



CORPORATION OF THE CITY OF NEW WESTMINSTER

## REGULAR MEETING OF CITY COUNCIL

December 10, 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/Director of Legislative Services
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Judi Turner	- Assistant Corporate Officer

#### ADDITIONS TO AGENDA

#### MOVED and SECONDED

*THAT the following items be added to the Agenda:*

- Starlight Casino, 350 Gifford Street – Council Resolution - Director of Development Services (added as Item 2(a))
- Official Community Plan Amendment Bylaw No. 7210, 2007 – Director of Development Services (added as Item 9(a) and 19(a)).

**CARRIED.**

All members of Council voted in favour of the motion.

## ADOPTION OF MINUTES

1. **Motion to adopt [the minutes of the last regular meeting of the City Council held December 3, 2007.](#)**

**MOVED and SECONDED**

*THAT the minutes of the Regular Meeting of Council, held December 3, 2007, be received and adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

2. **Motion to receive and adopt [the minutes of a meeting of Council in Committee of the Whole held December 3, 2007.](#)**

**MOVED and SECONDED**

*THAT the minutes of the meeting of Council in Committee of the Whole held December 3, 2007, be received and adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

## REPORTS FOR ACTION

- 2(a). **[Starlight Casino, 350 Gifford Street – Council Resolution - Director of Development Services](#)**

The Director of Development Services circulated the December 10, 2007 on table report seeking authority for the opening of the Starlight Casino and to execute the Host Financial Assistance Agreement.

**MOVED and SECONDED**

*THAT the following be approved:*

*Under Section 19 (1) of the Gaming Control Act, the City hereby approves the development, use, operation or relocation of the Gaming Facility known as the Starlight Casino situated at 350 Gifford Street, Queensborough, New Westminster, and the Corporate Officer shall provide the Province and British Columbia Lottery Corporation with the information required to be delivered by the City under Section 19 of the Gaming Control Act and Section 13 of the Gaming Control Regulations, BC Reg. 208/2002; and*

*The City enters into, and the Mayor and Corporate Officer are authorized to execute, the Host Financial Assistance Agreement with Her Majesty the Queen in Right of the Province of British Columbia and the Destination Casino Project Development Amendment Agreement with Her Majesty the Queen in Right of the Province of British Columbia, Gateway Casinos and Entertainment Inc., and British Columbia Lottery Corporation, where such Agreements are in the form*

*and with the content of those presented to Council at the December 10, 2007 regular Meeting of Council by the City's Director of Development Services.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Director of Finance and Information Technology:**

**3. [Draft Five-Year Financial Plan \(2008 – 2012\) – General Capital Program](#)**

Mayor Wright left the meeting at 3:04 p.m. and Councillor Cote assumed the Chair.

It was agreed that members of Council will submit their suggestions for the Financial Plan to the Director of Finance and Information Technology (and copy to all members of Council) by Christmas for inclusion in the discussion on the Financial Plan on January 14, 2008.

**MOVED and SECONDED**

*THAT discussion on the December 10, 2007 report from the Director of Finance and Information Technology, regarding the Draft Five-year Financial Plan (2008-2012) – General Capital Program, be referred to the meeting of January 14, 2008.*

**CARRIED.**

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

**Director of Development Services:**

**4. Rezoning of 343 East Eighth Avenue:**

**[\(a\) Advisory Planning Commission's report dated December 10, 2007](#)**

**[\(b\) Director of Development Services' report dated December 10, 2007](#)**

Dave Guiney, Planning Analyst, responded to questions regarding the December 10, 2007, report from the Director of Development Services, advising of the creation of Comprehensive Development District (East Eighth Avenue) (CD-15), and a rezoning proposal for 343 East Eighth Avenue to the new zone. Members discussed the following:

- Issues raised during consultation with the community, relating to the lane and speeding
- Pick up and drop off on East Eighth
- The need for more day care in the city.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission's report dated December 10, 2007, regarding a proposal to create a new zone and rezone 343 East Eighth Avenue to that zone, be received.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7211, 2007 be considered for first and second readings.*

**CARRIED.**

Opposed: Councillors McIntosh and Osterman.

5. [Development Permit Application 031 \(UT\) for 501 Sixth Street](#)

Jim Hurst, Senior Planning Analyst responded to questions regarding the December 10, 2007, report from the Director of Development Services, advising that a Development Permit Application has been received to construct a 1400 square foot addition to Westminster Mall at 501 Sixth Street.

**MOVED and SECONDED**

*THAT Development Permit 031 (UT) be approved and issued to permit construction of a 1400 square foot addition to Westminster Mall at 501 Sixth Street*

**CARRIED.**

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

6. [Application for a time extension for Development Permit 001 \(TS\) for 818 Twelfth Street](#)

Jim Hurst, Senior Planning Analyst responded to questions regarding the December 10, 2007, report advising that an application has been received to extend the time allowed to construct a mixed use project at 818 Twelfth Street. Staff was directed to review site safety issues and consider more strict guidelines for safety.

Concerns were expressed about the unsightliness of the site. Staff was directed to issue the permit conditional upon the following. The Directed agreed to report back following discussions with the applicant.

- Demolition of the house
- Removal of the foundation
- Fencing the site.

As well, staff agreed to report back on the possibility of recycling, re-using any interior features that are worthy of being save.

**MOVED and SECONDED**

*THAT the City give notice of its intent to approve and issue a time extension for Development Permit 001 (TS) with the following variance to permit construction of a mixed use project at 818 Twelfth Street:*

- *No (zero feet) setbacks from the front property line.*

**CARRIED.**

All members of Council voted in favour of the motion.

Mayor Wright resumed the Chair at 3:42 p.m.

7. [Development Permit 032 \(UT\) with variances for 630 Fifth Street](#) (circulated separately)

Jim Hurst, Senior Planning Analyst reviewed the December 10, 2007, report from the Director of Development Services, regarding an application to convert the existing house at 630 Fifth Street to a commercial use.

**MOVED and SECONDED**

*THAT the City give notice of its intent to approve and issue Development Permit 032 (UT) with the following variances to permit conversion of the existing house at 630 Fifth Street to a commercial use:*

- *Parking located within the building setback area – the first fifteen feet of the property facing Fifth Street*
- *Commercial use fronting Fifth Street within the Building Setback on Site Plan No. 1*
- *All of the required parking space to be provided as compact parking spaces.*

**CARRIED.**

All members of Council voted in favour of the motion.

8. [Development Permit Application 030 \(UT\) for 610 Sixth Street](#)

Lynn Roxburgh, Development Services, responded to questions regarding the December 10, 2007, report from the Director of Development Services, providing information on Development Permit Application 030 (UT) for 610 Sixth Street to permit

**MOVED and SECONDED**

*THAT Development Permit 030 (UT) for 610 Sixth Street be approved and issued to permit the addition of 16 new windows to the second floor of the Royal City Centre in the space formerly occupied by Zellers.*

**CARRIED.**

All members of Council voted in favour of the motion.

9. [Development Variance Permit Application 470 for 800 McBride Blvd.](#)

Jim Hurst, Senior Planning Analyst, agreed to inquire with the applicant whether customers will receive tickets if they park for longer than two hours.

**MOVED and SECONDED**

*THAT the City give notice of its intent to approve and issue Development Variance Permit 470 with the following variance to permit subdivision of the property at 800 McBride Boulevard (Royal Square Mall) to permit:*

- *Provision of 176 parking spaces.*

**CARRIED.**

All members of Council voted in favour of the motion.

9(a) **Official Community Plan Amendment Bylaw No. 7210, 2007** [a bylaw to amend Official Community Plan Designation Bylaw No. 6476, 1998 re Residential Development Permit Area Number 3 – Downtown East at Albert Crescent]

Jim Hurst, Senior Planning Analyst, advised that a resolution is required between first and second readings of an OCP bylaw to confirm that Council has considered the bylaw in light of the Capital Plan and the Regional Solid and Liquid Waster Management Plan. Accordingly, it is recommended that second reading of the bylaw be rescinded and the necessary resolution be considered.

**MOVED and SECONDED**

*THAT the report from Development Services regarding Official Community Plan Amendment Bylaw No. 7210, 2007, be received.*

**CARRIED.**

All members of Council voted in favour of the motion.

14. [Farmers Market](#) (circulated separately)

The Director of Development Services presented the December 10, 2007, report containing an analysis of the proposed locations for a farmers market. Barry Waitt, Development Services, reviewed the features and obstacles of each locations reviewed and responded to questions.

During discussion, staff was requested to:

- Submit information to Council on the value of the meters on Royal Avenue
- Audit the project throughout the first year and report back
- Note a concern with parking for City Hall
- Consider signage at the entry to the City to promote this opportunity.

Rick Carswell, representing the Royal City Farmers Market Association, was present and advised that the Association met and has voted in support of the Fourth Street location.

**MOVED and SECONDED**

*THAT staff be authorized to pursue further discussions with the Royal City Farmers Market Association toward the establishment of a seasonal farmers market on the Fourth Street parking lot, next to City Hall.*

**CARRIED.**

All members of Council voted in favour of the motion.

**10. [Metro Vancouver's Regional Growth Strategy Review – First Phase Consultation Program](#)**

Members commented on the Metro Vancouver Regional Growth Strategy – First Phase Consultation Program, as follows:

- The Strategy never had the authority to ensure development would occur where intended in the Plan
- While residential growth has occurred in town centres and on major transit routes, not enough employment has been attracted
- Although New Westminster has worked on furthering the Plan, other communities in the Region have not
- Will the Plan address the major issues of a transportation corridor through New Westminster and making it a livable city
- Advertise in the City page about the opportunity for the public to hear the public presentation on January 21, 2008 and how and when they will have the opportunity to provide input

**MOVED and SECONDED**

*THAT staff be directed to prepare a report that analyses the draft goals, proposed strategies and options being considered for inclusion in the development of the new regional growth strategy for the consideration of Council; and*

*THAT staff be invited from the Regional Development Department at Metro Vancouver to deliver a presentation on the Regional Growth Strategy Review at a Council meeting in January 2008; and*

*THAT staff be invited from TransLink to deliver a presentation on the Transport 2040 Strategy at the same meeting.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Director of Parks & Recreation:**

**12. [12<sup>th</sup> Street Streetscape Improvement Program – Tree Planting](#)**

Bill Wilde, Parks & Recreation, responded to questions regarding the December 10, 2007, report providing an update with respect to the new trees scheduled for planting as part of the Streetscape Improvement Program currently underway on 12<sup>th</sup> Street.

**MOVED and SECONDED**

*THAT the December 10, 2007 report from the Director of Parks & Recreation regarding 12<sup>th</sup> Street Streetscape Improvement Program – Tree Planting, be received for information.*

**CARRIED.**

All members of Council voted in favour of the motion.

13. [Amendment to Terms of Reference for Parks & Recreation Committee](#)

**MOVED and SECONDED**

*THAT the proposed amended Terms of Reference for the Parks and Recreation Committee as set out in Attachment “A” of the December 10, 2007, report from the Director of Parks and Recreation, be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Directors of Engineering Services/Parks & Recreation:**

15. [New Westminster Middle and Secondary School Project – Update](#) (circulated separately)

Members discussed the December 10, 2007, report from the Director of Parks and Recreation providing an update on the New Westminster Middle and Secondary School project and seeking to confirm the City's project scope.

During discussion, members commented as follows:

- Note a concern that the cost of the project has escalated
- Consider means of reducing the scope to come closer to original budget
- Do not affect parking in such a way that the viability of Massey Theatre will be threatened
- Consider re-aligning Eighth or Six for bus drop offs
- Finish the project properly now.

**MOVED and SECONDED**

*THAT staff refine the scope of the New Westminster Middle and Secondary School project and report back to Council; and*

*THAT staff investigate and report back with options on reducing the scope as well.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Director of Legislative Services:**

**16. [Acting Mayor Appointments for 2007-2008](#)**

**MOVED and SECONDED**

*THAT Acting Mayors for the years 2007-08 be appointed as set out in the Schedule of Acting Mayors as set out in the November 29, 2007 report from the Director of Legislative Services:*

**CARRIED**

All members of Council voted in favour of the motion.

**BYLAWS**

**17. [Water Works Amendment Bylaw No. 7205, 2007 \[a bylaw to amend Water Works Bylaw No. 1837 re schedule of rates\]](#) **ADOPTION****

**MOVED and SECONDED**

*THAT Water Works Amendment Bylaw No. 7205, 2007, be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

**18. [Sewerage System User Charge Amendment Bylaw No. 7206, 2007 \[a bylaw to amend Bylaw No. 4525 re Schedule "A"\]](#) **ADOPTION****

**MOVED and SECONDED**

*THAT Sewerage System User Charge Amendment Bylaw No. 7206, 2007, be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

**19. [Garbage Amendment Bylaw No. 7207, 2007 \[a bylaw to amend Garbage Bylaw No. 4111, 1965\]](#) **ADOPTION****

**MOVED and SECONDED**

*THAT Garbage Amendment Bylaw No. 7207, 2007, be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

**19(a) Official Community Plan Amendment Bylaw No. 7210, 2007 [a bylaw to amend Official Community Plan Designation Bylaw No. 6476, 1998 re Residential Development Permit Area Number 3 – Downtown East at Albert Crescent]**

**MOVED and SECONDED**

*THAT second reading of Official Community Plan Amendment Bylaw No. 7210,*

*2007, given on December 3, 2007, be rescinded.*

**CARRIED.**

All members of Council voted in favour of the motion.

**MOVED and SECONDED**

***THAT** Council concurs that (in accordance with Section 882(3) (a) (i) of the Local Government Act) the Official Community Plan Designation Amendment Bylaw No. 7200 2007, is consistent with the City's current Capital Expenditure Program (as contained in the "Five Year Financial Plan 2007-2011)Bylaw No. 7157, 2007"); and*

***THAT** Council concurs that (in accordance with Section 882 (3) (a) (ii) of the Local Government Act) the Official Community Plan Designation Amendment Bylaw No. 7200, 2007, is consistent with the Regional Solid Waste Management Plan and the Regional Liquid Waste Management Plan (both of which were adopted by the Greater Vancouver Regional District after liaison with the City).*

**CARRIED**

All members of Council voted in favour of the motion.

**MOVED and SECONDED**

***THAT** Official Community Plan Amendment Bylaw No. 7210, 2007, be read a second time.*

**CARRIED.**

All members of Council voted in favour of the motion.

(A Public Hearing will be held on Monday, January 28, 2008 at 7:00 p.m. in the Council Chamber, City Hall)

- 20. Zoning Amendment Bylaw No. 7211, 2007** [a bylaw to create the Comprehensive Development District (East Eighth Avenue) (CD-15) and rezone 343 East Eighth Avenue from Single Detached Dwelling Districts (RS-1) to Comprehensive Development Districts (East Eighth Avenue) (CD-15)]

**TWO READINGS**

**MOVED and SECONDED**

***THAT** Zoning Amendment Bylaw No. 7211, 2007 be read a first time.*

**CARRIED.**

All members of Council voted in favour of the motion.

**MOVED and SECONDED**

***THAT** Zoning Amendment Bylaw No. 7211, 2007 be read a second time.*

**CARRIED.**

All members of Council voted in favour of the motion.

(A Public Hearing will be held on Monday, January 21, 2008 at 7:00 p.m. in the Council Chamber, City Hall)

## CORRESPONDENCE

20. [The Corporation of the City of North Vancouver requesting support in urging the Federal Government to make Federal Tax changes to encourage new rental and affordable rental housing units in all our communities.](#)

**MOVED and SECONDED**

*THAT the correspondence from The Corporation of the City of North Vancouver requesting support in urging the Federal Government to make Federal Tax changes to encourage new rental and affordable rental housing units in all our communities, be received and referred to the Community and Social Issues Committee and to the Social Planner.*

**CARRIED.**

All members of Council voted in favour of the motion.

## REPORTS cont'd

**Director of Development Services:**

11. [Feedback on Proposed Streamlining Initiatives](#)

The Director of Development Services presented her December 10, 2007, report providing feedback from the development community and selected city committees regarding proposed streamline initiatives in the development review process. Discussion and clarification ensued.

## NEXT MEETING

**Monday, January 14, 2008:**

Proposed Closed Session commencing at 1:00 p.m. and the Open Session at 3:00 p.m. in Committee Room No. 2, City Hall, reconvening at 7:00 p.m. in the Council Chamber, City Hall.

## ADJOURNMENT

**ON MOTION**, the meeting adjourned at 5:00 p.m.

Certified Correct,

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**WAYNE WRIGHT**  
**MAYOR**

\_\_\_\_\_  
**RICHARD L. PAGE**  
**CORPORATE OFFICER**