



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

February 8, 2010 3:27 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

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

REGRETS:

Councillor Bob Osterman

STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitalo	- 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 and Recreation
Ms. Donna Martin	- Committee Clerk

CONSENT AGENDA

MOVED and SECONDED

THAT the Consent Agenda be varied as follows and approved:

- *Electric Utility Commission Regular Meeting minutes of November 17, 2009 and December 10, 2009 - Item 11 – be removed from the Consent Agenda;*
- *The recommendations arising from the revised Consent Agenda be approved as follows:*

7. **Multi Use Civic Facility Update** – Director of Development Services
February 8, 2010 report providing an update regarding the planning for the Multi-Use Civic Facility.

THAT the February 8, 2010 report from the Director of Development Services with and update regarding the planning for the Multi-Use Facility in Downtown New Westminster be received for information.

8. **Development Permit 039 (UT) for 401Sixth Street** – Director of Development Services
February 8, 2010 report advising on the consideration of Development Permit 039 (UT).

A rendering of the project was displayed to Council.

** *THAT Development Permit 039 (UT) be approved and issued.*

9. **218 St. Patrick Street**

- a) **218 Saint Patrick Street – Draft Results of January 19, 2010 Meeting**
– Advisory Planning Commission
February 8, 2010 report from the Advisory Planning Commission supporting approval and issuance of Development Permit 039 (UT).

THAT the report from the Advisory Planning Commission recommending approval and issuance of Development Permit 039 (UT) be received for information.

- b) **218 Saint Patrick Street – Heritage Revitalization Agreement – First and Second Reading** – Development Services Department (Bylaws 7370, 2010 and, 7371, 2010)
February 8, 2010 report presenting a proposed HRA and Heritage Designation Bylaw for 218 St. Patrick St and requesting referral to Regular Council for first and second reading.

** *THAT the proposed Heritage Revitalization Agreement (218 Saint Patrick Street) Bylaw No. 7370, 2010 and the proposed Heritage Designation Bylaw (218 Saint Patrick Street) No. 7371, 2010 be forwarded to the February 8, 2010 Regular Council Meeting for first and second reading.*

10. **Canada Day Federal Grant** – Director of Parks, Culture and Recreation
February 8, 2010 report requesting authorization to apply for the Heritage Canada Grant for Canada Day.

** *THAT staff be authorized to apply for the Heritage Canada Grant for Canada Day.*

CARRIED.

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

PRESENTATIONS

2. Wheelability Assessment Project

February 8, 2010 report providing an update on the Wheelability Assessment Pilot Project.

John Stark, Social Planner, and Mariam Larson, Gerontologist and Consultant, reported on the Wheelability Assessment Pilot Project noting the project involved almost 200 mobility aid users. The project has informed staff, and elected officials as to the needs to be considered in forming policies, practices and design decisions.

Comments made during discussion:

- All City employees should see video presentation (including Police, Fire, Parks, etc);
- Would like to see New Westminster noted for accessibility;
- Consider driveway slopes on future projects;
- Need to address Skytrain elevator accessibility;
- More curb cuts needed at several locations;
- Question location of curb cuts;
- Mobility aids available keep people active;
- Consider a different sidewalk treatment;
- Identify hot spots that need immediate attention.

MOVED and SECONDED

THAT the February 8, 2010 report from the Director of Development Services providing an update on the Wheelability Assessment Pilot Project be received for information; and THAT the Wheelability Assessment Pilot Project video be presented to all City employees.

CARRIED.

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

Catherine Mohoruk reported the 2010 budget includes increased funding allotment for this project based on the results from the Wheelability Project. These results have also affected the Columbia Street rehabilitation project. Funds will ramp up over the next five years. Transit landings and shelters are expected to be built where grade permits. Staff will examine sidewalk gaps especially around schools.

ADDITIONS TO AGENDA

1. The agenda was varied as follows:

- WERA letter regarding 1932 Eighth Avenue – added as an addendum to Item 5.
- Sale of Burr Theatre – Selected Purchaser and Terms and Conditions – Item 6a.
- Downtown Development Agreement for Retail Phase of Plaza 88 – Item 6b.
- Amendment of Master Development Agreement to Allow Issuance of Building Permit for Parking Garage of Retail Phase of Plaza 88 – Item 6c.
- Endorsement for a new Species and Ecosystems Protection Act - Item 12
- Request from Canadian Cancer Society for support – Item 13

REPORTS FOR ACTION

Director of Development Services

3. **Centre Block Tower – Update on Professional Analyses**

February 8, 2010 report updating Council and seeking direction with respect to the Centre Block Tower on the Woodlands site.

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

THAT staff be directed to proceed with the next phase of the stakeholder consultation process as outlined in the February 8, 2010 report from the Director of Development Services.

CARRIED.

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

4. **Affordable Housing Strategy – Approval as a Policy Document and Implementation Plan** - Director of Development Services

February 8, 2010 report seeking Council approval of the Affordable Housing Strategy as amended and requesting direction for an implementation plan.

Comments made during discussion:

- Good policy document and implementation plan;
- New Westminster will become a leader in this area
- Consider a displacement policy for residents displaced by building renovations
- Consider what the City wants from the Provincial Government for affordable housing.

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

THAT the Affordable Housing Strategy be approved as a policy document; and THAT the Implementation Plan as outlined in the February 8, 2010 report from the Director of Development Services be approved.

CARRIED.

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

5. **Update on 1932 Eighth Avenue Rezoning for Church** – Director of Development Services

Jim Hurst, Senior Planning Analyst, summarized the changes to the plan for construction of an addition to the Romanian Church. A letter from the West End Residents' Association was presented On-Table (and will be added to the Agenda package) voicing concerns over the process and notification

Comments made during discussion:

- The public hearing was recessed to allow time for discussion between the residents and the applicant but it appears that has not produced satisfaction in the parties;
- Petitioners and neighbours are not agreeing even though the building is being moved.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT a registered Building Scheme showing Scenario #3 as outlined in the February 8, 2010 report from Director of Development Services be used to control the location and architecture of the proposed addition; and
THAT Zoning Amendment Bylaw No. 7365, 2009 be considered for third reading after the conclusion of the Public Hearing.

CARRIED.

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

- 6. City Master Transportation Plan – Work Program Strategy** – Director of Engineering
February 8, 2010 report seeking endorsement of the proposed work program for the Master Transportation Plan – reviewed by Senior Planning Analyst

Comments made during discussion:

- Consider reduction of greenhouse gases as City population grows in accordance with the plan for reduction of greenhouse gases in the City (e.g. shift from auto dependency to more sustainable method);
- Public consultation process should include the Environment Committee;
- Is there a role for the City on ICBC's technical committee.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the proposed work program for the Master Transportation Plan as outlined in the February 8, 2010 report from the Director of Engineering be endorsed.

CARRIED.

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

- 6a. Sale of Burr Theatre – Selected Purchaser and Terms and Conditions**
February 8, 2010 On-Table report providing information regarding the successful proposal and outlining terms and conditions.

Lisa Spitale reported on the sale of the Burr Theatre noting the purchaser is Barry Buckland of Lafflines Comedy Club. Joanne Edey-Nicoll reviewed the intended community use and negotiated rates for community rental of the Burr Theatre.

Comments made during discussion:

- Practical and pragmatic solution which allows the community to continue to enjoy the heritage value of the Burr Theatre;
- Having a project team from the community was a plus;
- Community use is guaranteed with reasonable rates;
- Encourage community to support the new owner;
- Building use fits in with Downtown Community Plan;
- Heritage aspects of the building are protected.
- Financially wise decision for the community.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the sale of the Burr Theatre at 530 Columbia Street to Mr. Barry Buckland (The Purchaser), owner of Lafflines Comedy Club be approved;
THAT the Burr Theatre Purchase and Sale Agreement, the Burr Theatre Heritage Covenant, and the Community Use and Access Contract between the City of New Westminster and the Purchaser as provided in Attachment A of the February 8, 2010 On-Table report from the Director of Development Services be approved; and
THAT the Mayor and the City Clerk be authorized to sign all agreements, substantially in the form of those in Attachment A of the February 8, 2010 On-Table report from the Director of Development Services.

CARRIED.

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

6b. Downtown Development Agreement for Retail Phase of Plaza 88

February 8, 2010 On-Table report seeking consideration of a development agreement bylaw to authorize the off-site engineering works and services.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the three readings of Downtown Development Agreement Bylaw No. 7275, 2008 be rescinded;
THAT Downtown Development Agreement Bylaw No. 7376 be forwarded to the Regular Meeting of Council for three readings; and
THAT the Mayor and City Clerk be authorized to sign all documents regarding the Downtown Development Agreement for Retail Phase of Plaza 88.

CARRIED.

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

6c. Amendment of Master Development Agreement to Allow Issuance of a Building Permit for the Parking Garage of Retail Phase of Plaza 88.

February 8, 2010 On-Table report seeking consideration of an amendment to the 2006 Development Agreement with Plaza 88 to defer fulfillment of conditions for the retail phase of the project.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Option A of the February 8, 2010 report from the Director of Development Services regarding amendment of Master Development Agreement to allow issuance of a Building Permit for Parking Garage of Retail Phase of Plaza 88 be adopted.

CARRIED.

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

ITEMS REMOVED FROM THE CONSENT AGENDA

- 11. MOTION TO ADOPT THE MINUTES OF: the [Electric Utility Commission Regular Meeting of November 17, 2009](#) and the [Regular Meeting of December 10, 2009](#).**

Staff was directed arrange for a presentation to Council on the Electrical Utility budget.

MOVED and SECONDED

THAT the minutes of the Electric Utility Commission Regular Meeting of November 17, 2009 and the minutes of the Electric Utility Commission Regular Meeting of December 10, 2009 be received and adopted.

CARRIED.

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

NEW BUSINESS

12. Endorsement for a new Species and Ecosystems Protection Act

A January 27, 2010 letter from the Sierra Club BC was circulated on table (and will be added to the Agenda package). The letter was seeking support to conserve natural heritage by passing a motion to endorse the ten principles for a new *Species and Ecosystem Protection Act*.

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

THAT the January 27, 2010 letter from the Sierra Club BC requesting endorsement of ten principles to protect species and ecosystems at risk be referred to staff and to the Environment Committee to review implications and report to Council.

CARRIED.

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

13. Canadian Cancer Society Request for Support

MOVED and SECONDED

THAT the City send a letter to the Canadian Cancer Society and the Provincial Government in support of Provincial legislation to prohibit the use and sale of cosmetic chemical pesticides; and

THAT a copy of the City's Cosmetic Pesticides Bylaw be included with the letter.

CARRIED.

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

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:42 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

JUDITH TURNER
ACTING CORPORATE OFFICER