Notice is hereby given of the following Regular Meeting of Council:

September 11, 2017 at 1:00 p.m.
With immediate adjournment to Closed Meeting

Regular Council reconvenes at 6:00 p.m.
Queensborough Community Centre
920 Ewen Avenue

AGENDA
For On-Table additions, see item 8b

Call to order.

REMOVAL OF ITEMS FROM THE CONSENT AGENDA

1. MOTION to remove items from the Consent Agenda.

EXCLUSION OF THE PUBLIC

2. 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)(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];

Purpose of the meeting:
Personal, property, negotiations and reporting matters

ADJOURNMENT

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

RECONVENE TO REGULAR COUNCIL

4. **MOTION** to reconvene to the Regular Meeting of Council at 6:00 p.m. at Queensborough Community Centre, 920 Ewen Avenue.

REVIEW AND ADOPTION OF CONSENT AGENDA

5. The Consent Agenda - Council members may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

**REVIEW** of items previously removed from the Consent Agenda.

**REQUEST** for any additional items to be removed from the Consent Agenda.
MOTION to remove additional items from the Consent Agenda (if applicable).

MOTION to approve the recommendations for items remaining in the Consent Agenda.

**ADDITIONS TO THE AGENDA**  
Urgent/time sensitive matters only

6. **MOTION to Add or Delete Items from the Agenda.**

MOTION to receive all On Table material as presented to Council.

**UNFINISHED BUSINESS**

7. No Items

**STAFF PRESENTATIONS AND REPORTS FOR ACTION**

8. **Ewen Avenue Streetscape Improvement Project Update,** Director of Engineering Services  
a. Report  
b. Presentation (On Table)

**CONSENT AGENDA**

Chief Administrative Officer


Acting City Clerk

10. Minutes for adoption  
a. **August 28, 2017 (Regular Meeting)**  
b. **August 31, 2017 (Special Regular Meeting)**

Acting Director of Development Services

11. **232 Lawrence Street (Day Care): Request for Proposals**

12. **131 Eleventh Street: Temporary Use Permit - Renewal**
13. **420 Boyne Street (Animal Shelter): Proposed Amendment to the Heavy Industrial Districts (M-2) Zone to Allow Municipal Uses and Zone the Former Lane to the Rear of the Property to (M-2)**

Director of Engineering Services

14. **Local Area Service Bylaw to Underground Existing Overhead Utilities on the East Side of 200 Block of Howes Street**

15. **BC Hydro Pest Management Plan**

Correspondence

16. Motion to receive and refer the following correspondence to staff for consideration and response:

   a. Vancouver ecoVillage email dated August 12, 2017 regarding application to waive dog licence fees for therapy dogs

   b. Push for Change email dated September 4, 2017 regarding Joe Roberts in New Westminster area September 26 and 27

**ITEMS REMOVED FROM THE CONSENT AGENDA**

**PRESENTATIONS AND DELEGATIONS – 7:00**

17. **Proclamation: United Way Day, September 21, Mayor Coté**

18. **Open Delegations**

**BYLAWS**

19. **Zoning Amendment (420 Boyne Street Animal Shelter) Bylaw No. 7944, 2017**

   TWO READINGS

20. **Local Area Service Bylaw No. 7942, 2017**

   THREE READINGS

21. **Bylaws for adoption:**

   a. **Wood-Boyne Street Road Closure Bylaw No. 7935, 2017**

   ADOPTION
b. **Housing Agreement (630 Ewen Avenue) Bylaw No. 7927, 2017**
   
   **ADOPTION**

c. **Zoning Amendment (630 Ewen Avenue) Bylaw No. 7920, 2017**
   
   **ADOPTION**

**NEW BUSINESS**

22.

**ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

**NEXT MEETING**

**September 18, 2017**

An Open Council Workshop will be held which begins at 12:00 p.m. Following that, a Regular meeting will convene at 2:00 p.m. and immediately adjourn to a Closed meeting. There will be a Public Hearing at 6:00 p.m., and immediately following the Public Hearing, the Regular meeting will reconvene. All meetings, including the Hearing, will be held in the Council Chamber on the 2nd Floor at City Hall.

**Public Hearing**

- **Zoning Amendment (43 Hastings Street Affordable Housing Project) Bylaw No. 7923, 2017**

- **Official Community Plan Adoption Bylaw No. 7925, 2017**

- **Zoning Amendment Bylaw (Infill Housing) No. 7936, 2017**

**Opportunity to be Heard**

- **Development Variance Permit No. DVP00634 to vary Sign Bylaw requirements at 610 Sixth Street (Royal City Centre)**

**ADJOURNMENT**
RECOMMENDATION

THAT Council receives this report for information.

PURPOSE

The purpose of this report is to update Council on the status of the Ewen Avenue Streetscape Improvement Project.

BACKGROUND

The Ewen Avenue Streetscape Improvement Project was endorsed by Council in 2011 and continues to be one of Council’s strategic priorities. The project includes the complete reconstruction of the entire 2.5 kilometer stretch of Ewen Avenue from Furness Street to Boundary Road.

The construction of the streetscape improvement on Ewen Avenue started in 2013 and is broken into three phases:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Segment</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I</td>
<td>Furness Street to Derwent Way</td>
<td>Complete</td>
</tr>
<tr>
<td>Phase II</td>
<td>Derwent Way to Hampton Street</td>
<td>Complete</td>
</tr>
<tr>
<td>Final Phase</td>
<td>Hampton Street to Boundary Road</td>
<td>Tender issued on August 25, 2017</td>
</tr>
</tbody>
</table>
DISCUSSION

The work completed as part of the first two phases included full ditch enclosures along the corridor, construction of a multi-use pathway, new sidewalks and pavement, upgraded street lighting, a new traffic signal at Howes Street and Ewen Avenue, planting of street trees and shrubs, the addition of bioswales as part of the Integrated Storm Water Management Plan and the installation of underground utilities which included 1970m of Metro Vancouver distribution watermain.

The final phase of the Ewen Avenue Streetscape Improvement Project runs 800 meters in length from Hampton Street to Boundary Road. Similar to the first two phases of this project, Phase III will include the following improvements:

- Full ditch enclosures
- Construction of a multi-use pathway, new sidewalk and 800m of new pavement
- Street and pedestrian level lighting, including the installation of 36 new street lights
- Extensive landscaping, including the planting of 105 new street trees
- Installation of approximately 900m of sewer main
- Intersection improvements at Boundary Street and Ewen Avenue, including the replacement of twin 1050mm diameter culverts and reconfiguration of the intersection
- Traffic calming elements along the corridor
- Relocation of a Fortis gas line and undergrounding of electrical and fibre lines

With all of these improvements, Ewen Avenue is expected to become a safer and more comfortable corridor for all road users, providing full connectivity for all modes from Furness Street to Boundary Road. Figure 1 below shows a rendering of the typical cross section of Phase III of the Ewen Avenue Streetscape Improvement Project.
Project Schedule

As a result of some challenges associated with preferred road geometry, landscaping, contamination and geotechnical conditions faced in the earlier phases of the project, an extensive detailed design period was undertaken for Phase III.

Once the design review and assessment was completed, it was determined to focus on the twin culvert replacement at the intersection of Boundary Road and Ewen Avenue due to the complexity of the replacement of the culverts and the requirement of preloading due to the poor soil conditions. It was anticipated that this portion of the project would go out to tender separate to the utility and roadwork required as part of Phase III, as preloading the site would be advantageous ahead of project construction. In addition, the project schedule outlined that while the culverts were out to tender, design iterations would continue to be done to the other components of the project.

In June 2017, the replacement of the twin culverts was put out to tender and after a three week tendering period, no bids were received by the City due to an increase in construction activity and limited heavy civil contractors in the region.

On August 25, 2017 the final phase was put out to tender and is expected to close on September 20, 2017. In an effort to attract more bidders and reduce the cost of the project, additional changes were made to the final design of Phase III and the culvert replacement was consolidated into the package. In addition, a flexible start date clause was included to attract those bidders who may currently be fully committed to previous contracts. The tender documents stipulate that the project must reach substantial completion prior to October 31, 2018. Therefore, bids received for construction of Phase III will be evaluated based on price and proposed completion date.

Project Coordination and Traffic Management

The Queensborough neighbourhood is experiencing significant growth and an increase in development. Ewen Avenue is the main east-west corridor, designated as a City collector that runs the length of Queensborough. It is the community's central spine, connecting residential areas to shops, schools, and recreation areas.

The complexity of the project will require detours along the corridor during construction. Engineering Services has committed to working closely with residents and stakeholders to coordinate detours and work schedules. Prior to construction, detailed traffic management plans to accommodate all modes of transportation including pedestrians, cyclists and transit will be developed for review by the Transportation Section. Safe routes to school will be monitored and appropriate detours and provisions will be put in place.
Project Public Engagement and Communication Plan

As per the City’s Public Engagement Strategy and Good Neighbour Protocol a public engagement plan has been developed for this phase of the project. Residents and businesses directly affected by the construction will receive notification in the mail outlining the nature of the project prior to the contractor commencing work.

FINANCIAL IMPLICATIONS

Currently the total cost to complete Phase III of the project is estimated at $12.8 million dollars which has increased by $5.3 million from the original estimate. This increase is a result of the soil conditions along the phase III corridor identified in the geotechnical analysis as well as specialized lightweight fill requirements, undergrounding of electrical and telecommunications utilities and urban landscaping.

OPTIONS

The following options are presented for Council’s consideration:

1. That Council receive this report for information;

2. That Council provide alternative direction to staff.

Staff recommends Option 1.

INTERDEPARTMENTAL LIAISON

Due to the intricate nature of this project, Engineering Services has worked collaboratively with the Electrical Utility, Finance & Information Technology Department and Parks and Recreation Department throughout the duration of this project.

CONCLUSION

The streetscape improvements on Ewen Avenue provides the community with an aesthetically pleasing and a safe, Great Street, by eliminating open ditches, providing a multi-use path and incorporating green space, all while providing full connectivity for all modes along Ewen Avenue from Furness Street to Boundary Road.

This report has been prepared by:
Stacey Neves, A/Engineering Technician
Amir Aminpour, Engineering Project Manager
This report has been reviewed by:
Roger Emanuels, Manager, Design and Construction

Approved for Presentation to Council

For Jim Lowrie, Eng.L., MBA
Director of Engineering Services

Lisa Spitale
Chief Administrative Officer
There is no Report with this Item. Please see Attachment(s).
Ewen Avenue Streetscape Improvement Project Update

Regular Council Meeting
September 11, 2017
1. Project Background
2. Overview of Phases
3. Project Highlights to Date
4. Phase III Project Details
5. Phase III Project Challenges
6. Phase III Project Communications
7. Phase III Project Coordination
8. Conclusion
The project runs the entire length of Ewen Avenue creating a “Great Street” which includes:

- Full Roadway Reconstruction
- Major Utility Works
- Full Ditch Enclosures
- Multi-use path
- Streetscape Beautification
- Traffic Calming Elements

All existing infrastructure was upgraded to support the new street.

Three phased project:

- Phase I – Furness Street to Derwent Way
- Phase II – Derwent Way to Hampton Street
- Phase III – Hampton Street to Boundary Road
2011-2012
• Planning and Concept Design Finalized
• Design Finalized
• Presentation to Council

2013-2014
• Phase I Construction

2015-2016
• Phase II Construction

2017-2018
• Phase II Final Paving (2017)
• Phase III To Commence
Phase I: Furness to Derwent

Start Year: 2013  
Completion: Completed in 2014  
Approximate Cost: $3 million  
Location: Furness Street to Derwent Way  
Length: 550m
Phase II: Derwent to Hampton

Start Year: 2014
Completion: 2016
Approximate Cost: $18 million
Location: Derwent Way to Hampton Street
Length: 1250m
Project Highlights to Date

- Full ditch enclosures
- Off-road multi-use pathway
- New sidewalk
- Pavement of **1800m** of roadway, resulting in the installation of approximately **6,600 tonnes** of asphalt
- Extensive landscaping,
  - **223 new street trees**
  - **5,700 shrubs**
- A new traffic signal at Howes Street and Ewen Avenue and traffic calming elements along the corridor
Project Highlights to Date Cont’d

- Street and pedestrian level lighting
  - **94 new street lights**
- Installation of approximately **2,100m** of City watermain and **1,970m** of Metro Vancouver distribution watermain
- Installation of approximately **4,220m** of sewermain, including storm, sanitary and force mains
- Sustainable and Integrated Storm Water Management features such as bioswales
Phase III: Hampton to Boundary

Start Year: 2017
Expected Completion: Fall 2018
Approximate Cost: $13 million
Location: Hampton Street to Boundary Road
Length: 800m
Phase III: Hampton to Boundary

- Full ditch enclosures
- a multi-use pathway
- new sidewalk
- **800m of new pavement**
- Street and pedestrian level lighting
- **36 new street lights**
- **105 new street trees**
- Installation of approximately **900m of sewer main**
- Intersection improvements at Boundary Road and Ewen Avenue, including the replacement of twin 1050mm diameter culverts and reconfiguration of the intersection
- Traffic calming elements along the corridor
- Relocation of a Fortis gas line and undergrounding of electrical, fibre and telecommunications
Who is impacted?

- Residents
- Businesses
- Stakeholders
Ewen Avenue Phase III

The final phase of the Ewen Avenue Streetscape Improvement Project runs 800 meters in length from Hampton Street to Boundary Road. Similar to the first two phases of this project, Phase III will include the following improvements:

- Full ditch enclosures
- Construction of a multi-use pathway and new sidewalk
- Street and pedestrian level installation of 36 new street lights
- Extensive landscaping, including the planting of 105 new street trees
- Installation of approximately 900m of sewer main
- Intersection Improvements at Boundary Street and Ewen Avenue
- Traffic calming elements along the corridor
- Undergrounding of electrical and fibre lines

With all of these improvements, Ewen Avenue is expected to become a safer and more comfortable corridor for all road users, providing full connectivity from Furness Street to Boundary Road.

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Project Value  $13 million
Project Completion  Fall 2018

For more information on the project, please visit our website at newwestcity.ca/projectsonthego or contact Engineering Services at 604-527-4592.

Building our community together!

NEW WESTMINSTER
www.newwestcity.ca
Ewen Avenue Streetscape Improvement Project

PROJECT INFORMATION

Ewen Avenue is the main east-west corridor that runs the length of Queensborough. It is the community's central spine, connecting residential areas to shops, schools, and recreation areas. Ewen Avenue also provides a key link for residents connecting to the Highway, the Queensborough Bridge, and the rest of the city.

With the continued growth and expansion of Queensborough, a detailed and functional design concept was created in order to accommodate various modes of transportation including pedestrians, cyclists and transit. The design was broken down into 3 phases, with an anticipated completion for the fall of 2018.

- Phase one - Furness Street to Derwent Way
- Phase two - Derwent Way to Hampton Street
- Phase three - Hampton Street to Boundary Road

www.newwestcity.ca/ewenavenue
Phase III: Hampton to Boundary

- Coordination of Traffic Control
- Record Development in neighbourhood
- Liaison between contractor and Developers
- Good Neighbour Policy.
Phase III: Hampton to Boundary

- Maintaining Community Livability during Construction
- Replacement of 1050mm Diameter Twin Culverts
- Lightweight fill requirements
- Contaminated Soils
- Environmental Impacts
- Coordination of Traffic Management
Conclusion

The streetscape improvements along Ewen Avenue provide the community with an aesthetically pleasing and safe great street, by eliminating open ditches, providing a multi-use path and incorporating green space, all while providing full connectivity for all modes of transportation from Port Royal to Boundary Road.
RECOMMENDATION

THAT Council receive this report on the status of 2015-2018 Strategic Initiatives for the first half of 2017 for information.

BACKGROUND

In 2011, City Council established a Strategic Plan and a number of Strategic Priorities focused on striving toward “Vision New Westminster,” building a vibrant riverfront city of choice that is:

- Rich in history, arts and culture;
- Highly livable, safe, healthy and balanced communities;
- A sustainable economic hub within Metro Vancouver; and
- Committed to social equity and environmental values.

The six Strategic Priorities and their desired long-term outcomes are:

**Strategic Priority #1 - Community Livability and Social Equity**

- A livable city of safe, healthy and balanced neighbourhoods;
- Accessible community services and amenities: recreation, parks, education, social;
• A city known for social inclusion and equity; and
• An age-friendly city that maximizes quality of life as people age.

Strategic Priority #2 - Vibrant Economy

• Economic and cultural hub;
• Economic growth towards increased diversity and optimal mix;
• Local employment growth in all sectors;
• Increased tourism combined with quality of life opportunities for residents; and
• Optimized property taxation revenue.

Strategic Priority #3 - Arts and Culture

• Creative and vibrant city open to all artists and cultures to the broadest range of creative expression, and to the most inclusive community participation and appreciation; and
• Visitors provided with an exciting and distinct tourism experience that highlights the City’s arts, culture and heritage.

Strategic Priority #4 - Environmental Leadership

• Improved and protected natural environment;
• Livable city where people can enjoy clean air, water and green space; and
• High quality of life that promotes active and healthy lifestyles without adversely affecting the natural environment.

Strategic Priority #5 – Catalyst Projects

• New Westminster is constantly investing in the development and maintenance of facilities, parks and infrastructure critical to the quality of life in the city; and
• The City also looks for opportunities that make New Westminster the best place to live, work and play.
Strategic Priority #6 – Commitment to Organizational Excellence

- New Westminster strives to be the local government employer of choice, nurturing a high performance work environment that attracts and retains a top team;
- The City is constantly building a viable and sustainable municipal corporation that provides high levels of customer service and generates continued high citizen satisfaction ratings; and
- The City focuses attention on:
  - Adopting best practices in asset management, knowledge management, succession planning, and workplace health;
  - Implementing information technology solutions that are innovative and allow the City to carry out its business in an effective and efficient manner;
  - Adopting best practices for project management to the City receives best value for its money on all of its major initiatives; and
  - Making sustainability the way the City conducts its business.

In 2013, Council adopted *Envision 2032*, New Westminster’s sustainability framework that informs and guides City activities in the future, including plans, policies, projects and practices, using a sustainability lens. Organized into eleven policy areas with a well-defined scope that identify all of the policy areas that need to be addressed for the community to move towards a sustainable and successful future. *Envision 2032* provides direction, through “Descriptions of Success,” of what the City is striving to achieve by 2032, and this direction is to be implemented through all of the plans, policies, practices and procedures that the City uses, such as the Official Community Plan, Master Transportation Plan, Community Energy and Emissions Plan and Environmental Strategy.

**ANALYSIS**

In 2015, guided by the Strategic Plan and *Envision 2032*, Council prepared a list of Strategic Initiatives that are to be completed or advanced within the 2015-2018 timeframe. These Strategic Initiatives are divided into 14 Capital Project Initiatives and 14 Planning and Policy Initiatives:

<table>
<thead>
<tr>
<th>Capital Project Initiatives</th>
<th>Planning and Policy Initiatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Affordable Housing Projects</td>
<td>1. Public Engagement</td>
</tr>
<tr>
<td>2. Canada Games Pool and Centennial Community Centre</td>
<td>2. OCP Update</td>
</tr>
<tr>
<td>3. City Hall Upgrades</td>
<td>3. IDEA Centre (was EHCC)</td>
</tr>
</tbody>
</table>
Council has requested that staff provide regular updates on the initiatives and a first half 2017 status summary is attached as Appendix 1.

**FINANCIAL IMPACT**

Cost estimates have been assigned to all strategic initiatives and these have been budgeted in financial plans and staff work plans. As capital projects progress, more detailed cost estimates are prepared in preliminary and detailed design phases and the Major Projects Steering Committee provides oversight the implementation of higher value capital projects.

**SUSTAINABILITY CONSIDERATIONS**

Strategic initiatives were initially evaluated for consistency with the directions of Envision 2032, the City’s sustainability framework.

**OPTIONS**

The following options are presented for Council’s consideration:

1. Receive this report on the status of 2015-2018 Strategic Initiatives for information for the first half of 2017; or
2. Provide staff with other direction related to the 2015-2018 Strategic Initiatives.

Staff recommends Option 1.
INTERDEPARTMENTAL LIAISON

The Office of the Chief Administrative Officer has been working closely with all departments on the implementation of 2015-2018 Strategic Initiatives.

CONCLUSION

The City has defined 28 Strategic Initiatives that are intended to be advanced or completed within the 2015-2018 time frame. Significant progress has been made on most of these initiatives, as described in this report.

ATTACHMENTS

Appendix 1 - Strategic Initiatives Status for Regular Council

This report has been prepared by
Mark Allison, Manager of Strategic Initiatives and Sustainability

Approved for Presentation to Council

Lisa Spitale
Chief Administrative Officer
## 2015-2018 Strategic Initiatives  
### Capital Project Status

<table>
<thead>
<tr>
<th>Capital Project Initiative</th>
<th>Alignment with Strategic Plan</th>
<th>Description &amp; Status</th>
</tr>
</thead>
</table>
| **1. Affordable Housing Projects** | SP#1: Community Livability & Social Equity | **Description:** In January of 2015, the Mayor’s Housing Affordability Task Force was established with the goal of increasing livability of the city by working with key partners to develop affordable housing projects that meet the needs of an identified group of people (e.g., families, seniors) with low to moderate incomes as a high priority.  
**Status:** The two small sites affordable housing projects are progressing through the development approvals process. For 43 Hastings Street, the Rezoning received First and Second Readings on August 28 and will be going to Public Hearing on September 18, 2017. For 630 Ewen Avenue, the OCP Amendment received Third and Fourth Readings and the Rezoning received Third Reading on June 26, 2017. For 43 Hastings Street, the Housing Agreement is being finalized, and for 630 Ewen Avenue, the Lease Agreement is being finalized. |
| **2. Canada Games Pool and Centennial Community Centre Redevelopment** | SP#1: Community Livability & Social Equity  
 &  
 SP#6: Catalyst Project | **Description:** The Canada Games Pool and the Centennial Community Centre were constructed in 1972 and 1967, respectively. Many of the facilities’ building systems and components are approaching, or at, the end of their normal service life and the facilities are reaching a point of functional obsolescence.  
The proposed CCC/CGP Redevelopment project envisions a renewed or newly constructed integrated facility that provides opportunities for aquatics, health and fitness programs and services, and community to support the recreational and competitive aspiration of local residents, employees of local business and visitors to the community.  
**Status:** Feasibility and Cost Assessment Study and resulting recommendations to be considered by Mayor’s Task Force (September 2017) and recommendations to be made to City Council (October 2017). Recommendations to include a preferred project scope and associated budget, a phasing and financing strategy, and next steps in regarding to public engagement. |
<table>
<thead>
<tr>
<th>Capital Project Initiative</th>
<th>Alignment with Strategic Plan</th>
<th>Description &amp; Status</th>
</tr>
</thead>
</table>
| 3. City Hall Upgrades      | SP# 6: Organizational Excellence | **Description:** New Westminster City Hall has been the community’s epicentre for municipal services since it was first constructed in 1950’s. As the city has grown, so too have the services we offer to meet the needs of the community. Over the years, departments have had to re-locate in other buildings throughout the City, creating barriers to collaboration and work flow. To facilitate “one stop” service and ensure city services offered to the public continue to be performed in an efficient manner, necessary renovations are being made to City Hall.  

**Status:** Space planning and cost estimates to complete the renovation of the rest of City Hall are ongoing with departments developing a design program for a phased approach to renovations to accommodate anticipated increases in the number of residents and staff over the next 10 years. |
| 4. Commercial Recycling    | SP#4: Environmental Leadership | **Description:** In order to achieve aggressive regional targets to divert 70% of the region’s waste from landfill, the City introduced several new organics and recycling initiatives. While the City has achieved great success in the residential sector, the Industrial, Commercial and Institutional (ICI) sector have largely relied on private waste collectors and the City’s Recycling Depot for access to recycling options. Metro Vancouver’s findings from a recent 2015 waste flow study identify the ICI sector as an area where improvement is necessary to meet regional diversion targets.  

**Status:** Engineering staff met with the New Westminster Chamber of Commerce in July, 2017, to discuss how best to reach out to the business community and gain their valuable feedback with respect to commercial recycling and organics collection. Through discussion, it was determined a survey could be circulated through the Chamber of Commerce which can reach beyond the 400 businesses in Chamber’s membership. The purpose of the survey will be to find out their current commercial recycling and organics collection needs and whether City provided services are something that would appeal to local businesses. Staff will provide a draft copy of the survey to Chamber administration in late September 2017 for review before circulating to the business community later this fall. Staff will report findings to Council in winter 2017/2018. |
### 5. Front Street Parkade and Front Street Mews

#### SP#1: Community Livability & Social Equity, &
#### SP#2: Vibrant Economy, &
#### SP#6: Catalyst Project

**Description:** New Westminster’s Riverfront has historically been considered our greatest asset. For generations, the City’s economy depended on its location along the Fraser River as local industry grew and thrived. While industry continues to generate jobs and economic development, over the past decade, the waterfront has been undergoing transition. In the process, the City is working to leverage this asset to establish New Westminster as a riverfront destination where residents and visitors alike can experience retail and recreation activity while contributing to the local economy.

As New Westminster’s changing riverfront continues to take shape, pivotal to achieving greater connectivity between the downtown and the Fraser River are the Front Street Parkade and Front Street Mews projects. To ensure the parking needs of downtown businesses are met, a significant portion of the parkade from Sixth to Fourth Streets is being rehabilitated while the section between Sixth and Begbie streets has been removed. The end result will lead to the revitalization of Front Street as a vibrant, animated retail corridor complimented by the Front Street Mews, a newly designed streetscape which includes additional street level parking and greenery and encourages foot traffic to the area.

**Status:** Project is substantially complete, including parkade rehabilitation, deconstruction, public art component and Mews, with the Mews hosting the Fridays on Front event throughout the summer of 2017. Catenary Lighting to be completed this fall and work is about to start on the completion of the fire escape stairs to 642 Columbia Street. Permanent Stairs and multiuse area are being designed at 4th Street for construction in 2018.

### 6. Intelligent City Fibre Optic Network

#### SP#1: Community Livability & Social Equity, &
#### SP#2: Vibrant Economy &
#### SP#6: Catalyst Project

**Description:** Affordable access to broadband connectivity is critical for facilitating local business growth, innovation and productivity. A key component of the City of New Westminster’s “Intelligent City” initiative is the development of an open access “dark” fibre network (i.e., a fibre optic that is available to multiple users) connecting commercial districts throughout the City and made available to telecommunications companies and internet service providers (ISPs) for connecting multi-family residences, local businesses and institutions to high speed broadband service. In early 2015, Council approved a business plan that will see dark fibre connectivity to Uptown, Downtown, Sapperton, 12th Street and Queensborough business districts.

**Status:**
- Fibre Optic Network Backbone Phase I: Completed in Feb 2017.
- BridgeNet Co-Location Facilities: Completed in April 2017.
- Fibre Optic Network Backbone Phase II (City Hall to Queensborough): Currently underway; estimated completion date: Oct 2017
- Fibre Network Build-out Quayside Drive: Currently underway.
<table>
<thead>
<tr>
<th>Capital Project Initiative</th>
<th>Alignment with Strategic Plan</th>
<th>Description &amp; Status</th>
</tr>
</thead>
</table>
| 7. Library Upgrades        | SP#1: Community Livability & Social Equity | **Description:** Constructed in 1958 and expanded in 1978, the New Westminster Public Library plays an essential role in the community and has served generations of residents since opening its doors. As the community has grown and new services and offerings have been added, so have the number of library users. An upgrade to essential infrastructure will extend the life of the building and is critical to ensuring library staff can continue to provide the excellent service the community has come to expect while enhancing the overall library experience and appeal. To address this need, consultation, design and planning work on an upgraded facility will be advanced by 2018.  
**Status:** Design, mechanical, and electrical plans completed and submitted for final costing. Tender documents completed and procurement process for construction is underway. Fire and safety plan for occupied areas of the library during each phase of construction is underway. |
| 8. New Animal Shelter, Tow Yard, Dog Park Relocation | SP#1: Community Livability & Social Equity | **Description:** As New Westminster grows, so does the need for infrastructure essential to provision of municipal services. The New Westminster Animal Shelter in Queensborough plays an important role in providing refuge for animals without a home. The current facility was constructed in 1986 and no longer is conducive to disease containment and proper housing given the number of animals received by the City. A new animal shelter designed to accommodate best practices in animal welfare will be constructed in tandem with a new city tow yard and community off-leash dog area by 2017. The animal shelter and tow yard will be co-located to ensure that the City of New Westminster is able to respond to the needs of our growing community. Public consultation in 2017 will help to inform the preferred location of a new community off-leash dog area.  
**Status:** Schematic design completed and development application has been submitted. Project currently on budget and overall project is on schedule. |
| 9. Massey Theatre          | SP#3: Arts and Culture & SP#6: Catalyst Project | **Description:** As plans progress for the construction of a new Senior Secondary School (NWSS), the City of New Westminster continues to work in collaboration with the School District and the Ministry of Education to advance the high school project. The City will retain ownership of the Massey Theatre after the new high school is built.  
**Status:** Council has approved resolution to retain the Massey Theatre based on Ministry and School District gifting land and theatre to the City. Renovation of theatre is tied to construction schedule for NWSS, currently scheduled for completion in 2020. |
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| 10. Q2Q Pedestrian and Bicycle Bridge | SP#1: Community Livability & Social Equity & SP#6: Catalyst Project | **Description:** A direct pedestrian and bicycle link between the Quayside and Queensborough neighbourhoods is a long-standing city and Metro Vancouver priority, connecting a large number of local and regional destinations, including high density residential and employment centres, and providing better access to frequent transit service. The Q2Q Bridge was conceived to enhance livability and community health through improved connectivity to available amenities on both sides of the river, while driving increased economic development and tourism opportunities in New Westminster.  

**Status:** Extensive work was completed in 2016 on the design and costing of this project along with stakeholder consultation. The estimated cost of the Ped./ Bike Bridge was determined to be in the range of $40 million and this is not considered to be affordable given the existing funding resources of the City, including the remaining DAC funds. Council subsequently directed staff to investigate a ferry service to test demand for the connection and determine future demand for service and the service was initiated on July 29th and will run until September 24th on weekends, holiday Mondays and Friday evenings in August. |

| 11. Sapperton District Energy System (DES) | SP#4: Environmental Leadership & SP#6: Catalyst Project | **Description:** The City of New Westminster is committed to reducing its carbon footprint and being a sustainable community. To introduce a source of clean renewable energy at competitive prices while reducing greenhouse gas emissions (GHGs), the City is investigating the technical and economic feasibility of a neighbourhood-scale energy system serving the Sapperton area. The Sapperton District Energy System will provide clean, renewable energy at competitive prices to the consumer. The recently announced renovation and expansion of the Royal Columbian Hospital complex provides the new system with a large potential customer base and brings with it the added benefit of connecting to other buildings in the heating network over time.  

**Status:** Staff completed a more detailed thermal demand forecast for the system in February 2016 to reflect current assumptions on timing of development within the service area.  

The financial analysis was presented to Electric Utility Commission and Council in 2016. Council approved having staff proceed with a Class B Estimate for Sewer Heat Recovery process. Staff has drafted the Class B Estimate RFP, which will be issue once the location of the DE Centre has been determined. Staff has contracted KWL to design the DES piping (DESP) around RCH in order to be able to install the piping when direction is given to proceed; Staff has signed a Joint Trench Agreement with FHA for all other utilities around RCH. The DESP will be coordinated alongside the other utilities being constructed as part of the RCH redevelopment. |
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| 12. Sustainable Transportation | SP#1: Community Livability & Social Equity & SP#2: Vibrant Economy | **Description:** The City’s Master Transportation Plan outlines policies and actions in support of sustainable transportation system. This initiative will develop an implementation strategy for advancing the plan’s objectives, including:  
  - Enhancing the pedestrian network;  
  - Enhancing the cycling network;  
  - Enhancing the transit network;  
  - Promoting Great Streets;  
  - Managing roads;  
  - Managing goods management; and  
  - Promoting livable neighbourhoods.  
**Status:** Staff continuing to implement 2016 Transportation Section work plan, including MTP quick win and short term actions, transportation network safety and efficiency actions, advancing strategic and long term transportation strategies, monitoring and evaluation, and staff performance and development.  
Staff continues to implement the actions and policies as outlined in the Master Transportation Plan. |
| 13. The Riverfront | SP#1: Community Livability & Social Equity & SP#6: Catalyst Project | **Description:** New Westminster’s riverfront stretches through local parks, industrial zones and commercial areas and forms an integral part of the Brunette Fraser River Greenway. While residents and visitors from across the Lower Mainland come to New Westminster to experience all that the City’s riverfront has to offer, a lack of connectivity prevents people from travelling along it unimpeded from one end of the city to the other. From now until 2018+, the City will work to advance completion of riverfront connectivity between Canfor and Brunette Avenues as well as between Sapperton Landing and Westminster Pier Parks. That work will involve examination of necessary Right of Ways and properties required along with public consultation on concepts to pursue. The end result will deliver a riverfront greenway amenity that supports both recreation and transportation uses while completing an important component of the Experience the Fraser trail network from Hope to the Salish Sea.  
**Status:** The Mayor’s Task Force on the Riverfront and the Public Realm has completed a work plan for the period from 2017-2019. A conceptual design and Class C cost estimate has been prepared for a floating Greenway connection between Westminster Pier Park and Sapperton Landing Park.  
City is also working with Metro Vancouver to open the Brunette Fraser Regional Greenway section between Cumberland and Spruce Street.  
Design and consultation are underway for completion of Braid Street section of the Greenway through the Braid Industrial Area. |
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| 14. Whistle Cessation      | SP#1: Community Livability & Social Equity | **Description:** Trains have been a part of New Westminster since 1886, moving goods and freight from around the world while at the same time playing a crucial role in the City’s economy.
As New Westminster has grown, the whistling of trains traversing through has created conflicts with residential areas and impacted local quality of life. To address this, the City has been working with the railways on a whistle cessation plan which involves necessary upgrades to railway crossings to strike a balance between the need to ensure safety for road users and residents’ peace and quiet.

**Status:**
- Cessation in place at Downtown Crossings at Begbie Street and Fourth Street.
- Quayside crossing design has been completed and Southern Railway of BC (SRY) has ordered equipment for the crossing.
- MOU finalized with SRY and work is proceeding on the designs for the Ewen Avenue crossings.
- Cumberland crossing safety audit updated and information has been sent to the railways for comments.
- Signalization of the CP crossing on Braid Street is complete.
# 2015-2018 Strategic Planning
## Planning and Policy Initiative Status

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| 1. Public Engagement         | SP#1: Community Livability & Social Equity | **Description:** To build awareness of the many initiatives and projects the City is involved in as well as enhance how the City engages the community in the decision-making process whenever possible, the Mayor’s Task Force on Public Engagement was established in January 2015. Led by the Mayor and consisting of councillors and community members with expertise in the areas of communication and engagement, the task force worked with the SFU Centre for Dialogue to develop a “made in New Westminster” awareness and engagement strategy. The end result seeks to foster connectedness amongst our citizens with City Hall as well new ways for engaging with Council and staff to ensure initiatives, programs and decisions at the municipal level are truly reflective of community desires.  
**Status:** Mayor’s Task Force on Public Engagement endorsed draft strategy for council review in November 2016. Council adopted the strategy in December 2016 and strategy implementation is underway. |
| 2. OCP Update                | SP#1: Community Livability & Social Equity, & SP#2: Vibrant Economy | **Description:** The City of New Westminster’s Official Community Plan (OCP) is a roadmap that provides clear direction on how the community should grow into the future. Created in 1998, the existing OCP has shaped the New Westminster of today. It is now time for an update that takes into account how the community has changed and establishes a clear vision of the New Westminster of the future.  
New Westminster’s revised OCP will provide a renewed vision for the city to 2041 and will provide a framework for how the City evaluates and approves the future development required to accommodate 34,000 new residents. While the updated OCP will integrate policies on land use, the economy, the environment and transportation, a particular focus will be brought to the issue of housing, specifically, how to increase the availability of ground oriented housing options in while protecting the unique character that defines our community. In addition to new housing, the OCP will establish direction for the planning of new shops and services, parks and community facilities that will be required to maintain livability and overall quality of life.  
**Status:** The OCP adoption bylaw has been presented to Council. A Public Hearing has been scheduled for September 18, 2017.  
Implementation of phase one of the infill housing work is nearing completion. A Public Hearing for the proposed Zoning Bylaw amendments has been scheduled for September 18, 2017.  
Preparation underway for the OCP Monitoring and Evaluation Program, and for OCP implementation projects (e.g., Phase Two of infill housing work, creation of the master plan for the area around the 22nd Street SkyTrain Station). |
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| 3. IDEA Centre               | SP#1: Community Livability & Social Equity & SP#2: Vibrant Economy | **Description:** Successful communities identify specific niches their economies can fill, and promote industry clusters that draw on local advantages to serve local and international markets. Advanced health care is one of New Westminster’s major niches. Situated at the centre of Metro Vancouver, and serviced by two of New Westminster’s five SkyTrain stations, the Economic Health Care Cluster (EHCC) will transform the precinct surrounding Royal Columbian Hospital (RCH) into an integrated collection of health and technology businesses, organizations and entrepreneurs. By responding to the anticipated growth in health care and technology, New Westminster can play a critical role in the delivery of improved health care for citizens and the creation of a network that supports strong economic growth and opportunity.  
**Status:** Province has announced funding for all three phases of the RCH redevelopment.  
Implementation has begun on Immediate Actions identified in the IDEA Centre’s Strategy and Road Map, including the creation of an Innovation Hub, supportive land uses in the OCP and the engagement of a “champion” to lead the Centre.  
Discussions are underway with a number of potential partners to participate in the initial Innovation Hub. |
| 4. Affordable Housing Policy | SP#1: Community Livability & Social Equity | **Description:** Located at the heart of Metro Vancouver, New Westminster is impacted by the same issues that affect neighbouring municipalities, one of the most important being housing affordability. To date, the City of New Westminster has taken a leadership role on this front, implementing a secured market rental strategy which has resulted in over 1,000 new rental units either in the approval phase or under construction and establishing incentives to assist in the preservation of existing housing stock. While a majority of items relating to policy changes and bylaws to support the development of a range of housing products and preservation of rental housing stock will occur through the OCP update, work currently being done through the Mayor’s Housing Affordability Task Force will complement new policy work. In particular, the task force will look at facilitating community partnerships for developing affordable housing, such as leveraging land owned by existing non-profits or faith groups and fostering greater collaboration between the development industry and the non-profit housing sector for the development of new affordable housing units. Through this important work, the notion of a New Westminster that can accommodate the housing needs of all our citizens will be realized.  
**Status:** Implementing Renovictions Action Plan (2016), with actions including but not limited to: incorporating tenant information on City’s website; developing a Renovictions Fact Sheet; hosting Tenant Information Sessions; and employing Stop Work Order and Tickets where necessary permits and approvals are not in place. Prepared Report to Council, which included a resolution for consideration by UBCM at its upcoming conference in September 2017. This resolution urged the provincial government to undertake a broad review of Residential Tenancy Act. Developed three recommendations to address the affordable housing situation for consideration by the UBCM Special Committee on Housing. In the process of retaining Margaret Eberle to assist in a review and update of the City’s Affordable Housing Strategy (2010) and to inform affordable and non-market housing components related to the Gasworks and Poplar Landing sites. Operationalized the Rent Bank Program and it is now accepting applications. |
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| 5. Child and Youth Friendly Community Strategy | SP#1: Community Livability & Social Equity | **Description:** While children and youth under the age of 20 currently make up 1/6th of New Westminster’s population, they are the City’s future. To ensure we remain mindful of this fact, the City of New Westminster is working to develop a strategy that ensures that decisions made at the municipal level foster a sense of belonging, caring, engaging, learning and playing by our youngest citizens. To date, extensive community consultation has taken place on the key elements of the strategy and, when complete, it will complement the City’s family-friendly housing policy by facilitating family-supportive infrastructure and amenities such as child care development hubs, parks and playgrounds. The end result will keep New Westminster a great place to live - and grow - for everyone.  

**Status:** The Child and Youth Friendly Community Strategy was finalized based on feedback from City Departments and formatted. The strategy was forwarded to and endorsed by Council on March 7, 2016. The strategy includes an action plan and the City’s Senior Social Planner and new Housing/Social Policy Planner are coordinating its implementation over the next two-plus years. Significant progress has been made on several of the domains, including Caring, Living and Playing. |

| 6. Economic Development Strategy | SP#2: Vibrant Economy | **Description:** To grow a sustainable, livable and prosperous community, the City of New Westminster is making purposeful efforts to foster an environment that supports business, draws employment, and encourages improved living standards. Through the development of an updated strategy, the City is taking a long term approach to economic development by building upon the 2008 Livable City Strategy and establishing new policies and targets based on 20 year sector-specific data and projections. Work on the strategy commenced in Fall 2016 and includes consultation with the business community and local organizations. The strategy also complements other policy work underway, ensuring efficient and effective progress is made to benefit business, investors and residents of New Westminster alike.  

**Status:** Compilation and analysis of data in progress and draft report writing in progress. On target to have a draft report presented to Council in late fall 2017. |

| 7. Social Equity Policy | SP#1: Community Livability & Social Equity | **Description:** The City of New Westminster is committed to creating an accessible, caring inclusive, safe, supportive and welcoming community for all its citizens. The dividends that result from the collective efforts on this front will benefit everyone, as social capital is built and contributions made to the prosperity and quality of life in the CNW. As an established leader in the area of social planning, the City has made great strides to date, initiating policies, plans and strategies that support social equity in the community. To build on these successes, a social equity lens and directional document will be developed to inform both new corporate initiatives and existing processes that will include guide posts and metrics for providing civic leaders with a clear direction as to how the City is working to create a socially equitable community bolstered by opportunities for all.  

**Status:** The case study research has been completed and a summary of promising practices has been compiled. The City’s Community and Social Issues Committee has discussed the policy and identified possible areas of focus. Based on these areas, City staff has developed content and will be conducting a survey of City Departments in fall 2017. Additionally, City staff will be conducting focused consultation with key stakeholders, possibly in conjunction with the Newcomers Connect Project. This consultation will also occur in fall 2017. |
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| 8. High Quality & Effective Organization | SP# 6: Organizational Excellence | **Description:** As an organization, the City of New Westminster strives to provide high quality and effective service to the community in everything it does. To facilitate continuous improvement and organizational effectiveness, the City will develop a robust program that incorporates employee training and development and a focus on performance at all levels of the organization. In addition to ensuring the City can attract the best and brightest, the program will include a focus on functional competencies and performance management in addition to a succession planning process that bolsters the City’s ability to deliver excellent service seamlessly into the future.  
**Status:** Phases two and three of the organizational review have been completed or are underway:  
Phase 2 – Fall 2016/Winter 2017  
In-department dialogues, focus groups with a broad range of staff from all departments.  
Phase 3 – Winter 2016 to Fall 2017  
Three corporate working groups developing strategies on key issues identified in the process to date. |
| 9. Regional Leadership | SP#1: Community Livability & Social Equity | **Description:** New Westminster is at the centre of the Metro Vancouver region, a transportation hub for multiple modes and the home to many institutions, including health care, housing and education institutions. As a result, the City is heavily involved in a number of regional issues, including:  
- Affordable housing;  
- Homelessness and poverty reduction;  
- Health care delivery; and  
- Transportation and goods movement networks.  
New Westminster has long demonstrated leadership in regional issues, with both the City and region benefitting from this. The City will identify key regional issues that impact the City and will work to ensure that good policy and practices are developed. Immediate regional priorities include the replacement of the Pattullo Bridge and the Royal Columbian Hospital expansion.  
**Status:** Mayor and staff continue to work with regional colleagues on housing affordability and homelessness initiatives as well as with TransLink colleagues on financing mechanisms for the Mayors’ Council transportation vision.  
City is co-sponsoring a major forum being held at the Anvil Centre in September to explore new approaches on Mental Health and Addictions.  
With new Provincial Government Leadership in place, issues of community and regional significance have been identified for upcoming meetings with provincial ministers and staff at the upcoming Union of BC Municipalities conference. |
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| 10. Truck Route Strategy     | SP#1: Community Livability & Social Equity | **Description**: The Master Transportation Plan (MTP), identifies a near-term and two alternative long-term truck route networks designed to reduce the impacts of goods movement on the City while supporting the local economy. In general, the MTP’s approach is to move truck traffic to the periphery of the City in the near-term, with Front Street remaining in the truck route network, and remove trucks moving through the City without a local origin or destination in the long term using only Brunette Avenue, East Columbia Street, McBride Boulevard and Tenth Avenue, with the option of an east-west truck tunnel. As an interim measure, in 2014, the City approached TransLink, which has jurisdiction over truck route designations in the Lower Mainland, to remove a number of truck routes consistent with the recommended near-term network. 
In this initiative, a strategy will be advanced for addressing the issues raised by TransLink which are limiting the ability to implement the interim truck route network, while advancing the City’s desired long-term truck route network.  
**Status**: Staff is working with TransLink on Pattullo Bridge replacement project definition, identifying opportunities to remove 8th Avenue from the truck route network. 
Staff and Council are working with Ministry of Transportation and Infrastructure (MoTI) and City of Coquitlam to develop options for Brunette Interchange reconfiguration. |
| 11. Asset Management Program | SP# 6: Organizational Excellence | **Description**: Sound management of the City’s assets ensures that current city service needs, and how those services are delivered in a socially, economically and environmentally responsible manner, do not compromise the ability of future generations to meet their own needs. To further develop a robust, systematic and consistent approach to asset management, a formal framework will be established. The framework will include metrics to measure performance by balancing risks and levels of service for decision making. An Asset Management (AM) Strategy will be developed that optimizes service life, identifies funding requirements and sources and provides an easy reporting capability.  
**Status**: Formed AM Steering Committee; Completed condition assessment for transportation assets and identified assets which are at critical condition and are flagged for replacement in 2018. All transportation assets data are now stored in GIS with condition ratings. 
Presented Corporate AM policy and status progress report to Council in April 2017. AM policy is adopted. 
Uploaded all CCTV videos and reports to GIS. Enhanced the work procedures of updating engineering as-built drawings and issue for construction drawings in GIS. 
Evaluated asset management maintenance management tools (software) and the AM Steering Committee decided on that Cityworks would be the best tool for automated work system which will be tested at Engineering Operations Water Division as a pilot with the potential to be used for all municipal assets. |
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| 12. Environment Strategy     | SP#4: Environmental Leadership | **Description**: The City has developed, implemented and revised a number of environmental bylaws and policies that respond to local, regional and provincial requirements or policy directions. Although these policies address a broad range of environmental issues, there is an opportunity to improve the approaches of implementation of each and there are a number of additional areas that could be addressed more fully. The development of a formal Environment Strategy will help to identify and systematically respond to the full range of local and global environmental issues and support the City’s endorsement of the Blue Dot Declaration in 2015. The Environment Strategy will include a list of priority areas and actions with timelines and potential budgets for the implementation of each action.  
**Status**: Objectives, targets, timelines and actions have been identified for the Blue Dot Initiative.  
Numerous environmental policies have been updated as part of the OCP review (Ecological Inventory Update, Brunette River Study, Environmental DPA development, Greenhouse Gas Emissions Target).  
Review of current environmental programs/policies/best practices and identification of gaps has been completed for the Environment Strategy and Action Plan, from which policies and actions are being developed for staff and public consultation. Actions are to be prioritized, with timelines and lead departments in the implementation strategy, which will be implemented and monitored (2017-2018).  
Investigation of the implementation of a “stretch code” to promote enhanced environmental efficiency in buildings is in progress. |
| 13. Land Strategy             | SP#2: Vibrant Economy       | **Description**: Implementation of a strategy is required to address the City’s future land needs. This involves creating an inventory of the City’s real estate assets, establishing evaluation criteria and reviewing each department’s long term needs.  
The strategy needs to allow for partnering and/or co-locating with other government organizations i.e. School District, Metro Vancouver, Port Metro Vancouver, the Province or developers where there are shared goals.  
**Status**: The review of the Land Strategy is an ongoing process. |
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| 14. Arts Strategy            | SP#3: Arts and Culture        | Description: The existing Arts Strategy was adopted by Council in 2008. The Strategy had a five year span, completing in 2013. At the February 11, 2016 Arts Commission meeting, the Arts Commission recommended the following motion to Council:

THAT a complete cultural plan is developed and resources allocated to achieve that over the next 18 months.

The new Arts Strategy (2017-2022) will replace the existing Arts Strategy to reflect the cultural growth of the City. In order to continue developing the arts and creating new cultural opportunities that reflect the growth of the City, we need a new plan that will guide us into the future.

Status: The following project phases have been completed:

- Arts Strategy Task Force formed
- Arts Strategy Community Launch
- SWOT Analysis completed
- Community Consultation completed

Writing of the draft strategy document is underway and is expected to be complete this fall. |
There is no Report with this Item. Please see Attachment(s).
REGULAR MEETING OF CITY COUNCIL

August 28, 2017 at 1:00 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 Jaimie McEvoy
Councillor Chuck Puchmayr
Councillor Lorrie Williams

REGRETS:
Councillor Mary Trentadue

STAFF:
Ms. Lisa Spitale - Chief Administrative Officer
Ms. Jacque Killawee - Acting City Clerk
Mr. Dean Gibson - Director of Parks and Recreation
Mr. Gary Holowatiuk - Director of Finance & Information Technology
Mr. Eugene Wat - Acting Director of Engineering Services
Mr. John Stark - Acting Director of Development Services
Mr. Philip Lo - Council and Committee Clerk

The meeting was called to order at 1:06pm.

REMOVAL OF ITEMS FROM THE CONSENT AGENDA

1. No items were removed from the Consent Agenda.

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)(o) 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;

(o) the consideration of whether the authority under section 91 [other persons attending closed meetings] should be exercised in relation to a council meeting;

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:

Property, legal and negotiations matters

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

RECONVENE TO REGULAR COUNCIL

4. MOVED and SECONDED
   THAT the Regular Council meeting be reconvened in Council Chamber at
   6:00 pm.
   CARRIED.
   All members of Council present voted in favour of the motion.

REVIEW AND ADOPTION OF CONSENT AGENDA

5. No items were removed from the Consent Agenda.
   MOVED and SECONDED
   THAT all items on the Consent Agenda be adopted by consent.
   CARRIED.
   All members of Council present voted in favour of the motion.

ADDITIONS TO THE AGENDA
   Urgent/time sensitive matters only

6. No items were added to the Agenda.

REVISION TO BYLAW 7935, 2017

7. Wood/Boyne Street Road Closure Bylaw No. 7935 - Animal Services
   Facility, Director of Engineering Services

   REGARDING Wood-Boyne Street Road Closure Bylaw No. 7935,
   2017,

   THAT Third Reading of Bylaw 7935, 2017 given on July 10, 2017, be
   RESCINDED

   THAT the revised bylaw Bylaw 7935, 2017, attached to the report
   dated August 28, 2017, be given THIRD READING
MOVED and SECONDED
THAT Council rescind Third reading of Wood Street and Boyne Street Road Closure Bylaw No. 7935, 2017.

CARRIED.

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

MOVED and SECONDED
THAT Council give Third reading to the revised Bylaw No 7935, 2017 as attached to the staff report dated August 28, 2017.

CARRIED.

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

OPPORTUNITY TO BE HEARD AND
ISSUANCE OF DEVELOPMENT VARIANCE PERMITS

8. Wood-Boyne Street Road Closure Bylaw No. 7935, 2017

Required notification has been completed.

Attachments:

i. Copy of Opportunity to be Heard notice

ii. Director of Engineering Services report dated July 10, 2017

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

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b. Statement concerning the number of written submissions received (Acting City Clerk)

There were no written submissions.

c. Invitation to those present to address the application

The Mayor asked three times for speakers. No one came forward.

d. Motion to refer Bylaw 7935, 2017 to the September 11, 2017 Regular meeting of Council for adoption.
MOVED and SECONDED
THAT Bylaw 7935, 2017 be referred to September 11, 2017 Regular meeting of Council for adoption.

CARRIED.

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

UNFINISHED BUSINESS

9. No Items

REPORTS FOR ACTION

10. 41 and 175 Duncan Street: Official Community Plan and Rezoning - Preliminary Report, Land Use and Planning Committee

MOVED and SECONDED
THAT Council direct staff to process the Official Community Plan Amendment and the Rezoning Application for 41 and 175 Duncan Street, as outlined in the process section of the July 10, 2017 Land Use and Planning Committee report.

CARRIED.

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

CONSENT AGENDA

11. Deaccessioning (removal) of Heritage materials from New Westminster Museum and Archives

THAT Council approve the New Westminster Museum and Archives Community Advisory Group’s recommendation to remove heritage materials from the New Westminster Museum and Archives collection as outlined in Attachment 2 to this report.

ADOPTED BY CONSENT.

12. Solid Waste and Recycling Artist in Residence Program

THAT Council approve the launch of the Solid Waste and Recycling Artist in Residence.

ADOPTED BY CONSENT.
13. **Initial Operation of Q to Q Demonstration Ferry Service**

*THAT Council receive the staff report dated August 28, 2017 on the status of the initial operation of the Queensborough to Quayside (Q to Q) demonstration ferry service for information.*

**ADOPTED BY CONSENT.**

14. **Minutes for adoption**
   a. **June 26, 2017** (Open Workshop)
   b. **June 26, 2017** (Public Hearing)
   c. **June 26, 2017** (Regular Meeting)
   d. **July 10, 2017** (Regular Meeting)

**ADOPTED BY CONSENT.**

15. **Procedure for Offensive Correspondence Received as part of a Legislated Public Process**

*THAT Council approves changes in correspondence handling procedures for legal public processes.*

**ADOPTED BY CONSENT.**


*THAT Council consider Bylaw No. 7936, 2017 to amend Zoning Bylaw No. 6680, 2001 for First and Second Readings, and forward the Bylaw to Public Hearing on September 18, 2017;*

*THAT Council consider Bylaw No. 7939, 2017 to amend Development Approval Procedures Bylaw No. 5658, 1987 for First, Second and Third Readings; and*

*THAT Council consider Bylaw No. 7940, 2017 to amend Development Services Fees and Rates Bylaw No. 7683, 2014 for First, Second and Third Readings.*

**ADOPTED BY CONSENT.**
17. 610 Sixth Street: Development Variance Permit to Vary Sign Bylaw No. 7867, 2017 to Permit the Installation of Two Signs – Notice of Opportunity to be Heard

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit DVP00634 to vary Sign Bylaw requirements at 610 Sixth Street (Royal City Centre) to allow for the installation of two fascia signs following an Opportunity to be Heard on September 18, 2017.

ADOPTED BY CONSENT.

18. 630 Ewen Avenue (Affordable Housing Project): Housing Agreement Bylaw – Bylaw for Three Readings

1. THAT Council give First, Second and Third Readings to Housing Agreement (630 Ewen Avenue) Bylaw No.7927, 2017 to authorize the City to enter into a Housing Agreement with W.I.N.G.S Fellowship Ministries to facilitate the creation of five affordable housing units at 630 Ewen Avenue.

2. THAT Council direct, following adoption of the Housing Agreement Bylaw No. 7927, 2017, the Mayor and Corporate Officer to sign and execute the Housing Agreement and associated Covenants.

ADOPTED BY CONSENT.

19. 43 Hastings Street (Affordable Housing Project): Rezoning Application from Single Detached Dwelling Districts (RS-2) to Comprehensive Dwelling Districts (CD-73) - Zoning Amendment Bylaw No. 7923, 2017 for First and Second Readings

THAT Council give Zoning Amendment Bylaw No. 7923, 2017 First and Second Reading and forward the bylaw to a Public Hearing on September 18, 2017.

ADOPTED BY CONSENT.

20. 988 Quayside Drive (Bosa RiverSky Project): Construction Noise Bylaw No. 6063, 1992 – Request for Exemption

THAT Council grant an exemption from the Construction Noise Bylaw No. 6063, 1992 to Axiom Builders Inc. from 5:00 am to 7:00 am on August 31, 2017 for a large concrete pour.

ADOPTED BY CONSENT.

THAT Council grant an exemption from the Construction Noise Bylaw No. 6063, 1992 to Degelder Construction for the construction site at 900 Carnarvon Street from 8:00 pm to 7:00 am between September 1 to 15, 2017 to install a protective canopy over the SkyTrain guideway.

ADOPTED BY CONSENT.

22. OUR CITY 2041: Updated Official Community Plan Adoption Bylaw No. 7925, 2017

THAT Council rescind Second Reading of Official Community Plan Adoption Bylaw No. 7925, 2017 given on June 26, 2017;

THAT Council revise Bylaw No. 7925, 2017 by substituting the Official Community Plan with the Plan attached to the Development Services report dated August 28, 2017;

THAT Council has considered Official Community Plan Adoption Bylaw No. 7925, 2017 as so revised in conjunction with the City’s Capital Expenditure Program as contained in the Five-Year Financial Plan and the Region’s Solid Waste Management Plan and Liquid Waste Management Plan in accordance with Section 477(3)(a) of the Local Government Act;

THAT Council give Second Reading to Official Community Plan Adoption Bylaw No. 7925, 2017 as so revised, and forward the Bylaw to Public Hearing on September 18, 2017; and

THAT Council refer Official Community Plan Adoption Bylaw No. 7925, 2017 to Metro Vancouver as part of the formal referral process for acceptance by the Metro Vancouver Board of Directors.

ADOPTED BY CONSENT.

23. Queen’s Park Traffic Calming Plan

THAT Council receive this report for information.

ADOPTED BY CONSENT.
24. Internet Service Provider Agreement with CIK Telecommunications

THAT Council authorizes the Mayor and City Clerk to sign the Internet Service Provider (ISP) agreement with CIK Telecommunications on behalf of Council.

ADOPTED BY CONSENT.

25. Mann Cup Luncheon and Press Conference Hosting Opportunity

THAT the City accepts the invitation from the New Westminster Senior Salmonbellies Lacrosse Club to participate in hosting the Mann Cup Luncheon and Press Conference on September 7, 2017 as outlined in this report subject to the team advancing to the national championships.

ADOPTED BY CONSENT.

Correspondence

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


ADOPTED BY CONSENT.

ITEMS REMOVED FROM THE CONSENT AGENDA

No items were removed from the Consent Agenda.

BYLAWS

27. REGARDING Official Community Plan Adoption Bylaw No. 7925, 2017,

THAT Second Reading of Bylaw 7925, 2017 given on June 26, 2017, be RESCINDED

THAT the revised Bylaw 7925, 2017, attached to the report dated August 28, 2017, be given SECOND READING
MOVED and SECONDED
THAT Second Reading of Bylaw 7925, 2017 given on June 26, 2017, be RESCINDED
CARRIED.
All members of Council present voted in favour of the motion.

MOVED and SECONDED
THAT the revised bylaw Bylaw 7925, 2017, attached to the report dated August 28, 2017, be given SECOND READING
CARRIED.
All members of Council present voted in favour of the motion.

28. Zoning Amendment Bylaw (Infill Housing) No. 7936, 2017
TWO READINGS

MOVED and SECONDED
THAT Zoning Amendment Bylaw (Infill Housing) No. 7936, 2017 be given first reading.
CARRIED.
All members of Council present voted in favour of the motion.

MOVED and SECONDED
THAT Zoning Amendment Bylaw (Infill Housing) No. 7936, 2017 be given second reading.
CARRIED.
All members of Council present voted in favour of the motion.

29. Zoning Amendment Bylaw (43 Hastings Street) No. 7923, 2017
TWO READINGS

MOVED and SECONDED
THAT Zoning Amendment Bylaw (43 Hastings Street) No. 7923, 2017 be given first reading.
CARRIED.
All members of Council present voted in favour of the motion.

MOVED and SECONDED
THAT Zoning Amendment Bylaw (43 Hastings Street) No. 7923, 2017 be given second reading.
CARRIED.
All members of Council present voted in favour of the motion.
30. Development Approval Procedures Amendment Bylaw No. 7939, 2017

THREE READINGS

MOVED and SECONDED
THAT Development Approval Procedures Amendment Bylaw No. 7939, 2017 be given first reading.

CARRIED.

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

MOVED and SECONDED
THAT Development Approval Procedures Amendment Bylaw No. 7939, 2017 be given second reading.

CARRIED.

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

MOVED and SECONDED
THAT Development Approval Procedures Amendment Bylaw No. 7939, 2017 be given third reading.

CARRIED.

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

31. Development Services Fees and Rates Amendment Bylaw No. 7940, 2017

THREE READINGS

MOVED and SECONDED
THAT Development Services Fees and Rates Amendment Bylaw No. 7940, 2017 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. 7940, 2017 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. 7940, 2017 be given third reading.

CARRIED.

All members of Council present voted in favour of the motion.
32. 630 Ewen Avenue (Affordable Housing Project): Housing Agreement Bylaw No. 7927, 2017

THREE READINGS

MOVED and SECONDED

THAT Housing Agreement Bylaw No. 7927, 2017 be given first reading.

CARRIED.

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

MOVED and SECONDED

THAT Housing Agreement Bylaw No. 7927, 2017 be given second reading.

CARRIED.

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

MOVED and SECONDED

THAT Housing Agreement Bylaw No. 7927, 2017 be given third reading.

CARRIED.

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

33. Bylaws for adoption:

a. ‘Housekeeping’ Zoning Amendment Bylaw No. 7893, 2017

ADOPTION

MOVED and SECONDED

THAT ‘Housekeeping’ Zoning Amendment Bylaw No. 7893, 2017 be adopted.

CARRIED.

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

b. Zoning Amendment (1102, 1110, 1116 and 1122 Salter Street) Bylaw No. 7917, 2017

ADOPTION

MOVED and SECONDED

THAT Zoning Amendment (1102, 1110, 1116 and 1122 Salter Street) Bylaw No. 7917, 2017 be adopted.

CARRIED.

All members of Council present voted in favour of the motion.
34. **Motion on Notice**, Councillor Puchmayr

Councillor Puchmayr noted the following with regards to the Motion of Notice:

- The City has an opportunity to generate its own energy, and to potentially sell energy surplus to other users;
- The City of Vancouver has a Renewable City Strategy which has a goal of receiving 100% of energy from renewable sources by 2050;
- The initiative may involves restructuring how houses are built, as well as working with industry to achieve these goals;
- Phasing out the use of fracked gas may not impact the food industry, as biogas such as gas from composting could be used; and
- Staff could research what other jurisdictions are doing in terms of renewable energy goals, and set measurable targets and timeline for achieving the City’s goals.

Council expressed concerns regarding the potential impact of this initiative on the City’s current strategic plan, sustainability goals, and overall operations, and suggested that staff report back to Council regarding what it may entail to achieve the proposed goal.

**MOVED and SECONDED**

*Whereas climate change impacts are having catastrophic effects on our global environment in the form of flooding and fire, just to mention a few,*

*And whereas global heat records are being shattered at an unprecedented rates,*

*Therefore be it resolved: that the city of New Westminster sets a target of becoming 100 percent dependent on renewable energy by 2050 and establish clear measurable targets toward achieving this goal.*

**The motion was amended as follows:**

**MOVED and SECONDED**

*THAT the word “investigates” be added after “New Westminster” and before “sets”.*

**CARRIED.**

All members of Council present voted in favour of the motion.
Amended main motion:

Whereas climate change impacts are having catastrophic effects on our global environment in the form of flooding and fire, just to mention a few,

And whereas global heat records are being shattered at an unprecedented rates,

Therefore be it resolved: that the city of New Westminster investigates setting a target of becoming 100 percent dependent on renewable energy by 2050 and establish clear measurable targets toward achieving this goal.

CARRIED.

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

ANNOUNCEMENTS FROM MEMBERS OF COUNCIL

Council reported that the New Westminster Salmonbellies lacrosse team will be playing for the Mann Cup title, and offered their congratulations to the team.

NEXT MEETING

September 11, 2017

A Regular Council meeting will convene at 2:00 p.m. and immediately adjourn to a Closed meeting in the Council Chamber on the 2nd Floor at City Hall. The Regular meeting will reconvene at 6:00 p.m. at Queensborough Community Centre, 920 Ewen Avenue.

ADJOURNMENT

ON MOTION, the meeting was adjourned at 6:16pm.

JONATHAN COTÉ
MAYOR

JACQUE KILLAWEE
ACTING CITY CLERK
There is no Report with this Item. Please see Attachment(s).
SPECIAL REGULAR MEETING OF CITY COUNCIL

August 31, 2017 at 9:00 a.m.
Council Chamber
City Hall

MINUTES

PRESENT:
Mayor Jonathan Coté
Councillor Patrick Johnstone
Councillor Chuck Puchmayr
Councillor Mary Trentadue
Councillor Lorrie Williams

REGRETS:
Councillor Bill Harper
Councillor Jaimie McEvoy

STAFF:
Ms. Lisa Spitale - Chief Administrative Officer
Ms. Jacque Killawee - Acting City Clerk
Mr. Philip Lo - Council and Committee Clerk

The meeting was called to order at 9:03 a.m.

REPORT FOR ACTION

1. 43 Hastings Street (Affordable Housing Project): Rezoning Application from Single Detached Dwelling Districts Dwelling Districts (RS-2) to Comprehensive Dwelling Districts (CD-73) - Zoning Amendment Bylaw No. 7923, 2017 for Second Reading Rescindment and Re-Reading

MOVED and SECONDED
THAT Council receive the staff report dated August 31, 2017 as the official report supporting Bylaw No. 7923, 2017 and;

THAT Council rescind Second Reading of 43 Hastings Street Zoning Amendment Bylaw No. 7923, 2017 and;
THAT Council give Second Reading to the revised Zoning Amendment Bylaw No. 7923, 2017 as attached to this report and forward the bylaw to a Public Hearing on September 18, 2017.

CARRIED.

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

BYLAW

2. REGARDING Zoning Amendment Bylaw (43 Hastings Street) No. 7923, 2017,

THAT Second Reading of Zoning Amendment Bylaw (43 Hastings Street) No. 7923, 2017, be RESCINDED

THAT the revised bylaw Bylaw 7923, 2017, attached to the report dated August 31, 2017, be given SECOND READING

MOVED and SECONDED
THAT Second Reading of Zoning Amendment Bylaw (43 Hastings Street) No. 7923, 2017, be RESCINDED.

CARRIED.

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

MOVED and SECONDED
THAT the revised bylaw Bylaw 7923, 2017, attached to the report dated August 31, 2017, be given SECOND READING

CARRIED.

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

ADJOURNMENT

ON MOTION, the meeting was adjourned at 9:05am.
RECOMMENDATION

THAT Council direct staff to proceed with a Request for Proposals for a modular company to design, construct and install a child care building at 232 Lawrence Street.

EXCECUTIVE SUMMARY

On July 4, 2016, Council endorsed actions to develop a group child care building in Queensborough and to position the City to apply for future intakes of the Provincial Major Child Care Capital Funding Grant Program. In preparation for a grant application, the City selected a City-owned property at 232 Lawrence Street as an ideal site for a modular child care building. The City would lease the space at a nominal rate to a non-profit child care operator.

In May 2017, a Stage One grant application was submitted to the Province’s Major Child Care Capital Funding Grant Program. On July 10, 2017, Council directed staff to bring a report to Council to seek further direction if the project progressed to Stage Two of the two stage grant process. This Council direction is required prior to proceeding within the Request For Proposals to retain a modular company to design, construct and install the child care building.

In mid-August 2017, the City was notified that the project had advanced to Stage Two of the grant process. Staff recommends proceeding with a Request for Proposals based on positive conversations with the Office of the Early Years about the Stage Two process and the
strength of the application. This is a City-owned site, it has City funding in place, there is a documented Child Care Needs Assessment and the project includes a reputable child care provider. Proceeding with a Request for Proposals would position the City to proceed with the successful modular company in November, as soon as the grant process has concluded. It is anticipated that the child care facility could be open by September or October 2018 with this timeline.

PURPOSE

The purpose of this report is to request direction to proceed with a Request for Proposals to retain a modular company to design, construct and install a child care building at 232 Lawrence Street.

POLICY CONTEXT

Official Community Plan

The Official Community Plan (2011) states that the City should encourage the provision of child care as an essential community-based service; promote child care within the city by facilitating partnerships with the community; and consider the provision of child care in the context of neighbourhood planning by evaluating the need for child care in proposed developments.

Envision 2032

The Envision 2032 Sustainability Framework (2013) includes the following description of success: There is convenient access to affordable, quality child care which facilitates child development and enables parents to work and contribute to the local economy.

Child Care Needs Assessment

The Child Care Needs Assessment (Fall 2015) provides an overview of the child care system and a snapshot of the child care situation in New Westminster. As part of the Executive Summary, it documents four major challenges, including one related to Queensborough. More specifically, it states:

There is a limited supply of child care in Queensborough, despite the fact that this sub-area is experiencing significant population growth, particularly by families with younger children. As evidence, the West End sub-area had 34.0 child care spaces per 100 children 0 to 12 years, while the Queensborough sub-area had 8.7 child care spaces per 100 children 0 to 12 years.
Child Care Strategy

The Child Care Strategy (October 2016) includes 23 actions in support of a comprehensive child care system. A comprehensive child care system is one that includes the provision of quality programs that are accessible and affordable.

The strategy contains the following action:

That the City explore all mechanisms, including developing civic child care facilities, using community amenity contributions, accessing senior government grants and working with developers to realize group infant/toddler and school age care spaces in Queensborough.

BACKGROUND

Previous Direction

On July 4, 2016, Council endorsed actions to develop a group child care facility in Queensborough and to position the City to apply for future intakes of the Provincial Major Capital Funding Grant Program: Creation of New Licensed Child Care Spaces, which provides up to $500,000 in funding. On October 17, 2016, in preparation for the grant application, Council endorsed an initial expenditure of $20,000 for a geo-technical study for the City-owned property at 232 Lawrence Street.

On July 10, 2017, Council approved the additional funds of $156,000 required to undertake the design, construction and installation of the child care building from the General Amenity Reserve. Council directed staff to bring a report to Council seeking direction if the project progresses to Stage Two of the Major Child Care Capital Funding Grant Program. This Council direction is required prior to proceeding within the design, construction and/or installation of the child care building.

Project Description

In preparation for the grant application, the City selected a City-owned property at 232 Lawrence Street, which is adjacent to the Queensborough Middle School and Queensborough Community Centre (QCC), as an ideal location for the funds to be used to construct a modular child care building.

This facility would include 37 child care spaces, with 12 infant/toddler spaces (under 36 months) and 25 spaces for children 30 months to school age. The City would lease the space at a nominal rate to a non-profit child care operator.
Child Care Needs

The lack of child care in Queensborough has become a major issue. Currently, there are no group infant/toddler (0 to 36 months) spaces and only 20 group school age care spaces. There is also significant population growth occurring in Queensborough, with the majority of new housing units constructed with three or more bedrooms, which typically yields larger numbers of children aged 0 to 12 years.

DISCUSSION

Grant Process Timeline

The grant will use the following key dates:

- Stage Two Submission Deadline – September 27, 2017
- Submissions Internal Review – September - November 2017
- Successful Proponents Notified – November 2017

In May 2017, a Stage One application was submitted to the Province. In mid-August, the City was notified that the project has advanced to Stage Two of the process.

The Stage Two submissions will be evaluated based on their complete business plan, financial plan and project implementation plan and will be scored using Stage Two evaluation criteria, internal government reference checks and by an evaluation committee. The highest ranking Stage Two short-listed applicants will be selected to receive Major Child Care Capital Funding and will be invited to enter into a Funding Agreement with the Province. Provincial officials have indicated that all funding requested by Stage Two applicants is available if the other requirements are met. Therefore, all projects that are apart of Stage Two will have an opportunity to be awarded their desired grant funding. The City has applied for the full $500,000 in funding.

OCP Amendment and Rezoning Applications

The City has initiated an Official Community Plan (OCP) Amendment and Rezoning to permit the development of three potential uses on the City-owned property at 232 Lawrence Street. These uses include child care, affordable housing and park. If the City is not successful with the current Major Child Care Capital Funding application, this process will allow the site to be used for other pertinent uses.

FINANCIAL IMPLICATIONS

Council has approved a child care facility project in the 2017 Capital Program up to $656,000, of which $500,000 is anticipated to come from a Provincial grant and $156,000
would be funded by the City. If the grant is approved to the full amount of $500,000, the City would have to fund $156,000, or 24%.

General Amenity Reserve

The General Amenity Reserve has a balance of $405,000 at the end of 2016.

NEXT STEPS

Council may choose to proceed with the Request for Proposals to retain a modular company without having secured the grant based on advancing to Stage Two and the strength of the application. This is a City-owned site, it has City funding in place, there is a documented Child Care Needs Assessment and the project includes a reputable child care provider. It is anticipated that the child care facility could be open by September or October 2018 with this timeline.

Alternatively, staff could continue with project preparation work (OCP amendment, rezoning) but not proceed with a Request for Proposals without the City being awarded the grant in November 2017. It is unclear at this time when the construction of the building would be possible if the design phase began at this later date. This option would increase the risk that the modular building would not be complete by September or October 2018.

INTERDEPARTMENTAL LIASON

Engineering and Finance staff has worked with Development Services on this project.

OPTIONS

There are two options for Council consideration:

1. That Council direct staff to proceed with a Request for Proposals for a modular company to design, construct and install a child care building at 232 Lawrence Street.

2. That Council provide alternative direction.

Staff recommends option 1.
This report has been prepared by:
Julia Dugaro, Planning Analyst

This report was reviewed by:
John Stark, Acting Manager of Planning

Approved for Presentation to Council

Jackie Teed
Acting Director of Development Services

Lisa Spitale
Chief Administrative Officer
RECOMMENDATION

THAT Council consider the following resolution to issue an extension to Temporary Use Permit TUP00010 for the property located at 131 Eleventh Street:

THAT Temporary Use Permit 00010 be extended for a period of three years for the property at 131 Eleventh Street for the purpose of permitting the retail sale of new and used furniture ending September 11, 2020 based on the terms and conditions outlined in the Temporary Commercial Use Permit and attached Schedules.

EXECUTIVE SUMMARY

The proposed three year extension to Temporary Use Permit TUP00010 will allow the existing businesses to remain in their current location while the City completes the Lower Twelfth Street and Sharpe Street Study and develops a Master Plan for the area. The proposed temporary land use supports key objectives in the existing Lower Twelfth Street Neighbourhood Plan and the Livable City Strategy, as well as adds to the vibrancy of the neighbourhood, which is in early stages of transition from an industrial to a mixed use residential area. There have been no issues with the current businesses at this location.
PURPOSE

An application has been received to extend Temporary Use Permit TUP00010 for three years in order to allow a continuation of retail sales of new and used furniture as a permitted use at 131 Eleventh Street. The purpose of this report is to seek a resolution of support from Council for a three year extension of the Temporary Use Permit.

POLICY AND REGULATIONS

Official Community Plan Considerations

In the 2011 Official Community Plan, the site is designated as (R-LT) Residential Lower Twelfth Street. The Plan describes this designation as:

(RLT) Residential – Lower Twelfth Street: this area will contain low and medium density multifamily residential units such as townhouses, stacked townhouses, low rise and high rise buildings. Depending on the provision of public amenities, a density bonus may be provided in order to reach the upper limits of density in this area. This area will also contain community amenities such as churches, child care, or community space. Small scale local commercial uses such as home based businesses or live/work studios may be permitted.

Proposed Official Community Plan 2041 Designation

In the proposed draft Official Community Plan, the site is designated as (LTS) Lower Twelfth Street and Sharpe Street Study Area. The Plan describes this designation as:

(LTS) Twelfth Street and Sharpe Street Study Area:

Purpose: To provide an area that includes a non-traditional mixes of uses including ultra-light industrial, residential, retail and service commercial within individual buildings and projects.

A Master Plan, including guidelines, will be prepared to guide the transition of the Lower Twelfth Street and Sharpe Street Study Area from commercial service and industrial uses to this creative mixed use area, with spaces for users such as artists, crafts people, artisans, and other creators. The Master Plan will determine the appropriate uses, location of uses, building forms and general expected densities. Further, this Master Plan will explore the incorporation and adaptive reuse of existing heritage buildings and provision of affordable ‘maker spaces’. This Master Plan is subject to a public consultation process.
Catalyst projects may be considered in advance of the Master Plan if the project meets the objectives of the area and will set a high standard for the Lower Twelfth Street and Sharpe Street Study Area. Other catalyst projects that strongly support other City priorities would also be considered.

Zoning Bylaw

The site is zoned Light Industrial Districts (M-1) which does not permit retail sales; however, the subject uses are permitted on the site through TUP00010.

In section 190.46 of the Zoning Bylaw, it allows temporary uses to be considered and identifies a set the criteria for the issuance of a Temporary Use Permit.

Existing Policy/Practice

The Local Government Act authorizes municipalities to issue Temporary Use Permits, which allow uses which would not normally be permitted to operate on a temporary basis. The permits are issued for a maximum of three years and, after that time, may be extended by application for an additional three years. Council may attach conditions to the issuance of the permit to ensure that the impacts of the temporary use on existing businesses and properties are mitigated.

BACKGROUND

Applicant: Nasser Ahrabi-Asli

Area Map
Site Context

The subject property is located in a transition area between established residential uses to the east and north and established commercial and light industrial uses to the south and west. The land use on the subject property was auto oriented light industrial until it transitioned to lighter industrial uses such as a paint store.

The site is bordered to the immediate north and east by three low rise residential buildings. To the west across Eleventh Street are automotive sales, services and repair lots. To the south, across Auckland Street, are a vacant property and automotive repair light industrial uses.

PROPOSAL

The applicant proposes to extend TUP00010 for three years. The current permit allows the retail sales of new and used furniture as a permitted use within the existing building. The proposed area for the store would be 3,900 square feet (360.1 square metres). The proposed tenants are two businesses that were displaced by the fire on Columbia Street in 2013.

ANALYSIS

In section 190.46 of the Zoning Bylaw, the conditions to be considered for the issuance of a Temporary Use Permit are identified. The considerations and the staff analysis of each was included in the 2014 report to issue the Temporary Use Permit. Staff has reviewed the responses and they are valid in 2017. The 2014 report is attached to this report as Attachment 1.

The City has not had any issues with these businesses during the three years that they have been permitted to operate at this location.

The one issue to note is that the current Draft Official Community Plan would place the site within the Lower Twelfth Street and Sharpe Street Study Area. The timetable for the planning process identified in the Draft Official Community Plan is projected to start in the 2019/2020 time period. Therefore, extending the Temporary Use Permit until 2020 will allow clarity on the proposed land uses in the area at the time that the Temporary Use Permit would expire. The businesses would then need to make plans to either move to a conforming location or have the property owner file a Rezoning application and possibly an Official Community Plan amendment.
OPTIONS

The following options are presented for Council consideration.

1. That Council consider the following resolution to issue an extension to Temporary Use Permit 00010 for the property located at 131 Eleventh Street:

   THAT a Temporary Use Permit 00010 be extended for a period of three years for the property at 131 Eleventh Street for the purpose of permitting the retail sale of new and used furniture ending September 11, 2020 based on the terms and conditions outlined in the Temporary Commercial Use Permit and attached Schedules.

2. That Council provide staff with other direction.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1: April 7, 2014 Report to Council
Attachment 2: Original Temporary Use Permit for 131 Eleventh Street
Attachment 3: Revised Temporary Use Permit for 131 Eleventh Street

This report has been prepared by:
Jim Hurst, Planning Consultant

This report was reviewed by:
John Stark, Acting Manager of Planning

Approved for Presentation to Council

For:
Jackie Teed
Acting Director of Development Services

Lisa Spitale
Chief Administrative Officer
Attachment 1

April 7, 2014

Report to Council
RECOMMENDATION

THAT Council issue notice that it will consider the following resolution to issue Temporary Use Permit 00010 for the property at 131 Eleventh Street:

THAT a Temporary Use Permit be issued for the property at 131 Eleventh Street for the purpose of permitting the retail sale of new and used furniture ending April 28, 2017 based on the terms and conditions outlined in the Temporary Commercial Use Permit and attached Schedules.

THAT the resolution be considered at a Regular Council Meeting to be scheduled for April 28, 2014.

PURPOSE

An application has been received to issue a Temporary Use Permit to allow the retail sales of new and used furniture as a permitted use at 131 Eleventh Street. The purpose of this report is to provide information to Council for their consideration of the Temporary Use Permit application.

BACKGROUND

Applicant: Nasser Ahrabi-Asli

Existing Zoning: Light Industrial Districts (M-1)

Official Community Plan Land Use Designation (R-LT) Residential Lower Twelfth Street

Doc #536726
City of New Westminster

April 7, 2014

Official Community Plan Development Permit Area: Comprehensive Development – Development Permit Area #1 – Lower Twelfth Street

AREA MAP

PROPOSAL

The applicant proposes to allow the retail sales of new and used furniture as a permitted use within the existing building. The proposed area for the store would be 3,900 square feet (360.1 square metres). The proposed tenants are two furniture businesses that were displaced by the fire on Columbia Street last year.

SITE CONTEXT

The subject property is located in a transition area between established residential uses to the east and north and established commercial and light industrial uses to the south and west. The land use on the subject property was auto oriented light industrial until recently when it transitioned to lighter industrial uses such as a paint store.

The site is bordered to the immediate north and east by three low rise residential buildings. To the west across Eleventh Street are automotive sales, services and repair lots. To the south, across Auckland Street are a vacant property and automotive repair light industrial uses.

Doc #536726
City of New Westminster

April 7, 2014

OCP AND OTHER RELATED CITY POLICY CONSIDERATIONS

In the Official Community Plan (OCP) the site is designated as (R-LT) Residential Lower Twelfth Street. The Plan describes this designation as:

(RLT) Residential – Lower Twelfth Street: this area will contain low and medium density multifamily residential units such as townhouses, stacked townhouses, low rise and high rise buildings. Depending on the provision of public amenities, a density bonus may be provided in order to reach the upper limits of density in this area. This area will also contain community amenities such as churches, child care, or community space. Small scale local commercial uses such as home based businesses or live/work studios may be permitted.

The site is part of Comprehensive Development, Development Permit Area #1 Lower Twelfth Street. The intent of this Development Permit Area is:

#1 Lower Twelfth Street Development Permit Area

The Lower Twelfth Street area, identified as Development Permit Area #1 is designated for a combination of service commercial and residential uses. The Lower Twelfth Street Development Permit Area is intended to encourage a mix of land uses. The existing industrial and service commercial land uses will be encouraged and will be compatible with proposed residential and commercial land uses also intended for the area.

The site is within the area covered by the Lower Twelfth Street Neighbourhood Plan. The Commercial Development Policy section of the Lower Twelfth Street Neighbourhood Plan identifies as an objective:

- To provide support commercial retail uses for the emerging residential uses, while respecting the existing commercial and industrial uses in the area.

The Industrial Development Policy section of the Lower Twelfth Street Plan identifies as an objective:

- To minimize potential conflicts between industrial and new residential development in the area while supporting existing industrial uses in the area.

The Livable City Strategy includes key objectives related to this application, including:

- To use industrial land more intensively through the redevelopment of existing stock; and,

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City of New Westminster

April 7, 2014

- To provide a business-friendly environment and make New Westminster a preferred location within the region for the kinds of employers we want to attract.

EXISTING POLICY/ PRACTICE

The Local Government Act authorizes municipalities to issue Temporary Use Permits, which allow uses which would not normally be permitted to operate on a temporary basis. The permits are issued for a maximum of three years and, after that time, may be extended by application for an additional three years. Council may attach conditions to the issuance of the permit to ensure that the impacts of the temporary use on existing businesses and properties are mitigated.

ANALYSIS

In section 190.46 of the Zoning Bylaw the issues to be considered for the issuance of a temporary use permit are identified. These considerations and staff analysis of each is included below:

a) Whether the proposed use is consistent with the official community plan designation for the land;

b) Whether the proposed use is consistent with any neighbourhood plan applying to the land;

The proposed temporary use is consistent with the objectives in the Lower Twelfth Street Neighbourhood Plan that speak of respecting existing business-oriented uses in the area while minimizing potential conflicts between those uses and new residential uses, as well as providing support to commercial retail uses for the emerging residential uses. Although the proposed temporary use is not consistent with the future land use vision outlined in either the OCP or the Lower Twelfth Street Neighbourhood Plan, it is consistent as a transitional use which meets the above-noted objectives.

c) Whether the proposed use is consistent with relevant policies adopted by the Council;

The Livable City Strategy contains policies aimed at supporting existing businesses and fostering their expansion. In the case of this permit, the businesses proposed to be accommodated had their premises destroyed in the Columbia Street fire. As such, the application is in alignment with this policy direction in the Livable City Strategy in that it will provide a new premises for Fat Paint, Armstrong & Fitzgerald’s and Not Too Shabby. These type of service/commercial businesses are more compatible with the

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surrounding residential uses in this area as well as with the low to medium density residential land use designation in the OCP and Twelfth Street Neighbourhood Plan.

d) In the case of any proposed use that is not consistent with any such plan or Council policy, the nature and extent of any community benefit from the use;

The proposed use is appropriate given the adjacent residential uses rather than the auto oriented uses that previously occupied the building. The Temporary Use Permit will allow three years for the businesses displaced by the fire to reestablish, and will help to ensure the longevity of this local business. As well, the proposed new users of the building will add to the vibrancy to the neighbourhood, which is in early stages of transition from an industrial area to a mixed use residential area.

e) Whether the proposed use is of a temporary nature or whether it would be more appropriate for the City to consider permitting the use by rezoning;

The site is designated for low and medium density multifamily residential development in the future, therefore an OCP Amendment would be required in order for Council to consider a rezoning of the site for commercial uses.

f) The suitability and compatibility of the proposed use with the surrounding area, including its operation, function, appearance and intensity of use;

g) The impact of the proposed use on the operation of adjacent uses, including future land uses permitted by the zoning bylaw and designated by the official community plan.

The conversion of the building from auto related uses, which are not often contained within a building, to uses which are contained within the building will provide a better neighbour for the adjacent residential buildings during the transition of this area from light industrial and commercial uses to the future mixed-use residential community identified in the OCP and Lower Twelfth Street Neighbourhood Plan.

The Temporary Use Permit will allow three years for the businesses displaced by the fire to reestablish. The permit can be extended for a further three years upon reapplication and consideration by Council. During that time frame the City will be reviewing the OCP land use and Development Permit Area designations for this area in the City wide review. Should that review identify this site for commercial uses then a rezoning could be considered by Council at that time.
City of New Westminster

April 7, 2014

PROCESS

The following summarizes the steps that will be followed in reviewing this application:

1. Report to Council (April 7, 2014);
2. Circulation to City Departments;
3. The applicant would provide information to adjacent property owners;
4. Council to hold Opportunity to be Heard;
5. Issuance of Permit and conditions to be considered by Council.

OPTIONS

The following options are presented for Council consideration.

1. THAT Council issue notice that it will consider the following resolution to issue Temporary Use Permit 00010 for the property at 131 Eleventh Street:

   THAT a Temporary Use Permit be issued for the property at 131 Eleventh Street for the purpose of permitting the retail sale of new and used furniture ending April 28, 2017 based on the terms and conditions outlined in the Temporary Commercial Use Permit and attached Schedules.

   THAT the resolution be considered at a Regular Council Meeting to be scheduled for April 28, 2014.

2. THAT Council provide staff with other direction.

Staff recommends Option #1.
CONCLUSION

The proposed Temporary Use Permit will encourage the transition of the uses on the site at 131 Eleventh Street from automotive repair to uses which will be more compatible with the adjacent residential uses. The proposed temporary land use supports key objectives in the Lower Twelfth Street Neighbourhood Plan and the Livable City Strategy, as well as adds to the vibrancy to the neighbourhood, which is in early stages of transition from an industrial area to a mixed use residential area.

Report Author

Jim Hurst,
Development Planner

Jackie Teed,
Manager of Planning

Beverly Grieve,
Director of Development Services

Lisa Spitale,
Chief Administrative Officer

Approved for Presentation to Council
APPENDIX # 1

DRAFT OF TEMPORARY USE PERMIT 00010
To the Holder: Nasser Ahrabi-Asli

Property Address: 131 Eleventh Street

Address: 131 Eleventh Street,
New Westminster, BC, V3M 3L9

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

2. The use authorized by this Permit may be carried out only in accordance with the terms and conditions set out in Schedules “A” through “C”.

3. Should the Permit Holder fail to adhere to and comply with all the terms and conditions set out in Schedules “A” through “C”, the Temporary Use Permit shall be void and no longer valid for the lands.

4. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule “B”.

5. The building currently located on the lands may be used for the sale of new and used furniture on the dates specified on Schedule “C”.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF _____________: __________.
DELIVERED THIS ___________ DAY OF _______________: __________.

____________________________________  ______________________________________
MAYOR  CORPORATE OFFICER
Schedule “A”

Location of the Sale of New and Used Furniture

- The sale of new and used furniture will be located at 131 Eleventh Street, New Westminster.

Building Division and Fire Department Requirements

- Armstrong & Fitzgerald’s and Not Too Shabby will obtain all necessary permits required by the Building Division and Fire Department prior to occupancy.

- Armstrong & Fitzgerald’s and Not Too Shabby shall obtain a Business Licence.

General Provisions

- The Permit Holder must give the City of New Westminster 60 days’ notice if the temporary use is to be terminated.

- This temporary use permit has been issued to provide for the sale of new and used furniture by the businesses know as Armstrong & Fitzgerald’s under the ownership of Gary Mathews and Craig Ruttle and Not Too Shabby under the ownership of Amanda Belanson. The Permit Holder must give the City of New Westminster 60 days’ notice of any changes to these business or their ownership, at which time the City of New Westminster may consider an amendment to this permit.

Nasser Ahrabi-Asli
Schedule “C”

Armstrong & Fitzgerald’s and Not Too Shabby at 131 Eleventh Street Dates:

April 28, 2014 to April 28, 2017 inclusive.
Attachment 2

Original Temporary Use Permit for

131 Eleventh Street
1. This Temporary Use Permit is issued to:

   Armstrong & Fitzgerald’s (Gary Mathews and Craig Ruttle)
   110 – 1037 Auckland Street, New Westminster, British Columbia
   V3M 1K9 (“The Station”)

   and

   Not Too Shabby (Amanda Beianson)
   110 – 1037 Auckland Street, New Westminster, British Columbia
   V3M 1K9 (“The Station”)

   (the “Permittee”)

2. This Temporary Use Permit applies to, and only to, those lands within the City described below, and any or all buildings, structures and other development thereon:

   Legal: Parcel Identifier: 001-683-535
   Description: LOT 19, BLOCK 36, NEW WEST DISTRICT, PLAN
   NWP2620 GROUP 1, S 1/2, HAVING A FRONTAGE OF
   131.615 FEET ON ELEVENTH STREET AND A FRONTAGE
   OF 132 FEET ON AUCKLAND STREET.

   Civic Address: 131 Eleventh Street, New Westminster, British Columbia

   (the “Site”)

3. This Temporary Use Permit is issued subject to compliance with all the bylaws of the City applicable thereto except as specifically allowed by this Permit. This Permit allows for the following land use at the Site:

   “Sale of new and used furniture”

4. This Temporary Use Permit expires on April 28, 2017 at 12:00 midnight or three years after the Temporary Use Permit was issued, whichever occurs first. The permittee may apply to have the permit renewed. A Temporary Use Permit may be renewed by City Council only once.

5. The following conditions apply to the Temporary Use:

   (a) The permittee must cease all operation of the Temporary Use before the expiry of this Temporary Use Permit, unless the Temporary Use Permit has been renewed after consideration by Council, or the zoning applicable to the Site has been amended to allow the land use herein permitted.

   (b) The permittee must give the City of New Westminster 60 days notice if the temporary use is to be terminated.
Authorizing Resolution of Council on April 28, 2014:

THAT a Temporary Use Permit be issued for the property at 131 Eleventh Street for the purpose of permitting the retail sale of new and used furniture ending April 28, 2017 based on the terms and conditions outlined in the Temporary Commercial Use Permit and attached Schedules.

April 28, 2014
Date of Issue

JAN GIBSON, ACTING CORPORATE OFFICER
Attachment 3

Revised

TUP00010
To the Holder: Nasser Ahrabi-Asli
Property Address: 131 Eleventh Street
Address: 131 Eleventh Street, New Westminster, BC, V3M 3L9

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

2. The use authorized by this Permit may be carried out only in accordance with the terms and conditions set out in Schedules “A” through “C”.

3. Should the Permit Holder fail to adhere to and comply with all the terms and conditions set out in Schedules “A” through “C”, the Temporary Use Permit shall be void and no longer valid for the lands.

4. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule “B”.

5. The building currently located on the lands may be used for the sale of new and used furniture on the dates specified on Schedule “C”.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF _______________ , ____. DELIVERED THIS _______ DAY OF ________________, ____ .

_________________________ ____________________
MAYOR CORPORATE OFFICER
Location of the Sale of New and Used Furniture

- The sale of new and used furniture will be located at 131 Eleventh Street, New Westminster.

Building Division and Fire Department Requirements

- Most Wanted Vintage will obtain all necessary permits required by the Building Division and Fire Department prior to occupancy.
- Most Wanted Vintage shall obtain a Business Licence.

General Provisions

- The Permit Holder must give the City of New Westminster 60 days’ notice if the temporary use is to be terminated.
- This temporary use permit has been issued to provide for the sale of new and used furniture by the businesses know as Most Wanted Vintage under the ownership of Gary Matthews and Amanda Bezanson. The Permit Holder must give the City of New Westminster 60 days’ notice of any changes to these business or their ownership, at which time the City of New Westminster may consider an amendment to this permit.

Nasser Ahrabi-Asli
Schedule “B”

Site plan
**Schedule “C”**

**Most Wanted Vintage at 131 Eleventh Street Dates:**

April 28, 2017 to April 28, 2020 inclusive.
REPORT

Development Services

To: Mayor Coté and Members of Council

From: Jackie Teed
Acting Director of Development Services

Date: 9/11/2017

File: REZ00138

Item #: 377/2017

Subject: 420 Boyne Street (Animal Shelter): Proposed Amendment to the Heavy Industrial Districts (M-2) Zone to Allow Municipal Uses and Zone the Former Lane to the Rear of the Property to (M-2)

RECOMMENDATION

THAT Council consider Zoning Amendment Bylaw No. 7944, 2017 for First and Second Readings and forward the Bylaw to a Public Hearing on October 30, 2017; and

THAT consideration of the Development Permit for the Animal Shelter and Towing Service building follow the process identified in Section 5.2 of this report.

PURPOSE

The City of New Westminster proposes to establish an Animal Shelter, offices and tow yard for the City’s Towing Service on a portion of the property addressed as 420 Boyne Street. This property may also be considered for a small Public Works Yard and an electrical substation in the future. A lane that is adjacent to the City properties is being closed to allow the City properties and the lane to be consolidated into one lot. The lane is not zoned. The purpose of this report is to seek a resolution from Council to amend the Heavy Industrial Districts (M-2) zone to clarify that the proposed uses are permitted and zone the lane to the Heavy Industrial Districts (M-2) zone.
POLICY AND REGULATIONS

Official Community Plan Land Use Designation

The site is designated (HI) – Heavy Industrial in the Official Community Plan. The Plan describes this designation as:

(HI) Heavy Industrial – This area will include heavy industrial uses including those industrial uses that are dependent on waterfront access.

The Animal Shelter and offices for the Towing Service do not conform to this designation.

Official Community Plan Development Permit Area Designation

The site is designated as part of Industrial and Mixed Employment Development Permit Area #1 Queensborough Heavy Industrial. The purpose of this Development Permit Area is:

The Queensborough Heavy Industrial area, identified as Development Permit Area #1 [see Map C], is designated to provide an opportunity for continued intensive industrial development which, in some cases, could include a waterfront focus. This Development Permit Area encourages the best practices for promoting water and energy conservation and reducing greenhouse gas emissions. It also establishes guidelines for the form and character of industrial development.

The project does not conform to the requirements of this Development Permit Area.

This site is also designated as part of Natural Hazards Development Permit Area # 1 – Flood Hazard. The purpose of this Development Permit area is to provide:

Guidelines for this development permit area are intended to minimize the potential for loss of life and property damage in the event of flooding of the Fraser River, while allowing for the continued use of industrial lands to provide employment and the continued renewal and development of an historic New Westminster neighbourhood.

The Development Permit Area does not set standards for commercial, industrial or institutional land uses. The Animal Shelter and the offices associated with the shelter and the Towing Service are considered to be a mix of commercial/light industrial/institutional and is thus not subject to the requirements of the Natural Hazards Development Permit Area # 1 – Flood Hazard Development Permit Area.
Zoning Bylaw

The purpose of the Heavy Industrial Districts (M-2) zone is to allow for uses that require separations between the use and residential and commercial uses. The characteristics of the heavy industrial uses are that they usually include significant outdoor activities.

The Heavy Industrial Districts (M-2) zone permits the following land uses among others that could be identified as allowing the uses that may be considered in this area:

- Automobile towing yards;
- Outdoor storage which is accessory to a permitted principal use;
- Parking and storage of trucks (all types), moving vans, and recreation vehicles;
- Utilities including civil defence installations, electric generating plants, electric substations, public works yards, radio and television broadcasting, relaying and receiving masts, aerials and towers provided they comply with clause 170.4 of this Bylaw, railway yards, sewerage pumping stations, transmission lines;

BACKGROUND

July 10 2017 Report to Council

On July 10, 2017, a staff report was received by the Land Use and Planning Committee that identified a process to change the Official Community Plan Land Use Designation and rezone a portion of the site at 420 Boyne Street to allow an Animal Shelter and offices for the Towing Service. The LUPC received the report and supported the process to move forward on the project. Since that meeting, staff have discussed the larger issue of City land uses in industrial areas and believe that the best way to move forward is to amend the Heavy Industrial Districts (M-2) to allow a range of municipal land uses in the zone that are consistent with other heavy industrial land uses. This approach would not require an amendment to the Official Community Plan.

Proposed Amendments to the Heavy Industrial Districts (M-2) Zone

In order to provide clarity, it is proposed to amend the Heavy Industrial Districts (M-2) zone by inserting the following section in the permitted uses section of the bylaw and renumbering all subsequent sections:

721.21.2 Civic facilities including a public works yard, animal shelter, towing yard or electrical substation and offices ancillary to the permitted uses.

This would identify the Animal Shelter as a permitted use and identify a range of City land uses appropriate in an industrial area.
Zoning the Closed City Lane

City lanes and roads are not zoned, therefore when a lane or road is closed, an appropriate zoning must be placed on the property when the title is established. The properties on both sides of the lane are zoned Heavy Industrial Districts (M-2) and therefore rezoning this area to the M-2 zone is recommended.

INTERDEPARTMENT REVIEW

Staff from Engineering, Development Services, and Parks recreation are reviewing this application and providing input.

PROCESS

Two process sections are included as the zoning amendments can proceed independently from the design and Development Permit process for the Animal Shelter and Towing Service building.

Process for the Zoning Amendment Bylaw


Process for the Consideration of the Development Permit for the Animal Shelter and Towing Service Building

1. The application is reviewed by all City Departments. Underway
2. The project design is considered by the New Westminster Design Panel. October
3. The City’s consultants will consult with the Queensborough Residents’ Association and hold a Public Open House for the Animal Shelter project. October
OPTIONS

There are two options for consideration; they are:

1. That Council consider Zoning Amendment Bylaw 7944 for First and Second Readings and forward the Bylaw to a Public Hearing on October 30, 2017; and

   That consideration of the Development Permit for the Animal Shelter and Towing Service building follow the process identified in Section 5.2 of this report.

2. That Council provide staff with alternative feedback.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Bylaw No. 7944, 2017

This report has been prepared by:
Jim Hurst, Planning Consultant

This report was reviewed by:
John Stark, Acting Manager of Planning

Approved for Presentation to Council

For:                              Lisa Spitale
Jackie Teed                       Chief Administrative Officer
Acting Director of Development    Services
Services
Attachment 1

Location Map
This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Attachment 2

Bylaw No. 7944, 2017
WHEREAS the Council has adopted a zoning bylaw under Part 26 of the
Local Government Act, and wishes to amend the bylaw; and

WHEREAS under s. 919.1(3) of the Local Government Act the Council may
specify guidelines respecting the form and character of multi-family
residential development in a zoning bylaw or in an official community
plan, and the City wishes to specify guidelines for such development in
certain zones in the zoning bylaw;

THE CITY COUNCIL of the Corporation of the City of New Westminster,
in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment
Bylaw No. 7944, 2017."

2. Zoning Bylaw No. 6680, 2001 is amended by:

   a) Amending the Heavy Industrial Districts (M-2) zone by inserting
      the following in the permitted uses section of the bylaw and
      renumbering all subsequent sections:

      721.21.2 Civic facilities including a public works yard, animal
      shelter, towing yard or electrical substation and offices ancillary to
      the permitted uses.

   b) changing to Heavy Industrial Districts (M-2) the zoning designation
      of the land shown as Block A on the Plan to Accompany City of
      New Westminster Bylaw No. 7944, 2017 attached to this Bylaw as
      Schedule 1;

GIVEN TWO READINGS this day of 2017.

PUBLIC HEARING held this day of 2017.
GIENVEN THIRD READING this day of 2017.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this day of 2017.

____________________
MAYOR

____________________
CITY CLERK
SCHEDULE 1

PLAN TO ACCOMPANY NEW WESTMINSTER ZONING AMENDMENT BYLAW 7944, 2017
To:                     Mayor Coté and Members of Council  Date: 9/11/2017

From:                   Jim Lowrie
                        Director of Engineering Services

File: 09.1715.01

Item #: 359/2017

Subject: Local Area Service Bylaw to Underground Existing Overhead Utilities on the East Side of 200 Block of Howes Street

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RECOMMENDATION

THAT Council grant three readings to the Local Area Service Bylaw 7942, 2017 for the undergrounding of existing overhead utilities in the 200 Block of Howes Street.

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PURPOSE

The purpose of this report is to present a Local Area Service (LAS) bylaw to underground existing overhead utilities on the east side of the 200 block of Howes Street.

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BACKGROUND

On June 26, 2017, Council received a report on the request for Local Area Service to underground the existing overhead utilities on East Side of the 200 block of Howes Street and directed staff to initiate the Local Area Service bylaw with 50% of the cost charged to benefiting properties. The work is proposed to be undertaken in conjunction with the other road improvements undertaken by adjacent developments.

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ANALYSIS

Under the Community Charter, if a valid petition is received from at least half (1/2) of the owners of properties representing at least half (1/2) of the total assessed value of the properties within the benefitting area, the local government may undertake the works and impose a local area service tax, through a LAS bylaw, on all benefitting owners. The bylaw
establishes the service and cost recovery method. The Community Charter does not require that a local government contribute to the cost of Local Area Service although the petitioners have requested that the City contribute the sum of 50% towards this initiative.

Petitions have been sent out to the property owners and the results have been compiled as follows: Out of a total of 15 benefitting property owners, 8 owners were in favor while the remaining 7 owners were either against or have not returned the petition. The requirements under the Community Charter for having at least half (1/2) of the owners of properties representing at least half (1/2) of the total assessed value of the properties within the benefitting area supporting the initiative has been met.

**FINANCIAL IMPACT**

The undergrounding of the existing overhead utilities such as Hydro, Telus and Shaw will be financed through charges against benefitting property owners, including administration costs. Shaw has agreed to cover the design costs, supply all construction materials and relocate their plant while Telus will be paying a portion of the construction costs. The City cost of funding of the undergrounding works is $100,200 (50% of $200,400) including 5% GST and 10% contingency which will be funded through Electrical Department capital budget, Engineering and Telus contributions.

The works will be carried out by a developer’s contractor on behalf of the City in coordination with private development works in the area. The owners will be charged for their share of the works based on the final actual cost.

**INTERDEPARTMENTAL LIAISON**

This report has been reviewed with the Electrical Department and Finance & Information Technology Department.

**CONCLUSION**

The petition requirements under the Community Charter for establishing a Local Area Service for the undergrounding of existing overhead utilities in the 200 Block of Howes Street have been met. A bylaw is now presented to Council for consideration of First, Second and Third Readings.

**ATTACHMENTS**

Attachment 1 - Local Area Service Bylaw No. 7942, 2017

This report has been prepared by:
Binega Markos, P.Eng., Project Engineer
This report has been reviewed by:
Eugene Wat, P.Eng. Manager, Infrastructure Planning

Approved for Presentation to Council

Jim Lowrie, Eng.L.,MBA  Lisa Spitale
Director of Engineering Services  Chief Administrative Officer
Attachment 1
Local Area Service Bylaw No. 7942
A Bylaw to authorize undergrounding of existing overhead utilities on the east side of 200 Block of Howes Street

WHEREAS a petition has been received to underground existing overhead utilities on the east side of 200 Block of Howes Street, Queensborough, excluding the Howes Street frontages of the following properties:

- 921 Salter Street
- 936 Ewen Avenue

and the City Clerk on August 31, 2017 certified that the petition is sufficient;

AND WHEREAS it is expedient to grant the request of the petition in the manner hereinafter provided;

NOW THEREFORE the Municipal Council of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as LOCAL Area Service BYLAW NO. 7942, 2017.
2. That undergrounding of overhead utilities such as Hydro, Telus and Shaw at above mentioned locations be constructed as a Local Area Service under the provisions of the “Community Charter”.
3. The estimated cost to underground the overhead utilities is $200,400, including 5% GST and 10% contingency for cost overruns.
4. The Corporation’s portion of the cost of the work is 50%. The Property Owners’ portion of the cost is 50%.
5. The Property Owner shall pay its share of actual cost of the work.
6. The Director of Engineering Services does forthwith make such plans, profiles and such specifications and furnish such information as may be necessary for the making of a contract for the execution of the work in coordination with development in the area.
7. The work shall be carried out and executed under the superintendence and according to the directions and orders of such Engineer.
8. The Mayor and Clerk are authorized to cause a contract for the construction of the work to be made and entered into with some person or persons, firm or corporation.
9. The Director of Finance and Information Technology may, subject to the approval of the Council and the Inspector of Municipalities first had and obtained, agree with any
bank or person for temporary advances of funds to meet the cost of the work pending the completion of it.

10. The Local Service Tax to recover the property Owners’ portion of the cost to carry out the overhead conversion works is to be determined on the basis of the Frontage – Taxable Meters of the properties on east side of Howes Street abutting the work, from north property line of 255 Howes Street to the south property line of 207 Howes Street.

11. The local Service Tax is to be paid in twenty (20) consecutive annual installments, commencing in the year after completion of the work.

12. The Property Owner may elect to commute the Local Service Tax, by payment of a one-time amount up until May 31, 2018.

13. Any time after June 1, 2018 the Property owner may elect to commute the balance of the local service Tax by payment of a one-time amount equal to the Property Owner’s portion of the remaining principal of the cost of the work, as of the prior year’s tax notice due date, plus interest to the commuted payment date.

GIVEN FIRST READING this day of , 2017.

GIVEN SECOND READING this day of , 2017.

GIVEN THIRD READING this day of , 2017.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this day of , 2017.

___________________________  MAYOR

___________________________  CITY CLERK
AERIAL MAP OF HOWES ST LAS BENEFITING PROPERTIES - BYLAW NO. 7942, 2017

Aerial Photo of Howes St (benefitting properties)
RECOMMENDATION

THAT Council receive this report for information.

PURPOSE

The purpose of this report is to provide information to Council on vegetation/pest management methods used by BC Hydro on City lands.

BACKGROUND

At the Regular Council meeting on January 18, 2016, Council discussed a BC Hydro advertisement in the Vancouver Sun newspaper about a Pest Management Plan. The notice indicated that BC Hydro was planning to implement various methods for plant control which included a list of 20 different herbicides. Staff was directed to provide information on the potential use of herbicides and pesticides for vegetation control on BC Hydro lands within the City of New Westminster.

ANALYSIS

Staff contacted BC Hydro’s Vegetation/Pest Biologist who noted that vegetation in BC Hydro rights-of-ways in New Westminster (i.e., in Connaught Heights and Queensborough) is managed by manual control. Vegetation in New Westminster substation (which is owned by BC Hydro) is managed with the use of both manual and chemical control. During the
summer/fall of 2016, BC Hydro managed vegetation in the substation by weed-wacking (no herbicide application took place that year due to administrative issues). In 2017, on July 25th, BC Hydro treated the vegetation in New Westminster Substation (NWR) with 0.72 L of VP 480 (active ingredient - glyphosate, same as Roundup) and 0.2 L of Garlon XRT (active ingredient - triclopyr).

Royal II Substation (RO2) is the only substation owned by the City. It is however managed by Allteck, a 3rd party contractor. Currently, vegetation in this substation is managed manually but an iron-based herbicide (Scott’s Ecosense Weed B Gon) is used at times to control vegetation (when it is not effective to manage manually).

**SUSTAINABILITY IMPLICATIONS**

The reduction in the use of pesticides, such as by applying manual vegetation control over chemical control, reduces the cumulative chemical load to the natural environment and supports the precautionary principal that addresses potential harm to the natural environment and public health.

**FINANCIAL IMPLICATIONS**

This report does not present any financial implications.

**OPTIONS**

The following options are presented for Council’s consideration:

1. THAT Council receive this report for information;

2. THAT Council provide alternate direction to staff.

Option 1 is recommended.

**INTERDEPARTMENTAL LIAISON**

The Engineering Department has consulted with Electrical Utility Operations in the preparation of this report.

**CONCLUSION**

Staff contacted BC Hydro to determine the amount of lands within New Westminster to which BC Hydro vegetation/pest management practices are employed. It was found that vegetation in BC Hydro’s rights-of-way corridors is controlled manually. Both manual control and/or herbicides are applied by BC Hydro to manage vegetation at New
Westminster Substation (NWR) which is owned and operated by BC Hydro. The remaining substation in the City is managed by Allteck (the City’s electrical contractor) and similarly both manual and chemical controls are used.

This report has been prepared by:
Jennifer Lukianchuk, Environmental Coordinator

This report was reviewed by:
Eugene Wat, P.Eng. PTOE, Manager, Infrastructure Planning

Approved for Presentation to Council

For Jim Lowrie, Eng.L, MBA
Director of Engineering Services

Lisa Spitale
Chief Administrative Officer
There is no Report with this Item. Please see Attachment(s).
Dear Mayor's Office and Council,

We are a Vancouver based non-profit operating for 5 years called Vancouver ecoVillage. We train and test therapy dogs over a period of 6 months to certify them to work in communities across Greater Vancouver to help many people in need. We have the only therapy dog training program in Canada where dogs are re-tested annually and also undergo rigorous health checks. Our 30 therapy dogs work in hospitals, hospices, clinics, schools and universities across our city.

We would like to apply to City of New Westminster so that our dogs residing in New Westminster may receive city dog licences free of charge in exchange for the free community service they provide.

See Links Below

Vancouver Sun
http://www.vancouversun.com/life/Paul+therapy+dogs+bring+welcome+distraction+patients+pain/11174365/story.html

Therapy Dog Program
http://www.vanecovillage.com/therapy-dog-program

Therapy Dog Certification
http://www.vanecovillage.com/certification

I would be happy to answer any questions you have and may be reached at 778 288 0824.

Thank you,

Quille Kaddon
Program Manager

www.vanecovillage.com
Facebook: 778-288-0824
There is no Report with this Item. Please see Attachment(s).
Hello,

You may have heard of Joe Roberts, the Skid Row CEO, who has been sharing his amazing and inspiring story of transformation from living on the streets of East Vancouver to becoming a celebrated entrepreneur! Wanting to “pay it forward”, Joe began a 9100KM walk across Canada (14 months ago) from Newfoundland for youth homeless prevention and is very close to completing The Push for Change in Vancouver (September 29th). The core of this campaign has been school presentations designed to empower and inspire young people with the idea that “anything is possible”. As a result, I will be contacting schools along his route. However, I wondered if you would be interested in hosting a community event in New Westminster? There is no cost.

Joe Roberts will be in your area on September 26th and 27th and is available to do presentations. He would be happy to do multiple events so it is possible to do both school and civic events.

The following 6 minute inspirational video shows how schools got involved but also provides an idea of the message he can share with those in recovery. The Push for Change Compilation Video since leaving Newfoundland on May 1, 2016.

Please feel free to contact me with any comments or questions.
“The Push for Change is an amazing catalyst for Youth Empowerment. It was an honor having Joe join us on stage at WE Day Family in Toronto” – Craig Kielburger

Thank you.

Sincerely,

Laurie de Grace MBA, MA
Campaign Coordinator
THE PUSH FOR CHANGE
780 904 8749
Ldegrace@shaw.ca

Watch our 3 minute video What is the Push for Change?
There is no Report with this Item. Please see Attachment(s).
WHEREAS the Council has adopted a zoning bylaw under Part 26 of the
Local Government Act, and wishes to amend the bylaw; and

WHEREAS under s. 919.1(3) of the Local Government Act the Council may
specify guidelines respecting the form and character of multi-family
residential development in a zoning bylaw or in an official community
plan, and the City wishes to specify guidelines for such development in
certain zones in the zoning bylaw;

THE CITY COUNCIL of the Corporation of the City of New Westminster,
in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment
   Bylaw No. 7944, 2017."

2. Zoning Bylaw No. 6680, 2001 is amended by:

   a) Amending the Heavy Industrial Districts (M-2) zone by inserting
      the following in the permitted uses section of the bylaw and
      renumbering all subsequent sections:

      721.21.2 Civic facilities including a public works yard, animal
      shelter, towing yard or electrical substation and offices ancillary to
      the permitted uses.

   b) changing to Heavy Industrial Districts (M-2) the zoning designation
      of the land shown as Block A on the Plan to Accompany City of
      New Westminster Bylaw No. 7944, 2017 attached to this Bylaw as
      Schedule 1;

GIVEN TWO READINGS this day of 2017.

PUBLIC HEARING held this day of 2017.
Bylaw No. 7944, 2017

GIVEN THIRD READING this day of 2017.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this day of 2017.

____________________
MAYOR

____________________
CITY CLERK
SCHEDULE 1

PLAN TO ACCOMPANY NEW WESTMINSTER

ZONING AMENMENT BYLAW 7944, 2017
There is no Report with this Item. Please see Attachment(s).
WHEREAS a petition has been received to underground existing overhead utilities on the east side of 200 Block of Howes Street, Queensborough, excluding the Howes Street frontages of the following properties:

- 921 Salter Street
- 936 Ewen Avenue

AND WHEREAS it is expedient to grant the request of the petition in the manner hereinafter provided;

NOW THEREFORE the Municipal Council of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as LOCAL Area Service BYLAW NO. 7942, 2017.
2. That undergrounding of overhead utilities such as Hydro, Telus and Shaw at above mentioned locations be constructed as a Local Area Service under the provisions of the “Community Charter”.
3. The estimated cost to underground the overhead utilities is $200,400, including 5% GST and 10% contingency for cost overruns.
4. The Corporation’s portion of the cost of the work is 50%. The Property Owners’ portion of the cost is 50%.
5. The Property Owner shall pay its share of actual cost of the work.
6. The Director of Engineering Services does forthwith make such plans, profiles and such specifications and furnish such information as may be necessary for the making of a contract for the execution of the work in coordination with development in the area.
7. The work shall be carried out and executed under the superintendence and according to the directions and orders of such Engineer.
8. The Mayor and Clerk are authorized to cause a contract for the construction of the work to be made and entered into with some person or persons, firm or corporation.
9. The Director of Finance and Information Technology may, subject to the approval of the Council and the Inspector of Municipalities first had and obtained, agree with any
10. The Local Service Tax to recover the property Owners’ portion of the cost to carry out the overhead conversion works is to be determined on the basis of the Frontage – Taxable Meters of the properties on east side of Howes Street abutting the work, from north property line of 255 Howes Street to the south property line of 207 Howes Street.

11. The local Service Tax is to be paid in twenty (20) consecutive annual installments, commencing in the year after completion of the work.

12. The Property Owner may elect to commute the Local Service Tax, by payment of a one-time amount up until May 31, 2018.

13. Any time after June 1, 2018 the Property owner may elect to commute the balance of the local service Tax by payment of a one-time amount equal to the Property Owner’s portion of the remaining principal of the cost of the work, as of the prior year’s tax notice due date, plus interest to the commuted payment date.

GIVEN FIRST READING this day of , 2017.

GIVEN SECOND READING this day of , 2017.

GIVEN THIRD READING this day of , 2017.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this day of , 2017.

______________________________________
MAYOR

______________________________________
CITY CLERK
AERIAL MAP OF HOWES ST LAS BENEFITING PROPERTIES - BYLAW NO. 7942, 2017

Aerial Photo of Howes St (benefitting properties)
There is no Report with this Item.
Please see Attachment(s).
WHEREAS, pursuant to Section 40 of the Community Charter, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway if, prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the Corporation of the City of New Westminster deems it expedient to close to traffic and remove the dedication of highway of that portion of lane between Wood and Boyne Street comprising approximately 1,072 square metres, created by the deposit of Plan NWP2620, which area is shown outlined in bold black on the Road Closure Plan;

AND WHEREAS notices of Council’s intention to close that portion of highway to traffic and to remove its dedication as highway were published in the newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure and disposition to make representations to Council;

AND WHEREAS Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Wood-Boyne Street Road Closure Bylaw No. 7935, 2017.”

2. Attached to this Bylaw as Schedule “A” and forming part of this Bylaw is a copy of reference plan of highway closure Plan EPP73469, prepared by Andrew Jenkins and completed and checked on June 27, 2017 (the “Road Closure Plan”).

3. The City hereby authorizes the closure to traffic and removal of highway dedication of approximately 1,072 square metres of highway created by the deposit of Plan NWP2620, labeled “Road to be Closed” on the Road Closure Plan (the “Closed Road”).

4. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the New Westminster Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.

5. The Mayor and Corporate Officer are authorized to execute all deeds of land, plans, and other documentation necessary to effect this road closure.
READ A FIRST TIME this 10th day of July, 2017.

READ A SECOND TIME this 10th day of July, 2017.

READ A THIRD TIME this 10th day of July, 2017.

THIRD READING RESCINDED this 28th day of August, 2017.

READ A NEW THIRD TIME this 28th day of August, 2017

ADOPTED this ___ day of ______________, 2017.

______________________________  __________________________
Mayor                                      Corporate Officer
There is no Report with this Item.
Please see Attachment(s).
CORPORATION OF THE CITY OF NEW WESTMINSTER

HOUSING AGREEMENT (630 EWEN AVENUE) BYLAW NO. 7927, 2017

A BYLAW TO ENTER INTO A HOUSING AGREEMENT
UNDER SECTION 483 OF THE LOCAL GOVERNMENT ACT

GIVEN THAT:

A. The owner of the lands legally described as:

   PID: 011-439-556,
   Legal Description: Northerly Half Lot “G” District Lot 757 Group 1 Plan 9936 Having a Frontage of 80.5 feet on Ewen Avenue and 60 feet on Boyne Street

   (the “Lands”)

   wishes to develop affordable rental housing on the Lands.

B. The City wishes to enter into a housing agreement in order to secure use of the Lands for affordable rental housing.

The Council of the Corporation of the City of New Westminster, in open meeting assembled,

ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Housing Agreement (630 Ewen Avenue) Bylaw No. 7927, 2017”.

2. Council hereby authorizes the City to enter into the Local Government Act section 483 housing agreement attached to this Bylaw as Schedule A (the “Housing Agreement”).

3. The Mayor and the Corporate Officer of the City are authorized to execute the Housing Agreement and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by the Local Government Act.

READ A FIRST TIME this 28th day of August, 2017.

READ A SECOND TIME this 28th day of August, 2017.

READ A THIRD TIME this 28th day of August, 2017.
ADMITTED this ___ day of ________________, 2017.

_________________________________________  ______________________________________
Mayor: Jonathan X. Coté  Corporate Officer: Jan Gibson

I, HEREBY CERTIFY that this is a true copy of
“Housing Agreement (630 Ewen Avenue) Bylaw No. 7927, 2017”

_________________________________________
Corporate Officer: Jan Gibson
Schedule A

Housing Agreement
Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

   Jay Lancaster, Barrister & Solicitor
   YOUNG ANDERSON
   1616 - 808 Nelson Street
   Vancouver BC V6Z 2H2
   Phone: (604) 689-7400
   File: 239-940
   Covenant (Housing Agreement)

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

   [PID] [LEGAL DESCRIPTION]
   011-439-556 NORTHERLY HALF LOT "G" DISTRICT LOT 757 GROUP 1 PLAN 9936 HAVING A FRONTAGE OF 80.5 FEET ON EWEN AVENUE AND 60 FEET ON BOYNE STREET
   STC? YES

3. NATURE OF INTEREST

   Covenant

4. TERMS: Part 2 of this instrument consists of (select one only)

   (a) ☐ Filed Standard Charge Terms D.F. No.
   (b) ☑ Express Charge Terms Annexed as Part 2

   A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

   THE CORPORATION OF THE CITY OF NEW WESTMINSTER

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

   THE CORPORATION OF THE CITY OF NEW WESTMINSTER
   A MUNICIPAL CORPORATION UNDER THE COMMUNITY CHARTER
   511 ROYAL AVENUE
   NEW WESTMINSTER BC V3L 1H9 CANADA

7. ADDITIONAL OR MODIFIED TERMS:

   N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and

   the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard
   charge terms, if any.

   Officers Signature(s)

   Execution Date

   Y M D

   Transferor(s) Signature(s)

   THE CORPORATION OF THE CITY OF NEW WESTMINSTER by its authorized signatory(ies):

   Name:

   Name:

   (as to all signatures)

   OFFICER CERTIFICATION:

   Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.
Officer Signature(s)

_____________________________________________

_____________________________________________

_____________________________________________

(as to all signatures)

W.I.N.G.S. FELLOWSHIP MINISTRIES by its authorized signatory(ies):

_______________________________
Name:

_______________________________
Name:

_______________________________

Transferor / Borrower / Party Signature(s)

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.
PART 2 – TERMS OF INSTRUMENT

HOUSING AGREEMENT AND COVENANT

(Section 483 Local Government Act and Section 219 Land Title Act)

THIS AGREEMENT is dated for reference the 26th day of July, 2017 is:

BETWEEN:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER,
511 Royal Avenue, New Westminster, British Columbia, V3L 1H9

(the “Owner”)

AND:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER,
511 Royal Avenue, New Westminster, British Columbia, V3L 1H9

(the “City”)

AND:

W.I.N.G.S. FELLOWSHIP MINISTRIES, Inc.No S0037205,
#501 104-1015 Columbia Street, New Westminster, British Columbia, V3M 6V3

(the “Lessee”)

WHEREAS:

A. Section 483 of the Local Government Act permits the City to enter into and note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent that may be charged for housing units;

B. Section 219 of the Land Title Act permits the registration of a covenant of a positive or a negative nature in favour of the City in respect of the use of land and construction on land;

C. The Owner is the Owner of the Lands, and the Owner and the Lessee have entered into or intend to enter into the Ground Lease;

D. The Lessee proposes to construct a residential building (the “Building”) containing a total of 5 two-bedroom units (the “Secured Rental Units”), and operate the Secured Rental Units as affordable rental accommodation all as more particularly described in the Ground Lease; and

E. The City, the Owner and the Lessee wish to enter into this Agreement (as hereinafter defined) to provide long-term affordable rental housing on the terms and conditions set out in this Agreement,
In consideration of $10.00 and other good and valuable consideration (the receipt and sufficiency
of which is acknowledged by both parties), and in consideration of the promises exchanged below,
the Owner, the Lessee and the City covenant and agree with each other pursuant to section 483 of
the *Local Government Act* and section 219 of the *Land Title Act* as follows:

**ARTICLE 1   DEFINITIONS AND INTERPRETATION**

1.1 **Definitions** – In this Agreement, the following words have the following meanings:

(a) “Agreement” means this agreement together with all Land Title Office forms, schedules,
appendices, attachments and priority agreements attached hereto;

(b) “Dwelling Unit” means one or more rooms in a building that are used, or constructed so as
to be capable of being used, for the residential use of a single household, and containing
common access, one kitchen, and eating, sleeping and living areas, and where the context
permits, a Secured Rental Unit;

(c) “Eligible” means a Tenant, who, at the time he or she enters into a Tenancy Agreement, has
a net family income which is equal to, or less than, the income specified by the Housing
Income Limits as established from time to time by BC Housing for a 2 bedroom unit in the
“Vancouver Planning Area”;

(d) “Ground Lease” means a lease of the Lands from the City to the Lessee, as such lease may
be amended, renewed or extended from time to time;

(e) “Income Assistance” means financial assistance received from the Provincial Government of
British Columbia for individuals or households under the Income Assistance or Disability
Assistance programs, as regulated by the *Employment and Assistance Act* or regulations
thereunder, and/or the *Employment and Assistance for Persons with Disabilities Act* and
regulations thereunder;

(f) “Interpretation Act” means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with
all amendments thereto and replacements thereof;

(g) “Lands” means the following lands and premises situate in the City of New Westminster:

PID: 011-439-556

Legal Description: Northerly Half Lot “G” District Lot 757 Group 1 Plan 9936 Having
a Frontage of 80.5 feet on Ewen Avenue and 60 feet on Boyne Street.

(h) “Land Title Act” means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all
amendments thereto and replacements thereof;

(i) “Local Government Act” means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together
with all amendments thereto and replacements thereof;
(j) “LTO” means the New Westminster Land Title Office or its successor;

(k) “Residential Tenancy Act” means the Residential Tenancy Act, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(l) “Secured Rental Unit” means any of the 5 two-bedroom Dwelling Units to be constructed on the Lands;

(m) “Strata Property Act” means the Strata Property Act S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(n) “Subdivide” means to divide, apportion, consolidate or subdivide the Lands or any building on the Lands, or the ownership or right to possession or occupation of the Lands or any building on the Lands, into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise;

(o) “Tenancy Agreement” means a tenancy agreement, lease, license or other agreement granting rights to occupy a Secured Rental Unit, but does not include the Ground Lease; and

(p) “Tenant” means an occupant of a Secured Rental Unit by way of a Tenancy Agreement.

1.2 Interpretation – In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;

(f) the provisions of section 25 of the Interpretation Act with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context
so requires, reference to a “party” also includes a Tenant, agent, officer and invitee of the party;

(j) reference to a “day”, “month”, or “year” is a reference to a calendar day, calendar month, calendar or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

ARTICLE 2       USE AND CONSTRUCTION OF LANDS AND SECURED RENTAL UNITS

2.1   Use and Construction of Lands –

The Owner and the Lessee covenants and agrees that the Lands will not be developed and no building or structure will be constructed or used on the Lands unless as part of the development, construction, or use of any such building or structure, the Owner and the Lessee also designs and constructs to completion, in accordance with a building permit issued by the City, any development permit issued by the City and, if applicable, any rezoning consideration applicable to the development on the Lands, at least five (5) Secured Rental Units, of which all 5 units shall contain two bedrooms.

2.2   Short-term Rentals Prohibited – The Owner and the Lessees agrees that no Secured Rental Unit may be rented to or tenanted by any person for a term of less than thirty (30) days.

2.3   Requirement for Statutory Declaration – Within thirty (30) days after receiving notice from the City, the Lessee must, in respect of each Secured Rental Unit, provide to the City a statutory declaration, substantially in the form (with, in the City’s discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Lessee, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Secured Rental Unit no more than once in any calendar year; provided, however, notwithstanding that the Lessee may have already provided such statutory declaration in the particular calendar year, the City may request and the Lessee shall provide to the City such further statutory declarations as requested by the City in respect to a Secured Rental Unit if, in the City’s absolute determination, the City believes that the Lessee is in breach of any of its obligations under this Agreement.

2.4   City Authorized to Make Inquiries – The Lessee hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Lessee is complying with this Agreement.

2.5   Termination – If the Owner is the City of New Westminster, this Agreement expires and is of no force and effect on and after the Ground Lease, including any renewal terms, has been terminated or expires.

ARTICLE 3       USE OF SECURED RENTAL UNITS

3.1   Use of Secured Rental Units – The Owner and the Lessee agree that each Secured Rental
Unit may only be used as a residence occupied by a Tenant who is Eligible.

3.2 Tenant Screening and Records – The Owner and the Lessee covenant and agree with the City as follow:

(a) the Lessee shall review income of a prospective Tenant at the commencement of each Tenancy to determine whether the prospective Tenant is Eligible, and to determine rent payable in accordance with section 3.4;

(b) the Lessee shall maintain a system of records indicating the incomes of and rent paid by each past and current Tenant; and

(c) the Lessee shall, in selecting Tenants, give priority to households comprised of single mothers and their children.

3.3 Occupancy and Tenure of Secured Rental Units – The Owner and the Lessee must not rent, lease, license or otherwise permit occupancy of any Secured Rental Unit except in accordance with the following additional conditions:

(a) the Secured Rental Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) every Tenancy Agreement shall be a fixed term tenancy for a period of up to twelve months, which tenancy shall require the Tenant to vacate the Secured Rental Unit on or before the date the tenancy ends, unless on the date that is 30 days before the end of the tenancy, the Tenant is Eligible, in which case the Tenant and the Lessee may enter into a new fixed term Tenancy Agreement with rent payable in accordance with section 3.4;

(c) the Lessee will not require the Tenant or any permitted occupant to pay any extra charges or fees for sanitary sewer, storm sewer, water or property or similar tax;

(d) the Lessee will attach a copy of this Agreement to every Tenancy Agreement;

(e) the Lessee will not require the Tenant to pay any additional fee for, nor prevent or prohibit Tenants from accessing any common areas or amenities within the Building or on the Lands; and

(f) the Lessee will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 Rental Rates of Secured Rental Units – The Lessee shall charge Rental Rates for each Secured Rental Unit as follows:

(a) where a Tenant receives only Income Assistance, rent will be no greater than the shelter portion of that Tenant’s Income Assistance;

(b) where a Tenant receives employment income or income from sources other than or in addition to Income Assistance, rent will be no greater than the lesser of:
(i) 70% of the Housing Income Limit rate, or
(ii) 30% of the Tenant’s total income as declared by the Tenant to the Owner and the Lessee from time to time, but no less often than once every six months; and

(c) notwithstanding (a) and (b) above, the Lessee may make application to the City to amend the rental rates should financial circumstances of the Lessee warrant.

3.5 Tenant to Vacate Rental Unit Upon Termination – If the Lessee has terminated any Tenancy Agreement, then the Lessee shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Secured Rental Unit to vacate the Secured Rental Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF SECURED RENTAL UNIT

4.1 Demolition – The Owner and the Lessee will not demolish a Secured Rental Unit unless:

(a) the Lessee has obtained the written opinion of a professional engineer or architect who is at arm’s length to the Lessee that it is no longer reasonable or practical to repair or replace any structural component of the Secured Rental Unit, and the Lessee has delivered to the City a copy of the engineer’s or architect’s report; or

(b) the Secured Rental Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City, in its sole discretion,

and, in each case, a demolition permit for the Secured Rental Unit has been issued by the City and the Secured Rental Unit has been demolished under that permit.

Following demolition, the Owner and the Lessee will use and occupy any replacement Dwelling Unit in compliance with this Agreement to the same extent and in the same manner as this Agreement applies to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Secured Rental Unit in accordance with this Agreement.

ARTICLE 5 MISCELLANEOUS

5.1 Housing Agreement – The Owner and the Lessee acknowledges and agrees that:

(a) this Agreement includes a housing agreement entered into under section 483 of the Local Government Act and a covenant under section 219 of the Land Title Act;

(b) the City may file notice of, and register, this Agreement in the LTO pursuant to section 483(5) of the Local Government Act against the title to the Lands.

5.2 Modification –This Agreement may be modified or amended from time to time, by consent of the Owner and the Lessee and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner and the Lessee.
5.3 Management – The Owner and the Lessee covenants and agrees with the City that:

(a) the Secured Rental Units will be managed and operated by a non-profit or charitable organization with a mission related to and experience in the provision of affordable housing, and without limiting the foregoing, the Lessee may engage the services of a third party property manager if required;

(b) the Lessee shall furnish good and efficient management of the Secured Rental Units;

(c) the Lessee shall permit representatives of the City to inspect the Secured Rental Units at any reasonable time, subject to the notice provisions of the \textit{Residential Tenancy Act};

(d) the Lessee shall maintain the Secured Rental Units in a good state of repair and fit for habitation;

(e) the Lessee shall comply with all laws, including health and safety standards applicable to the Lands, and without limiting the generality of the foregoing, including the \textit{Residential Tenancy Act}; and

(f) in the event that the Lessee wishes to cease operation or management of the Secured Rental Units, the operation and management will be transferred to a non-profit housing society with similar objectives as the Lessee, subject to written approval of the City, acting reasonably.

5.4 Indemnity – The Owner and the Lessee, each on their own behalf, will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any negligent act or omission of the Owner and the Lessee, or its officers, directors, agents, contractors or other persons for whom at law the Owner and the Lessee is responsible relating to this Agreement;

(b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Secured Rental Unit or the enforcement of any Tenancy Agreement; or

(c) without limitation, any legal or equitable wrong on the part of the Owner and the Lessee or any breach of this Agreement by the Owner and the Lessee.

5.5 Release – The Owner and the Lessee, each on their own behalf, hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:
(a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Secured Rental Unit under this Agreement; or

(b) the exercise by the City of any of its rights under this Agreement.

5.6 Assignment – The Lessee may not assign this Agreement, except to the Provincial Rental Housing Corporation, and only with the written approval of the City, acting reasonably where the Lessee.

5.7 Survival – The indemnity and release set out in this Agreement will survive termination or discharge of this Agreement.

5.8 City’s Powers Unaffected – This Agreement does not:

(a) affect, fetter or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner and the Lessee from complying with any enactment, including in relation to the use or subdivision of the Lands.

5.9 Agreement for Benefit of City Only – The Owner and the Lessee and the City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Owner and the Lessee, any Tenant, or any future Owner and the Lessee, lessee, occupier or user of the Lands or the building or any portion thereof, including any Secured Rental Unit; and

(c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner and the Lessee.

5.10 No Public Law Duty – Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner and the Lessee agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

5.11 Notice – Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner and the Lessee set out in the records at the LTO, and in the case of the City addressed to:

City of New Westminster
511 Royal Avenue  
New Westminster, BC V3L 1H9  
Attention: Clerk

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

5.12 **Enuring Effect** – This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

5.13 **Severability** – If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

5.14 **Waiver** – All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

5.15 **Whole Agreement** – This Agreement, and any documents signed by the Owner and the Lessee contemplated by this Agreement, represent the whole agreement between the City and the Owner and the Lessee respecting the use and occupation of the Secured Rental Unit, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in or contemplated by this Agreement.

5.16 **Further Assurance** – Upon request by the City the Lessee will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

5.17 **Agreement Runs with Lands** – This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner and the Lessee for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Lands.

5.18 **Equitable Remedies** – The Owner and the Lessee acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

5.19 **No Joint Venture** – Nothing in this Agreement will constitute the Owner and the Lessee as the agent, joint venturer, or partner of the City or give the Owner and the Lessee any authority to bind the City in any way.

5.20 **Applicable Law** – The laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the
Province of British Columbia.

5.21 **Owner’s Liability** – For so long as the City of New Westminster is the registered owner of the Lands, the City shall have no liability to the Lessee, any operator or funder or anyone else for any of the obligations of the “Owner” under this Agreement.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement on the *Land Title Act* Form C and D which is attached to and forms part of this Agreement.
Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA

PROVINCE OF BRITISH COLUMBIA

IN THE MATTER OF A HOUSING AGREEMENT WITH THE CORPORATION OF THE CITY OF NEW WESTMINSTER

(“Housing Agreement”)

TO WIT:

I, _______________________________ of _____________________________, British Columbia, do solemnly declare that:

1. I am the owner or the authorized signatory of the Lessee of 630 Ewen Avenue, (the “Lands”), and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Lands.

3. For the period from _________________ to _________________ the Lands were occupied only by the tenants whose names and current addresses appear below:

<table>
<thead>
<tr>
<th>Name(s) of Tenant</th>
<th>Address of Tenant</th>
<th>Phone Number of Tenant</th>
<th>Rent Paid by Tenant</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

4. The Lessee has agreed to comply with the Lessee’s obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the Lands and I confirm that the Lessee has complied with the Lessee’s obligations under the Housing Agreement.
5. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the Canada Evidence Act.

DECLARED BEFORE ME at the City of ___________________________, in the Province of British Columbia, this ________ day of ___________________________, 20___.

_____________________________ DECLARANT
A Commissioner for Taking Affidavits in the Province of British Columbia

END OF DOCUMENT
There is no Report with this Item.
Please see Attachment(s).
THE CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 7920, 2017

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

WHEREAS the Council has adopted a zoning bylaw under Part 26 of the Local Government Act, and wishes to amend the bylaw; and

THE CITY COUNCIL of the Corporation of the City of New Westminster, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 7920, 2017."
2. Zoning Bylaw No. 6680, 2001 is amended by:

   (a) adding as section 1070 the regulations attached to this Bylaw as Schedule 1;

   (b) That certain parcel of land situate within the City of New Westminster, British Columbia and more particularly described as:

       Parcel Identifier: 001 387 910

       Lot 3 Block 36 Plan 22754

       (municipally known as 630 Ewen Avenue)

and which is presently zoned Queensborough Residential Dwelling Districts (RQ – 1) is hereby rezoned to Comprehensive Dwelling Districts (630 Ewen Avenue) (CD –70) and the plan annexed as Schedule “A” to Zoning Bylaw No. 6680, 2001 is hereby amended to reflect this rezoning.

GIVEN TWO READINGS this 29th day of May 2017.

PUBLIC HEARING held this 26th day of June 2017.

GIVEN THIRD READING this 26th day of June 2017.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this day of 2017.
MAYOR

CITY CLERK
SCHEDULE 1

1070 Comprehensive Development Districts (630 Ewen Avenue) (CD-70)

1070.1 The intent of this district is to allow a five unit townhouse development at 630 Ewen Avenue in the Queensborough neighbourhood.

1070.2 The following uses and no others shall be permitted in the (CD-70) district:
1070.3 Single detached dwellings to (RQ-1) District standards;
1070.4 Home based businesses;
1070.5 Public utilities;
1070.6 Townhouses provided that no portion of the first storey at street level shall be used for residential purposes except for entrances and stairs to the habitable area of the residential units;
1070.7 Accessory buildings and uses provided that all accessory buildings and uses are for the purposes of recreation, utility services, security and landscaping;

1070.8 Detached accessory buildings:
   a) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of the building;
   b) shall not be located in any required yard;
   c) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
   d) shall not be located within 25 feet (7.62 metres) of any residential building;
   e) shall not cover more than ten percent (10%) of the site area.

1070.9 Attached accessory buildings,
   a) where a portion of the principal building is used solely for an accessory greenhouse, parking structure, cover over a swimming pool, or a sundeck, and for no other use, it shall be deemed to be an accessory building:
   b) shall not exceed one storey nor a height of 15 feet (4.57 metres) measured from the finished floor of such accessory building;
   c) shall not be located in the required front yard;
   d) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of the site at an intersection of a street and lane;
   e) shall be located not closer than 5 feet (1.52 metres) from any rear or side site line;
f) shall not cover more than ten percent (10%) of the site area

**Height**

1070.10 The height of a building shall not exceed three storeys nor 32 feet (9.75 metres).

**Yard Requirements**

1070.11 Yards shall be provided of not less than:

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front – Boyne Street</td>
<td>9.5 feet (2.90 metres)</td>
</tr>
<tr>
<td>Exterior Side – Ewen Avenue</td>
<td>11 feet (3.35 metres)</td>
</tr>
<tr>
<td>Interior Side</td>
<td>18 feet (5.50 metres)</td>
</tr>
<tr>
<td>Rear</td>
<td>5.5 feet (1.68 metres)</td>
</tr>
</tbody>
</table>

**Site Coverage**

1070.12 All principal buildings, in total, shall not cover more than forty two percent (42%) of the site area.

**Exceptions to Front, Rear and Side Yard Depths**

1070.13 Despite the provisions of Sections 190.37 to 190.40 of this Bylaw, bays of windows or balconies shall be permitted to be located up to a maximum of 4 feet (1.22 metres) into the front, rear and side yards of buildings but not to exceed thirty-five percent (35%) of the width of the facade on which they occur.

**Density**

1070.14 Despite section 120.80, for the purposes of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principle building to the outside of the walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade which are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.

1070.15 The maximum permitted base density must not exceed either:

a) Housing units: 5 units or
b) A floor space ratio of 0.85

**Off Street Parking**

1070.16 Despite sections 150.8 and 150.8.7, for the purposes of this Schedule, two parking spaces shall be provided.