



## **REGULAR MEETING OF CITY COUNCIL**

**March 22, 2010 3:30 p.m.**

Committee Room No. 2  
City Hall

### **MINUTES**

**PRESENT:**

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

**ABSENT:**

Councillor Lorrie Williams

**STAFF:**

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Terry Dunlop	- Recording Secretary

Council adjourned to Committee of the Whole at 3:30 p.m. and reconvened in the Council Chamber at 7:00 p.m. with all members of Council present except Councillor Williams.

#### **ADOPTION OF MINUTES**

- 1. Motion to adopt the minutes of the last Regular Meeting of Council on March 15, 2010.**

**MOVED and SECONDED**

*THAT the minutes of the last Regular Meeting of Council held on March 15, 2010 be received and adopted.*

**CARRIED.**

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

## PRESENTATIONS

### 2. **Royal City Youth Soccer Club Presentation**

Peter Vranjkovic and Colin Meldrum jointly reviewed a presentation to Council highlighting achievements of local soccer teams (including introduction of recent medal recipients) and explaining problems with existing fields. Mr. Vranjkovic also outlined the need for better soccer fields in the City of New Westminster and discussed changing demographics that support the proposal. The presentation concluded with the following recommendations to improve recreational facilities for soccer groups in the city:

- Please build at least one more artificial turf field and have it open for September of this year (2010)
- Please remove the gravel infields from the soccer fields
- Please repair the drainage problems at Queens east and Hume
- Please level the playing surface at Sapperton
- Please allow the adult teams to have discretion over field use. If adult teams are not given discretion, then please change the closure procedures so that the decision with regard to Sunday closures is made on Saturdays and not on Fridays.

In subsequent discussion, members of Council urged the delegation to make a presentation to the Parks and Recreation Committee. It was also suggested that possible development of smaller grassed areas that can be made available for use by younger children be explored. Any staff report should also address specific issues involving the drainage of fields.

#### **MOVED and SECONDED**

*THAT staff explore opportunities for additional turf soccer fields in the City of New Westminster and refer the matter to the Parks and Recreation Committee for further consideration.*

**CARRIED.**

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

### 3. **Heritage Colouring Contest Awards**

Mayor Wright announced the winners of the 2010 Heritage Colouring Competition and was assisted by Councillors McIntosh and McEvoy in presenting the awards.

**Recess 7:55 p.m. - 8:05 p.m.**

## OPPORTUNITY TO BE HEARD / DELEGATIONS

### 4. **Open Delegations**

**Mr. Tony Antonias, Resident**, made the following comments on the forthcoming production by the Royal City Musical Theatre: The production of *Joseph and the*

*Amazing Technicolour Dreamcoat* will be staged with a cast of 64 performers, a large band and children's choir at the Massey Theatre, with preview shows on Thursday April 8, Friday, April 9 and the grand opening on Saturday April 10. The production will end on April 24, 2010. Phone: (604) 521-5050 for tickets.

**Mr. Andy Bradshaw, Sherlock British Sweets, Groceries and Soccer** announced the grand opening of Tea Room on March 23. Mr. Bradshaw also advised that his premises would be used for part of the Canada Day celebrations this year.

**Wendy Harris, Resident, member of DPAC** (District Parents' Advisory Council) spoke to the previous Saturday public demonstration regarding need for development of new school facilities in the City. The speaker stressed the need for urgent action on redevelopment of New Westminster Secondary School and she pressed elected officials to negotiate in good faith to overcome the present impasse. Ms. Harris encouraged Council to proceed with development of the school and to put the needs of children first.

In subsequent discussion, members of Council offered the following comments:

**Michael McCarthy Flynn Living Wage for Families Campaign (Vancouver Resident)**, urged that Council pass a living wage bylaw and illustrated the request with a PowerPoint presentation, which outlined statistics on poor families unable to survive on the current minimum wage in BC. The presentation demonstrated how the living wage is calculated and contended that a minimum of \$16.74 per hour is needed, just to cover basic expenses. 130 US cities have adopted *Living Wage* bylaws. Employers were also being approached to respond to the challenge of living wage. The positive impacts of bylaw implementations were also reviewed. The campaign website is: [www.LivingWageforFamilies.ca](http://www.LivingWageforFamilies.ca).

**Carolyn Rice representing the New Westminster and District Labour Council, (Resident)** expressed support for the Living Wage Campaign and urged implementation of a bylaw in the City. The delegation maintained that the City has jurisdiction to set a standard of wages paid by those contractors who deal with the municipality. If the provincial minimum wage were indexed to the cost of living, it would represent an improvement; however, it has been frozen by the province for ten years and is no longer related to a cost of living adjustment (COLA). The cost of living index has doubled every ten years. The *Working for a Living Wage* document provides a clear explanation to justify implementation of a Living Wage bylaw. Where bylaws have been adopted, worker satisfaction and productivity have improved and provide benefits to the municipality. There are also direct benefits to small businesses. Accordingly, the delegation urged the City to be the first community to adopt a Living Wage bylaw.

The delegation was requested to submit a copy of the PowerPoint presentation to the City for inclusion with the next report to Council on the Living Wage bylaw.

**George and Barbara Stoppard, Residents**, addressed members of Council regarding a landfill issue in Queensborough. The delegation advised that no city permit had been granted for the fill deposits on neighbouring private property at 208 Campbell Street. They maintained that the property owner has been bringing in loads of illegal fill since 2005. Mr. & Mrs. Stoppard claimed they had tried to obtain stop-work orders on numerous occasions but failed to get any response from the City. The fill has now been compacted and leveled. It has affected their adjacent property and water table levels, causing flooding and damage to trees on their land. The delegation circulated pictures of damage to their property. They contended that the offending property owner is disregarding City bylaws. Fill deposit permit application procedures in Queensborough require compliance with Bylaw No. 7102. As the City has the right to remove the illegal fill, the delegation urged Council to enforce its bylaw.

**MOVED and SECONDED**

*THAT the Director of Engineering bring forward a report to the next regular meeting of Council on alleged illegal landfill issues at 206 and 208 Campbell Street as they impact 212 Campbell Street.*

**CARRIED.**

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

Councillor Harper left the meeting at 9:45 pm and returned at 9:47 pm, during the following delegation.

**Shelly Reinhart, Resident, re Art Matters**, requested Council support for the Frolicking Divas production at the Massey Theatre on March 28 at 7:00 p.m. to raise awareness about violence against women. The Sunday benefit show is also a fund raiser to sponsor the 2010 Memory March and silent vigil, scheduled on the same date.

**Lori Watt, Frolicking Divas Productions re Women's Memory March on Sunday, March 28, 2010** also urged Council's support for the Women's Memory March on March 28 at 2pm, Crab Park in Vancouver in remembrance of murdered and missing women in Canada.

**James Crosty, Riverside Residents' Association re Bylaw 7377 – 2010, Westminster Pier Loan and Financial Plan** sought clarification on financing of the Westminster Pier project. Mr. Crosty advised that he had attended workshops and reviewed drawings but remained unclear as to borrowing cost details. Furthermore, he asked whether Council approval of consolidated financial statements at this evening's meeting would necessarily commit the City to all the borrowing costs required for the project.

Mr. Gary Holowatiuk, Director of Finance & Information Technology, advised that the City would not incur the debt at this time. The City's one-third share of the Westminster Pier Park project will be funded through the Loan Authorization bylaw within the next 12-15 months, depending on the project's timeline. Annual debt servicing costs would be \$750,000 provided the City uses Municipal finance

Authority rates. By using the Loan Authorization Bylaw approach, Mr. Holowatiuk explained that the City might gain access other low-interest loan options. He had anticipated the City would have to use borrowing to fund development of the park. The plan would be to pay the loan back over five years using different proceeds from DCC's, density bonusing and development permits.

## REPORTS

### **Procedural Note:**

Due to time constraints, at the request of the Mayor, members of Council agreed to restrict their reports to only important announcements and condolences.

### **5. Council Members:**

#### **Councillor McEvoy**

...no report.

#### **Councillor Harper**

...no report

#### **Councillor McIntosh**

...attended the Hyack Gala; the Miss New Westminster Ambassador Pageant Brunch; Fraser River Discovery Centre's *Ripple Effect*; Easter in the Park, and wished a Happy Easter to all.

#### **Councillor Osterman**

...expressed condolences to the family of George Hawksworth, a former NWSS teacher, and six term Delta Councillor, who died earlier in the day.

#### **Councillor Williams**

...absent.

#### **Councillor Coté**

...no report.

#### **Mayor Wayne Wright**

...proclaimed April as *Male Survivors of Sexual Abuse Awareness Month*; proclaimed April as the Canadian Cancer Society's *Daffodil Month*; and April 9, 2010 as the *Inaugural Daffodil Day*

**COMMITTEE MINUTES AND RECOMMENDATIONS**

6. [Motion to receive and adopt the minutes of a meeting of Council in Committee of the Whole held March 15, 2010.](#)

**MOVED and SECONDED**

*THAT the minutes of Council in Committee of the Whole meeting held on March 15, 2010 be received and adopted.*

**CARRIED.**

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

7. **Recommendations from Council in Committee of the Whole meeting held March 22, 2010.**

The Mayor suggested that the recommendations from the Committee of the Whole be considered all together as a Consent Agenda. Items 7 (a, b f) were deleted from the Consent Agenda.

**MOVED and SECONDED**

*THAT the following recommendations be approved:*

- c) [Temporary Commercial and Industrial Uses Zoning Bylaw Amendments](#) (Bylaw No. 7387, 2010)

*THAT Zoning Amendment Bylaw No. 7387, 2010 be received.*

- d) [Drink Urban Lounge, 609 Columbia Street / Sidewalk Patio Application](#)

*THAT the following resolution be approved:*

**WHEREAS** New Westminster City Council considered a staff report regarding an application from Urban Drink Lounge located at 609 Columbia Street to create a sidewalk patio with 16 seats;

**WHEREAS** the operator is prepared to enter into a formal encroachment agreement pursuant to New Westminster Sidewalk Café Encroachment Bylaw No. 6370 with respect to the use of the City sidewalk;

**WHEREAS** the application is not opposed by the New Westminster Police Service;

**WHEREAS** the business has not generated noise complaints or negative community impacts and the proposed patio is not expected to result in noise impacts to the community;

**WHEREAS** the applicant placed a sign in front of the business for 30 days and two newspaper notices providing details regarding the application and inviting the public to submit comments to the City;

**WHEREAS** the City received 2 correspondences regarding the application including a letter from the Downtown Residents' Association and a majority of the public comments are supportive of the application; and

**WHEREAS** City bylaws require sidewalk patios associated with a Liquor Primary establishment to close at 10:00 pm;

**THEREFORE BE IT RESOLVED:**

**THAT** New Westminster City Council approves Urban Drink Lounge's application to develop a patio with 16 seats on the sidewalk in front of the establishment subject to liquor service on the patio ceasing at 10 pm.

e) **Child Care Strategy Report**

**THAT** a report be submitted to Council by October 2010 regarding allowance of childcare operation as an outright use in single-family dwelling districts.

g) **Heritage Revitalization Agreement (841 Royal Avenue) Bylaw No. 7338, 2009 and Heritage Designation Bylaw (841 Royal Avenue) No. 7339, 2009 for Adoption**

**THAT** Heritage Revitalization Agreement (841 Royal Avenue) Bylaw No. 7338, 2009, be received.

h) **2010 / 2011 Electrical Utility Rates** (Bylaw No. 7379, 2010)

**THAT** electric utility rates be increased on an interim basis by 6.11%, effective April 1, 2010;

**THAT** the rate rider be increased on an interim basis to 4.00% from 1.00%, effective April 1, 2010; and

**THAT** Electric Utility Amendment Bylaw No. 7379, 2010 be received

i) **Development Permit Application for 801 Boyd Street**

**THAT** DP 012 for 801 Boyd Street be lifted from the table; and

**THAT** Development Permit 012 (Q) for 801 Boyd Street be approved and issued.

**j). Purple Night Light**

*THAT the participation in the Prevention of Violence Against Women Week—Purple Light Nights be supported; and  
THAT funding for the cost of purchasing and hanging purple lights on the West site of City Hall be granted where feasible.*

**CARRIED.**

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

**7(a) 410 Columbia Street**

**MOVED and SECONDED**

*THAT the following resolution be approved:*

**WHEREAS** Section 73 of the Community Charter authorizes Council to impose remedial actions in relations to a building that it considers to be hazardous condition;

**WHEREAS** Section 74 of the Community Charter authorizes Council to declare that a building is a nuisance and to impose remedial actions in relations to the declared nuisance;

**WHEREAS** Council believes that the building located on property known by the civic address of 410 Columbia Street and more particularly described as Parcel “E” (Explanatory Plan 13267) of Lots 3 and 4, Block 7, Plan 2629 and hereafter referred to as “410 Columbia Street” is unsafe and so dilapidated as to be a hazard and offensive to the community and a nuisance; and

**WHEREAS** 410 Columbia Street is owned by Roti Industries Ltd.;

**NOW THEREFORE BE IT RESOLVED THAT:**

*Pursuant to Sections 73 and 74 of the Community Charter and upon Council finding that it considers that the building located at 410 Columbia Street is in an unsafe condition and is so dilapidated as to be offensive to the community, the following remedial action is imposed:*

*The building is to be demolished or repaired and made safe by Roti Industries Ltd. or its agents within 180 days after service of this Order. If the building is repaired, the work must include the following actions as recommended by Mr. John Markulin in his report dated June 25, 2009:*

- *Replace and/or repair rear wall cladding and supporting substructure. Provide temporary protection/hoarding until the cladding has been removed and replaced;*
- *Engage a Structural Engineer registered in B.C. to oversee removal/replacement as necessary of all deteriorated wood floor joists and wood stud walls;*
- *Provide connections from wood floor joists to wood and steel support beams for lateral restraint. Provide cross bridging and blocking as necessary;*
- *Re-frame the exterior wood stud walls as necessary in order to safely carry all out-of-plane loads due to wind and guard forces;*
- *Engage a Geotechnical Engineer registered in B.C. to carry out field investigation of the ground conditions at the back of the building;*

- *The Geotechnical Engineer should make recommendations based on his report with respect to bearing capacity and slope stability related to the existing foundations; and*
- *Engage a Structural Engineer registered in B.C. to provide repair/replacement details for any support column and foundation that require repair.*

**CARRIED.**

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

**7(b) Provincial Greenhouse Gas Emissions Reductions Targets in the OCP and Community Energy and Emissions Plan**

**MOVED and SECONDED**

*THAT the creation of a Community Energy and Emissions Plan for meeting the City's Partners for Climate Protection (PCP) Program commitment and Provincial Bill 27 requirements be endorsed.*

**CARRIED.**

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

**7(f) Chinese Reconciliation Process Update Report**

**MOVED and SECONDED**

*THAT the first phase of the Chinese Reconciliation Process be concluded; and THAT staff be directed to commence the second phase of the project to enter into a discussion regarding appropriate steps towards reconciliation.*

**CARRIED.**

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

Members of Council expressed thanks to the Research Team for the level of their detailed study of the issue.

**BYLAWS**

- 8. Heritage Designation Bylaw (218 Burr Street) No. 7373, 2010** [a bylaw of the Corporation of the City of New Westminster to designate the lands, buildings and structures located at 218 Burr Street, as protected heritage property.]

**ADOPTION**

**MOVED and SECONDED**

*THAT Heritage Designation Bylaw (218 Burr Street) No. 7373, 2010 be adopted.*

**CARRIED.**

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

9. [Westminster Pier Park Loan Authorization Bylaw No. 7377, 2010](#) [a Bylaw to authorize borrowing for repayment of short term borrowing used to acquire property and for construction and improvement of capital infrastructure]

**ADOPTION**

**MOVED and SECONDED**

*THAT Westminster Pier Park Loan Authorization Bylaw No. 7377, 2010 be adopted.*

**CARRIED.**

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

10. [Five Year Financial Plan \(2010-2014\), Bylaw No. 7378, 2010](#) [a Bylaw of the City of New Westminster representing the Five-Year Financial Plan for the years 2010-2014, inclusive]

**ADOPTION**

**MOVED and SECONDED**

*THAT Five Year Financial Plan (2010-2014), Bylaw No. 7378, 2010 be adopted.*

**CARRIED.**

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

11. [Child Care Facility Amenity Provision Reserve Fund Bylaw No. 7382, 2010](#)

**ADOPTION**

**MOVED and SECONDED**

*THAT Child Care Facility Amenity Provision Reserve Fund Bylaw No. 7382, 2010 be adopted.*

**CARRIED.**

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

12. [Affordable Housing Amenity Provision Capital Reserve Fund Bylaw No. 7383, 2010](#)

**ADOPTION**

**MOVED and SECONDED**

*THAT Affordable Housing Amenity Provision Capital Reserve Fund Bylaw No. 7383, 2010 be adopted.*

**CARRIED.**

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

- 13(a) [General Amenity Provision Reserve Fund Bylaw No. 7384, 2010](#)

**ADOPTION**

**MOVED and SECONDED**

*THAT General Amenity Provision Reserve Fund Bylaw No. 7384, 2010 be adopted.*

**CARRIED.**

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

- 13(b) [Electrical Utility Amendment Bylaw No. 7379, 2010](#) [A Bylaw to amend Electrical Utility Bylaw No. 6502, 1998] **THREE READINGS**

**MOVED and SECONDED**

*THAT Electric Utility Amendment Bylaw No. 7379, 2010 be read a first time.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Electric Utility Amendment Bylaw No. 7379, 2010 be read a second time.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Electric Utility Amendment Bylaw No. 7379, 2010 be read a third time.*

**CARRIED.**

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

- 13(c) [Zoning Amendment Bylaw No. 7387, 2010](#) [a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: Temporary Commercial and Industrial Uses Zoning Bylaw Amendments] **TWO READINGS**

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7387, 2010 be read a first time.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7387, 2010 be read a second time.*

**CARRIED.**

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

(A Public Hearing for Zoning Amendment Bylaw No. 7387, 2010 has been scheduled for Monday, April 12, 2010 at 7:00 p.m. in Council Chamber, City Hall).

13(d) **841 Royal Avenue**

- i) [Heritage Revitalization Agreement \(841 Royal Avenue\) Bylaw No. 7338, 2009](#) [a Bylaw to enter into a Heritage Revitalization Agreement under Section 966 of the Local Government Act]

**RESCIND THIRD READING  
AMEND THIRD READING  
THIRD READING AS AMENDED  
ADOPTION**

**MOVED and SECONDED**

*THAT third reading of Heritage Revitalization Agreement (841 Royal Avenue) Bylaw No. 7338, 2009 be and is hereby rescinded.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement (841 Royal Avenue) Bylaw No. 7338, 2009 be amended as set out in the March 22, 2010 report from the Director of Development Services.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement (841 Royal Avenue) Bylaw No. 7338, 2009 be read a third time, as amended.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement (841 Royal Avenue) Bylaw No. 7338, 2009 be adopted, as amended.*

**CARRIED.**

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

- ii) [Heritage Designation Bylaw \(841 Royal Avenue\) No. 7339, 2009](#) [a Bylaw of the Corporation of the City of New Westminster to designate the lands, buildings and structures located at 841 Royal Avenue, as protected heritage property] **ADOPTION**

**MOVED and SECONDED**

*THAT Heritage Designation Bylaw (841 Royal Avenue) No. 7339, 2009 be adopted.*

**CARRIED.**

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

## **NEW BUSINESS**

### **14. Notice of Motion – Consultation Compensation Fees – Submitted by Councillor Osterman**

**MOVED and SECONDED**

*THAT the City of New Westminster does not compensate any party - including but not limited to, local and other orders of government, First Nations, interested third parties and the general public – for consultation on its land use and management plans; and*

*THAT this policy applies to any consultation process undertaken at the option of the municipality or that which is stipulated for local governments pursuant to governing legislation.*

**CARRIED.**

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

**NEXT MEETING**

**Monday, March 29, 2010**

Proposed Regular Meeting of Council Working Session commencing at 1:00 p.m. in Committee Room No. 2, City Hall.

**ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 10:45 p.m.

Certified Correct,

\_\_\_\_\_  
**WAYNE WRIGHT**  
**MAYOR**

\_\_\_\_\_  
**JUDI TURNER**  
**ACTING CORPORATE OFFICER**