



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF CITY COUNCIL

In OPEN WORKSHOP SESSION

April 25, 2016 at 11:00 a.m.
Council Chamber, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Bill Harper
Councillor Patrick Johnstone
Councillor Jaimie McEvoy (arrived at 11:25 a.m.)
Councillor Chuck Puchmayr
Councillor Mary Trentadue
Councillor Lorrie Williams

STAFF:

Ms. Lisa Spitale	- CAO
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks and Recreation
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Ms. Jackie Teed	- Manager of Planning
Ms. Lynn Roxburgh	- Planner
Mr. Mike Watson	- Senior Planning Technician
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 11:14 a.m.

REPORTS

- 1. Official Community Plan Review – Summary of OUR CITY
Community Conservation on Housing Process, Director of Development
Services**

Jackie Teed, Manager of Planning, and Lynn Roxburgh, Planner, provided an on-table PowerPoint presentation summarizing the report dated April 25, 2016 regarding the Official Community Plan (OCP) review and summary of OUR CITY Community Conservation on Housing Process.

Council reviewed summaries for different neighbourhoods in the City, and noted the following comments:

General Feedback

- It was suggested that the types of low infill housing could be specified, and that certain types of housing options could be removed for single family home areas;
- It is important to address the gap of housing available in the medium range of density, such as rowhomes and townhomes;
- The success of cluster homes such as tri- and quadraplexes may be determined by design guidelines;
- Small lot single detached dwellings could be a short term housing option;
- Additional resources could be put towards housing to address the current housing crisis; and,
- The location of laneway housing may determine the success of its implementation.

McBride/Sapperton

- The building of projects such as the Brewery District could reduce the amount of density required for single family home areas;
- Laneway homes could be an option for single family homes to assist with affordability, although may be difficult to implement due to lot sizes;
- Basement suites could be an alternative option to laneway homes for single family homes;
- The five minute transit areas could be expanded due to the bus service provided along East Columbia Street;
- There could be rowhomes or townhomes permitted within the five minute walk area of Sapperton, such as behind (west of) East Columbia Street near Sapperton SkyTrain Station from Alberta Street to Keary Street, as well as the area bounded by Rousseau Street, Major Street, Wilson Street and Braid Street;
- The heritage aspect of Sapperton should be respected with respect to infill housing;
- The light industrial use of the Rosseau Triangle should be addressed, and it was suggested that this area could be dedicated to ancillary services for Royal Columbian Hospital;
- There should be a plan to address the transition from single family homes to higher density projects, such as townhomes; and,

- Providing higher density housing may not address housing choice concerns.

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

- Design guidelines would be part of the implementation strategy and based on public feedback;
- Infill townhomes are typically smaller projects consisting of six to eight units that fit into the existing fabric of the neighbourhood; and,
- Small lot single detached dwellings would generally not be applicable in Sapperton due to the small lot sizes.

Connaught Heights/West End

- Density could be appropriate near 22nd Street Skytrain Station, and may be appropriate towards 23rd Street;
- Concerns were expressed for a potential tower located east of 20th Street;
- It was suggested that rowhomes/townhomes could provide a buffer from density, and could be located on the north side of Hamilton Street;
- It is anticipated that this area may develop more slowly due to the number of newer homes;
- Laneway homes could be an option for single family homes;
- A tower could be implemented in the southwest corner of the neighbourhood near the SkyTrain line;
- It was questioned how Burnaby addressed the redevelopment surrounding the SkyTrain stations located in their city;
- The commercial designation for 20th Street could be retained until additional commercial space is developed along Seventh Avenue;
- Traffic issues along 20th Street could make commercial spaces unviable;
- 20th Street could have access issues for pedestrians;
- Commercial space in the area could complement, and not compete with, existing commercial in Edmonds;
- Commercial space along 20th Street could incorporate residential units;
- Rowhomes could be implemented along 20th Street; and,
- Additional Moderate Infill housing may not be required near Lord Tweedsmuir Elementary School.

Moody Park

- It was suggested that expanding the land use designation
- Commercial nodes of local minded shops could be implemented along Twelfth Street;
- Housing, such as rowhomes, could be implemented on lots along Twelfth Street between the commercial nodes to provide activity in the area and increase walkability;
- Support was expressed for rowhomes and townhomes along Twelfth Street; and,
- Additional information regarding the heritage homes in the neighbourhood was requested.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 1:54 p.m.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK