



REGULAR MEETING OF CITY COUNCIL

September 28, 2015 at 11:30 p.m.
With immediate adjournment to Closed Meeting
**Regular Council reconvenes immediately following
the Public Hearing which begins at 6:00 p.m. at
Sapperton Pensioners' Hall
318 Keary Street, New Westminster, BC V3L 3L3**

MINUTES

PRESENT:

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

ABSENT:

Councillor Chuck Puchmayr

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. Jim Lowrie	- Director of Engineering Services
Ms. Bev Grieve	- Director of Development Services
Ms. Ruby Campbell	- Community Projects Coordinator
Mr. Philip Lo	- Council and Committee Clerk

GUESTS:

Ms. Catherine Ouellet-Martin	- Executive Director, Fraser River Discovery Centre
Mr. Stephen Bruyneel	- Chair, Fraser River Discovery Centre Board of Directors

The meeting was called to order at 11:44 am.

EXCLUSION OF THE PUBLIC

1. **MOTION:**

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) 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;*
- (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

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

MOVED and SECONDED

THAT the meeting 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 immediately following the Public Hearing at the Sapperton Pensioners' Hall.

MOVED and SECONDED

THAT the Regular Meeting of Council be reconvened.

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.

MOVED and SECONDED

THAT items 10, 12, and 14 be removed from the Consent Agenda; and,

THAT the remaining consent agenda items be approved.

CARRIED.

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

ADOPTION OF MINUTES

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

- a. August 31, 2015 (Committee of the Whole)**
- b. August 31, 2015 (Regular)**

MOVED and SECONDED

THAT the following Minutes be adopted:

- a. August 31, 2015 (Committee of the Whole)*
- b. August 31, 2015 (Regular)*

CARRIED.

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

BYLAWS CONSIDERED AT THE PUBLIC HEARING

**6. Zoning Amendment Bylaw No. 7764, 2015 for 900 Carnarvon Street
THIRD READING**

Council discussed Zoning Amendment Bylaw No. 7764, 2015 and the following comments were noted:

- Council thanked the community for their participation and noted that community input led to clear and serious questions;

- The specific issues raised are resolvable, however it may be unreasonable to move forward without first addressing the concerns;
- The proposed walkway design is problematic and not well-thought out;
- Security concerns regarding elevator access need to be addressed;
- The provision and availability of residential parking spaces for Towers 1, 2, and 3 need to be addressed;
- Requiring pedestrians to walk through a busy parkade poses a safety concern;
- There are concerns that traffic safety issues on Carnarvon Street may be exacerbated;
- All four towers may benefit from better, more direct connectivity to Carnarvon Street;
- This project supports the City's goal for densification by increasing the affordable rental stock in the City, while being consistent with the Market Rental Housing Policy and family-friendly housing bylaw;
- This project presents a good example to the region of densification around the Skytrain system, and would be beneficial to the Downtown area;
- Council noted the responsiveness of the Developer to previous concerns, and expressed confidence that the issues presented at the Public Hearing will be addressed and resolved by the architect and developer.

MOVED and SECONDED

THAT third reading be given to Bylaw No. 7764, 2015 for 900 Carnarvon Street with the following conditions:

THAT Council direct staff to address the following issues prior to the bylaw being brought forward for final adoption:

Resolution of all security and access concerns with regards to the pedestrian walkway; and,

Resolution of concerns with regard to the provision and availability of residential parking spaces in Towers 1, 2, and 3, and any impact visitor parking spaces for Tower 4 may have on those residential parking spaces.

THIRD READING.

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

7. Zoning Amendment Bylaw No. 7779, 2015 [Housekeeping Amendments to Zoning Bylaw 6680, 2001]

MOVED and SECONDED

THAT third reading be given to Bylaw No. 7779, 2015 [Housekeeping Amendments to Zoning Bylaw 6680, 2001]

THIRD READING.

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

**OPPORTUNITY TO BE HEARD AND
ISSUANCE OF DEVELOPMENT VARIANCE PERMITS**

8. Development Variance Permit No. 596 for 302 Fifth Street

Required notification has been completed.

Attachments:

- i. Copy of Development Variance Permit notice
- ii. Director of Development Services’ report dated August 31, 2015

- a. **Motion** to receive the following correspondence concerning this application:

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to Date				

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

Jan Gibson, City Clerk, reported that no submissions have been received regarding this Development Variance Permit.

- c. Invitation to those present to address the application

Chris Engst, the applicant and resident/owner of 302 Fifth Street, noted that renovations have been untaken over the past year to preserve the character of the home. Mr. Engst reported that the existing garage is structurally compromised, and may be replaced with a heritage-style garage which matches the style of the home, including the pitched roof. The proposed garage would not be visible above the hedges behind the house, which stand up to 18 feet.

Mr. Engst noted that he has reached out to and received supported from neighbours and the Queen’s Park Residents Association.

- d. **Motion** to approve/reject issuance of Development Variance Permit No. 00596

MOVED and SECONDED

THAT Development Variance Permit No. 00596 for 302 Fifth Street be approved.

CARRIED.

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

- e. **Motion** to approve/reject issuance of Development Permit DPQ00096

MOVED and SECONDED

THAT Development Permit DPQ00096 be approved.

CARRIED.

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

9. Development Variance Permit No. 593 for 1258 Ewen Avenue

Required notification has been completed.

Attachments:

- i. Copy of Development Variance Permit notice
 - ii. Director of Development Services’ report dated August 31, 2015
- a. **Motion** to receive the following correspondence concerning this application:

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to Date				

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

Jan Gibson, City Clerk, reported that no submissions have been received regarding this Development Variance Permit.

- c. Invitation to those present to address the application

Mayor Coté called three times for speakers to the application. There was no response.

- d. **Motion** to approve/reject issuance of Development Variance Permit No. 00593

MOVED and SECONDED

THAT Development Variance Permit No. 00593 for 1258 Ewen Avenue be approved.

CARRIED.

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

- e. **Motion** to approve/reject issuance of Development Permit DPQ00093

MOVED and SECONDED

THAT Development Permit DPQ00093 be approved.

CARRIED.

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

CONSENT AGENDA

11. Amendment to the 2015 Schedule of Regular Council Meetings

MOVED and SECONDED

THAT the amendments to the 2015 Schedule of Regular Council meetings, attached as Appendix A, be approved.

CARRIED.

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

13. The Parks, Culture and Recreation Department and the New Westminster Police Department recommend approval for a one day Special Occasion Permit for October 10, 2015 between 10:00 a.m. and 4:00 p.m., issued to Vancouver Cyclo Cross with the attached conditions and permission by the BC Liquor Control Licensing Board

MOVED and SECONDED

THAT the Special Occasion Permit be approved.

APPROVED.

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

15. Investment Report to August 31st, 2015

MOVED and SECONDED

THAT Council receives this report on the status of the City's investment portfolio for information.

CARRIED.

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

16. Temporary Borrowing for 2016

MOVED and SECONDED

THAT the attached Revenue Anticipation Borrowing Amendment Bylaw No. 7780, 2015 be forwarded to Council for three readings.

CARRIED.

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

17. 520 Twenty-First Street, Rezoning Bylaw for First and Second Readings

MOVED and SECONDED

THAT Council:

- a. Consider Zoning Bylaw Text Amendment REZ00012 for first and second reading and forward the Bylaw to a Public Hearing on October 26, 2015;*
- b. Issue notice of an Opportunity to be Heard for Development Variance Permit DVP00599 at the Regular Meeting of Council on September 28, 2015;*
- c. Consider issuance of the Development Permit DPN00013 following final approval of the rezoning.*

CARRIED.

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

18. 335 Buchanan Avenue – Preliminary Report, Heritage Revitalization Agreement

MOVED and SECONDED

THAT staff proceed with the processing of the Heritage Revitalization Agreement application for 335 Buchanan Avenue.

CARRIED.

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

19. 205 Clinton Place – Preliminary Report, Heritage Revitalization Agreement

MOVED and SECONDED

THAT staff proceed with the processing of the Heritage Revitalization Agreement application for 205 Clinton Place.

CARRIED.

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

20. 602 Ewen Avenue (Spangol’s Townhouses) – Preliminary Report, Rezoning Application

MOVED and SECONDED

THAT Council direct staff to process this Rezoning and Development Permit application as outlined in this report.

CARRIED.

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

ITEMS REMOVED THE CONSENT AGENDA

10. Fraser River Discovery Centre

Council presented an amended motion regarding the Fraser River Discovery Centre’s (FRDC) grant request.

In response to questions from Council, **Catherine Ouellet-Martin**, Executive Director of the Fraser River Discovery Centre, advised that long term funding allows for stable, multi-year program planning.

Council noted that this grant request is being considered outside of the City’s regular grant application process due to the financial circumstances of the FRDC.

MOVED and SECONDED

That Council approve the Fraser River Discovery Centre’s City Partnership Grant request in the amount of \$60,000 for 2016.

CARRIED.

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

Discussion ensued regarding the requested second (2017) and third (2018) year funding, and Council suggested the following amendment to the motion:

MOVED and SECONDED

THAT Council refer the Fraser River Discovery Centre's 2017 and 2018 grant request to the City Partnership Grant application process.

CARRIED.

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

Ruby Campbell, Community Projects Coordinator, advised that staff may present reallocated grant budget recommendations for Council's review in the future.

12. Sapperton Park Playground Refurbishment Public Consultation Overview

In response to questions from Council, **Dean Gibson**, Director of Parks, Culture and Recreation, advised that the spray pool and playground at the west end of the park is the focus of this work. Mr. Gibson noted that the eastern portion of the park may remain unchanged at this time.

Council noted that the inclusion of children in the consultation process was valuable, and advised staff to set varied Open House hours that are family-friendly, in order to maximize consultation.

In response, Mr. Gibson advised that the first Open House will take place at Richard McBride Elementary School at 3:00 PM, immediately after the end of the school day.

MOVED and SECONDED

THAT this report be received for information.

CARRIED.

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

14. User Fees and Rates Review

Council directed staff to provide comparable data with regards to fees for equivalent services provided by other municipalities.

In response to questions from Council, **Gary Holowatiuk**, Director of Finance & Information Technology, noted the following:

- “Apportionment of taxes following the subdivision or stratification of a parcel of land created” refers to a City service whereby the City reallocates tax notices to strata owners on a subdivided parcel on behalf of a

developer, if the developer misses the cut-off date to do the reallocation with BC Assessment by the end of November; and,

- “Refund administration fee for property tax and utility accounts” refers to the processing of refund cheques for tax overpayments, occasionally due mortgage companies not incorporating homeowners grants and thus resulting in overpayment.

Mr. Holowatiuk noted that the annual review considers staff time as well as fees charged by surrounding municipalities, and that the annual process allows for small to modest increases, thus mitigating sudden large increases in fees.

MOVED and SECONDED

THAT Council approve in principal the proposed changes in fees and rates and,

THAT Council direct staff to prepare the necessary changes to the related bylaws.

CARRIED.

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

BYLAWS

21. Electric Utility Commission Amendment Bylaw No. 7782, 2015

MOVED and SECONDED

THAT Electric Utility Commission Amendment Bylaw No. 7782, 2015 be read a first time.

FIRST READING.

MOVED and SECONDED

THAT Electric Utility Commission Amendment Bylaw No. 7782, 2015 be read a second time.

SECOND READING.

MOVED and SECONDED

THAT Electric Utility Commission Amendment Bylaw No. 7782, 2015 be read a third time.

THIRD READING.

22. Bylaw No. 7780, 2015 [A bylaw to amend New Westminister Revenue Anticipation Borrowing Bylaw No. 7412, 2010]

MOVED and SECONDED

THAT Bylaw No. 7780, 2015 [A bylaw to amend New Westminster Revenue Anticipation Borrowing Bylaw No. 7412, 2010] be read a first time.

FIRST READING.

MOVED and SECONDED

THAT Bylaw No. 7780, 2015 [A bylaw to amend New Westminster Revenue Anticipation Borrowing Bylaw No. 7412, 2010] be read a second time.

SECOND READING.

MOVED and SECONDED

THAT Bylaw No. 7780, 2015 [A bylaw to amend New Westminster Revenue Anticipation Borrowing Bylaw No. 7412, 2010] be read a third time.

THIRD READING.

- 23. Zoning Amendment Bylaw No. 7778, 2015 - Accessory Caretaker Unit**
[A bylaw to amend Zoning Bylaw No. 6680, 2001]

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7778, 2015 - Accessory Caretaker Unit [A bylaw to amend Zoning Bylaw No. 6680, 2001] be read a first time.

FIRST READING.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7778, 2015 - Accessory Caretaker Unit [A bylaw to amend Zoning Bylaw No. 6680, 2001] be read a second time.

SECOND READING.

- 24. Bylaws for adoption:**

- a. Zoning Amendment Bylaw No. 7760, 2015 regarding 328 Holmes Street**
[A bylaw to amend Zoning Bylaw No. 6680, 2001]

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7760, 2015 regarding 328 Holmes Street be adopted.

ADOPTED.

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

UNFINISHED BUSINESS

25. No Items

NEW BUSINESS

26. No Items

ANNOUNCEMENTS FROM COUNCIL

27. Proclamations

a. National Seniors Day

Mayor Coté proclaimed October 1, 2015 as National Seniors Day in the City of New Westminster.

b. International Day of Older Persons

Mayor Coté proclaimed October 1, 2015 as the International Day of Older Persons in the City of New Westminster.

c. 75th Anniversary of “Wait for me, Daddy” Photo

Councillor Williams announced that there will be a celebration of the 75th Anniversary of the “Wait For Me, Daddy” photo at Hyack Square on Saturday, October 3, 2015 at 1 PM.

d. Special showing of “Monster Quake” movie

Councillor Williams announced that the movie “Monster Quake: Will We Survive?” will be shown at the River Market on October 7, 2015, at 6 PM.

e. Seniors Talent Show, Sapperton Pensioners Hall

Councillor Johnstone announced that the Seniors Have Talent show will take place on Sunday, October 18, 2015, at 1:30 PM at Sapperton Pensioners Hall.

Vic Leech of the Sapperton Pensioners’ Association noted that the second round of auditions will take place on Sunday, October 4, 2015, from 1 PM to 5 PM.

f. Miles for Mental Health

Councillor Harper announced that the Canadian Mental Health Association “Miles for Mental Health” run/walk will take place at Queens Park, on Sunday, October 4, 2015, from 8 AM – 12:30 PM.

g. New Westminster Fire & Rescue Services 2015 Open House

Councillor Harper announced that the annual New Westminster Fire & Rescue Services Open House will take place at Glenbrook Firehall on Sunday, October 4, 2015 at 10 AM.

CORRESPONDENCE

No Items.

NEXT MEETING

October 5, 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. at the New Westminster Public Library. Note that Open Delegations will begin at 7:30 p.m.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 8:55 pm.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK