



CORPORATION OF THE CITY OF NEW WESTMINSTER

## REGULAR MEETING OF CITY COUNCIL

April 2, 2007 3:15?? p.m.  
Committee Room No. 2  
City Hall

### MINUTES

#### PRESENT:

Mayor Wayne Wright  
Councillor Jonathan Cote  
Councillor Calvin Donnelly  
Councillor Bill Harper  
Councillor Bob Osterman  
Councillor Betty McIntosh  
Councillor Lorrie Williams

#### STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- City Clerk
Mr. Jim Lowrie	- Acting Director of Development Services
Mr. Steven Lan	- Acting Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Ms. Judi Turner	- Assistant City Clerk

Council adjourned to Committee of the Whole at 3:15 p.m. and reconvened in the Council Chamber at 7:06 p.m. with all members of Council present.

#### ADOPTION OF MINUTES

1. Motion to adopt [the minutes of the last regular meeting of the City Council held March 26, 2007.](#)

#### **MOVED and SECONDED**

*THAT the minutes of the Regular Meeting of Council, held March 26, 2007, be received and adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

## PRESENTATION

### 2. [Amalgamation Steering Committee, Port Amalgamation Transition Committee, re amalgamation of lower mainland port authorities.](#)

Allan Doomas, Chris Badger, and Mark Erdman, representing the Amalgamation Steering Committee, were present to discuss the amalgamation of lower mainland port authorities into the Vancouver Fraser Port Authority (VFPA). They reviewed the business opportunities, recommendations, benefits, transition plan, amalgamation project structure, the Transition Committee and its tasks, vision for amalgamation success, goals, current status, moving forward as a global competitor and how to define a community partner. They submitted their presentation (which will be added to the Agenda package).

## DELEGATIONS

### 3. Open Delegations

**David Roppell, Aragon Properties Ltd, of #201, 1628 West 1<sup>st</sup> Avenue, Vancouver**, was present to announce that Aragon is entering into an agreement to build a permanent band shelter in Queensborough in partnership with the City and the Special Programs Committee. It is anticipated that the dedication ceremony will take place in September 2007.

**Christopher Bell, 1006 Nanaimo Street**, was present to ask whether the City proposed to loan \$10,000 million to Mr. Michael Degelder.

The Mayor referred the matter to the City Administrator for a comment on the matter. The Administrator advised that a legal review of the Closed Meeting minutes will take place following which a report regarding what can be released will be submitted to Council.

Mr. Bell referred to documents he has obtained from the Office of the Privacy Commissioner indicating that the City has considered such a request. He raised concerns about the financial viability of Mr. Degelder and asked whether Mr. Degelder has made certain payments in connection with his development.

**David Tate, A.C.O.R.N. Canada, #101, 52 Royal Avenue**, rose and stated he has been a tenant in New Westminster. He raised concerns over a number of issues with the building where he resided at 102, 120 Agnes Street:

- Uneven step causing a tripping hazard
- Refuse stored in stair wells
- Water leaks and flooding in the parking garage
- Electrical sockets without face plates
- Mold in suites
- Many others.

Mr. Tate raised concerns that the landlord has failed to address the health, safety and welfare of their tenants and are ignoring bylaws and landlord/tenant responsibilities. He requested the following: an additional bylaw officer, and that the bylaw officer telephone number be posted in every rental building in the city.

**Peter Gardner, A.C.O.R.N. Canada, #405, 120 Agnes Street**, advised that he resides in the tower mentioned by Mr. Tate above and noted that residents are generally concerned about the upkeep of the building. He raised concerns of rain water coming through ceilings and insufficient heating during winter months. He asked for better enforcement of standards, an additional Bylaw Enforcement Officer, and posting of Bylaw Officer telephone number(s) in the lobbies of rental buildings in the city.

Mr. Gardner left a CD of his presentation, which was referred to the Acting Director of Development Services for follow up.

**Amy Bryan, A.C.O.R.N. Canada**, was a resident for 5 months at 903, 102 Agnes Street. She outlined the many problems with the building, which forced her to consult with the Public Health Inspector and finally caused her doctor to advise her to move in order to preserve her health and that of her unborn child. She raised concern over the lack of enforcement on the issues. She asked that bylaw standards be enforced, for more Bylaw Enforcement Officers, and for the posting of their phone numbers in lobbies of rental buildings. Ms. Bryan left photographs depicting problems with the building (which were referred to the Acting Director of Development Services for follow up).

**Richard Shabbler, A.C.O.R.N. Canada, of 303, 1025 Cornwall Street**, was present to draw attention to the need for "A Standards of Maintenance Bylaw" for rental buildings and the need for enforcement of relevant bylaws. He referred to the Corporate Strategic Plan and its Livable City Strategy which sets out three objectives. He asked how this economic future would be realized, noted that homelessness is a key issue, and noted that economy and social livability impact each other. He promoted more affordable housing.

Mr. Shabbler made the following additional comments:

- That New Westminster adopt and enforce a Standards of Maintenance Bylaw for everyone
- Fixed and lower income residents are left to fend for themselves
- Incentives are needed to assist owners/managers to conduct repairs and maintenance in rental buildings
- It is important to reduce mold and pests in people's homes
- Develop rental neighbourhoods.

## REPORTS

### 4. Council Members:

#### **Councillor Harper**

...noted that Tony Antonias received the Citizen of the Year award and Lynn Radbourne received the Bernie Legge Award; attended the opening of Thornbridge Care Home which was top quality; chaired a meeting of the Traffic Advisory Committee; attended the Health Forum sponsored by MLA Chuck Puchmayr; met with the Homeless Coalition; attended a conference put on by the Columbia Institute on the subject of trade agreements; attended the Ambassador Pageant and congratulated all the representatives; attended the Ambassador breakfast the next day; announced that he will miss the next two Council meetings as he is scheduled for surgery.

#### **Councillor McIntosh**

...as Acting Mayor attended the area annual meeting for Burnaby/New Westminster Girl Guiding; attended the Citizen of the Year event and congratulated Tony Antonias and Lynn Radbourne; attended the opening of Thornbridge Care Centre; attended the Miss New Westminster Ambassador Pageant where all eight young women presented very well; as Acting Mayor, attended Decidedly Jazz Dance Works at the Massey Theatre; noted that churches are working with the Union Gospel Mission, to distribute 110 hope tote bags to homeless and needy people on Good Friday; wished a good Easter to all.

#### **Councillor Osterman**

...attended the first Arts Strategy meeting; noted that Tony Antonias received Citizen of the Year award; enjoyed the Ambassador Program; wished a happy birthday to his mother in law; was unable to attend the opening of Thornbridge but was pleased about this new facility for the citizens of the City; wished well to Councillor Harper.

#### **Councillor Williams**

...attended the Massey Theatre event Decidly Jazz Dance Works; congratulated Stephanie Ovens and Heather McLean and all the Ambassadors who are poised and talented people; attended the Homeless Coalition meeting; attended the grand opening of the Thornbridge; attended the Citizen of the Year event and congratulated Tony Antonias and Lynn Radbourne; attended the Canadian Club where Carf Nepstad talked of the Fire and Rescue Services in the city; mentioned Sunday's Easter parade and antique cars; wished a speedy recovery to Councillor Harper.

#### **Councillor Cote**

...congratulated Tony Antonias and Lynn Radbourne on receiving awards and acknowledged all nominees; met with the Youth Advisory Committee where

discussion was held on smoking and emerging Provincial restrictions; attended the Columbia Institute conference where the environment and affordable housing were discussed; attended the Ambassador pageant and congratulated all contestants; wished a good Easter weekend to all citizens.

### **Councillor Donnelly**

...congratulated Stephanie Ovens on winning the Pageant; reported that he attended the 175<sup>th</sup> year of operation of the Bank of Nova Scotia; attended the table tennis tournament at the Canada Games Pool; attended the Port Amalgamation Task Force meeting and expects benefits to all the cities; attended the opening of Thornbridge Gardens; attended the Citizen of the Year event and congratulated Tony Antonias as recipient; noted that Lynn Radbourne also makes many contributions to the city; attended the Canadian Club dinner and thanked Chief Nepstad for his talk on the Fire and Rescue Services in New Westminster.

### **Mayor Wayne Wright**

...attended the luncheon with Miss NW Ambassadors; welcomed Tony Antonias as a member of New Westminster Citizens of the Year; acknowledged the work of Bill Radbourne as a volunteer in the community alongside Lynn; participated in the grand opening of Thornbridge Gardens Seniors' Residence – thanked Pastor Seymour for his work on this project; attended the Scotia Bank 175<sup>th</sup> anniversary event; participated in the Miss NW Ambassador Pageant and the crowning of Miss NW Ambassador 2007; announced that Jamie McEvoy has been appointed to the Parks and Recreation Committee representing the Museum Advisory Sub-Committee; acknowledged the work of Brian Coates for the City.

### **5. Alternative Approval Process – Grimston Park – Certificate of Sufficiency - City Clerk (on table)**

The City Clerk reviewed the April 2, 2007, report presenting the results of the Alternative Approval Process for Grimston Park Amendment Bylaw No. 7143, 2007.

### **MOVED and SECONDED**

*THAT the April 2, 2007, report from the Director of Legislative Services/Corporate Officer presenting the results of the Alternative Approval Process for Grimston Park Amendment Bylaw No. 7143, 2007 be received.*

**CARRIED.**

All members of Council voted in favour of the motion.

**COMMITTEE MINUTES AND RECOMMENDATIONS**

6. **Motion to receive and adopt [the minutes of a meeting of Council in Committee of the Whole held March 26, 2007.](#)**

**MOVED and SECONDED**

*THAT the minutes of the Council in Committee of the Whole meeting held on March 26, 2007, be received and adopted.*

**CARRIED.**

All members of Committee voted in favour of the motion.

7. **Recommendations from Council in Committee of the Whole meeting held April 2, 2007.**

**Director of Parks & Recreation:**

- a) **[Queensborough Outdoor Bandstand](#)**

**MOVED and SECONDED**

*THAT staff be authorized to enter into a Memorandum of Understanding between the City, the Queensborough Special Programs Committee, and Aragon Properties Ltd. for the creation of an outdoor bandstand in Ryall Park.*

**CARRIED**

All members of Council voted in favour of the motion.

**Acting Director of Engineering:**

- b) **[Award of Contract for the 2007 Sewer Rehabilitation Program](#)**

**MOVED and SECONDED**

*THAT the contract for the 2007 Sewer Rehabilitation Program be awarded to the P.W. Trenchless Construction Inc. for the tendered amount of \$659,701.18, representing the best overall value to the City.*

**CARRIED**

All members of Council voted in favour of the motion.

- c) **[Construction Noise Bylaw Variance to Degelder Construction for early morning concrete pour](#)**

**MOVED and SECONDED**

*THAT a Construction Noise Bylaw variance application from Degelder Construction for April 5<sup>th</sup> and April 12<sup>th</sup>, 2007, for an early*

*morning concrete pour for the tower construction on the 800 block of Carnarvon Street at 6:00 a.m., be approved.*

**CARRIED**

All members of Council voted in favour of the motion.

**Acting Director of Development Services:**

**d) Council Delegation of Routine Contractual Agreements**

**MOVED and SECONDED**

*THAT staff be given authority to approve the execution, amendment and discharge of routine contractual agreements related to development which are utilized to implement existing policies and regulations.*

**CARRIED**

All members of Council voted in favour of the motion.

**e) Replacement Amendment of Entering into Statutory Right-of-Ways & Covenants for 900, 960 & 1000 Quayside Drive (Inn at Westminster Quay)**

**MOVED and SECONDED**

*THAT staff be authorized to proceed with the following relative to the subject properties:*

- *Replacement of the blanket parking and access reciprocal easements with area specific parking and access easements;*
- *Deletion of the limitation of use on Lot 3 for motor vehicle parking only within a utilities right-of-way;*
- *Entering into an encroachment agreement where the hotel encroaches upon the boardwalk;*
- *The transfer of the former Tenth Street right-of-way to Lot 2 and the granting of a right-of-way for the City for a public marina.*

**CARRIED**

All members of Council voted in favour of the motion.

**f) Proposed Official Community Plan & Zoning Amendment for 200 Keary Street (Bylaw No. 7155 & 7156, 2007)**

**MOVED and SECONDED**

*THAT Official Community Plan Amendment Bylaw No. 7155, 2007, be forwarded to the Regular Council meeting of April 2, 2007, for consideration of first and second readings;*

*THAT Zoning Amendment Bylaw No. 7156, 2007 be forwarded to the Regular Council meeting of April 2, 2007, for consideration of first and second readings;*

**THAT** notice be given that a Public Hearing for Official Community Plan Amendment Bylaw No. 7155, 2007 and Zoning Amendment Bylaw No. 7156, 2007 will be held on April 23, 2007; and  
**THAT** prior to Public Hearing, Official Community Plan Amendment Bylaw 7144, 2007 be considered with the Corporation of the City of New Westminster 2006-2010 Financial Plan, the Greater Vancouver Regional District Liquid Waste Management Plan, and the Greater Vancouver Regional District Solid Waste Management Plan.

**CARRIED**

All members of Council voted in favour of the motion.

**General Manager, Electrical Utilities:**

- g) **Request approval to add “Energy Audits” to the Condition Assessment of Civic Facilities**

**MOVED and SECONDED**

**THAT** the addition of an “Energy Audit” of civic facilities be added to the scope of work for the current Civic Facilities Condition Assessment project;

**THAT** a contract in the amount of \$135,000 plus GST for this service be awarded to RDH Building Engineering Ltd.; and

**THAT** the above actions be contingent upon the receipt of BC Hydro Power Smart funding in an amount of no less than 40% of the project cost.

**CARRIED**

All members of Council voted in favour of the motion.

**Arts & Culture Endowment Committee:**

- h) **Arts and Culture Endowment Fund Grant Recommendations**

**MOVED and SECONDED**

**THAT** the following recommendations from the Arts and Culture Endowment Grant Committee for the 2007 Arts and Culture Endowment Grants be approved.

<b>Applicant</b>	<b>2007 Recommendation</b>
The Arts Council of New Westminster – Arts in the Park	\$ 5,500
The Arts Council of New Westminster – Yam Jam	\$ 5,500
BC Romanian Community Centre	\$ 2,500
Maple Leaf Singers	\$ 1,500
The New Westminster Symphony Society	\$ 3,000

New Westminster & District Concert Band	\$ 2,000
The Queensborough Special Programs Committee	\$ 3,800
Royal City Musical Theatre	\$ 1,500
Royal City Youth Ballet Company Society	\$ 5,500
Royal Westminster Regiment Volunteer Band	\$ 1,500
School District #40 – Elementary Bands	\$ 2,000
Vivo Children's Choir	\$ 1,300
Total	\$36,600

i) [Special Services & Access Committee held March 22, 2007 – recommendation - Central Valley Greenway](#)

**MOVED and SECONDED**

*THAT staff investigate overhead street names at major intersections where current Greenway signs exist.*

**CARRIED**

All members of Council voted in favour of the motion.

**BYLAWS**

8. [Grimston Park Amendment Bylaw No. 7143, 2007 \[a bylaw to remove the dedication as park of a portion of Grimston Park and to dispose of this land to the Ministry of Transportation in exchange for the Ministry of Transportation dedicating as park a piece of land adjacent to Grimston Park\]](#) **ADOPTION**

**MOVED and SECONDED**

*THAT Grimston Park Amendment Bylaw No. 7143, 2007 be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

- 8(a) **Official Community Plan Designation Amendment Bylaw No. 7155, 2007** [a bylaw to amend Official Community Plan Designation Bylaw No. 6476, 1998] **FIRST READING**

(Majority of all Council Members required)

**MOVED and SECONDED**

*THAT Official Community Plan Designation Amendment Bylaw No. 7155, 2007, be read a first time.*

**CARRIED.**

All members of Council voted in favour of the motion.

**MOVED and SECONDED**

*THAT Council concurs that (in accordance with Section 882(3) (a) (i) of the Local Government Act) the Official Community Plan Designation Amendment Bylaw No. 7155, 2007, is consistent with the City's current Capital Expenditure Program (as contained in the Five Year Financial Plan (2006-2010) Bylaw No. 7097, 2006); and*

*THAT Council concurs that (in accordance with Section 882 (3) (a) (ii) of the Local Government Act) the Official Community Plan Designation Amendment Bylaw No. 7155, 2007, is consistent with the Regional Solid Waste Management Plan and the Regional Liquid Waste Management Plan (both of which were adopted by the Greater Vancouver Regional District after liaison with the City).*

**CARRIED.**

All members of Council voted in favour of the motion.

**MOVED and SECONDED**

*THAT Official Community Plan Designation Amendment Bylaw No. 7155, 2007, be read a second time.*

**CARRIED.**

All members of Council voted in favour of the motion.

(A Public Hearing will be held on Monday, April 23, 2007 at 7:00 p.m. in the Council Chamber, City Hall)

- 8(b) Zoning Amendment Bylaw No. 7156, 2007** [a bylaw to rezone a portion of 200 Keary Street from Keary Street Comprehensive Development Districts (RM-CD1) to the Keary Street Comprehensive Development Districts (RM-CD-1)]

**TWO READINGS**

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7156, 2007, be read a first time.*

**CARRIED.**

All members of Council voted in favour of the motion.

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7156, 2007, be read a second time.*

**CARRIED.**

All members of Council voted in favour of the motion.

(A Public Hearing will be held on Monday, April 23, 2007 at 7:00 p.m. in the Council Chamber, City Hall)

9. [5 Year Financial Plan \(2007 – 2011\) Bylaw No. 7157, 2007 \[a bylaw of the City of New Westminster representing the 5 Year Financial Plan for the years 2007 – 2011 inclusive\]](#) **ADOPTION**

**MOVED and SECONDED**

*THAT Five-Year Financial Plan (2007 – 2011) Bylaw No. 7157, 2007 be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

**NEXT MEETING**

Monday, April 9, 2007 – No Council meeting.

**Monday, April 16, 2007**

Proposed Closed Session commencing at 1:00 p.m. and the Open Session at 3:00 p.m. in Committee Room No. 2, City Hall, reconvening at 7:00 p.m. in the Council Chamber, City Hall.

Public Hearing – Zoning Amendment Bylaw No. 7148, 2007 & Opportunity to be heard re DVP 453 (218 Fourth Street)  
Opportunity to be heard re DVP 450 – 340/360 Columbia Street

**ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 9:16 p.m.

Certified Correct,

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

\_\_\_\_\_  
**RICHARD L. PAGE**  
**CITY CLERK**