



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

April 23, 2007 2:06 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Cote (joined the meeting at 3:39 p.m.)
Councillor Calvin Donnelly
Councillor Bill Harper
Councillor Bob Osterman
Councillor Betty McIntosh

REGRETS:

Councillor Lorrie Williams

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Director of Legislative Services/Corporate Officer
Mr. Jim Lowrie	- Acting Director of Development Services
Mr. Steven Lan	- Acting Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Mr. Allan Woodbury	- Director of Human Resources & Corporate Services
Mr. Dean Gibson	- Director of Parks and Recreation
Chief L. Zapotichny	- Police Services
Ms. Judi Turner	- Assistant City Clerk

ADDITIONS TO AGENDA

The Agenda was varied as follows:

- The April 22, 2007 letter from Blair Armitage, Voice New Westminster – added to Item 13
- Consideration of Item 13 to take place following Item 1.

PRESENTATION

- 1. Vicki Austad, New Westminster Community Development Society, Jim Storie, President of the Trolley Company, and Dave Donaldson, consultant, to report on the progress of the business plan for trolley service in New Westminster.**

Vicki Austad, New Westminster Community Development Society introduced Jim Storie, President of the Trolley Company, who was present to report on the progress of the business plan for trolley service in New Westminster. Mr. Storie reviewed the company, its background, and the services it currently provides, and what they hope to offer the City. Ms. Austad advised of start time and procedures, their financing, their eligibility for financial support from others as a social enterprise, promotional plans. She noted that support will eventually be sought from the City of New Westminster. She reviewed the events that are already booked for the trolley. She pointed out that the trolley could also be a mobile promotional opportunity for performances, designer displays and advice, lunch time trolley, politicians meeting constituents.

The delegates responded to questions. Members made suggestions including that the proponents integrate this new service into the city's tourism plan.

REPORTS FOR ACTION

- 13. [Moody Park Leisure Pool – Preliminary Functional Program and Design Process Involvement](#)**

The Director of Parks & Recreation presented his April 23, 2007, report describing the preliminary functional program being developed for the new Neighborhood Leisure Pool in Moody Park and providing an overview of the preliminary design process. The Director responded to questions.

Members requested further reports on:

- Dates, times, and places where public consultation will occur
- Financing methodology and implications (on other capital projects) of rebuilding a pool in Moody Park at a cost of \$3 to \$7 million.

The April 22, 2007 letter from Blair Armitage, President, Voice New Westminster, was circulated on table (and will be added to the Agenda package).

MOVED and SECONDED

THAT the April 22, 2007 letter from Blair Armitage, President, Voice New Westminster, suggesting that a second opinion be obtained on the condition of Kiwanis Pool, was received.

CARRIED.

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

MOVED and SECONDED

THAT the April 23, 2007 report from the Director of Parks & Recreation regarding Moody Park Leisure Pool – Preliminary Functional Program and Design Process Involvement, be received.

CARRIED.

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

MOVED and SECONDED

THAT the Director of Finance and Information Technology report back to Council with a financing methodology and implications (on capital projects) of the reconstruction plan for Kiwanis Pool.

CARRIED.

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

9. 210 Brunette Avenue (former Labatt's site):

- a) Advisory Planning Commission's report dated February 13, 2007**
- b) Director of Development Services' report dated April 23, 2007**

The Mayor advised that additional information is pending regarding the phasing of development at 210 Brunette Avenue and therefore, the report should be tabled to allow receipt of the information.

MOVED and SECONDED

THAT the report from the Acting Director of Development Services, dated February 13, 2007, regarding 210 Brunette Avenue (former Labatt's site), be tabled for consideration at a future meeting.

CARRIED.

Opposed: Councillors Harper and McIntosh.

Mayor Wayne Wright:

2. Motion re Translink Governance Review – adopted by Vancouver City Council, on April 3, 2007

The April 3, 2007 motion adopted by the City of Vancouver regarding Translink governance as placed on the Agenda was discussed by members.

MOVED and SECONDED

THAT April 3, 2007 motion adopted by the City of Vancouver regarding Translink governance be referred to staff:

- For rewriting from a New Westminster perspective based on the Vancouver motion
- To include a section on the Powers of the TransLink Board to read as follows:
“That the TransLink Board not be granted authority similar to those held by the Minister of Transportation and not be granted the authority to contravene local zoning bylaws and Official Community Plans”.

CARRIED.

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

Councillor Donnelly left the meeting at 3:20 p.m.

Acting Director of Engineering Services:

3. [Preparations for 2007 Spring Freshet – Part III](#)

John McMahon, Utilities and Special Projects Engineer, Engineering Services, made a presentation on the 2007 spring freshet, commenting on: project updates, Braid Street Industrial Area preparations, the waterfront area preparations, and Queensborough preparations. He responded to questions. During the ensuing discussion, members suggested the following:

- Address the needs of pets in flooding situations
- Consult with owners of strata complexes to identify the aged, infirm or disabled who might need help in an emergency
- Develop short term alternatives to re-route Brunette traffic
- Develop a method to inform residents about the 88.7 emergency radio broadcast number where information can be obtained during emergencies.

MOVED and SECONDED

THAT a letter for the Mayor’s signature be sent to the railways seeking funding assistance for the mitigation works.

CARRIED.

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

Councillor Donnelly rejoined the meeting at 3:37 p.m.

Councillor Cote joined the meeting at 3:39 p.m.

MOVED and SECONDED

WHEREAS New Westminster has a dense urban population in Queensborough and at Westminster Quay with both areas contained within the 1894 Flood of Record Area; and

WHEREAS the City of New Westminster has already committed \$800,000 to \$1 million out of reserve funds for 2007 spring freshet temporary works;

NOW THEREFORE BE IT RESOLVED THAT the relevant Federal Minister be invited to view the works in place and the Minister be requested to provide Federal funding support for 2007 spring freshet preparations and funding to build long term flood proofing in the 1894 Flood of Record Area.

CARRIED.

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

4. Central Valley Greenway - Columbia Street Improvements

Members discussed the April 23, 2007 report from the Acting Director of Engineering Services regarding the Central Valley Greenway – Columbia Street improvements. The Acting Director was requested to include the Bicycle/Pedestrian Advisory Sub-Committee early in the public consultation process.

MOVED and SECONDED

THAT the April 23, 2007, report from the Acting Director of Engineering Services, regarding the Central Valley Greenway – Columbia Street Improvements, be received.

CARRIED.

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

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

THAT the permanent implementation of the Central Valley Greenway - Columbia Street improvements be approved;

THAT the selection of ISL Engineering be approved for design and construction administration of the Central Valley Greenway - Columbia Street section at a total cost of \$114,600 which represents the best overall value for the City; and

THAT the extension of ISL Engineering's contract be approved to undertake design and construction administration of the remainder of the Central Valley Greenway within New Westminster.

CARRIED.

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

11. Progress Update on the Livable City Strategy

Mayna Vancaillie, Manager of Policy Planning, Development Services, responded to questions regarding the April 23, 2007, report from the Acting Director of Development Services, providing a progress update on the Livable City Strategy – An Economic Development Plan for New Westminster.

Council requested the following additions and/or refinements to the proposed work plan:

- The consultant should advise on how much commercial land is needed in each commercial area
- the industrial analysis should be approached with the intent to save as much of the industrial land base as possible, and identify let go lands only where absolutely necessary
- the industrial land analysis should comment on local options to better protect viable industrial lands
- the strategy should include a comprehensive inventory of all existing employment in the focus sectors; for example, the health sector should identify existing alternative health practitioners and the education sector should identify private schools
- the economic development delivery model review should still review all of the delivery model options (e.g. arms length corporation, municipal department) and recommend the model that is best suited to implement New Westminster's economic development plan
- a meeting of the larger Livable City Forum should be convened soon to advise the broader group of work done to date
- the strategy should discuss to what extent New Westminster's economic future will be affected positively or negatively by the actions of neighbouring municipalities

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

THAT the analysis include different options for local level protection of industrial land.

CARRIED.

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

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

THAT the scope of the Livable City Strategy be expanded to include the industrial land review as outlined in the April 23, 2007 report from the Acting Director of Development Services, including the additional effort to contact industrial land owners to determine if underutilized sites are available for development; and

THAT the scope of the economic development delivery model review be amended to focus on the role of each of the existing economic development groups in the city, and the best structure to coordinate the efforts of these bodies.

CARRIED.

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

RECESS

MOVED and SECONDED

THAT the Committee of the Whole Meeting of Council recess.

CARRIED.

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

The Committee of the Whole Meeting of Council recessed at 4:11 p.m. and reconvened at 4:18 p.m. with the following present:

COUNCIL:

Mayor Wayne Wright
Councillor Jonathan Cote
Councillor Calvin Donnelly
Councillor Betty McIntosh
Councillor Bob Osterman

STAFF:

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

5. [Approval of Contract Award for the Replacement of the City's UHF Radio Systems](#)

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

THAT the contract for the replacement of the UHF radio systems in the amount of \$169,432.00 be awarded to Glentel, the bidder meeting tender specifications and providing the best overall value to the City.

CARRIED.

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

12. [Business Regulations and Licensing \(Rental Units\) Bylaw/Enforcement Update](#)

The Keith Coueffin, Manager of Licensing and Inspections, summarized the April 18, 2007, report from the Acting Director of Development Services, providing an update on enforcement of the Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004. He responded to questions.

MOVED and SECONDED

THAT the April 18, 2007 report from the Acting Director of Development Services regarding Business Regulations and Licensing (Rental Units) Bylaw/Enforcement Update, be received.

CARRIED.

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

Director of Development Services:

6. **Parcel "K" – Victoria Hill:** (circulated separately)
- a) **Advisory Planning Commission's report dated April 4, 2007**
 - b) **Development Permit 004 (W) report dated April 23, 2007**
 - c) **Director of Development Services' report dated April 23, 2007**

The Acting Director of Development Services reviewed the two April 23, 2007 reports regarding a rezoning proposal and Development Permit 004 (W) with variance for Parcel K, Victoria Hill. Questions arose about visitor parking, bicycle storage and storage with power source for electric scooters, etc. It was also noted that many buildings slated for demolition might contain artifacts of heritage interest. Staff agreed to communicate this possibility to the Community Heritage Commission with reference to the building on the subject site.

MOVED and SECONDED

THAT the April 4, 2007, report from the Acting Director of Engineering Services presenting the Advisory Planning Commission recommendation be received.

CARRIED.

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

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

THAT the City give notice that it will consider a resolution to issue Development Permit 004 (W) with the following variance to permit construction of a 194 unit, 26 storey residential development within Victoria Hill:

- *A standard parking space width of 8.2 feet (2.5 meters) and a length of 18 feet (5.5 meters) for 90 degree angle parking that has an aisle width of 22 feet (6.7 meters) for two way traffic.*

CARRIED.

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

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

THAT Zoning Amendment Bylaw No. 7162, 2007, be forwarded to the Regular Council meeting of April 23, 2007, for consideration of first and second readings.

CARRIED.

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

7. 314 Nootka Street:

- a) Advisory Planning Commission's report dated April 4, 2007**
- b) Director of Development Services' report dated April 23, 2007**

The Acting Director of Development Services reviewed the April 23, 2007 report regarding an application to rezone 314 Nootka Street to subdivide the property into two lots.

MOVED and SECONDED

THAT the April 4, 2007 report from the Acting Director of Development Services, presenting the findings of the Advisory Planning Commission be received.

CARRIED.

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

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

THAT Zoning Amendment Bylaw 7161, 2007, be forwarded to the April 23, 2007, Regular Meeting of Council for consideration of first and second readings.

CARRIED.

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

8. Development Variance Permit No. 456 for 78 Seymour Court

Members discussed the April 23, 2007, report from the Acting Director of Development Services, advising that an application has been received to vary the attached accessory site coverage requirements of the Single Detached Dwelling Districts (Small Lots) (RS-5) zoning schedule to allow the retention of an existing sundeck at 78 Seymour Court.

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

THAT Council give notice that it will consider a resolution to issue Development Variance Permit 456 with the following variance to allow for the retention of a 563 square foot (52.3 square meter) deck at 78 Seymour Court:

- *A 14.3 % site coverage for an attached accessory buildings.*

CARRIED.

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

9. 210 Brunette Avenue (former Labatt's site):

- a) Advisory Planning Commission's report dated February 13, 2007**
- b) Director of Development Services' report dated April 23, 2007**

This item was considered earlier in the agenda.

10. Green Municipal Fund Grant for a Sustainable Downtown Plan

Mayna Vancaillie, Manager of Policy Planning, Development Services, reviewed the April 23, 2007, report from the Acting Director of Development Services advising of grant funds recently received to prepare a new Downtown plan, outlining a general scope and timeline for the project and seeking approval for matching funds. Members urged that sustainability matters be incorporated into the plan and spoke of curb cuts and parking for those with disabilities, etc. to ensure accessibility.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council endorse the scope, timeline and budget for a new Downtown plan and authorize staff to enter into agreements with FCM to receive a Green Municipal Fund grant for this purpose; and
THAT \$109,120 in strategic priority funds be allocated for work on this project, as the cash portion of the City's matching contribution to this project.

CARRIED.

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

11. Progress Update on the Livable City Strategy

This matter was considered earlier in the agenda.

12. Business Regulations and Licensing (Rental Units) Bylaw/Enforcement Update

This item was considered earlier.

Director of Parks & Recreation:

13. Moody Park Leisure Pool – Preliminary Functional Program and Design Process Involvement

This item was considered after Item 1.

COMMITTEE MINUTES AND RECOMMENDATIONS:

14. Electrical Utility Commission meetings of February 13, 2007 and March 13, 2007.

MOVED and SECONDED

THAT minutes of the Electric Utility Commission meetings of February 13, 2007 and March 13, 2007, be received and adopted.

CARRIED.

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

15. [Seniors Advisory Committee meeting held April 5, 2007.](#)

MOVED and SECONDED

THAT the minutes of the Seniors Advisory Committee meeting held on April 5, 2007, be received and adopted.

CARRIED.

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

ADJOURNMENT

ON MOTION, the meeting adjourned at 4:52 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

** Denotes recommendations referred to Regular Council meeting of April 23, 2007, for ratification.