
- Density bonusing could be used to help fund community amenities;
- Design guidelines would help ensure a high standard of architectural and urban design, streetscape and infrastructure improvements;
- It would be important to consider the Burnaby development taking place near this area and to address potential traffic concerns;
- Greater emphasis could be placed on the north-south walking path leading to the SkyTrain station; and,
- It would be appropriate to consider requests from the community to provide washrooms in the area and commercial opportunities around the SkyTrain station.

In response to questions from Council, Ms. Roxburgh provided the following additional information:

- Once the OCP process is complete and the Master Planning phase commences, a detailed traffic analysis of the area would begin, including how the traffic would affect (and in turn be affected by) TransLink routes; and,
- Staff would apply for grants to accommodate some of the transportation and land use costs of the Master Planning process.

1:32 p.m.

Councillor Puchmayr left the meeting.

MOVED and SECONDED

THAT Council endorse the proposed Master Plan work program and authorize funding of \$180,000 for consulting work associated with the creation of the Master Plan, as outlined in the Next Steps section of the May 29, 2017 report.

CARRIED.

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

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:36 p.m.

JONATHAN COTÉ
MAYOR

JACQUE KILLAWEE
ACTING CITY CLERK