



COUNCIL IN COMMITTEE OF THE WHOLE

October 3, 2011 3:13 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Bill Harper
Councillor Bob Osterman
Councillor Betty McIntosh
Councillor Lorrie Williams

REGRETS:

Councillor Jonathan Coté
Councillor Jaimie McEvoy

STAFF:

Mr. Rick Page	- Acting City Administrator
Mr. Rick Page	- Director of Legislative Services/Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Ms. Judi Turner	- Assistant Corporate Officer

ADDITIONS TO AGENDA

MOVED AND SECONDED

THAT the following items be added to the Agenda:

- [On table October 3, 2011 report from the Director of Development Services entitled "Amendment to Removal of Dedication Bylaw 7335, 2009 for the former City land adjacent to 409 Boyne Street \(Bylaw No. 7788, 2011\) – Item 1](#)
- [Revised October 3, 2011 report from the Director of Finance and Information Technology – Item 8](#)

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- [Additional page added to the report for Item 9](#)
- *Newspaper Distribution Regulation – added as Item 9(a).*
- [Lower Mainland Advisory Treaty Advisory Committee Report dated September 16, 2011 – added as Item 12](#)

CARRIED.

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

CONSENT AGENDA

MOVED AND SECONDED

THAT the items 1, 2, 3, 4, 7, 8, and 9 be removed from the Consent Agenda.

CARRIED.

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

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the following Consent Agenda item recommendations be approved:

Director of Development Services

5. Development Variance Permit No. 527 for 342 Johnston Street

October 3, 2011 report regarding an application for a DVP to vary frontage to permit a subdivision of 342 Johnston Street into 2 lots

THAT the city issue notice that it will consider a resolution to issue Development Variance Permit 527 to allow the subdivision of 342 Johnston Street into two lots, each with a frontage of 9.2 percent of their perimeter.

Director of Engineering

6. Construction Noise Bylaw Variance to Allow J. Cote & Son Excavating Ltd. to do Night Work in Order to Carry Out Watermain Works and Sanitary Sewer Main Installation

October 3, 2011 report seeking authority to carry out night work during watermain tie-ins on 6th Street from 6th Avenue to Queens Avenue and a sewer main on Brunette Avenue from Keary Street to East Columbia Street

THAT the construction noise bylaw variance application from J. Cote & Son Excavating be approved to allow them to carry out watermain tie-ins on Sixth Street for 5 nights between October 4 and October 20 and to install a new sanitary sewer main on Brunette Avenue for three weeks between October 7 and November 7.

CARRIED.

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

ITEMS REMOVED FROM THE CONSENT AGENDA

Director of Development Services

1. Bylaw No. 7488, 2011 to Amend Highway Dedication Removal Bylaw No. 7335, 2009 for 409 Boyne Street (Circulated Separately)

October 3, 2011 report seeking approval of an amendment to Removal of dedication Bylaw 7335 , 2009

The October 3, 2011 report from the Director of Development Services was circulated on table and will be added to the agenda package. Jim Hurst, Senior Planning Analyst reviewed the report and responded to questions from members.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Highway Dedication Removal Bylaw No. 7335 Amendment Bylaw No. 7488, 2011, be referred to October 3, 2011 Regular Council for consideration of three readings.***

CARRIED.

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

2. Development Agreement Bylaw for 125 Columbia Street (Bylaw No. 7484, 2011)

October 3, 2011 reports proposing authorization of a development agreement with 0918255 BC Ltd. for off site engineering works and services at 125 Columbia Street

Staff responded to questions regarding the report.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Downtown Development Bylaw No. 7484, 2011 be referred to October 3, 2011 Regular Council for consideration of three readings; and THAT the Mayor and City Clerk be authorized to sign the required documents.***

CARRIED.

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

3. Development Permit for portion of 271 Francis Way – (Parcel O, Victoria Hill) Multiple Family Residential Development – Preliminary Report

October 3, 2011 report regarding a rezoning application for Parcel O, Victoria Hill, a portion of 271 Francis Way to build 100 non market dwelling units and 93 market rental units

The Director of Development Services responded to questions from members:

- The rationale as to why the concepts are being taken for public input prior to Council seeing the concepts
- That a Housing Agreement remains to be entered into.

Council member comments included:

- Disabled parking has to be sufficient; visitor parking is necessary; parking in the area has long been an issue – report back to Council on this matter including the ratio of parking per unit for this type of housing
- Provide space for Handi-Dart to do pick up and drop off
- Look at sidewalks and lighting in the area – lighting, visibility and the ability to walk are important to residents
- Ensure access and grab bars are supplied throughout the development
- Affordability for rental units is important
- Support sustainability directions.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council concurs with the advancing of the 271 Francis Way (Parcel O, Victoria Hill, project for development of a multiple family residential development to the public consultation stage based on seeking input on two different concepts.

CARRIED.

Opposed: Councillor McIntosh.

4. Development Variance Permit No. 526 for 221 Jardine Street

October 3, 2011 report regarding an application for a DVP to vary frontage to permit a subdivision of 221 Jardine Street into 8 lots

Dave Guiney, Senior Planning Analyst, and the Director of Engineering Services responded to questions from members. Council debated the the proposal. A concern was voiced with activities in Queensborough causing soil compression and water drainage issues.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the city issue notice that it will consider a resolution to issue Development Variance Permit 526 to allow the subdivision of 221 Jardine Street into eight lots, each with a frontage of 8.7 percent of their perimeter.

CARRIED.

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

7. Amendment to Water Shortage Response Bylaw – Revisions to the Water Shortage Response Plan

October 3, 2011 report proposing a bylaw amendment to update sprinkling regulations approved by Metro Vancouver and to report on how Metro Regional Water Supply Plan ties into the Water Shortage response Plan

Members debated the merits of the proposal.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the “Water Shortage Response Amendment Bylaw No. 7475, 2011” be forwarded to the October 3, 2011 Regular Council meeting for consideration of three readings.

CARRIED.

Opposed: Councillor Harper.

Director of Finance and Information Technology

8. Exempt Properties – Review of Questionnaire Results (Bylaw No. 7481, 2011)

October 3, 2011 report presenting results of questionnaire regarding the annual Property Tax Exemption Bylaw

The Director of Finance and Information Technology circulated a revised report and bylaw, noting that late arriving information has indicated that the Seventh Day Adventist Church does not qualify for an exemption. It has therefore been removed from the Bylaw and the report revised to reflect this. Discussion ensued.

The Director outlined the City's policy for tax exemptions. A freeze was imposed in 1996 to avoid approval of new exemptions. Staff was directed to conduct a review of the guidelines to permit partial tax exemptions. It was noted that other organizations exist that might qualify. The impact of exemptions was debated.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council continues to support the existing permissive tax exemptions subject to an annual completed questionnaire;
THAT Taxation Exemption and Exempt Properties Bylaw No. 7781, 2011 be forwarded to the October 3, 2011 Regular Council meeting for consideration of three readings; and
THAT staff review the City's Exempt Properties Policies and potential options and report back to Council.

CARRIED.

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

Director of Legislative Services

9. Review of Guidelines for Residents' Associations

September 14, 2011 report proposed revised guidelines for Residents' Associations.

Members discussed the current Residents' Association (RA) Guidelines and the revised version, and made the following requests for change:

- Include the clause that the City will continue to assist associations with meeting rooms (Item 1 of previous)
- In Item 2 of revised: to include information about development, Council agendas, notice of hearings/opportunities etc.
- Resume regular meetings with RA's and create a subcommittee of 3 Councillors to attend on behalf of Council (3 times annually)
- Keep Item 8 of current version
- Keep item 9 of current
- Inquire into boundaries of RA's which currently overlap; RA's should meet to agree on boundaries (Item 12 of current)
- Allow RA to communicate using the City's web site for meeting notices, events, minutes, reports

- Item 15 – include the numbers of persons who were present at RA meetings
- When RA representatives attend Council meetings, clearly identify whether they are speaking for the RA or representing only themselves
- RA recommendations should indicate they are received and approved
- Staff was directed to revise the Guidelines, circulate them to all Residents Associations, and schedule a meeting between Council and the RA to review and approve the Guidelines. Staff was also asked to consult with the School District about them providing meeting space for RA.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the revised Residents Association Guidelines be received and amended as proposed at the October 3, 2011 meeting of Committee of the Whole; and THAT a meeting be scheduled between Council and all Residents Associations to review and finalize the Guidelines.***

CARRIED.

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

9(a). Newspaper Distribution Regulation – added as Item 9(b).

A member cited the City of Richmond's Newspaper Distribution Regulation Bylaw 7954 and suggested that regulating newspaper boxes in New Westminster may generate funds, keep them clean, and control their proliferation.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT staff consider the City of Richmond's Newspaper Distribution bylaw and report back to Council on the feasibility of implementation in New Westminster.***

CARRIED.

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

REPORTS FOR ACTION

Director of Finance and Information Technology

10. Users Fees and Rates Review

October 3, 2011 report seeking approval for proposed changes to fees and rates

During discussion, a member requested that the User Fees and Rates be revised to include the regulation of newspaper boxes.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the October 3, 2011 report from the Director of Finance and Information Technology regarding proposed changes to fees and rates be received; THAT the proposed changes to fees and rates be approved in principle; and THAT staff be directed to prepare the necessary changes to the appropriate bylaws.***

CARRIED.

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

Director of Legislative Services

11. Staff Attendance at The Stone Fair, Yunfu, China – October 21 – 23, 2011 – Director of Legislative Services (Oral Report)

The Director of Legislative Services reported on costs related to a city delegation visiting Yunfu, China to attend The Stone Fair to examine materials that might be put to use in the city, perhaps at the Multi-Use Civic Centre.

During the ensuing discussion, the following comments were made:

- The MUCF interior design work is not yet ready, so it may be premature to proceed at this time
- It may be reasonable to have Yunfu visit the City to present their material options
- The City would engage in its usual tendering process
- There may be issues with product warranties, qualified sub-trades locally, etc.
- Another option might be to consider an art piece or display in the facility
- Resources for materials already exist in the Province (e.g. jade from Fraser Canyon)

MOVED AND SECONDED

THAT the oral report on staff attendance at the Stone Fair, Yunfu, China, be received.

CARRIED.

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

12. Lower Mainland Advisory Treaty Advisory Committee Report dated September 16, 2011

Councillor Osterman circulated the LMTAC Discussion Paper on Local Government Service Agreements with First Nations: Recommendations and Considerations – 2011 Updated Edition. It was agreed to add the item to the October 24, 2011 agenda for consideration and approval.

MOVED AND SECONDED

THAT the Lower Mainland Advisory Treaty Advisory Committee Report dated September 16, 2011, be received.

CARRIED.

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

ADJOURNMENT

ON MOTION, the meeting adjourned at 4:50 pm.

Certified Correct,

WAYNE WRIGHT
MAYOR

RICHARD PAGE
CORPORATE OFFICER

** Denotes recommendations referred to Regular Council meeting of October 3, 2011 for ratification.