

REGULAR MEETING OF CITY COUNCIL

May 1, 2017 at 1:20 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. Ruby Campbell	- Manager, Intergovernmental and Community Partnerships
Mr. James Doan	- Manager of Community Development
Mr. G. Dean Gibson	- Director of Parks, Culture and Recreation
Ms. Jan Gibson	- City Clerk
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Jackie Teed	- Acting Director of Development Services
Ms. Carrie Peacock	- Recording Secretary, Raincoast Ventures Ltd.

The meeting was called to order at 1:20 p.m.

Agenda Order Varied

The order of the Agenda was varied during the meeting. Items are presented in these minutes in the order in which they were considered.

REMOVAL OF ITEMS FROM THE CONSENT AGENDA

1. **MOVED and SECONDED**

THAT items 10, 12, 13, 14, 15 and 17 be removed from the Consent Agenda.

CARRIED.

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

EXCLUSION OF THE PUBLIC

2. **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)(k) and 90(1)(l) 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;*
- (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;*
- (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.*
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].*

CARRIED.

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

ADJOURNMENT

3. **MOVED and SECONDED**

THAT the Regular Council meeting in Open Session be adjourned and proceed to Closed Session. (Time: 1:22 p.m.)

CARRIED.

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

RECONVENE TO REGULAR COUNCIL

4. MOVED and SECONDED

THAT the Regular Meeting be reconvened in Council Chamber. (Time: 6:10 p.m.)

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

By prior resolution of Council, Items 10, 12, 13, 14, 15 and 17 were removed from the Consent Agenda.

5. MOVED and SECONDED

THAT the remaining items on the Consent Agenda be approved.

CARRIED.

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

ADDITIONS TO THE AGENDA (Urgent/Time Sensitive Matters Only)

6. MOVED and SECONDED

THAT the Agenda be amended to include Item 24 - New Westminster Police Department Cold Case File.

CARRIED.

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

UNFINISHED BUSINESS

7. No items.

PROCLAMATIONS

8. Proclamations, Mayor Coté

b. Tzu Chi Day, May 14, 2017

Mayor Coté extended thanks to representatives of Tzu Chi Day, for their contributions to the community and proclaimed May 14, 2017 as Tzu Chi Day in the City of New Westminster.

c. Hyack Week, May 20-28, 2017

David Brett, Hyack Festival Society, reviewed a number of activities scheduled during Hyack Week and introduced Miss New Westminster.

Mayor Coté proclaimed May 20-28, 2017 as Hyack Week in the City of New Westminster.

a. Emergency Preparedness Week, May 7-13, 2017

Fire Chief Tim Armstrong reviewed activities scheduled during Emergency Preparedness Week. He confirmed that emergency preparedness information was posted on the City of New Westminster's website, and that additional information could be requested by calling the office (604-519-1000).

Mayor Coté proclaimed May 7-13, 2017 as Emergency Preparedness Week in the City of New Westminster.

REPORTS FOR ACTION AND STAFF PRESENTATIONS

9. Presentation

b. Arrival of EVO Car Sharing in New Westminster

Antonia Reynolds, TDM Coordinator and Dave Wharf, Senior Manager of Operations, EVO, reviewed an overhead presentation on BCAA's EVO Car Share program (a printed copy was provided on-table) and commented regarding:

- How EVO care sharing works (i.e. find a car, unlock and inspect it, keyless operation);
- The anticipated expansion of EVO into the City of New Westminster; and
- The intent of EVO to complement existing mobility modes.

In response to questions raised, EVO representatives explained that:

- EVO vehicles can be picked up and parked anywhere within the EVO area;
- EVO pays the insurance, gas, and parking costs for EVO vehicles;
- EVO users need three years driving experience, and pay a fee for using EVO vehicles;
- A third party operator cleans the vehicles during the day with a waterless system, and relocates the cars at night;
- There are already 511 registered EVO users in the City of New Westminster;

- Organizations operating their own vehicle fleet, can discuss fleet arrangements with EVO.

a. MOVED and SECONDED

THAT Council receive for information, the May 1, 2017 report and presentation provided on EVO Car Sharing in the City of New Westminster.

CARRIED.

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

CONSENT AGENDA

The following items were **included** on the Consent Agenda, and were **ADOPTED** by prior resolution of Council:

11. Adoption of March 6, 2017 Regular Minutes

RESOLUTION:

THAT the Minutes of the March 6, 2017 City of New Westminster Meeting be adopted as presented.

ADOPTED BY CONSENT.

16. Request for Licence to Occupy - Quayside Community Board

RESOLUTION:

THAT Council authorize a licence to occupy agreement with the Quayside Community Board substantially in the form attached to the May 1, 2017 report, for vendor parking associated with the Quayside Community Festival to be held on August 19, 2017, subject to:

- a. Receipt of a letter of consent from Metro Vancouver; and*
- b. Receipt of necessary liability insurance and corporate registration from the Quayside Community Board.*

ADOPTED BY CONSENT.

18. 1102, 1110, 1116 and 1122 Salter Street: Official Community Plan Amendment and Rezoning to Allow a 78 Unit Residential Development, Park and Road Dedication - Bylaws for First and Second Readings

RESOLUTION:

THAT Council consider Official Community Plan Amendment Bylaw 7916, 2017 and Zoning Amendment Bylaw 7917, 2017 for First and Second Reading and forward the Bylaw to a Public Hearing on May 29, 2017.

ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

The following items were **REMOVED** from the Consent Agenda, by prior resolution of Council:

10. Provincial Property-Based Taxes in the Metro Vancouver Region

Council referred to the Metro Vancouver report titled “Provincial Property-based Taxes in the Metro Vancouver Region”, dated April 4, 2017, and offered comments regarding:

- School property taxes being three times higher in Metro Vancouver than in the rest of BC;
- Opportunities for the City to connect with Metro Vancouver in supporting a system that enables fair tax for the region;
- Impacts of the rising cost of housing within the region; and
- Growing inequities in the provincial property tax system.

MOVED and SECONDED

THAT Council receive the report from staff and the attached Metro Vancouver report titled “Provincial Property-Based Taxes in the Metro Vancouver Region”, dated April 4, 2017; and

THAT Council support the observations indicated in Metro Vancouver’s report, and continue to work with Metro Vancouver to advance their approach.

CARRIED.

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

Meeting Recessed

The meeting recessed at 7:00 p.m. and reconvened at 7:07 p.m.

13. Street Naming Bylaw for Mabel Street in Queensborough – Three Readings

Council referred the meeting to the information provided, and noted the disproportionately recognized history of the City.

MOVED and SECONDED

THAT Council give three readings to Street Naming Bylaw No. 7902, 2017; and

THAT staff consider the history of the City of New Westminster, when contemplating a Street Naming Policy.

CARRIED.

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

14. 630 Ewan Avenue

In response to questions raised, Jackie Teed, Acting Director of Development Services, confirmed that the residents of 630 Ewan Avenue would not be charged for parking in keeping with the housing agreement.

Ms. Teed agreed to confirm and report back to Council on whether free residential parking was a typical component of similar housing agreements.

MOVED and SECONDED

THAT Council endorse the principles outlined in the May 1, 2017 report from staff, as the basis of the legal framework for the Housing Agreement for the secured non-market rental housing project at 630 Ewan Avenue.

CARRIED.

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

17. Queen's Park Universal Washroom Design

In response to questions raised, it was clarified that the universal washroom design concept included a series of stalls (which were not gender specific), and sinks installed in a common area.

MOVED and SECONDED

THAT the universal access design concept for the Queen's Park Washroom be endorsed as outlined in the May 1, 2017 report.

CARRIED.

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

19. Open Delegations

Tony Antonias announced the New Westminster Symphony Orchestra's May 7, 2017 Spring Concert, at 2:00 p.m. in the Massey Theatre, 735 Eighth Avenue, New Westminster.

John Unger expressed concerns regarding invasive and thorny trees planted by the City of New Westminster, which were impacting his property. He further requested that the City remove the five remaining boulevard trees in front of 1404 Dublin Street.

Action Item: Mayor Coté requested that Mr. Unger's concerns be referred to the Director of Parks and Recreation, and that a report be provided back to Council promptly with a course of action, prior to May 31, 2017.

Vic Leach acknowledged the “James Walk” scheduled May 5-7, 2017, as part of the New Westminster Challenge. Walks were scheduled over the weekend in Surrey, Burnaby and Vancouver. The New Westminster walk is scheduled to depart from the library at 7:00 p.m. and will focus on pedestrian safety.

Rav Johal, 222 Fifth Avenue, acknowledged the Heritage Technical Review Panel’s report on his home, which recognized the home’s low heritage value and supported a demolition permit being issued. He expressed concerns that under the proposed Heritage Conservation Area (HCA), this may not be a possibility.

Andrew Lenko acknowledged that the HCA discussions had created division within the community, and expressed concerns that community members were not being heard.

James Jamieson read a letter prepared by **Gillian Jamieson**, which expressed concerns regarding the restrictiveness of the HCA and the pace at which it was progressing. Council was urged to consider the potential detrimental effects of the HCA on young families.

James Garbett, 328 Second Street, noted that although he had received approval for demolition, the design of the home he wanted to build would not meet the HCA guidelines. He suggested that the HCA would impact a small percentage of homes in Queen’s Park and would penalize some owners more than others.

Damian Zanatta noted that despite a number of impacts to the heritage integrity of his home, the Technical Review Panel and Heritage Commission had contradictory positions on whether it could be demolished. He urged Council to use tools in the *Local Government Act* to protect true heritage houses.

Ashley Gardina expressed concerns regarding the financial implications of the HCA, noting that heritage value should not be based on a home’s age. She suggested that participation in the process should be voluntary. Further concerns were noted regarding impacts of the HCA, which may deter many young families.

Paul Harding supported heritage protection but suggested that restrictions should not be imposed without any incentives. He suggested that as property values declined, buyers would postpone purchasing, pending further decreases. He suggested that a referendum should determine whether to proceed with the HCA.

Diana Carr, of 428 Third Street and 424 Third Street, expressed concerns regarding impacts on property values as a result of the HCA. She further expressed concerns that Council would be able to prevent demolitions of “tear-downs”, suggesting that this may result in some residents owned homes of minimal value.

Lorne Hill commented on the intent of the HCA to maintain the character of Queen’s Park. He noted that Queen’s Park property values had already started to drop, and that the Shipley Report acknowledged a 25% drop in property values in Ontario. He suggested that the HCA could continue to divide neighbours and impact families.

Paul Girdina acknowledged considerable sacrifices young families have made to afford property in Queen’s Park, and suggested that participation in the HCA should be optional. He expressed concerns that it may cost nearly \$5,000 to opt out of the HCA to regain the rights and freedoms that other New Westminster homeowners enjoy.

Vince Unilowski noted a lack of consistent information regarding the HCA. He noted that the current process took 134 days for his demolition permit to be approved, but only 40 days for another property, and created costly delays. He added that modern and original building materials could appear the same from the street.

Maureen Arvanitidis commented on the City’s consideration of a demolition permit for the Gas Works building, which the community wanted to retain. She encouraged Council to consider selling the property to a reputable developer, with significant incentives to retain a portion of the building.

Trevor Muir, of 108 Oakland Street, noted that his family had gradually renovated their home over the past 17 years. He expressed concerns that, with the HCA, they could lose 10-15% of the value of the home.

Mark Fox, of 113 Oakland Street, suggested that although Council may proceed with the HCA by June 2017, it was clear that the community was uncomfortable with it. He urged Council to focus on tools available to protect homes in danger of demolition.

Larry Church expressed support for the HCA, noting that most of his concerns related to misinformation, particularly on the potential devaluing of properties. He noted that in Vancouver, there was a reported drop in property value after heritage efforts in Shaughnessy.

Margina Rempel supported having design and streetscape guidelines. She suggested that the demolition of a heritage home would unfairly impact the streetscape.

May Davison noted that the City of Vancouver retained experts to consider the area that would be impacted by the proposed heritage guidelines, with information received on each of the properties and on the implications of the guidelines. She suggested that the City of New Westminster's process provided unclear information.

James Jamieson noted that a strata requires 80% support to make a decision. He acknowledged that Council was making a decision on the community's behalf based on information provided by staff, which could result in a blanket change to land titles. He urged Council not to expedite the HCA.

Janice Robinson expressed opposition to restrictions on changing her home. She suggested that residents were unaware of the impacts of the HCA on the community and on property values.

Sheilah Harris noted that the HCA issue created gaps between neighbours. She added that she was sympathetic of the families with homes of no heritage value that wanted to rebuild. She suggested that incentives which supported homeowners and cautiously considered demolitions should be researched.

Bev McLellan, of 220 Queen's Avenue, noted that the HCA had to proceed by June 2017, or be delayed for another ten years. She acknowledged that the HCA only protected the front and sides of a home, and that a Heritage Application Permit only impacted the homes' exterior.

Doreen Hill noted that the façade of her 1892 home had changed many times, and no longer represented a heritage home. She expressed concerns that she may be financially penalized when she sold her home, or that the new buyers may be restricted by guidelines attached to her property title.

Kyle Davison expressed concerns regarding misinformation within the community on the HCA. He suggested that research indicated that the greater the restrictions, the lower the property values. He urged Council to consider voluntary heritage designations with incentives.

Joanne Matson noted that the proposed HCA policy created significant stress, and left owners of small homes facing greater challenges than others. Council was urged to consider incentives for participation in the HCA, and to review research that predicted a decline in property values as a result of the guidelines.

Alex Litynsky advised that if the HCA imposed restrictions on land titles in Queen's Park and precluded development, he would not consider investing again in enhancing the neighbourhood's character. He urged Council to pursue information pertinent to the neighbourhood, before making a decision on the HCA.

Kathleen Langstroth, on behalf of the Queen's Park Residents Association, noted that providing incentives would be consistent with other HCAs in BC and Canada (i.e. FSR increases, zoning changes, code equivalencies, stratifying large homes, etc.).

Mark Bice referred to reports considered by staff in developing the HCA guidelines, noting that incentives should be an essential component of the process. He suggested that, without incentives, property values would decline in the HCA particularly for smaller lots. Council was urged to prioritize families before homes.

Steve Norman acknowledged some misleading information distributed amongst residents over the past year related to the HCA. He added that a reported decline in property values in the First Shaughnessy HCA may be the result of causes unrelated to heritage guidelines.

In response to questions raised, Ms. Teed confirmed that the report to Council provided information on the bylaw being brought forward for consideration. If Council directed, a bylaw would come forward for first and second reading on May 15, 2017, and a public hearing would be set in June 2017.

Meeting Recessed

The meeting recessed at 9:50 p.m. and reconvened at 10:10 p.m.

12. Queen's Park Heritage Conservation Area: Full Draft Conservation Area and Administrative Policy

Council acknowledged issues brought forward related to the HCA, and commented regarding:

- Concerns that small lots may not be able to benefit from incentives;
- Identifying criteria to assist in determining heritage;
- Potential impacts of the HCA particularly on small lots;

- Challenges in comparing heritage guidelines in the First Shaughnessy HCA with potential implications in Queen’s Park; and
- Efforts to mitigate residents’ concerns related to potential property value impacts.

MOVED and SECONDED

THAT staff provide a report to Council on the potential implications of the Heritage Conservation Area on small lots within Queen’s Park, and some potential resolutions to any implications identified.

CARRIED.

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

Council suggested that the design guidelines warranted further consideration, as they were a significant component of the HCA.

MOVED and SECONDED

THAT Council table the draft Queen’s Park Heritage Conservation Area Design Guidelines, intended for inclusion in the Heritage Conservation Area policy.

CARRIED.

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

In response to questions raised, Ms. Teed offered comments regarding:

- A proposed process which significantly reduced the timeframe for reviewing applications;
- Involving staff experts in heritage and development planning in the application review process and seeking input from other professionals as needed;
- The intent of the HCA process to require fewer steps in reviewing applications proceeding to Council; and
- Structuring incentives to encourage renovation and to not punish those who need to pursue demolition.

MOVED and SECONDED

THAT Council endorse the proposed provisions of the Queen’s Park Heritage Conservation Area Administration Policy, inclusive of an amendment to the proposed fee schedule to omit the fee for renovations from the demolition permit process.

CARRIED.

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

Ms. Teed confirmed that staff’s May 15, 2017 report to Council would include a detailed work plan identifying how incentives would be included, analysis on the

impact on value to properties in the HCA, and comments on whether they would benefit.

Action Item: Mayor Coté requested that a Special Meeting of Council be scheduled May 8, 2017 to specifically focus on the heritage design guidelines.

MOVED and SECONDED

THAT Council endorse the proposed provisions of the Queen's Park Heritage Conservation Area, inclusive of the amended fee schedule; and

THAT Council direct staff to proceed with next steps towards establishing a Heritage Conservation Area in the Queen's Park neighbourhood, based on the policy provisions and next steps outlined in the May 1, 2017 report.

CARRIED.

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

15. 231 Twelfth Street (Gas Works Building)

In response to questions from Council, Ms. Teed confirmed that the owner of the Gas Works building had requested a demolition permit, as the building was no longer structurally sound. She confirmed the intent that 2,000 bricks from the heritage industrial building would be saved and repurposed on site in a commemorative manner.

MOVED and SECONDED

THAT City Council endorse the demolition process for the Gas Works Building as outlined in the May 1, 2017 report.

CARRIED.

Councillor McEvoy voted in opposition.

BYLAWS

20. OCP Amendment Bylaw No. 7916, 2017 (First and Second Reading)

MOVED and SECONDED

THAT OCP Amendment Bylaw No. 7916, 2017 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT OCP Amendment Bylaw No. 7916, 2017 be given second reading.

CARRIED.

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

21. **Zoning Amendment (1102, 1110, 1116, 1122 Salter Street) Bylaw No. 7917, 2017 (First and Second Reading)**

MOVED and SECONDED

THAT Zoning Amendment (1102, 1110, 1116, 1122 Salter Street) Bylaw No. 7917, 2017 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Zoning Amendment (1102, 1110, 1116, 1122 Salter Street) Bylaw No. 7917, 2017 be given second reading.

CARRIED.

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

22. **Street Naming (“Mabel Street” in Queensborough) Bylaw No. 7902, 2017 (First, Second and Third Reading)**

MOVED and SECONDED

THAT Street Naming (“Mabel Street” in Queensborough) Bylaw No. 7902, 2017 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Street Naming (“Mabel Street” in Queensborough) Bylaw No. 7902, 2017 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT Street Naming (“Mabel Street” in Queensborough) Bylaw No. 7902, 2017 be given third reading.

CARRIED.

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

23. Bylaws for Adoption

- a. Heritage Revitalization Agreement (1023 Third Avenue) Bylaw 7871, 2016 (Adoption)**

MOVED and SECONDED

THAT Heritage Revitalization Agreement (1023 Third Avenue) Bylaw 7871, 2016, be adopted.

CARRIED.

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

- b. Heritage Designation Bylaw (1023 Third Avenue) No. 7872, 2016 (Adoption)**

MOVED and SECONDED

THAT Heritage Designation Bylaw (1023 Third Avenue) No. 7872, 2016, be adopted.

CARRIED.

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

- c. Downtown New Westminster BIA Parcel Tax – Primary Area Bylaw No. 7911, 2017 (Adoption)**

MOVED and SECONDED

THAT Downtown New Westminster BIA Parcel Tax – Primary Area Bylaw No. 7911, 2017, be adopted.

CARRIED.

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

- d. Downtown New Westminster BIA Parcel Tax – Secondary Area Bylaw No. 7914, 2017 (Adoption)**

MOVED and SECONDED

THAT Downtown New Westminster BIA Parcel Tax – Secondary Area Bylaw No. 7914, 2017, be adopted.

CARRIED.

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

e. **Uptown New Westminster Parcel Tax Bylaw No. 7912, 2017 (Adoption)**

MOVED and SECONDED

THAT Uptown New Westminster Parcel Tax Bylaw No. 7912, 2017, be adopted.

CARRIED.

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

f. **Tax Rates Bylaw No. 7913, 2017 (Adoption)**

MOVED and SECONDED

THAT Tax Rates Bylaw No. 7913, 2017, be adopted.

CARRIED.

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

NEW BUSINESS

24. New Westminster Police Department Cold Case File

Council acknowledged recent media reports, announcing the New Westminster Police Department's arrest of a suspect in a 20-year old assault case.

NEXT MEETING

May 8, 2017 – Council Chamber, 2nd Floor of City Hall

- A Special Meeting of Council will be scheduled on May 8, 2017 to review the design guidelines of the Heritage Conservation Act.

ADJOURNMENT

ON MOTION, the meeting adjourned at 10:55 p.m.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK