



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

May 7, 2007 3:00 p.m.
Committee Room 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	- 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. Dean Gibson	- Director of Parks and Recreation
Ms. Joanna Federici	- Recorder (3:00 p.m to 5:15 p.m.)
Mr. Terry Dunlop	- Recorder (5:15 p.m. to 7:14 p.m.)

ADDITIONS TO AGENDA

The following item was added to the Agenda:

- 5(a) North Fraser Perimeter Road

PRESENTATION

1. **Presentation: Asset Management (Phase III) – John McMahon, Utilities & Special Programs, Engineering; Gary St. Michel, EBA Engineering and John Weninger, Urban Systems Ltd.**

John McMahon, Utilities & Special Programs, Engineering, Gary St. Michel, EBA Engineering and John Weninger, Urban Systems Ltd. gave a presentation on the

Asset Management Program Phase II Update. The Update reviewed the Objectives of Asset Management, Review of Phases I and II, Objective and Scope of Phase III, Results of Phase II, Update on Financial Implications and Phase IV.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Translink be requested to review the level of funding for major road network maintenance in New Westminster, considering the large volume of traffic and heavy wear and tear on the City's truck routes.***

All members of Committee voted in favour of the motion.

REPORTS FOR ACTION

City Administrator/Director of Development Services:

2. [Amendment to Corporate Strategic Plan – Climate Change & the Environment](#)

The Acting Director of Development Services reviewed the May 7, 2007 report seeking approval of an amendment to the Corporate Strategic Plan to add an additional corporate priority entitled "Climate change and the Environment".

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT an amendment to the Corporate Strategic Plan to incorporate the strategic priority "Climate Change and the Environment" be approved; and THAT staff undertake further refinement of the Corporate Strategic Plan (as outlined in the May 7, 2007 report from the City Administrator).***

All members of Committee voted in favour of the motion.

Director of Engineering Services:

3. [Asset Management Report – Summary of Phase III Program](#)

The Acting Director of Engineering Services presented the May 7, 2007, report regarding the Asset Management Program (AMP).

- ** MOVED, SECONDED and CARRIED, this Committee recommends *THAT the May 7, 2007 report from the Acting Director of Engineering Services be received for information, and THAT staff be authorized to undertake a public information session and seek feedback on the Asset Management Program developed prior to finalization of the Phase III Report.***

All members of Committee voted in favour of the motion.

4. [Street Lighting Review – 500 Block of Ash Street](#)

The Acting Director of Engineering Services reviewed the May 7, 2007 report regarding measures to address lighting levels in the 500 block of Ash Street.

MOVED and SECONDED

***THAT** the May 7, 2007 report from the Acting Director of Engineering Services, regarding measures to address lighting levels in the 500 block of Ash Street, be received.*

CARRIED.

All members of Committee voted in favour of the motion.

5. **Freshet Update – (verbal)**

The Utilities and Special Projects Engineer provided a brief verbal update regarding preparations for the Spring freshet.

5(a) **North Fraser Perimeter Road**

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

***THAT** Council bring forward at open meeting, all relevant minutes and documents regarding the funding application for the North Fraser Perimeter Road and the United Boulevard Extension from the year 2007.*

Councillor Harper left the meeting at 4:25 p.m. and returned at 4:30 p.m.

Councillor Donnelly left the meeting at 4:30 p.m. and returned at 4:35 p.m.

Director of Finance and Information Technology:

6. [Tax Rates Bylaw \(Bylaw No. 7164, 2007\)](#)

The Director of Finance and Information Technology reviewed the May 7, 2007 report seeking approval of the Tax Rates bylaw and asking that a Special meeting be set to consider adoption of the bylaw.

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

***THAT** Tax Rates Bylaw No. 7164, 2007 be forwarded to the Regular Council meeting of May 7, 2007 for consideration of three readings; and **THAT** a Special Meeting of Council be scheduled for Monday, May 14, 2007, to consider adoption of this bylaw.*

All members of Committee voted in favour of the motion.

7. [5 Year Financial Plan \(2006-2010\) Amendment Bylaw \(Bylaw No. 7165, 2007\)](#)

The Director of Finance and Information Technology reviewed the May 7, 2007 report seeking approval to amend the Five Year Financial Plan (2006-2010).

**** MOVED, SECONDED and CARRIED, this Committee recommends**
THAT "Five Year Financial Plan (2006-2010) Amendment Bylaw No. 7165, 2007, be forwarded to the Regular Council meeting of May 7, 2007 for consideration of three readings.

All members of Committee voted in favour of the motion.

Director of Development Services:

8. [Bill 36 – Greater Vancouver Transportation Authority Amendment Act, 2007](#)

The Director of Development Services reviewed the May 7, 2007 report presenting a proposed resolution regarding the Greater Vancouver Transportation Authority Amendment Act 2007.

**** MOVED, SECONDED and CARRIED, this Committee recommends**
WHEREAS the recent TransLink governance changes announced by Transportation Minister Kevin Falcon will have a large impact on New Westminster businesses, home owners and transit users;
AND WHEREAS legislation is in the final stages of drafting, requiring a prompt response from municipalities if they wish to have any impact on the new TransLink structure;
AND WHEREAS the full impact of these changes on the City of New Westminster is still unclear;
AND WHEREAS New Westminster City Council has received a staff report outlining the potential impacts that the new TransLink structure will have on New Westminster;
THEREFORE BE IT RESOLVED THAT Council send a letter to the existing TransLink Board asking it to include the following points in its recommendations to the Minister:

30-year plan:

THAT the Province's 30-year Transportation Plan

- *adhere to the Greater Vancouver Regional District's Livable Region Strategic Plan and latest revisions, favouring dense development in compact regional centres;*
- *acknowledge the need to expedite the movement of goods to and from the Port of Vancouver;*
- *promote walking, transit and cycling as the preferred transportation modes for people movement;*
- *achieve the goal of reducing greenhouse gases from transportation by at*

least 33 per cent by 2020;

- *take into account the expected rise in fuel prices due to peak oil production and its impact on the affordability of automobile use and the volume of freight traffic.*

Accountability to taxpayers:

THAT *the 10-year plans should originate with the Council of Mayors rather than the appointed TransLink Board.*

THAT *the Council of Mayors approves the three-year plans as well as 10-year plans.*

THAT *the Council of Mayors should appoint the TransLink Board as well as the independent commissioner based on a process of their choosing and absent any statutory restrictions.*

THAT *the voting structure of the Council of Mayors should reflect not just population but also financial contributions of individual municipalities' residents through fuel taxes, transit fares, property taxes and other revenues.*

THAT *the new TransLink board embraces municipal input and accountability to municipalities at an operational level.*

THAT *TransLink Board meetings be public.*

Expanded funding sources:

THAT *fare increases are contrary to the goals of increasing transit mode share and achieving environmental sustainability.*

THAT *the parking site tax should be replaced by an increase in the fuel tax, not an increase in business property taxes which disproportionately burdens New Westminster businesses.*

THAT *proposals to raise TransLink funding from increased density at transit stations*

- *do not cut into municipal funding sources for community amenities currently collected through density bonuses, development cost levies and community amenity contributions;*
- *do not raise the cost of development such that construction of desired density is discouraged;*
- *do not result in downloading essential transportation infrastructure costs to developers;*
- *do not override municipal land use and zoning decisions;*
- *credit existing density that makes transit improvements financially sustainable.*

THAT *funding options available to TransLink be expanded to include road pricing other than tolls on new bridges.*

Expanded Powers:

THAT the new TransLink Board not be granted additional powers to circumvent local government zoning bylaws, official community plan policies, or other permitting approvals.

All members of Committee voted in favour of the motion.

9. Proposed rezoning amendment Village at Historic Sapperton 210 – 259 Brunette Avenue (Bylaw No. 7145, 2007)

(a) Advisory Planning Commission's report dated February 13, 2007

(b) Acting Director of Development Services' report dated April 23, 2007

A revised version of Zoning Amendment Bylaw No. 7145, 2007, was circulated on table (and will be added to the agenda package).

The Director of Development Services reviewed the April 23, 2007 report presenting a Zoning Amendment Bylaw proposal for redevelopment of the former Labatt brewery site. John Conicella, Project Manager of WesGroup Income Properties responded to queries and concerns from Council, and noted that the Developer is prepared to be flexible regarding the number of floors being proposed for the site. Currently, building height has been set at 300 feet or 28 floors. The Developer offered to build the property out at 22 floors if so desired. Concerns regarding view corridors and density were discussed by members of Council.

MOVED and SECONDED

THAT the February 13, 2007 report from the Director of Development Services presenting the Advisory Planning Commission report, be received.

CARRIED.

All members of Committee voted in favour of the motion.

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

THAT Zoning Amendment Bylaw No. 7145, 2007, be forwarded to the Regular Council meeting of May 7, 2007, for consideration of first and second readings; and

THAT a Public Hearing for Bylaw No. 7145, 2007, be held on May 28, 2007.

All members of Committee voted in favour of the motion.

10. 1025 Hamilton Street (Bylaw No. 7163, 2007) and Development Variance Permit 454

(a) Advisory Planning Commission's report dated May 1, 2007

(b) Acting Director of Development Services' report dated May 7, 2007

The Acting Director of Development Services reviewed the May 7, 2007 report presenting a zoning amendment bylaw and DP proposal for subdivision of the property at 1025 Hamilton Street.

MOVED and SECONDED

THAT the May 7, 2007 report from the Director of Development Services presenting the Advisory Planning Commission report, be received.

CARRIED.

All members of Committee voted in favour of the motion.

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

THAT Zoning Amendment Bylaw No. 7163, 2007 be forwarded to the Regular Council meeting of May 7, 2007 for consideration of first and second readings;

THAT the City give notice that it will consider a resolution to issue Development Variance Permit 455 to permit a west side yard of 2 feet (0.6 meters) to allow subdivision of the lot at 1025 Hamilton Street and retention of a dining room extension on the existing house; and

THAT the City give notice that it will consider a resolution to issue Development Variance Permit 454 to permit a frontage of 9.5 percent of the lot perimeter to allow construction of a new house at 1027 Hamilton Street.

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

11. [Amendment to Development Permit 012 \(Q\) Amendment #8 for Queensborough Landing at 805 Boyd Street](#)

The Acting Director of Development Services reviewed the May 7, 2007 report regarding an application to construct a commercial building at Queensborough Landing at 805 Boyd Street.

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

THAT Development Permit 012 (Q) Amendment #8 to permit construction of a 5,747 square foot (534 square meters) commercial building at the Queensborough Landing development at 805 Boyd Street, be issued (as set out in the May 7, 2007 report from the Director of Development Services).

All members of Committee voted in favour of the motion.

12. [Development Permit 024 \(Q\) with variances for Parcel 3B in the Port Royal Development](#)

The Acting Director of Development Services reviewed the May 7, 2007 report regarding an application to construct a 129 unit residential development on Parcel 3B in the Port Royal development.

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

THAT the City give notice that it will consider a resolution to issue Development Permit 024 (Q) with the following variances to allow construction of a residential development with a total of 129 units in two 4 storey buildings on Parcel 3B in the Port Royal Development:

- A side yard on the westerly side of 10.5 feet (3.2 meters)
- A building height of 52 feet (15.8 meters) for Building A
- A building height of 50.5 feet (15.4 meters) for Building B; and
- Standard parking spaces of 8.2 feet (2.5 meters) with a length of 18 feet (5.5 meters and an aisle width of 21.7 feet (6.6 meters).

All members of Committee voted in favour of the motion.

13. Proposed Rezoning of Parcel K (Bylaw No. 7162, 2007)

The Acting Director of Development Services reviewed the May 7, 2007 report correcting the number of required parking spaces and seeking an amendment to the bylaw.

- ** MOVED, SECONDED and CARRIED, this Committee recommends**
THAT first and second readings of Zoning Amendment Bylaw No. 7162, 2007, give on April 23, 2007, be rescinded;
THAT Zoning Amendment Bylaw No. 7162, 2007, be amended in Section 481.12 Off Street Parking, by amending the total number of parking spaces from 239 to 293; and
THAT Zoning Amendment Bylaw No. 7162, 2007, be forwarded to the Regular Council meeting of May 7, 2007 for consideration of two readings as amended.

All members of Committee voted in favour of the motion.

14. Scope and Work Plan for 2007 Development Cost Charges Review

MOVED and SECONDED
THAT consideration of the scope, work plan and timeline of the City's 2007 development cost charges system be tabled to May 28, 2007.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Parks & Recreation:

15. Moody Park Leisure Pool – Public Participation in Design Process

MOVED and SECONDED
THAT the April 23, 2007 report from the Director of Parks and Recreation be tabled to May 28, 2007.

CARRIED.

All members of Committee voted in favour of the motion.

16. Air Cadet – Squadron No. 513 Lease Agreement (Bylaw No. 7154, 2007)

The Director of Parks and Recreation reviewed the May 7, 2007 report outlining the Lease Agreement with the Air Cadets.

- ** **MOVED, SECONDED and CARRIED, this Committee recommends**
THAT Air Cadets Leasing Bylaw No. 7154, 2007, be forwarded to the Regular Council meeting of May 7, 2007, for consideration of three readings.

All members of Committee voted in favour of the motion.

COMMITTEE MINUTES AND RECOMMENDATIONS:

17. **Parks & Recreation Committee meeting held February 28, 2007**

MOVED and SECONDED

THAT consideration of the minutes of the Parks and Recreation Committee meeting held on February 28, 2007, be tabled to May 28, 2007.

CARRIED.

All members of Committee voted in favour of the motion.

18. **Parks & Recreation Committee meeting held April 25, 2007**

MOVED and SECONDED

THAT consideration of the minutes of the Parks and Recreation Committee meeting held on April 25, 2007, be tabled to May 28, 2007.

CARRIED.

All members of Committee voted in favour of the motion.

(a) Recognition for Ernie "Punch" McLean

- ** **MOVED, SECONDED and CARRIED, this Committee recommends**
THAT the City recognize and celebrate the contributions of the former two time Memorial Cup Hockey Champion New Westminster Bruins and Coach Ernie "Punch" McLean.

All members of Committee voted in favour of the motion.

RECESS

The Committee of the Whole Meeting of Council recessed at 5:38 p.m. and reconvened as Committee of the Whole in the Council Chamber at 7:10 p.m. with all those listed earlier present (except Joanna Federici, Committee Clerk).

COMMITTEE MINUTES AND RECOMMENDATIONS:

19. [Emergency Advisory Committee meeting held April 24, 2007](#)

MOVED and SECONDED

THAT consideration of the minutes of the April 24, 2007 meeting of the Emergency Advisory Committee be tabled to May 28, 2007.

CARRIED.

All members of Committee voted in favour of the motion.

a) **Flood Preparation for 2007 High Water**

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

THAT the recommendation that the City review the 2007 flood preparations and consider contracting White Water Marine to provide the jet boat and related equipment as outlined in Rob McDonald's proposal be referred to senior staff for review and report.

All members of Committee voted in favour of the motion.

MOVED and SECONDED

THAT the foregoing recommendation be forwarded to Council for consideration at the regular meeting of May 7, 2007.

CARRIED.

All members of Council voted in favour of the motion.

For information, Mayor Wright advised that Fraser River water levels were being monitored on a regular daily basis as the flood threat increases. The City's temporary flood protection works will be completed by the end of the current week.

20. [Youth Advisory Committee meeting held April 26, 2007](#)

MOVED and SECONDED

THAT consideration of the minutes of the April 26, 2007 meeting of the Youth Advisory Committee be tabled to May 28, 2007.

CARRIED.

All members of Committee voted in favour of the motion.

REQUESTS FOR PRESENTATIONS

21. [Seniors Services Society requesting a presentation to the Regular Council Meeting on Monday, June 18, 2007 concerning the outcomes of the Seniors Services Task Force.](#)

MOVED and SECONDED

THAT the request from the Seniors Services Society to make a presentation to the Regular Council Meeting on Monday, June 18, 2007 concerning the outcomes of the Seniors Services Task Force be tabled to May 28, 2007.

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 7:14 p.m.

Certified Correct,

WAYNE WRIGHT, CHAIR

RICK PAGE, CITY CLERK

** Denotes recommendations referred to Regular Council meeting of May 7, 2007, for ratification.