



Corporation of the City of
NEW WESTMINSTER

**REGULAR MEETING OF
CITY COUNCIL**

August 31, 2015 at 12:00 p.m.
With immediate adjournment to Closed Meeting
Anvil Theatre, Anvil Centre

MINUTES

PRESENT:

Mayor Jonathan Coté
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 Dave Jones	- New Westminster Police Department
Lynn Roxburgh	- Planner
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 12:15 p.m.

EXCLUSION OF THE PUBLIC

1. MOVED and SECONDED

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)(e), 90(1)(i), 90(1)(j), and 90(1)(k):

- (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;*
- (e) *the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- (i) *the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*
- (j) *information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;*
- (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, legal and negotiations matters

ADJOURNMENT

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

MOVED and SECONDED

THAT the Regular Council meeting in Open Session 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 7:00 p.m. in the Council Chamber.

MOVED and SECONDED

THAT the Regular Council meeting be reconvened in the Council Chamber (7:01 p.m.).

CARRIED.

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

ADDITIONS TO THE AGENDA

4. MOTION to Add or Delete Items from the Agenda.

There were no additions to the agenda.

ADOPTION OF MINUTES

5. MOTION to adopt the minutes of the meetings of City Council held:

- a. July 6, 2015**
- b. July 13, 2015 (Public Hearing)**
- c. July 13, 2015**
- d. August 4, 2015 (Special Regular)**

MOVED and SECONDED

THAT the following Minutes be adopted:

- a. July 6, 2015*
- b. July 13, 2015 (Public Hearing)*
- c. July 13, 2015*
- d. August 4, 2015 (Special Regular)*

CARRIED.

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

PRESENTATIONS

6. Proclamation: Literacy Month, Mayor Coté and Judy Venable, Literacy Outreach Coordinator

Mayor Coté proclaimed September 2015 as Literacy Month and presented the proclamation to Judy Venable, Literacy Outreach Coordinator with School District No. 40.

7. Proclamation: Union Label Buying Week, Mayor Coté and John Hooker and Cathy Magee, New Westminster & District Labour Council Executive Board

Mayor Coté proclaimed the week of September 7-13, 2015 as Union Label Buying Week, and presented the proclamation to John Hooker and Cathy

Magee of the New Westminster & District Labour Council Executive Board.

8. **Proclamation: Prostate Awareness Month**, Mayor Coté and David Walker, Prostate Cancer Canada.

Mayor Coté proclaimed September 2015 as Prostate Awareness Month and presented the proclamation to David Walker from Prostate Cancer Canada.

9. **Proclamation: Grandparents Raising Grandchildren Week**, Mayor Coté and Cyrus Sy, President of Parent Support Services Society of BC and Jane Bouey, Executive Assistant and Communications Director of Parent Support Services Society of BC

The delegates advised that September 13, 2015 is Grandparents Day, and further requested Council's advocacy with different levels of government to increase support for grandparents raising children.

Mayor Coté proclaimed the week of September 13-19, 2015 as Grandparents Raising Grandchildren Week, and presented the proclamation to Cyrus Sy, President of Parent Support Services Society of BC and Jane Bouey, Executive Assistant and Communications Director of Parent Support Services Society of BC.

Proclamation: KidSport Week, Sandon Fraser, KidSport B.C.

Mayor Coté proclaimed the week of September 6-13, 2015 as KidSport Week and presented the proclamation to Sandon Fraser from KidSport B.C.

Presentation: Update on Windstorm

Police Chief Dave Jones presented a summary of City operations during the August 29, 2015 windstorm. Chief Jones noted that the City was able to demonstrate the versatility of its Emergency Operations Centre (EOC) at Glenbrook Fire Hall, and was well-prepared to respond quickly. He also noted that 20% of the City experience power loss within a very short time, causing the EOC to receive more service calls than there were available resources, and so calls had to be prioritized:

- Power restoration at hospitals, care homes and major intersections were the first priorities;
- Clearing numerous roadways were blocked by fallen trees or limbs;

Chief Jones reminded residents to be prepared to survive for up to 72 hours without assistance.

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 leaf, 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, with downed power lines being of high priority;
- 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 coordinated cleanup efforts will be ongoing for the week, and he encouraged the public to observe debris on the ground as well as overhead, as large, falling branches and may present a hazard to the public.

Council commended City staff at the EOC and electrical crews for quickly restoring power, as well as volunteers who helped clean up the sidewalks. Council noted that many staff risked their safety to travel to New Westminster to provide emergency services.

Council reiterated the need for residents to be ready and prepared to survive without assistance for up to 72 hours, and encouraged residents to provide feedback to the City on its emergency operations.

DELEGATIONS

10. Open Delegations

Tony Antonias, Special Advisor to the Arts Commission, provided a presentation on "Last Monday at the Movies", a popular movie series from the Arts Council of New Westminster.

Don Hauka, from the New Westminster Record, provided a PowerPoint presentation on the Hyacks Football program and the Hyacks Football Homecoming Game 2015 on Friday, September 25, 2015 at Mercer Stadium.

The theme this year is “**New Westminster Unites**”, which will include a tug-of-war competition, with participation from teams comprised of participants from different organizations.

The Hyack Tailgate Auction, the primary fundraising event for Hyack Football, will take place on October 17 at the La Perla Ballroom at the New Westminster Quay.

Doug Whicker, resident, spoke in opposition to a proposed noise barrier design along the Front Street Mews. Mr. Whicker advised that he was not invited to a stakeholders workshop to review the preferred Mews design, as he was not a stakeholder within the immediate vicinity of the project. Mr. Whicker advised that the height of the proposed noise barrier will need to be increased to be effective.

Mr. Whicker had requested a copy of an Engineering report regarding the projected decibel reduction along the Mews. Mr. Whicker was directed by City staff to initiate a Freedom of Information (FOI) request.

Council advised that the design options have not been presented to Council at this time.

Responding to questions from Council, Eugene Wat, Acting Director of Engineering, advised that the noise mitigation is one of many design elements for the Mews currently under consideration with immediate stakeholders, and that a public report will be presented to Council.

Jan Gibson, City Clerk, advised that it is common practice to direct some requests for information to the FOI process, especially if the information is not routinely available or if the request contains propriety information.

Doug Lucas and Randy Clarke, from the Columbia Performing Arts Society, gave a brief presentation of the society’s mandate, and proposed to partner with the City and New Westminster businesses to make the City a cultural hub of the lower mainland. They have been in contact with various arts councils and artists throughout the City.

Councillor Trentadue invited the delegates to attend an upcoming Arts Committee meeting.

Chris Lee, from Beyond Marketing, provided a PowerPoint presentation on “Summer Sounds on the Pier”, a proposed branded series of summertime concerts at the Westminster Pier Park, developed in partnership with Timbre Concerts and other business interests.

Mr. Lee advised Council of the project's current status:

- A proof-of-concept concert series is being developed for mid-to-late August 2016, with the long-term goal being an annual event;
- Beyond Marketing has reached an agreement-in-principal with Parks, Culture and Recreation;
- The capacity, location, and site plan have been approved by City Engineering, New Westminster Police, and New Westminster Fire Department;
- A liquor licensing plan has been approved;
- The project has received the approval of the Downtown BIA.

Mr. Lee suggested that the event would provide exposure and increased consideration to New Westminster and the Westminister Pier Park, and estimated the economic impact to be around \$200,000 per concert.

In response to questions from Council, Mr. Lee advised that a one- to two-day closure of the Westminister Pier Park may be necessary for each concert, and that a balance will need to be found between what is acceptable to the City, and what is financially feasible for the organizers.

Council advised Mr. Lee to share his proposed project with the City's Festival Committee.

MOVED and CARRIED

THAT that Mr. Lee's presentation on "Summer Sounds on the Pier" be received for information.

CARRIED.

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

UNFINISHED BUSINESS

11. No Items

COMMITTEE RECOMMENDATIONS

12. Recommendations from Council in Committee of the Whole meeting held August 31, 2015:

- a. Urging the Federation of Canadian Municipalities (FCM) to Organize a Political Leaders Debate Regarding Municipal Issues**

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.

b. Land Use and Planning Committee Proposed Terms of Reference

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.

c. 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.

d. 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.

- e. **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.

- f. **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.

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

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.

- h. **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.

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

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:*
 - 1. Greater Vancouver Regional District (Metro Vancouver)*
 - 2. Councils of immediately adjacent municipalities;*
 - 3. Greater Vancouver Sewerage and Drainage District Board;*
 - 4. Qayqayt First Nation;*
 - 5. Ministry of Transportation and Infrastructure;*
 - 6. Ministry of Environment;*
 - 7. Federal Department of Fisheries and Oceans;*
 - 8. Port Metro Vancouver; and*
 - 9. the Board of Education of School District 40;*
- 3) Direct staff to seek input from interested parties in the following manner:*
 - 1. send a request for written comments to the parties listed above;*
 - 2. place a notice on the City Page to advise the public of this application; and*
 - 3. 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:*
 - 1. any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application; and*
 - 2. 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.

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

MOVED and SECONDED

THAT Council direct staff to proceed with processing the applications for 800 Twelfth Street as outlined in the report dated August 31, 2015.

CARRIED.

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

k. 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.

l. 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.

m. 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.

n. 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.

o. 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.

p. Front Street Parkade Public Art Installation

Further to discussions from the August 31, 2015 Committee of the Whole, Council noted that an alternative resolution process may be needed when Council is not in agreement with the jury on an a public art proposal.

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.

q. City of New Westminster Capital Budget Amendment

MOVED and SECONDED

THAT the City of New Westminster 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.

r. Correspondence for Action

1. 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

MOVED and SECONDED

THAT the correspondence dated August 4, 2015 from Metro Vancouver be referred to staff for consideration and response.

CARRIED.

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

Correspondence for Information

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

Further to discussions from the August 31, 2015 Committee of the Whole, Council noted that Metro Vancouver should have full control of air quality in the region, and the ability to withhold a project permit without challenge.

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.*

CARRIED.

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

3. 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 dated July 29th, 2015 from Green Communities Committee be received for information.

CARRIED.

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

s. Rental Displacement Policy

Further to discussions from the August 31, 2015 Committee of the Whole, Council noted that some residents were displaced by the Urban Academy development proposal that had not yet been approved by Council, and that the situation should not happen again.

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.

t. Windstorm Update

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.

BYLAWS

13. Bylaws for adoption – No Items

Bylaws coming forward from the Committee of the Whole meeting held August 31, 2015:

- a. Zoning Amendment Bylaw No. 7779, 2015** [Housekeeping Amendments Zoning Bylaw No. 6680, 2001]

TWO READINGS

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7779, 2015 be read a first time.

CARRIED.

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

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7779, 2015 be read a second time.

CARRIED.

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

Note: A Public Hearing will be held for Bylaw 7779, 2015 on September 28, 2015

- b. Zoning Amendment Bylaw No. 7775, 2015 (404 Ash Street)**

THREE READINGS

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7775, 2015 (404 Ash Street) be read a first time.

CARRIED.

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

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7775, 2015 (404 Ash Street) be read a second time.

CARRIED.

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

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7775, 2015 (404 Ash Street) be read a third time.

CARRIED.

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

- c. Street and Traffic Bylaw No. 7664, 2015 [A Bylaw for the regulation of Traffic and the use of Streets and other Public Places in the City of New Westminster]**

MOVED AND SECONDED

THAT Third Reading of Bylaw No. 7664, 2015, given July 13, 2015, be RESCINDED.

THAT Bylaw No. 7664, 2015, attached to the report dated August 31, 2015, be given THIRD READING

CARRIED.

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

NEW BUSINESS

14. Queensborough Special Study Area PowerPoint Presentation (On-Table)

Lynn Roxburgh, Planner, provided a PowerPoint presentation on the Queensborough Special Study Area as part of the proposed Master Plan, OCP Amendment, and Rezoning.

Ms. Roxburgh advised that staff is ready to proceed with the Proposed Rezoning process. Ms. Roxburgh provided an overview of the proposed zoning and their locations within the Study Area. The 16 steps of the rezoning application process were outlined, along with opportunities for public consultation to date.

For information relating to the Queensborough Study Area and the rezoning process so far: www.newwestcity.ca/StudyArea

In response to Council's questions on the application, Ms. Roxburgh provided the following information:

- The proposed Master Plan for Mercer Street contains flexible live-work units (with residential units above commercial units) which can be bought together or separately;
- The timing of the development will depend on the sale of City land which currently contains the City's animal shelter and tow yard;
- With regards to whistle cessation goals, the following work will be done:
 - Adding design guidelines that address noise and vibrations;
 - Installing controlled crossing at Ewen Ave and Mercer Street;
 - Modifying train movements at Stanley Street;
 - Constructing lanes behind single family properties along Ewen Avenue and removing driveway crossings;
 - Design guidelines will require registration of covenant on title indicating that noise is an issue.
- An Owners Meeting will be held to discuss changes in zoning and design guidelines.

The application process is envisioned to be completed within the next six months, culminating in a Public Hearing.

CORRESPONDENCE

15. No Items.

ANNOUNCEMENTS FROM MEMBERS OF COUNCIL

No Items.

NEXT MEETING

September 14, 2015

The proposed Regular Session convenes at 2:30 p.m. and immediately adjourns to Closed Session in Committee Room 2 on the 2nd Floor at City Hall. The Regular Meeting of Council reconvenes at 5:30 p.m. in the Poplar Room, Queensborough Community Centre. Note that Open Delegations will begin at 7:30 p.m.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 9:13pm.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK

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