



Corporation of the City of
NEW WESTMINSTER

SPECIAL REGULAR MEETING OF CITY COUNCIL

In OPEN WORKSHOP SESSION

May 16, 2016 at 2:00 p.m.
Council Chamber, City Hall

MINUTES

PRESENT:

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

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks, Culture 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. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 2:00pm.

REPORTS

- 1. Official Community Plan Review – Summary of OUR CITY Community Conservation on Housing Process, Director of Development Services (continuation from April 25, 2016)**

Lynn Roxburgh, Planner, provided a summary of the next steps of the Official Community Plan (OCP) review process, including using all feedback received so far to create the first draft of the Land Use map, and launching the implementation strategy for laneway houses, carriage houses, row houses and town houses.

Brow of the Hill

Jackie Teed, Manager of Planning, noted that feedback from the Brow of the Hill indicated an openness to change, on the condition that housing forms should be contextual to the neighbourhood.

Regarding the lower 12th Street area of the neighbourhood, Ms. Teed noted the following comments:

- The existing neighbourhood plan may not be feasible given the current contexts;
- Existing heritage industrial assets in this area may provide unique opportunities;
- Staff recommend the development of a masterplan and land use designation which outlines the vision for this area;
- There may be an opportunity to better connect the neighbourhood to the waterfront; and,
- High density is not proposed for this area.

Council noted the following comments with regards to the lower 12th Street area:

- Feedback from local businesses may need to be solicited;
- This may be a prime area for density, to reduce pressure in other residential areas;
- Public areas, such as a pocket park or areas with public seating, may help to define the neighbourhood;
- Creating a live-work environment in this area could encourage the growth of creative, technology and artistic based businesses and tenants;
- An impact analysis to tax bases may be necessary if area business uses are to be replaced with residential uses;
- The location may be prime for light industrial and manufacturing usage, mixed with medium-density residential developments, which could extract additional land value;
- Industrial uses in this area could provide employment opportunities;
- Incentives could be provided for the remediation of contamination on some sites;
- A view corridor policy for this area could be reviewed;
- A more prominent and walkable connection to the shopping area along Columbia Street could be provided; and,
- A study area could be designated for lower 12th Street after conducting a parcel analysis to consider all of the potential uses for the area.

Regarding the Bent Court area of the neighbourhood, Ms. Teed and Ms. Roxburgh noted the following comments:

- This area currently has a commercial historic area designation, but is also zoned for C3 – high rises up to 5.2 Floor Space Ratio (FSR);
- The C3-zone high rises may not be achievable due to other regulations within the zoning, with six-storey buildings being the most achievable outcome;
- A balance may be needed between permitting high rise developments and the consolidation of lots while preserving heritage assets;
- In order to retain the single family character of the neighbourhood, potential row house and town house infill options are not intended to be large scale, and may require the consolidation of up to five lots;
- A heritage density transfer program could be implemented; and,
- Community feedback indicated comfort with the current land use designation, and with the potential for growth.

Council noted the following comments with regards to the Bent Court area:

- The original neighbourhood plan could be enhanced to ensure preservation of heritage assets and discourage consolidation;
- There may be an opportunity to include row house and town house infill options in this area; however, the criteria for their feasibility may have to be determined;
- The scale and value of a potential heritage density transfer program and associated amenities may need to be reviewed;
- There may be a preference to preserve the character in this neighbourhood; however, the City may need to conduct an analysis of the cost of preservation; and,
- The Uptown area could be considered holistically rather than as separate neighbourhoods with regards to density considerations.

Queen's Park

Ms. Teed noted that the Queen's Park Neighbourhood Heritage Study has been completed, and that the outcome of the study could provide ways to incentivize change in the neighbourhood for allowing infill housing;

Regarding the Sixth Street area of the neighbourhood, Ms. Teed and Ms. Roxburgh noted that community suggested mid-rise housing forms on the east side of Sixth Street, and that staff propose removing the requirement for at-grade commercial usage along Sixth Street.

Council noted the following comments with regards to the Sixth Street area:

- Medium-rise infill housing may help to mitigate commercial noise from the residential areas;
- The current designation within the OCP could be amended to allow for medium-rise developments;
- Consistent and continuous commercial frontage along Sixth Street may be important, as densification may require additional services and commercial activity;
- The commercial district along Sixth Street may become diluted if it is stretched out along the street, rather than being in a more condensed area;
- There may need to be a diversity of commercial spaces at grade for different types of businesses with different levels of quality and affordability; and,
- The OCP may need to be clarified on this issue before any rezoning process.

Glenbrooke North

Regarding the Fifth Street area of this neighbourhood Ms. Teed noted that the wide boulevard may provide an opportunity for high infill housing along Fifth Street to serve as a transition to the commercial uses on Sixth Street. Ms. Teed noted that there was mixed community feedback regarding infill housing along Fifth Street.

Council noted the following comments with regards to the Fifth Street area:

- More specific consultation with residents affected by this change may be necessary;
- It was suggested that the OCP could provide opportunities for high infill housing forms such as row and town houses in a transitional area between the residential areas along Fifth Street and commercial areas along Sixth Street;
- It was suggested that the neighbourhood's proximity to commercial amenities and high frequency bus routes could make it suitable for seniors housing;
- Single family homes could integrate with row houses and town houses depending on the design guidelines;
- It was suggested that more fee simple townhouses could be permitted;
- Infill options and locations contained in the first draft of the Land Use Map should be reviewed by the community.

Regarding the Eighth Avenue and Colborne Street area, Ms. Teed noted the existing higher density in the area, and that the community could be interested in new infill housing types, such as townhouses.

Council noted, with regards to the Eighth Avenue and Colborne Street area, that Park Crescent may be a good location for low to moderate infill housing opportunities, and that there may be opportunities for densification along portions of Eighth and Tenth Avenue which are close to amenities and commercial nodes.

Ms. Roxburgh noted that principles around sub-divisions could be further developed after the OCP review is complete.

Massey-Victory Heights

Regarding the inclusion of infill housing types along the East Eighth Avenue area of this neighbourhood, Council noted the following comments:

- The hilly terrain could pose difficulties for densification;
- Adding car-dependent infill housing in this area could contribute to traffic issues; and,
- The central part of East Eighth Avenue may not be the best option for densification; however, the east and west ends of East Eighth Avenue could be considered for high infill options.

BYLAWS

2. Water Shortage Response Amendment Bylaw No. 7845, 2016

ADOPTION

MOVED and SECONDED

THAT Water Shortage Response Amendment Bylaw No. 7845, 2016 be adopted.

CARRIED.

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

NEXT MEETING

May 30, 2016

The Open Workshop will commence at 12:00 p.m. in the Council Chamber on the 2nd Floor at City Hall. The proposed Regular Session convenes at 2:00 p.m. and immediately adjourns to closed session in Council Chamber on the 2nd Floor at City Hall. A Public Hearing will commence at 6:00 p.m. in the Council Chamber, 2nd Floor at City Hall. Immediately following the Public Hearing, the proposed Regular Meeting of Council convenes in the Council Chamber, 2nd Floor at City Hall.

Public Hearing

- **Zoning Amendment (129 Tenth Street) Bylaw No. 7839, 2016**
- **Zoning Amendment (602 Ewen Avenue) Bylaw No. 7840, 2016**
- **Zoning Amendment (518 Ewen Avenue) Bylaw No. 7833, 2016**
- **Heritage Revitalization Agreement (313 Queen's Avenue) Bylaw No. 7834, 2016**
- **Heritage Designation Bylaw (313 Queen's Avenue) No. 7835, 2016**
- **Zoning Amendment Bylaw (501-505 Twelfth Street) No. 7818, 2016**
- **Zoning Amendment (325 and 329 Ewen Avenue) Bylaw No. 7811, 2016**
- **Zoning Amendment Bylaw (Brewery District) No. 7841, 2016**
- **Official Community Plan (100 Braid Street) Bylaw No. 7836, 2016**
- **Zoning Amendment Bylaw (100 Braid Street) No. 7837, 2016**
- **Queensborough Special Study Area – Bylaw No. 7822, 2016**
- **Zoning Amendment (Queensborough Special Study Area) Bylaw No. 7823, 2016**

Opportunity to be Heard

- **Development Variance Permit No. 00607 for 413 Alberta Street**

- **Development Variance Permit No. 00606 for 810 Quayside Drive**
- **Road Closure Bylaw No. 7824, 2016**

EXCLUSION OF THE PUBLIC

MOTION:

THAT pursuant to Section 90 of the Community Charter, members of the public be excluded from the Special Closed Meeting of Council immediately following the Special Regular Meeting of Council in Open Workshop Session on the basis that the subject matter of all agenda items to be considered relate to matters listed under Sections 90(1)(a) 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;*
- (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

ON MOTION, the Open Workshop Session was adjourned at 4:09 p.m. and proceeded to Special Closed Session.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK

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