



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

February 1, 2010 2:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Coté
Councillor Bill Harper
Councillor Bob Osterman
Councillor Jaimie McEvoy
Councillor Betty McIntosh
Councillor Lorrie Williams

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Dep. Chief D. Jones	- Police Services
Ms. Judi Turner	- Assistant Corporate Officer

ADDITIONS TO AGENDA

1. Adjustments to the agenda:

There were no changes to the Agenda.

CONSENT AGENDA

MOVED and SECONDED

THAT the Consent Agenda be approved as circulated and the recommendations therein approved as follows:

5. [Development Variance Permit No. 508 for 233 Eleventh Street](#) –
Director of Development Services
February 1, 2010 report advising of an application for a DVP for 233 Eleventh Street.

** **THAT** the City of New Westminster issue notice that it will consider a resolution to issue Development Variance Permit No. 508 to allow the creation of a secondary suite at 233 Eleventh Street without a designated off-street parking space and with a front entry on the main building façade.

CARRIED.

All members of the Committee voted in favour of the motion.

REPORTS FOR ACTION

Director of Finance and Information Technology

2. [2010 City Partnership Grants - Update](#)

February 1, 2010 report providing additional information regarding the Royal City Farmers' Market, and seeking direction.

Councillor Cote left the meeting at 2:20 p.m. citing a potential conflict of interest as his wife is a member of the Board of Directors of the Royal City Farmers Market Association.

Members discussed the grants process and staff responded to questions. Members suggested that the grants process be reviewed to investigate the suggestion that grant payments made after completion of projects has a negative impact on some smaller organizations. Discussion ensued on the specific grant request from the Royal City Farmers Market Association.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**

THAT a grant in the amount of \$10,000 be approved for the Royal City Farmers Market Association.

CARRIED.

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

Director of Development Services

Councillor Cote rejoined the meeting at 2:48 p.m.

3. [Affordable Housing Strategy – Final Approval as a Policy Document and 2010-2011 Implementation](#)

February 1, 2010 report seeking approval of the final Affordable Housing Strategy and requesting direction on moving forward with an implementation plan.

The Director of Development Services briefly reviewed the February 1, 2010 report. Bev Grieve, Manager of Planning, responded to questions on the matter. During discussion, members of Council made the following comments:

- Priority should be non market and rental housing not residential density
- Staff to review targets set in Vancouver and Coquitlam (20%) to determine whether they are realistic for New Westminster
- Concern that rental units are being purchased by larger organizations, renovated, and re-rented at higher rates – this has significant impact on lower income populations
- Lot splitting and narrow lots are not mentioned in the report –such lots could accommodate narrow houses and would reflect good use of space
- Rental housing is an important part of affordable housing and is the highest priority; what issues face existing rental stock and impact the creation of new stock – critical in Implementation Plan
- City's Housing Reserve Fund needs to be ready
- City to move quickly on developing a higher priority to move rental housing projects forward
- City's role is limited at the start of the Policy document - e.g. the City is a facilitator and not...(page 1 Summary); avoid saying what the City is not
- Displacement Policy: important when the City needs to shut down housing so that a policy exists to ensure people are assisted with relocation
- Non market housing targets: needs an assertive approach to ensure success in this area
- Needs to be quantifiable
- The moratorium was discussed – needs a review as it may not have been consistently applied
- 52% of housing stock formerly was rental – this number has reduced to 48%; this does not reflect a loss of rental housing but rather an increase in strata development;
- Debated whether a requirement should be created that new single detached housing be suite ready
- Page 22 of the Strategy – City will be a facilitator – this is the City's mandate
- Intensification: many properties could have duplexes; does create issues with vehicle parking
- Mechanisms for existing older buildings: Older homes and equivalencies and bylaws: need to apply avoid these becoming a barrier; prepare information package to inform residents on how to build suites; strata titles often don't

- permit suite development – consider how this might be addressed; concrete apartments – to make suites affordable - address the issue of accessibility for seniors using walkers and canes (e.g. ramps)
- In summary, staff to note a focus on rental housing and standards for suites in existing houses.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Affordable Housing Strategy (as set out in the February 1, 2010, report from the Director of Development Services) be amended as follows:
- *Page 1 of Summary under the title “Roles” – delete the words “not a builder or landlord”*
 - *Page 22, Item 5, entitled “Priorities for Implementation” in the first paragraph – delete the words “rather than a builder or landlord”.*

CARRIED.

Opposed: Councillor McIntosh.

The Director agreed to report back to Council on the Policy and the Implementation Plan, incorporating matters raised in the foregoing discussion, including:

- Adding language that reinforces the Policy
- In the Implementation Plan, add recommendations indicating rental housing is a top priority
- Densification – move to 2011
- Fast track non market housing
- Bring forward targets in 2010 as a priority.

The Director agreed to redraft the Implementation Plan, amend the Strategy, and bring both back to Council for consideration.

Director of Engineering

4. Multi-Use Civic Centre Project – Approval for Expropriation

February 1, 2010 report seeking approval of expropriation of properties in the 700 block Columbia Street and authorization to take steps to complete the expropriations.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the expropriation of properties in the 700 block Columbia Street pursuant to Section 18 of the Expropriation Act be approved; and
THAT staff be directed to take steps necessary to complete appropriations in accordance with the resolutions contained in Attachment “A” of the February 1, 2010 report from the Director of Engineering Services.

CARRIED.

All members of the Committee voted in favour of the motion.

COMMITTEE MINUTES AND RECOMMENDATIONS:

6. **MOTION TO ADOPT THE MINUTES OF THE: Community Heritage Commission meeting of December 2, 2009.**

MOVED and SECONDED

THAT the minutes of the Community Heritage Commission meeting held on December 2, 2009 be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

MOTION TO ADOPT THE RECOMMENDATIONS ARISING FROM THE ABOVE:

a) **Community Heritage Commission Networking Conference**

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the New Westminster Community Heritage Commission host the 2010 Community Heritage Commission Networking Conference; and THAT the City grant up to \$2,000 to cover related costs.***

All members of Committee voted in favour of the motion.

7. **MOTION TO ADOPT THE MINUTES OF THE: Downtown Parking Commission meeting of January 20, 2010.**

MOVED and SECONDED

THAT the minutes of the Downtown Parking Commission meeting held on January 20, 2010 be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

MOTION TO ADOPT THE RECOMMENDATIONS ARISING FROM THE ABOVE:

a) **Parking Fee Increase**

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT effective March 1st, 2010 the Front Street Parkade hourly rate be increased to \$1.25/hour up to and including four hours, and a daily rate of \$7.00 be charged thereafter.***

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 3:37 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

RICHARD L. PAGE
CORPORATE OFFICER