



CORPORATION OF THE CITY OF NEW WESTMINSTER

## COUNCIL IN COMMITTEE OF THE WHOLE

December 3, 2007 3:08 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/Director of Legislative Services
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Mindy Smith	- Acting Director of Finance and Information Technology
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Judi Turner	- Assistant Corporate Officer

#### ADDITIONS TO AGENDA

The following was added on table to the Agenda as Item 4(a):

- **Plaza 88 Subdivision – Parkland Dedication** – Director of Engineering

## PRESENTATION

1. **Draft 2007 Financial Plan – Utility Funds** – Directors of Finance and Information Technology/Engineering Services
2. [2008 Water, Sewer & Solid Waste Rates \(Bylaw Nos. 7205, 7206 & 7207, 2007\)](#)

The Acting Director of Finance & Information Technology made introductory comments on the draft 2008 rates for utility funds. John McMahon, Engineering Services, presented a budget overview of the 2008 Utility Funds – capital, revenues, drainage functions and operating practices, asset rehabilitation and planning, liquid waste management program commitments, rate increases, future considerations, main operating budget requirements, etc. Mr. McMahon responded to questions.

- \*\* **MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT the following bylaw be forwarded to the Regular Council meeting of December 3, 2007 for consideration of three readings:*

- *Water Works Amendment Bylaw No. 7205, 2007;*

**CARRIED.**

Opposed: Councillor McIntosh.

- \*\* **MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT the following bylaw be forwarded to the Regular Council meeting of December 3, 2007 for consideration of three readings:*

- *Sewerage System User Charge Amendment Bylaw No. 7206, 2007;*

**CARRIED.**

Opposed: Councillor McIntosh.

- \*\* **MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT the following bylaw be forwarded to the Regular Council meeting of December 3, 2007 for consideration of three readings:*

- *Garbage Amendment Bylaw No. 7207, 2007.*

**CARRIED.**

All members of Committee voted in favour of the motion.

## REPORTS FOR ACTION

### Director of Parks & Recreation:

3. [Grade 5 “Get Active” Program](#)

Dave Creighton and Sandy Earle, Parks & Recreation, presented highlights of the December 3, 2007, report from the Director of Parks and Recreation outlining

the progress of the City's Active Community initiatives and proposing the introduction of a new Grade 5 "Get Active" program for local school children.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT the Grade 5 "Get Active" program be introduced on a trial basis from January through August of 2008; and*  
*THAT the outcomes of the program be reported back to City Council.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**Director of Finance and Information Technology/Director of Engineering Services:**

**6. 2007 Community Grants Update - RA&I Society (Samson V)**

Staff and David McGrotty responded to questions regarding the request for additional grant funding for the expenditures of the Royal Agricultural and Industrial Society of BC's 2006/2007 fiscal year. Council understood that the grant would be directed toward administration and maintenance of the Samson V.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT an additional Community Grant of \$13,000 be approved to the Royal Agricultural and Industrial Society of BC for their 2006/2007 fiscal year for the Samson V.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**Director of Development Services:**

**14. Purpose Society /Community Grant**

Members discussed the November 29, 2007, report from the Director of Development Services, regarding a request from the Purpose Society for financial assistance to help in implementing environmental changes to the rear of the building at 40 Begbie Street. Keith Coueffin, Development Services, added that the cost of installing the security gates should be no more than \$3,000 and responded to questions from members. In discussion, Council remarked on the need for improved lighting and CPTED consideration in the area.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT a grant of up to \$5,000 be approved for the Purpose Society to install security gates at the rear of the building at 40 Begbie Street.*

**CARRIED.**

All members of Committee voted in favour of the motion.

9. Rezoning of 463 Kelly Street:

(a) Advisory Planning Commission's report dated December 3, 2007

(b) Director of Development Services' report dated December 3, 2007

The Director of Development Services presented the December 3, 2007, report advising that an application has been received to rezone the property at 463 Kelly Street from Single Detached Dwelling Districts to a site specific zone for the property.

**MOVED and SECONDED**

*THAT the December 3, 2007, report from the Advisory Planning Commission, regarding a proposal to rezone 463 Kelly Street, be received.*

**CARRIED.**

All members of Committee voted in favour of the motion.

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

*THAT Zoning Amendment Bylaw No. 7208, 2007 be forwarded to the Regular Council meeting of December 3, 2007, for consideration of first and second readings.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**Director of Engineering Services:**

4. Acquisition and Relocation of the Mill House to Fraser Cemetery

The Director of Engineering Services responded to questions regarding the December 3, 2007, report informing Council of the current status of the acquisition and financial resources required to relocate the historic Mill House from the Westminster Quay to the Fraser Cemetery. Staff was requested to look for recycling and deconstruction options.

**MOVED and SECONDED**

*THAT the December 3, 2007 report from the Director of Engineering Services, regarding the acquisition and relocation of the Mill House to the Fraser Cemetery, be received for information.*

**CARRIED.**

All members of Committee voted in favour of the motion.

4(a). **Plaza 88 Subdivision – Parkland Dedication** – Director of Engineering (on table)

The Director of Engineering Services circulated and reviewed the December 3, 2007, report regarding the Plaza 88 subdivision and the parkland dedication requirement. He responded to questions. During the ensuing discussion,

members requested that staff pursue options to create a larger park area at the site or near the site.

- \*\* **MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT a dedication of parkland from the Plaza 88 development site be authorized pursuant to Section 941 of the Local Government Act equivalent to 5% of the residential portions of this property in a location satisfactory to the City.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**Director of Development Services:**

7. **[Extension of Appointments to the Consultative Design Committee \(CD\) and the Design Review Panel \(DRP\)](#)**

- \*\* **MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT the terms of the current members of the Consultative Design Committee and the Design Review Panel be extended for six months to July 31, 2008.*

**CARRIED.**

All members of Committee voted in favour of the motion.

8. **[Eligible School Sites Proposal \(population status\)](#)**

Members discussed the December 3, 2007, report from the Director of Development Services, seeking consideration of the Eligible School Sites Proposal (population status), prepared by the New Westminster School District. Mr. Umur Olcay, consultant for the New Westminster School District, explained how the Proposal was arrived at and responded to questions. It was noted that the School District has made no provision for the east site of New Westminster to accommodate growing populations.

- \*\* **MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT the Eligible School Sites Proposal, as presented by the School District in its letter of November 7, 2007, be approved and that the School District be advised that Council has concerns that the plan appears not to provide for expansion of schools east of McBride Boulevard.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**Director of Finance and Information Technology/Director of Engineering Services:**

5. **2008 – 2012 Operating Budgets (on table)**

The Acting Director of Finance and Information Technology made a presentation on the 2008 - 2012 operating budgets.

During the ensuing discussion, members made the following comments:

- Show how previously approved initiatives have resulted in expected savings (e.g. Purchasing Policy, absenteeism program)
- Conduct an audit trail to show growth factors
- Provide a break down of consultant expenses
- Have department heads explain increased cost projections or provide Council with a written explanation
- Property tax rates are key
- Staff to work towards a property tax rate increase of approximately 3%
- Staff report on operational efficiency potential (e.g. on recycling operation)
- Provide a more detailed analysis of the budget (e.g. for increase in Fire Services)
- Use surplus revenues from gaming to offset Moody Park Pool and reduce dependence on borrowing
- Consider retaining surplus and/or funds in 2008 operating budget.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends *THAT staff present options to achieve a property tax rate increase for 2008 of between 2.9 to 3.9%.***

**CARRIED.**

All members of Committee voted in favour of the motion.

#### **Director of Development Services:**

Councillor Donnelly left the meeting at 5:32 p.m.

**10. [Official Community Plan Amendments for the former St. Mary's site and Development Permit #3 \(Downtown East at Albert Crescent\) – Revised Process](#)**

The Director of Development Services presented the December 3, 2007, report providing Council with a legal opinion regarding questions raised at the November 19, 2007 Public Hearing for the Official Community Plan Amendment for the former St. Mary's site; and providing options for an altered process. During the ensuing discussion, members made the following comments:

- Expand the notification area for the Public Hearing for the Development Permit
- Development Services to report with a technical analysis of buildings and zones on Royal Avenue from Saint Mary's site to the east.

Councillor Donnelly rejoined the meeting at 5:37 p.m.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT Council approves two separate Official Community Plan Amendment processes, with the steps and dates outlined in the report from the Director of Development Services dated December 3, 2007.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**11. Proposed Official Community Plan Amendment for Residential Development Permit Area #3 – Downtown East at Albert Crescent – Consultation Options**

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT the consultation process as recommended in the December 3, 2007 report from the Director of Development Services, for Official Community Plan Amendment Bylaw No. 7210, 2007, be approved; and*  
*THAT Official Community Plan Amendment Bylaw No. 7210, 2007 be referred to the following for comment:*

- *the School District of School District No. 40 (New Westminster)*
- *the Greater Vancouver Sewerage and Drainage District Board (GVS &DD)*
- *Translink*
- *all City Resident and Business Associations.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**12. Proposed Official Community Plan Amendment for Residential Development Permit Area Number 3 – Downtown East at Albert Crescent (Bylaw No. 7210, 2007)**

The Director of Development Services presented her December 3, 2007, report advising Council on the proposed amendment to Official Community Plan Bylaw No. 7210, 2007.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT Official Community Plan Amendment Bylaw No. 7210, 2007 be forwarded to the regular Council meeting of December 3, 2007 for consideration of first and second readings.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**13. Windsor Liquor/Proposed Transfer of Liquor Licenses from 730 Columbia Street to 718 Twelfth Street**

Keith Coueffin, Development Services, responded to questions regarding the November 27, 2007, report discussing an application from the PSD Enterprises

Ltd. to transfer the liquor licenses from the former Windsor Hotel at 738 Columbia Street to a new location at 718 Twelfth Street, and seeking Council's approval of a proposed public input process relating to the application.

Staff was directed to ensure that the public process/open house for the proposal take place after January 7, 2008, pursue a larger notification area than previously, and provide information regarding the proposed location of the pub in relation to other facilities (such as schools).

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT staff proceed with the public input process outlined in the report from the Director of Development Services, dated November 27, 2007, with respect to the application from PSD Entertainment Ltd. to transfer liquor licenses from 738 Columbia Street to 718 Twelfth Street.*

**CARRIED.**

All members of Committee voted in favour of the motion.

Staff was directed to expand the notice radius to the logical boundary lines.

**15. Seniors Housing and Supportive Initiative Application**

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT City Council provides its full support for the Seniors' Housing and Support Initiative proposal as described in the December 3, 2007 report from the Director of Development Services and that it accept responsibility for providing overall grant and financial management.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**16. Columbia Street Financial Incentive Program – Grant Extension Requests**

Members discussed the November 28, 2007, report from the Director of Development Services advising that two grant extension requests for application under the Columbia Street Financial Incentive Program have been received.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT regarding the Columbia Street Financial Incentive Program, Council approve extending grants to two applicants:*
- *The Trapp Block at 668 Columbia Street in the amount of \$260,000 to December 31, 2008; and*
  - *The Maria Keary Cottage at 307 Carnarvon Street in the amount of \$50,000 to December 31, 2008.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 6:02 p.m.

Certified Correct,

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**WAYNE WRIGHT**  
**CHAIR**

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**RICK PAGE**  
**CORPORATE OFFICER**

\*\* Denotes recommendations referred to Regular Council meeting of December 3, 2007, for ratification.