

COUNCIL IN COMMITTEE OF THE WHOLE

August 31, 2015 at 3:00 p.m.
Anvil Theatre, Anvil Centre

MINUTES

PRESENT:

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

ABSENT:

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Eugene Wat	- Acting Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Chief Tim Armstrong	- New Westminster Fire Department
Mr. Rob McCullough	- Manager of Cultural Services
Mr. Mike Watson	- Planning Technician
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 3:00pm.

ADDITIONS / DELETIONS TO THE AGENDA

MOVED and SECONDED

THAT the agenda be amended by:

- *Adding new item 23 – Rental Displacement Policy*
- *Adding new item 24 – Wind Storm Update*

CARRIED.

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

MOVED and SECONDED

THAT items 5, 10, 12, 13, 14, 20 be removed from the consent agenda.

THAT the remaining consent agenda items be approved.

CARRIED.

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

ADOPTION OF MINUTES

1. **MOTION** to adopt the minutes of the Committee of the Whole meetings held:

a. **July 6, 2015**

b. **July 13, 2015**

MOVED and SECONDED

THAT the following Committee of the Whole minutes be adopted:

- *July 6, 2015*
- *July 13, 2015*

CARRIED.

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

PRESENTATIONS

2. **No Items**

UNFINISHED BUSINESS

3. **No Items**

REPORTS FOR ACTION

4. **Urging the Federation of Canadian Municipalities (FCM) to Organize a Political Leaders Debate Regarding Municipal Issues**, Councillor Lorrie Williams (Oral Report)

Councillor Williams advised that the FCM has made a request for a federal leaders' debate on issues pertaining to municipalities, and that many municipalities support the initiative.

MOVED and SECONDED

THAT a letter be sent to the Federation of Canadian Municipalities supporting their effort to organize a political leaders debate regarding municipal issues.

CARRIED.

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

CONSENT AGENDA

Director of Development Services

6. Development Variance Permit DVP00596 for 302 Fifth Street – Notice of Issuance

MOVED and SECONDED

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit 00596 to permit construction of a detached garage with a height of 18.0 feet (5.5 metres) at 302 Fifth Street at the Regular Meeting of Council on September 28, 2015.

CARRIED.

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

7. Development Variance Permit No. 00593 for 1258 Ewen Avenue – Notice of Issuance

MOVED and SECONDED

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit 00593 to allow the proposed house at 1258 Ewen Avenue to be built to a height of 22.33 feet/6.81 metres at the Regular Meeting of Council on September 28, 2015.

CARRIED.

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

8. Housekeeping Amendment Bylaw for First and Second Readings (Public Hearing on September 28, 2015)

MOVED and SECONDED

THAT Council give First and Second Reading of Zoning Amendment Bylaw No. 7779, 2015, which would correct five housekeeping items and forward the Bylaw to a Public Hearing on September 28, 2015.

CARRIED.

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

9. Development Permit for 26 East Royal Avenue - (Parcel E, Victoria Hill) Mixed Use Commercial/ Multiple Unit Residential Development

MOVED and SECONDED

THAT Council consider issuance of Development Permit DPW00012 at the Regular Council meeting on August 31, 2015.

CARRIED.

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

11. 404 Ash Street Housing Agreement

MOVED and SECONDED

THAT Council give First, Second and Third Readings to Housing Agreement Bylaw No. 7775, 2015 to authorize the City to enter into a Housing Agreement with Darshan Garcha to facilitate the creation of 38 secured market rental housing units at 404 Ash Street; and,

THAT Council direct that, following adoption of the Housing Agreement Bylaw No.7775, 2015, the Mayor and Corporate Officer sign and execute the Housing Agreement and associated Covenant.

CARRIED.

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

15. Street and Traffic Bylaw No. 7664, 2015 – Third Reading

MOVED and SECONDED

THAT Council rescind third reading of “Street and Traffic Bylaw No. 7664, 2015”; and,

THAT Council grant third reading to “Street and Traffic Bylaw No. 7664, 2015” as amended.

CARRIED.

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

16. 2014 Annual Water Quality Monitoring Report

MOVED and SECONDED

THAT the 2014 Annual Water Quality Monitoring Report be received for information.

CARRIED.

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

17. Sewer Separation Budget Reallocation for Storm Sewer Installation on Keary Street Lane

MOVED and SECONDED

THAT Council authorizes additional \$239,800 sewer separation work to Tybo Contracting Ltd. existing contract; and,

THAT Council authorizes the transfer of \$239,800 from the Sewer Service Rehabilitation budget to the Sewer Separation Program.

CARRIED.

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

Director of Finance and Information Technology

18. Update on 2016 Budget Survey

MOVED and SECONDED

THAT Council receives the report dated August 31, 2015 for information.

CARRIED.

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

19. Sole Source Purchase for Multiyear Maintenance Agreement

MOVED and SECONDED

THAT Council direct staff to enter into a 3 year maintenance agreement with Oracle Canada for JD Edwards software support.

CARRIED.

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

New Westminster Police Department

21. City of New Westminister Capital Budget Amendment

MOVED and SECONDED

THAT the City of New Westminister amend its five year capital budget program to include renovation of the women's locker room located within the NRPD building, and that this be initiated as soon as possible in order to meet the current needs of female employees within the NRPD.

CARRIED.

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

ITEMS REMOVED FROM THE CONSENT AGENDA

5. Land Use and Planning Committee Proposed Terms of Reference

Councillor McEvoy requested clarification within the Terms of Reference with regards to heritage issues, and noted that the Community Heritage Commission currently advises Council on issues pertaining to heritage processes.

Bev Grieve, Director of Development Services, advised that heritage development applications will be approved through the Land Use and Planning Committee, and that the Committee will be receiving advice from the Heritage Commission specifically on the heritage aspects of project applications.

Council confirmed that the role of the Community Heritage Commission remains unchanged, and that all development recommendations from the Land Use and Planning Committee will be presented to Council for final approval.

MOVED and SECONDED

THAT Council approve the Terms of Reference for the Land Use and Planning Committee; and,

THAT in addition to the Mayor as the Chair, the following two Council members and one alternate member be appointed to the Land Use and Planning Committee:

- *Councillor Patrick Johnstone (to December 2017)*
- *Councillor Chuck Puchmayr (to December 2016)*
- *Councillor Jaimie McEvoy (Alternate)*

CARRIED.

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

10. 404 Ash Street – Council Consideration of Issuance of Development Permit for Four Storey Multiple Unit Residential Development

Councillor Johnstone noted the 18 evergreen trees along the north east property line at this address that provide canopy shading as a community amenity, and requested that staff work with the applicant to adjust the footprint of the building to accommodate the trees.

Council Puchmayr further requested that the Fire Department provide comment on the trees as a potential fire hazard.

Mike Watson, Planning Technician, advised that the trees were to be removed as part of the applicant's initial proposal to include an underground parking facility; however, staff will work with the applicant on options to retain the trees.

MOVED and SECONDED

THAT Council consider issuance of Development Permit DPB00022 for 404 Ash Street at the Regular Meeting of Council on September 14, 2015 following the Council consideration of Housing Agreement (404 Ash Street) Bylaw No. 7775, 2015; and,

THAT staff work with the applicant to explore options for retention of existing trees along the north east property line and report back to Council prior to issuance of Development Permit DPB00022.

CARRIED.

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

12. **Queensborough Special Study Area - Consideration Consultation Requirements and Preliminary Rezoning**

Council requested that staff provide a presentation at the evening Regular Meeting regarding the following items relating to the Queensborough Special Study Area:

- Project timelines; and,
- Public consultation opportunities.

MOVED and SECONDED

THAT Council, with regard to the Queensborough Special Study Area Master Plan and OCP Amendment application:

- 1) *Give consideration to the requirements of Section 879 and 881 as well as other relevant sections of the Local Government Act;*
- 2) *Direct staff to advise and consult with:*
 - a. *Greater Vancouver Regional District (Metro Vancouver)*
 - b. *Councils of immediately adjacent municipalities;*
 - c. *Greater Vancouver Sewerage and Drainage District Board;*
 - d. *Qayqayt First Nation;*
 - e. *Ministry of Transportation and Infrastructure;*
 - f. *Ministry of Environment;*
 - g. *Federal Department of Fisheries and Oceans;*
 - h. *Port Metro Vancouver; and*
 - i. *the Board of Education of School District 40;*
- 3) *Direct staff to seek input from interested parties in the following manner:*
 - a. *send a request for written comments to the parties listed above;*
 - b. *place a notice on the City Page to advise the public of this application;*
and
 - c. *require the applicant (Platform Properties) to include notice of the proposed OCP amendment on the site signage required for the rezoning application.*
- 4) *Not require consultation with:*
 - a. *any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application; and*
 - b. *any provincial or federal agency other than as noted herein, as none are considered to be affected by this application; and,*

THAT Council direct staff to process the Queensborough Study Area rezoning application outlined in this report.

CARRIED.

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

13. 800 12th Street – Applications for Text Amendment to the Zoning Bylaw and Minor Development Permit

In response to concerns expressed by Council regarding the project review process detailed in the August 31, 2015 report, Mike Watson, Planning Technician, advised that staff wanted to provide the community with an opportunity to give feedback on the application before the Public Hearing. Mr. Watson further advised the applicant has been amenable to this process.

MOVED and SECONDED

THAT Council direct staff to proceed with processing the applications for 800 Twelfth Street as outlined in this report.

CARRIED.

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

14. Victoria Hill Parking Update

Councillor Harper requested that the August 31, 2015 report be tabled pending a review of previous Councils resolutions pertaining to Parcel J.

MOVED and SECONDED

THAT this report be tabled.

CARRIED.

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

20. Front Street Parkade Public Art Installation

Dean Gibson, Director of Parks, Culture and Recreation, and Rob McCullough, Manager of Cultural Services, summarized the work of the Public Art Advisory Committee (PAAC) and the jury selected to evaluate the proposals for this project.

Discussion ensued, and Council noted that, while Council has the ability to make final decisions regarding public art proposals based on reasonable expenditure and public opinion, the PAAC and the appointed jury of experts play an important role in determining the artistic merits and technical feasibility of proposed art installations.

MOVED and SECONDED

THAT Council receives the report dated August 31, 2015 for information; and,

THAT the Public Art Advisory Committee continue to be involved in the development process for the Front Street Parkade Public Art project.

CARRIED.

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

CORRESPONDENCE

22. Correspondence for Action

MOVED and SECONDED

THAT the following correspondence be referred to staff for consideration and response:

- a. Correspondence from Metro Vancouver dated August 4, 2015 regarding Metro Vancouver 2040: Shaping our Future Amendment to Reflect Recently Accepted Regional Context Statements - Amendment Bylaw 1223, 2015

CARRIED.

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

Correspondence for Information

- b. Correspondence from Delta dated August 11, 2015 regarding Fraser Surrey Docks Direct Transfer Coal Facility Project Permit Amendment Application

Councillor Puchmayr noted that it should continue to be the position of the City to oppose the Fraser Surrey Docks expansion project, and that the City has submitted an application for Intervener Status with respect to the Federal Court challenge commenced by Ecojustice Canada (formerly known as Sierra Legal Defence Fund) against the proposed Fraser Surrey Docks Coal Transfer Facility.

MOVED and SECONDED

THAT Council send a letter to Port Metro Vancouver in support of following the recommendations adopted by Delta Council:

- i. *A Metro Vancouver Air Quality Permit be a requirement of an amended Project permit for the Fraser Surrey docks Direct Transfer Coal Facility; and,*
- ii. *The final Air Quality Management Plan for Fraser Surrey Docks Direct Transfer Coal Facility be publically released for comments prior to the approval of the Project Permit amendment; and,*

THAT the correspondence be received for information.

CARRIED.

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

- c. Correspondence from Green Communities Committee dated July 29th, 2015 regarding Congratulations in reducing the City Corporate Greenhouse Gas Emissions

MOVED and SECONDED

THAT the correspondence be received for information.

CARRIED.

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

NEW BUSINESS

23. Rental Displacement Policy

Councillor Johnstone raised concerns regarding recent development projects in New Westminster in which renters were displaced. Council directed staff to review the City's existing programs and policies regarding affordable housing and identify ways the strengthen them.

MOVED and SECONDED

THAT staff report back on existing policies regarding the displacement of tenants that may occur through the demolition or renovation of rental housing resulting from redevelopment; and,

THAT staff identify any gaps in the policy and make recommendations; and.

THAT the issue be referred to the Land Use and Planning Committee for review.

CARRIED.

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

24. Wind Storm Update

Fire Chief Tim Armstrong and, presented a summary of City crew activities during the August 29, 2015 wind storm:

- The City's Emergency Operations Centre (EOC) was operational within an hour of its activation;
- The EOC had staff representation from the Engineering Department, Parks, Culture and Recreation, Electrical Operations, the Police Department and the Fire Department;
- The EOC was efficient, and was also able to handle overflow calls from the regional E-COMM;
- The EOC received over 200 calls for service.

Dean Gibson, Director of Parks, Culture and Recreation, presented a report on tree damage suffered during the wind storm. Mr. Gibson noted that the timing of the storm was unusual, as it occurred while trees were still in full leave, causing more extensive damage than during other times of the year:

- The City received 70 requests for damaged trees. Crew will prioritize responses based on public safety and road blockages;
- One section of the perimeter trail in Queensborough was closed due to tree damage;
- A large willow tree in Lower Hume Park was uprooted;
- Queen's Park suffered the heaviest damage. Older trees were blown over, and large falling branches became a safety concern. Mr. Gibson advised that many of the large fallen trees are unrecoverable and are considered losses for the City.

Council advised that positive feedback was received from residents on City operations in response to the wind storm, and noted that many staff risked their safety to travel to New Westminster to provide emergency services.

Chief Armstrong advised that the storm was a good reminder for residents to be prepared with a 72-hour emergency kit.

MOVED and SECONDED

THAT the oral report from the Fire Chief Tim Armstrong and the Director of Parks, Culture and Recreation Dean Gibson be received for information.

CARRIED.

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

ADJOURNMENT

ON MOTION, the meeting was adjourned at 3:58pm.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK

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