



REGULAR MEETING OF CITY COUNCIL

November 7, 2016 at 2:00 p.m.
With immediate adjournment to Closed Meeting
Regular Council reconvenes at 6:00 p.m.
Council Chamber
City Hall

MINUTES

PRESENT:

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

REGRETS:

Councillor Jaimie McEvoy

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Jackie Teed	- Acting Director of Development Services
Mr. Rod Carle	- General Manager of Electric Utility
Ms. Colleen Ponzini	- Senior Manager of Financial Services
Mr. Eugene Wat	- Manager of Infrastructure Planning
Mr. Kristian Davis	- Supervisor of Solid Waste and Recycling
Ms. Lisa Leblanc	- Manager of Transportation
Ms. Lynn Roxburgh	- Planner
Ms. Biliana Velkova	- Arts Coordinator
Ms. Michelle Dean	- Special Events Coordinator
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 2:03 pm.

REMOVAL OF ITEMS FROM THE CONSENT AGENDA

1. **MOVED and SECONDED**

THAT items 13, 14, 15, 16, 17, 21, 22, 23, 25, 26, 29, 34, 38b and 38c 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)(g), 90(1)(i), 90(1)(k), 90(1)(l), and 90(2)(b) 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;*
- (g) litigation or potential litigation affecting 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;*
- (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];*

90(2)

- (b) *the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;*

Purpose of the meeting:

Personnel, property, negotiations, litigation and reporting matters

CARRIED.

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

ADJOURNMENT

3. **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

4. **MOTION** to reconvene to the Regular Meeting of Council at 6:00 p.m. in the Council Chamber.

MOVED and SECONDED

THAT the Regular Council meeting be reconvened in Council Chamber.

CARRIED.

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

REVIEW AND ADOPTION OF CONSENT AGENDA

5. Items 13, 14, 15, 16, 17, 21, 22, 23, 25, 26, 29, 34, 38b and 38c were removed from the Consent Agenda.

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. No items.

OPPORTUNITY TO BE HEARD AND
ISSUANCE OF DEVELOPMENT VARIANCE PERMITS

7. **Development Variance Permit 00608 for 725 Fifth Street**

Required notification has been completed.

Attachments:

- i. Copy of Development Variance Permit notice
 - ii. Director of Development Services' report dated October 17, 2016
- a. **Motion** to receive the following correspondence concerning this application:

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
Tom Lockhart	November 4, 2016	November 4, 2016	Opposed	C-1
Jason Howes	November 7, 2016	November 7, 2016	Opposed	C-2

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

Jan Gibson, City Clerk, reported that two On Table written submissions, both in opposition, were received.

- c. Invitation to those present to address the application

Mayor Coté asked three times for speakers; no one came forward.

- d. **Motion** to approve/reject issuance of Development Variance Permit 00608.

MOVED and SECONDED

THAT Council approve the issuance of Development Variance Permit 00608 for 725 Fifth Street.

CARRIED.

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

8. Development Variance Permit 00611 for 337 Fourth Street

Required notification has been completed.

Attachments:

- i. Copy of Development Variance Permit notice
- ii. Director of Development Services' report dated October 17, 2016

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

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
J. Bomhof	Oct. 24, 2016	Oct. 24, 2016	In Support	C-1

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

Jan Gibson, City Clerk, reported that one written submission in support was received.

- c. Invitation to those present to address the application

Mark Griggs, resident at 335 Fourth Street, expressed support for the application, noting that staff have provided comprehensive information to residents regarding this application, and that rejecting the application could result in a net reduction in parking as well as the possible removal of trees and hedges.

- d. **Motion** to approve/reject issuance of Development Variance Permit 00611.

MOVED and SECONDED

THAT Council approve the issuance of Development Variance Permit 00611 for 337 Fourth Street.

CARRIED.

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

PRESENTATIONS

9. **Draft 2017-2021 Financial Plan – Utilities**, Director of Finance and Information Technology, Director of Engineering, and General Manager, Electrical Utility
- a. **Staff Presentation**
 - b. **Staff Report**

Colleen Ponzini, Senior Manager of Financial Services, summarized the staff report dated November 7, 2016.

Rod Carle, General Manager of the Electric Utility, advised that BC Hydro has filed a rate increase application with the BC Utilities Commission, which will review the application towards the end of 2016, with possible approval by March 2017.

In response to questions from Council, Mr. Carle suggested that an urban solar garden or watermain turbines for power generation may be a possibility, and that tidal power generation from the Fraser River may be cost prohibitive.

Eugene Wat, Manager of Infrastructure Planning, noted the following comments:

- The City's watermain system is estimated to be at 51% of its overall asset life;
- The majority of the projected water user rate increase would be allocated to bulk water purchases from Metro Vancouver;
- Additional funds have been included in the water utility capital budget for watermain replacements;
- Capital reserves have been targeted for 10% of the overall asset value, to be achieved by 2021; and
- Sewer separation is projected to be fully completed by 2075, including the full separation of home connections.

Kristian Davis, Supervisor of Solid Waste and Recycling Branch, noted the following comments:

- The financial contribution from Multi-Material BC (MMBC) allows the City to increase household collection counts on a quarterly basis;
- Municipalities which have a separate glass recycling stream through MMBC may not have recycling depots such as those available in New Westminster;
- A regional or provincial recycling program for plastic bags maybe worth pursuing.

Discussion ensued, with Council noting the following comments:

- The rate increase sought by BC Hydro may negatively impact local businesses;
- Some cost savings may have been achieved by the City not joining the Smart Meters program;
- Concerns were expressed regarding the sustainability of the projected sewer utility rate increases, with Council suggesting that upcoming large-scale Metro Vancouver infrastructure projects, as well as the cost of ongoing sewer separation work, could account for the bulk of the increases; and
- A staff report on the challenges of commercial and multi-family recycling may be necessary.

MOVED and SECONDED

THAT Council approve in principle the Five-Year Financial Plan (2017 – 2021) with respect to the Electrical, Water, Sewer and Solid Waste Utilities and;

THAT Council direct staff to prepare the necessary bylaws to amend the City's utility rates for 2017 as outlined in this report.

CARRIED.

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

- 10. Brunette Avenue Interchange Public Consultation, Director of Engineering Services**
- a. Staff Presentation**
 - b. Staff Report**

Lisa Leblanc, Manager of Transportation, summarized the staff report dated November 7, 2016 and provided a presentation on the Brunette Avenue Interchange project, noting the following comments:

- There are currently no other examples of a SkyTrain station being adjacent to a highway interchange;
- The Ministry of Transportation and Infrastructure (MOTI) held open houses in Coquitlam and New Westminster over the past week;
- No public timeline for identifying a preferred option has been provided by the MOTI;
- Amongst other considerations, statistical changes in car ownership and vehicle technology changes have not been adequately assessed;

- Under Option A, Rousseau Street could become a secondary arterial street, with an estimated 1,300 additional vehicles per day in both directions;
- Under Option B, the negative impact of the United Boulevard extension was noted; and
- Currently, the City's preferred option is Option C, with traffic going through the Braid Industrial area and Brunette Avenue becoming an urban arterial street.

In response to questions from Council, Ms. Leblanc noted the following comments:

- Technical work was done by leading transportation engineers and planners, tunneling experts and an engineering economist to advance a feasible tunnel concept which would align with MOTI's work;
- An overpass in lieu of a tunnel may cause visual intrusion in the area;
- The City has engaged in outreach to encourage attendance at the upcoming MOTI open house, as well as to request additional information from MOTI;
- The BC Trucking Association, Port of Vancouver, Royal Columbia Hospital and the Fraser Health Authority have been identified as important stakeholders in this project, and that additional engagement with first responders may be necessary;

Discussion ensued, with Council noting the following comments:

- The MOTI Open Houses were well attended and residents were able to express concerns; however, renderings of ramp elevations and grades were not provided at the Open Houses, and the true impact to the Sapperton neighbourhood may not be known;
- Concerns were expressed about potential significant traffic impact on the City, and that further traffic modeling and analysis may be necessary;
- The options provided by the MOTI may not address transportation demand management and do not provide alternatives to single occupancy vehicles;
- Discussion and collaboration with the City of Coquitlam may be necessary to find synergies before the MOTI decides on an option; and
- Representatives from different levels of government should be engaged to ensure that the City's position regarding the Brunette Interchange is known.

MOVED and SECONDED

THAT Council receive the staff report dated November 7, 2016 for information;

THAT a joint Council meeting with the City of Coquitlam be held to discuss project goals and shared interests, before the Ministry of Transportation and Infrastructure (MOTI)'s second round of public consultation in December 2016;

THAT staff request additional modeling and traffic count data from MOTI to support the analysis of the three options and that this information be made available to the public as soon as possible via the MOTI project website, on request, and at the December 2016 open house meetings;

THAT staff request renderings of the three options from MOTI which better illustrate the implications of the UBE overpass elements from Options A and B, and that "existing conditions" renderings be provided alongside the "potential future conditions" images, and that these renderings be made available to the public and other community interests as soon as possible via the MOTI project website, on request, and at the December 2016 open house meetings;

THAT Council direct staff to post the City of New Westminster Position Paper on the Brunette Avenue Interchange to the City's website and share it with strategic partners, including regional politicians and other stakeholders;

THAT staff request the MOTI to review other options for connecting Blue Mountain Street to Brunette Ave without the requirement for an extension to United Boulevard.

CARRIED.

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

UNFINISHED BUSINESS

11. No Items

REPORTS FOR ACTION

12. No Items

CONSENT AGENDA

18. Designations to Act for the Director of Development Services from Time to Time

MOVED and SECONDED

THAT Council designate the Acting Director of Development Services and, at times when the Acting Director is absent or there is no Acting Director, the Manager of Planning, to act for and in place of the Director of Development Services under the Officers Bylaw, the New Westminster Redevelopment Act SBC 1989 and the Delegation Bylaw when the Director of Development Services is absent.

CARRIED.

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

19. Rescindment of Bylaws Involving Racial Discrimination

MOVED and SECONDED

THAT 2016 Racial Discrimination Enactment Repeal Bylaw No. 7884, 2016 be given three readings.

CARRIED.

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

20. September 19, 2016 Regular minutes for adoption

MOVED and SECONDED

THAT the September 19, 2016 Regular Council minutes be adopted.

CARRIED.

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

24. 437 Seventh Street: Heritage Designation Repeal Bylaw for First and Second Reading

MOVED and SECONDED

THAT Council consider Heritage Designation Repeal Bylaw (437 Seventh Street) No. 7873, 2016 for First and Second Readings, and forward the Bylaw to Public Hearing on November 28, 2016.

CARRIED.

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

27. 318 - 328 Agnes Street: Housekeeping Amendment Bylaw to Amend the CD-63 Zone to Allow for a Change in the Make-Up of Units – Bylaw for First and Second Readings

MOVED and SECONDED

THAT Council consider 'Housekeeping' Zoning Amendment Bylaw No. 7880, 2016 to amend Section 1063 (Comprehensive Development District) (318 and 328 Agnes Street)(CD-63) of Zoning Bylaw 6680, 2001 for First and Second Reading and forward the bylaw to Public Hearing on November 28, 2016.

CARRIED.

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

28. 628 and 638 Columbia Street: Development Variance Permit 00617 for Temporary Sales Centre – Consideration of Issuance

MOVED and SECONDED

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit 00617 to vary Zoning Bylaw requirements at 628 and 638 Columbia Street to permit the following:

- *construction of a temporary building over the interior property lines of 628 and 638 Columbia Street, including a condition that a covenant to be registered on title for removal of the building after five years;*
- *reduced rain shelter requirement as shown in the attached plans; and*
- *accessible parking to be provided on street in front of 638 Columbia Street*

at the Regular Meeting of Council on November 28, 2016.

CARRIED.

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

30. Street and Traffic Bylaw No. 7664, 2015

MOVED and SECONDED

THAT Council rescind third reading of "Street and Traffic Bylaw No. 7664, 2015" and "Bylaw Notice Enforcement Amendment Bylaw No. 7769, 2015", and

THAT Council grant third reading to "Street and Traffic Bylaw No. 7664, 2015" and "Bylaw Notice Enforcement Amendment Bylaw No. 7769, 2015" as amended.

CARRIED.

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

31. Application for Grant Funding to the Clean Water & Wastewater Fund (CWWF)

MOVED and SECONDED

THAT Council authorize funding applications under the Clean Water & Wastewater Fund for the Sapperton neighbourhood sewer separation program and Wood St. drainage pump station rehabilitation as described in this report.

CARRIED.

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

32. Application for Grant Funding to UBCM Asset Management Planning Program

MOVED and SECONDED

THAT Council approve an application for grant funding to the Asset Management Planning Program provided by the Union of British Columbia Municipalities (UBCM).

CARRIED.

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

33. Users Fees and Rates Review Bylaws for 2017 for Three Readings

MOVED and SECONDED

THAT the following Bylaws be given Three Readings:

- 1. Police Fees Bylaw No. 7874, 2016 (Attachment #1)*
- 2. Cultural Services Fees and Charges Bylaw No. 7875, 2016 (Attachment #2)*
- 3. Engineering User Fees and Rates Amendment Bylaw No. 7879, 2016 (Attachment #3)*
- 4. Development Services Fees and Rates Amendment Bylaw No. 7869, 2016 (Attachment #4)*

CARRIED.

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

Land Use and Planning Committee

35. 1023 Third Avenue: Heritage Revitalization Agreement and Heritage Designation - Bylaws for First and Second Readings

MOVED and SECONDED

THAT Council consider Heritage Revitalization Agreement Bylaw (1023 Third Avenue) No. 7871, 2016 and Heritage Designation Bylaw (1023

Third Avenue) No. 7872, 2016 for First and Second Reading and forward the bylaws to a Public Hearing on November 28, 2016.

CARRIED.

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

36. 217 Ninth Avenue: Development Variance Permit for Parking Space Exemption for Secondary Suite - Preliminary Report

MOVED and SECONDED

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00616 to permit the legalization of a secondary suite without the provision of a second off-street parking space at 217 Ninth Avenue at the Regular Meeting of Council on November 28, 2016.

CARRIED.

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

Committee Recommendations

37. Advisory Committee for Transit, Bicycles and Pedestrians (ACTBiPed) Recommendation: Pattullo Bridge Rehabilitation Project Thank You to Go Traffic and TransLink

MOVED and SECONDED

THAT Council acknowledge, by way of a thank you letter, the work that was done by Go Traffic staff under difficult and challenging conditions during the Pattullo Bridge Rehabilitation Project (“Project”) which took place from April 29, 2016 to August 29, 2016, and;

THAT Council acknowledge, by way of a thank you letter, the funding provided by TransLink to the City of New Westminster which assisted the City in employing Go Traffic during the Project.

CARRIED.

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

Correspondence for Information

38. MOVED and SECONDED

THAT the following correspondence be received for information:

- a. City of Coquitlam letter dated October 25, 2016 regarding Coquitlam Council Feedback on Regional Affordable Housing Strategy**

- d. **Metro Vancouver letter dated October 18, 2016 regarding Metro Vancouver 2015 Construction and Demolition Waste Composition Monitoring Program**
- e. **Metro Vancouver letter dated October 12, 2016 regarding Encouraging Agricultural Production through Farm Property Tax Reform in Metro Vancouver**
- f. **Metro Vancouver letter dated October 12, 2016 regarding Progress Update on the Metro Vancouver Mixed Income Transit-Oriented Rental Housing Study – Transit Ridership Effects**

CARRIED.

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

ITEMS REMOVED FROM THE CONSENT AGENDA

13. Interpretive Signage Policy - Objectives, Principles and Workplan

MOVED and SECONDED

THAT the staff report be tabled.

CARRIED.

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

14. Public Art Projects in partnership with Capture Photography Festival

In response to questions from Council, Biliana Velkova, Arts Coordinator, noted that both public art projects would be owned by the City and could be displayed for up to five years due to the nature of the materials used.

Council suggested that written agreements could be arranged with the owners of the respective buildings (350 Columbia Street and 610 Sixth Street) to determine the length of the time that the public art would be displayed.

MOVED and SECONDED

THAT Council approve the Public Arts Advisory Committee recommendation to approve \$60,000 to be spent from the Public Art Reserve Fund to support two Public Art Projects in partnership with Capture Photography Festival.

CARRIED.

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

15. City Resources and Expenses Associated with the City Truck, Trailer and Chassis Usage in Parades

MOVED and SECONDED

THAT the staff report be tabled.

CARRIED.

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

16. Early Grant Approval for the Hyack Grand Prix Bike Race

Council noted that the event was cancelled last year, and that an early grant approval could provide the event organizers with sufficient logistical lead time to put on the event.

Michelle Dean, Special Events Coordinator, noted that this grant application contains the same funding request as the previous year's application, and that the City would be laying out conditions with timelines, including the polling of residents and businesses regarding potential road closures.

Council suggested that it could be advantageous for similar types of events to secure sponsorships to ensure their success.

MOVED and SECONDED

THAT Council provide early grant approval for the Hyack Festival Association in the amount approved for 2016 of \$2,800 cash and \$14,000 in-kind services, subject to terms and conditions outlined by the Festival Grant Committee.

CARRIED.

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

17. Business Case and Next Steps for Sapperton District Energy System

Council noted that the Sapperton District Energy System is a significant strategic priority project which could help diversify the City's utility and could reduce community greenhouse gases.

MOVED and SECONDED

THAT Council direct staff to proceed with next steps on project implementation, including the adoption of a building connection bylaw, for a district energy system in the Sapperton and Brunette Industrial Area that is based on a renewable, low-carbon energy source; and,

THAT Council endorse Sewer Heat Recovery (SHR) as the energy source for the system; and,

THAT Council direct staff to consult with the community and stakeholders on the proposed renewable district heating system and connection bylaw; and,

THAT Council direct staff to proceed with preliminary design and Class B (+/- 15%) cost estimate to finalize the business case for the system, with a target In-Service Date of June 2019 to coincide with the commissioning of the new RCH energy centre.

CARRIED.

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

21. Five Year Review of Metro Vancouver's Regional Growth Strategy (Metro 2040) - WITHDRAWN

22. Metro Vancouver's Food Action Plan

MOVED and SECONDED

THAT the staff report be tabled.

CARRIED.

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

23. Community Poverty Reduction Strategy (2016)

MOVED and SECONDED

THAT the staff report be tabled.

CARRIED.

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

25. 215 Manitoba Street (Queen's Park): Heritage Alteration Permit HER00577 to Permit Demolition - Council Consideration

Council discussed the staff report dated November 7, 2016, noting the following comments:

- The size of a house may not be a determining factor for demolition;
- The house at 215 Manitoba Street may currently be in poor condition, and may require additions to maintain livability; and
- The house may not have sufficient heritage value, and may not add to the Queen's Park neighbourhood as it currently stands.

MOVED and SECONDED

THAT Council issue Heritage Alteration Permit HER00577 to permit demolition of the building at 215 Manitoba Street.

CARRIED.

Councillors Harper and Puchmayr voted in opposition.

26. 105 College Court (Queen's Park): Heritage Alteration Permit HER00581 to Permit Demolition - Council Consideration

Council discussed the staff report dated November 7, 2016, noting that the house currently at 105 College Court may have clear heritage value, may be in reasonably good condition, and that the Community Heritage Commission had recommended against its demolition.

In response to questions from Council, Jackie Teed, Acting Director of Development Services, noted that staff may provide statements of significance for heritage houses from time to time, and that retaining external consultants for this work could on occasion be challenging.

MOVED and SECONDED

THAT Council reject Heritage Alteration Permit HER00581 and refer the application back to staff for the next steps.

CARRIED.

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

29. 2015 Corporate Greenhouse Gas Emissions Update

MOVED and SECONDED

THAT the staff report be tabled.

CARRIED.

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

34. Internet Service Provider Agreement with Wi-Band Communications

Council noted that Wi-Band Communications would be the fifth ISP to sign an agreement with the City to provide affordable high speed internet services, and that Wi-Band would focus specifically on servicing businesses, and that this may address the issue of internet service affordability in the downtown area.

Council also noted that the City would receive revenue from each customer who sign on with the ISP.

MOVED and SECONDED

THAT the Internet Service Provider (ISP) agreement with Wi-Band Communications be referred to the Intelligent City Committee for review, and then forwarded to the Mayor and City Clerk for signing on behalf of Council.

CARRIED.

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

Correspondence for Information

- 38 b. Corporation of Delta letter dated September 27, 2016 regarding George Massey Tunnel Replacement Project – Environmental Assessment**

MOVED and SECONDED

THAT the correspondence from Corporation of Delta letter dated September 27, 2016 be referred to staff.

CARRIED.

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

- 38 c. Fraser Health Authority letter dated October 12, 2016 regarding a new regional harm reduction strategy to be developed by RainCity Housing and Support Society**

MOVED and SECONDED

THAT the Fraser Health Authority letter dated October 12, 2016 be referred to staff.

CARRIED.

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

DELEGATIONS – 7:00

39. Open Delegations

Frank Norman and Heather MacKenzie, New Westminster residents, suggested that the proposed property density guidelines may prevent laneway houses from being built, due to the floor space ratio (FSR) remaining the same. Mr. Norman suggested that additional floor space should be permitted if a laneway home is proposed.

Lynn Roxburgh, Planner, noted that an upcoming staff report to Council would review the density guidelines.

Laura Sunnus, New Westminster resident, would like to see increased housing options across all neighbourhoods in New Westminster. Ms. Sunnus spoke to the benefits of townhomes in helping to create and strengthen communities.

Erik Brinkman, Owner of 520 Sharpe Street, noted issues with access and noise at the existing industrial operations at that location, and suggested that industrial use may not be the most appropriate land use for that site. Mr. Brinkman noted that the location is surrounded by residential zoning, with projected increase in density, and requested that zoning for the site be changed to mixed-use residential. Jackie Teed, Acting Director of Development Services, noted that staff is seeking direction for this area as well as the lower Twelfth Street area, which is proposed to become a special study area once the Official Community Plan has been adopted.

Jonathan Gibson, New Westminster resident, suggested that the draft land use map should provide housing forms that adequately address the needs of renters, suggesting that condos may not supply sufficient space for families and children. Mr. Gibson suggested that townhouses along Fifth Street and along transit corridors may be appropriate.

Wes Kinna, Sapperton resident, suggested that the draft density guidelines for infill housing may be too restrictive and may prevent laneway houses from being built due to FSR restrictions. Mr. Kinna suggested allowing an additional ten percent floor space for accessory buildings.

Steve Norman, Vice President of the Queen's Park Residents' Association, expressed concerns regarding the demolition permit application for 215 Manitoba Street, noting that another house of a similar style is being considered for preservation. Mr. Norman also expressed concerns regarding the de-designation of the house at 437 Seventh Street, suggesting that de-designation may lead to demolition, and that insurance costs should not be a reason to de-designate a house.

Kathleen Langstroth, President of the Queen's Park Residents' Association, suggested that there was a lack of consultation on the selection of members for the Queen's Park Heritage Control Period Technical Review Panel, and that the panel should have equal representation from all stakeholder groups. Ms. Langstroth also suggested that the relationship between the panel and the Community Heritage Commission (CHC) may be unclear.

Jackie Teed, Acting Director of Development Services, noted that Council had directed staff to include the following personnel in the Technical Review Panel:

- Heritage professional;

- Architecture professional;
- Manager of Planning;
- Heritage Planning Analyst; and
- Three members from the Queen’s Park Neighbourhood Heritage Study Working Group.

Ms. Teed further noted that the Technical Review Panel reviews applications from a practical and design perspective against the City’s interim evaluation criteria, while the CHC reviews applications against the City’s heritage conservation principles.

Council noted that the Technical Review Panel would act as a neutral body to review the statements of significance and heritage assessments, and that Council would retain its ability to veto any application.

Steve North, member of the Queen’s Park Neighbourhood Heritage Study Working Group and the Technical Review Panel, suggested that opinions of experts on the panel may have more significant influence on the deliberation process and the consensus reached, and that additional stakeholders should be involved.

Mike Folka and Christa MacArthur, New Westminster residents, suggested additional family-friendly, ground-oriented housing form choices on the draft Land Use Map in all neighbourhoods beyond arterial routes.

Brad Cavanagh and Rick Vugteveen, New Westminster residents, expressed support for densification while retaining neighbourhood character, and requested that Council accept staff recommendations to increase housing options across all neighbourhoods in the City.

PRESENTATION

- 40. Official Community Plan Review: Summary of Our Future City Events and Land Use Designation Map Discussion**, Acting Director of Development Services
 - a. Staff Presentation**
 - b. Staff Report**

Lynn Roxburgh, Planner, provided a presentation on feedback received from the OUR CITY 2041 process, and requested Council direction on the following areas of the city:

Bent Court:

Ms. Roxburgh suggested that incentives could be offered to encourage retention of key heritage assets while permitting redevelopment in the area, including lot consolidations.

Council noted that the Bent Court area may be appropriate for infill housing options such as townhouses and rowhouses, and expressed support for the proposed land use designation and creative solutions to achieve protection of heritage assets.

Sharpe Street:

Council noted the uniqueness of the location due to its proximity to Stewardson Way, Twelfth Street and Sixth Ave, and noted the following comments:

- Medium density residential, rowhouses and condos may work well in the area;
- Conditions and access could be improved in order to maintain the current light industrial usage; and
- The City may need to be protective of mixed employment and light industrial zones to preserve areas for employment opportunities.

MOVED and SECONDED

THAT mixed infill housing/light industrial land use be designated along Stewardson Way.

DEFEATED

Councillors Harper, Johnstone and Trentadue voted in opposition.

Council noted that this area may be revisited at a later time by Council to provide further direction to staff.

Uptown Local Centre Boundary:

Ms. Roxburgh noted that increasing density in this area could increase customer base for Uptown businesses.

Council expressed concerns that a higher designation may expedite redevelopment and suggested that low-cost rental and seniors housing in this area should be protected to avoid being displaced.

Townhouses and Ground Oriented Infill Housing – Brow of the Hill:

Ms. Roxburgh suggested that including townhouses in the “Residential-Ground Oriented Infill Housing” designation would bring the designation in line with the existing “Residential - Brown of the Hill” designation, and

that site-by-site evaluations would be done to ensure appropriate redevelopment.

Council expressed support for incorporating townhouses into the “Residential – Ground Oriented Infill Housing”, noting the following comments:

- It may be feasible to modernize existing walk-up buildings;
- This is a walkable neighbourhood and a good location to achieve a balance between family-friendly housing and existing housing stock; and
- Concerns were expressed about the preservation of existing rental housing stock and other housing in the area.

Ms. Roxburgh suggested that the amount of consolidation could be limited, and that design guidelines could help with retaining heritage stock;

“Residential-Townhouse” designation – City-wide:

Ms. Roxburgh noted a number of nodes in the City that have been proposed for the “Residential-Townhouse” designation, and that some residents have expressed concerns regarding the potential impact of this designation along Fifth Street in the Glenbrooke North neighbourhood. Ms. Roxburgh advised that staff would work with residents to address their concerns.

In response to questions from Council, Ms. Roxburgh noted that the overall feedback supported a townhouse designation along Fifth Street due to its proximity to amenities, schools and transit, and that Fifth Street provided a more appropriate corridor for townhouses than in laneways.

Council noted the following comments:

- The criteria for determining where the townhouse designations would be may be unclear, and that this designation may be unnecessary for some areas;
- East Eighth Avenue may not be a good location for townhouses due to the steep grade and with the road being a truck route; and
- Other streets with access to transit or within walking distance to a SkyTrain station could also be considered for townhouse designation; and
- Fifth Street could be an appropriate location for townhouses; however, residents’ concerns should be considered and addressed.

Special Employment Area (Sapperton):

Ms. Roxburgh suggested that incentives could be provided to encourage the development of mixed-use residential, commercial and retail spaces within a five-minute walk from the Royal Columbia Hospital towards the goals of the IDEA Centre (Economic Health Care Cluster). Ms. Roxburgh also noted that the proposed designations do not preclude a hotel in the EHCC.

Council encouraged staff to be creative in order to attract and accommodate medical professionals in this area.

MOVED and SECONDED

THAT the staff report dated November 7, 2016 be received for information.

CARRIED.

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

BYLAWS

- 41. Zoning Amendment Bylaw No. 7880, 2016; Amendment to Comprehensive Development District (318 and 328 Agnes Street) (CD-63)**

TWO READINGS

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7880, 2016; Amendment to Comprehensive Development District (318 and 328 Agnes Street) (CD-63) be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7880, 2016; Amendment to Comprehensive Development District (318 and 328 Agnes Street) (CD-63) be given second reading.

CARRIED.

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

- 42. Heritage Revitalization Agreement (1023 Third Avenue) Bylaw No. 7871, 2016**

TWO READINGS

MOVED and SECONDED

THAT Heritage Revitalization Agreement (1023 Third Avenue) Bylaw No. 7871, 2016 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Heritage Revitalization Agreement (1023 Third Avenue) Bylaw No. 7871, 2016 be given second reading.

CARRIED.

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

**43. Heritage Designation Bylaw (1023 Third Avenue) No. 7872, 2016
TWO READINGS**

MOVED and SECONDED

THAT Heritage Designation Bylaw (1023 Third Avenue) No. 7872, 2016 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Heritage Designation Bylaw (1023 Third Avenue) No. 7872, 2016 be given second reading.

CARRIED.

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

**44. Heritage Designation Repeal Bylaw (437 Seventh Street) No. 7873,
2016
TWO READINGS**

MOVED and SECONDED

THAT Heritage Designation Repeal Bylaw (437 Seventh Street) No. 7873, 2016 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Heritage Designation Repeal Bylaw (437 Seventh Street) No. 7873, 2016 be given second reading.

CARRIED.

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

45. 2016 Racial Discrimination Enactment Repeal Bylaw No. 7884, 2016
THREE READINGS

MOVED and SECONDED

THAT 2016 Racial Discrimination Enactment Repeal Bylaw No. 7884, 2016 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT 2016 Racial Discrimination Enactment Repeal Bylaw No. 7884, 2016 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT 2016 Racial Discrimination Enactment Repeal Bylaw No. 7884, 2016 be given third reading.

CARRIED.

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

46. Police Fees Bylaw No. 7874, 2016

THREE READINGS

MOVED and SECONDED

THAT Police Fees Bylaw No. 7874, 2016 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Police Fees Bylaw No. 7874, 2016 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT Police Fees Bylaw No. 7874, 2016 be given third reading.

CARRIED.

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

47. Cultural Services Fees and Charges Bylaw No. 7875, 2016

THREE READINGS

MOVED and SECONDED

THAT Cultural Services Fees and Charges Bylaw No. 7875, 2016 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Cultural Services Fees and Charges Bylaw No. 7875, 2016 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT Cultural Services Fees and Charges Bylaw No. 7875, 2016 be given third reading.

CARRIED.

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

**48. Engineering User Fees and Rates Amendment Bylaw No. 7879, 2016
THREE READINGS**

MOVED and SECONDED

THAT Engineering User Fees and Rates Amendment Bylaw No. 7879, 2016 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Engineering User Fees and Rates Amendment Bylaw No. 7879, 2016 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT Engineering User Fees and Rates Amendment Bylaw No. 7879, 2016 be given third reading.

CARRIED.

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

**49. Development Services Fees and Rates Amendment Bylaw No. 7869,
2016
THREE READINGS**

MOVED and SECONDED

THAT Development Services Fees and Rates Amendment Bylaw No. 7869, 2016 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Development Services Fees and Rates Amendment Bylaw No. 7869, 2016 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT Development Services Fees and Rates Amendment Bylaw No. 7869, 2016 be given third reading.

CARRIED.

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

50. REGARDING Street and Traffic Bylaw Amendment Bylaw No. 7664, 2015

- i. THAT Third Reading of Bylaw No. 7664, 2015, given August 31, 2015, be RESCINDED**

MOVED and SECONDED

THAT Third Reading of Bylaw No. 7664, 2015, given August 31, 2015, be rescinded.

CARRIED.

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

- ii. THAT the amended Bylaw No. 7664, 2015, attached to the report dated November 7, 2016, be given THIRD READING**

MOVED and SECONDED

THAT the amended Bylaw No. 7664, 2015, attached to the report dated November 7, 2016, be given third reading.

CARRIED.

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

51. REGARDING Bylaw Notice Enforcement Amendment Bylaw No. 7769, 2015

- i. THAT Third Reading of Bylaw No. 7769, 2015, given July 13, 2015, be RESCINDED**

MOVED and SECONDED

THAT Third Reading of Bylaw No. 7769, 2015, given July 13, 2015, be rescinded.

CARRIED.

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

- ii. **THAT the amended Bylaw No. 7769, 2015, attached to the report dated November 7, 2016, be given THIRD READING**

MOVED and SECONDED

THAT the amended Bylaw No. 7769, 2015, attached to the report dated November 7, 2016, be given third reading.

CARRIED.

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

52. Bylaws for adoption:

- a. **Zoning Amendment Bylaw (1209 Hamilton Street) No. 7832, 2016**

ADOPTION

MOVED and SECONDED

THAT Zoning Amendment Bylaw (1209 Hamilton Street) No. 7832, 2016 be adopted.

CARRIED.

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

NEW BUSINESS

53. No items.

CORRESPONDENCE FOR ACTION

54. MOVED and SECONDED

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

- a. Frank Norman letter dated October 21, 2016 re Laneway Houses

CARRIED.

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

ANNOUNCEMENTS FROM MEMBERS OF COUNCIL

No items.

NEXT MEETING

November 21, 2016

A Regular Council meeting will convene at 2:00 p.m. and immediately adjourn to a Closed meeting, and then the Regular meeting will reconvene at 6:00 p.m. Both meetings will be held in the Council Chamber on the 2nd Floor at City Hall.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 11:32pm.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK