



REGULAR MEETING OF CITY COUNCIL WORKING SESSION

June 27, 2011 1:35 p.m.
Committee Room No. 2

MINUTES

PRESENT:

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

STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Eugene Wat	- Acting Director of Engineering
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Ms. Louise Payne	- Committee Clerk, Legislative Services

OTHERS:

Mr. Roger Hughes	- Hughes Condon Marler Architects
Mr. Mark Thompson	- Musson Cattell Mackey Partners

ADDITIONS TO AGENDA

MOVED AND SECONDED

THAT the Agenda be varied with the addition of Item 5 – Moonraker's Pub, 525 Seventh Street/Sidewalk Patio Application.

CARRIED.

All members of Council voted in favour of the motion.

PRESENTATIONS / REPORTS

Director of Development Services and Director of Engineering

1. 777 Columbia Street Multi Use Civic Facility Office Development SDP 176 for Approval

Mr. Roger Hughes and Mr. Mark Thompson made a presentation on the design principles of the Multi Use Civic Facility with respect to exterior cladding material, landscape and streetscape plans for the site, etc.

Council comments:

- Do trees have to hide the building's entrance – could relocate existing tree;
- Impressed with building in relation to the downtown streetscape;
- Issue of signage for the Multi Use Civic Facility and size/choice of trees along Columbia Street;
- Great design of triangular windows – look like sails;
- What about maintenance of glass awnings due to falling leaves?

MOVED AND SECONDED

THAT Special Development Permit 176 for 777 Columbia Street (Multi Use Civic Facility and Office development) be approved, with provision to look at type and placement of trees around the building more closely as project moves forward.

CARRIED.

OPPOSED: Councillor McEvoy.

Procedural Note: The Regular Meeting of Council Working Session recessed at 2:44 p.m. and reconvened at 2:53 p.m. with all members of Council present and the following:

STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Eugene Wat	- Acting Director of Engineering
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Ms. Bev Grieve	- Manager, Planning, Development Services
Mr. Keith Coueffin	- Manager, Licensing & Integrated Services
Ms. Louise Payne	- Committee Clerk, Legislative Services

Director of Development Services

3. Queensborough Plan Status Update

The Manager of Planning provided an update on the Queensborough Plan, and was available to answer questions from Council.

Council comments:

- Issue of pedestrian and mobility challenged access to the Mall – Wood Street pedestrian access needs to be improved;
- Issue of affordability of housing – one of the challenges is getting smaller units; promote more seniors/assisted living/longer term housing options
- Issue of railway – public concerns over safety and signage;
- Industrial land being used for non-industrial uses – staff to report back on Industrial land supply;
- Start to rebuild the Fraser River bar fishing and inform the community;
- Note not all dikes in Queensborough can be covered – clarify in OCP;
- Consider language to inform the public of emergency management strategies;
- Encouraged staff to consider esthetic improvements to rights of way;
- Consider connections with the river for recreation, boat ramp, etc;
- Provide public art on trails and public property including projects on the area’s history;
- Increase number of child and day care spaces – does OCP address this?
- Explore the potential for mixed use designation for Queensborough Landing site.

Director of Engineering**2. Corporate Asset Management Capacity**

The Acting Director of Engineering made a presentation on the findings of an assessment of the city’s organizational capacity for asset management, and answered questions from Council.

Council comments:

- Have to maintain sustainable tax levels;
- Submit critical safety or fire issues that require early attention; identify pressing issues;
- Concerned about maintenance of the road base; include these matters in the Plan;
- No information in the report on why the City is falling behind in asset management;
- Issue of risk analysis not being available prior to City’s commitment to projects;
- Request report on what financial grants the City has had in the last few years as well as money received from Lottery Corporation; also include in the report what the City is doing to make up our deficit;
- Suggestion for an “infrastructure report card” that is brought to Council every 3-6 months;
- Need to be clear on what resources are needed (budget);
- Need monitoring of civic buildings and upcoming maintenance problems
- Show evidence for statement “declining levels of service”;
- The City has progressed in a number of areas (Westminster Pier Park, new Moody Park, etc);
- Concern over staff’s self evaluation (insufficient knowledge for risk management);
- Provide information on “life cycle costing” to outline upkeep and replacement costs over the long term;

- Tie spending to expected results/goals;
- Provide information on seismic, fire, safety matters for each project to enable effective decision making; identify appropriate levels/cost implications/where opportunities exist to close gaps;
- Note flood plan management was downloaded from Province without accompanying funding;
- List what is being to close the deficit gap;
- Support for the team approach and for policy development;
- Implement a quality assurance process so Council can be assured the end result will meet standards without deficiency recovery problems;
- Need information that will allow decision making based on priorities.

MOVED AND SECONDED

THAT the Regular Meeting of Council Working Session continue past 5:00 p.m.

CARRIED.

All members of Council voted in favour of the motion.

MOVED AND SECONDED

THAT the April 4, 2011 report from the Director of Engineering Services regarding Corporate Asset Management Capacity be received for information;

THAT an asset management policy, communication strategy and a framework for defining levels of service be developed for Council's consideration; and

THAT staff report on the financial information requested.

CARRIED.

All members of Council voted in favour of the motion.

4. Street Activity Program Update

This Agenda item was deferred to July 11, 2011 Committee of the Whole meeting of Council.

5. Moonraker's Pub, 525 Seventh Street/Sidewalk Patio Application

The Manager of Licensing & Integrated Services advised that he had met with the applicant, and the applicant did not want to construct the boardwalk as part of the creation of a sidewalk patio. He pointed out that if the applicant was approved for his original sidewalk patio proposal, with the patio against the building, this would allow the metered parking spaces to remain.

During discussion of the Moonraker's Pub sidewalk patio proposal, Council agreed to remove the requirement made at the June 14, 2011 meeting for expansion of the patio beyond the existing sidewalk into two metered parking stalls.

MOVED AND SECONDED

THAT Moonraker's Pub not be required to expand the sidewalk into the adjacent parking stalls and that the patio design proposed in the establishment's Structural

Change Application to the Liquor Control and Licensing Branch, as submitted to Council on June 14, 2011, be approved.

CARRIED.

OPPOSED: Councillors Osterman and Coté.

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:20 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

JUDI TURNER
ACTING CORPORATE OFFICER