



COUNCIL IN COMMITTEE OF THE WHOLE

December 12, 2011 3:00 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Côté
Councillor Bill Harper
Councillor Betty McIntosh
Councillor Jaimie McEvoy
Councillor Chuck Puchmayr
Councillor Lorrie Williams

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Director of Legislative Services/Corporate Officer
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Lisa Spitale	- Director of Development Services
Ms. Bev Grieve	- Manager of Planning, Development Services
Mr. Steven Scheving	- Planning Consultant
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Ms. Joanne Edey-Nicoll	- Assistant Director of Parks, Culture and Recreation
Ms. Joan Burgess	- Director of Human Resources
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Ms. Julie Spurrell	- Chief Librarian
Mr. Terry Dunlop	- Recording Secretary

Regular Council meeting was called to order at 3:22 p.m.

Motion to adjourn to Committee of the Whole

MOVED and SECONDED

THAT Council adjourn to a meeting as a Committee of the Whole with resumption of the regular meeting of Council immediately following the Committee of the Whole.

CARRIED.

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

ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the following items be added to the Agenda:

LMLGA Board Nominations, as item 19

CARRIED.

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

Procedural Note:

The meeting recessed at 3:25 p.m.

The meeting reconvened at 3:30 p.m. with attendance listed above.

PRESENTATION

Director of Finance and Information Technology

1. [Draft 2012-2016 Financial Plan – General Fund](#)

December 12, 2011 report presenting the Draft 2012-2016 Financial Plan – General Fund for information, discussion and direction to staff regarding refinements to the draft plan.

Gary Holowatiuk, Director of Finance & Information Technology reviewed a presentation, focusing on the 2012 General Fund operating and capital budgets and the resulting proposed 2012 tax rate increase.

Note:

Councillor Williams left the meeting at 3:37 p.m. and returned at 3:42 p.m. during the presentation.

Comments from Council (responses shown in *Italics*)

- Base budget – how is City revenue affected by persons over 55 years option for the municipal property tax deferral? *The province reimburses the city and the amount is secured by the homeowner's property. Eligible property owners are: 1) persons over 55 years, with 75% equity and 2) families with children under 18.*
- Describe revenue changes resulting from recent new development in the city – where are we in terms of year over year? *The high point was 2006/7 followed by a dip in 2008/9 [due to the global financial crisis] but revenues are still trending higher than projected. This year's preliminary numbers look positive but more research and due diligence is needed. In terms of development, the city is approaching 2006 levels. Staff will bring forward a report clarifying trend lines over the past few years and looking forward.*
- Electric Utility transfers – will figures rise over time? *The transfer appears as a line item under inter-departmental transfers (\$2.5 million), as a dividend to the general fund. The fund is used for moderating the municipal tax rate increase. An additional transfer of \$3.5 million is made to the City's reserves. Staff endeavours to avoid too much reliance on the*

transfer funds; the original transfer amounts were set in an ad-hoc manner and will need to be reviewed in due course. It should be kept in mind that the utility will be facing some major expenditures over the next few years (e.g. New Westminster substation upgrade).

- *When do you meet with the various employee groups? Departments were requested to invite staff input early in their budget formulation. The Budget Sub-Committee met with CUPE representatives for their input and also invited input from the other unions.*
- *Actual revenues appear to be under budget due to parking revenue decreases; why is this? No specific area of the city is losing more than any other. Revenue decreases have been observed across the city and relate primarily to ongoing construction projects. The Sapperton Pay Station system has been successful and will be implemented city-wide as aging equipment is replaced.*
- *Comment on DAC funding received in advance of funds from the province; what is the time lag? Staff projects that by 2013/14, the City will have exhausted DAC funds and after that point, will need to arrange borrowing of up to \$12-13 million as temporary funding until DAC funds catch up with the spending. The timing of revenues is based on the performance of the casino.*

Note:

At the request of a member of Council, staff undertook to provide a brief report outlining highlights of each of the Additional Funding Requests.

The Draft 2012-2016 Financial Plan will be brought back to Council on January 23, 2012 for further review and consideration.

MOVED and SECONDED

THAT Council receive the report from the Director of Finance & Information Technology for information.

CARRIED.

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

CONSENT AGENDA

Note: Council members may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

MOVED AND SECONDED

THAT Council remove items, 3, 4, 5, 7 and 12 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

2. **Royal City Curling Club / Application to Amend Liquor License**

December 12, 2011 report providing information on an application to change operating hours of the Royal City Curling Club's lounge area.

THAT the following resolution be approved:

WHEREAS New Westminster City Council considered a staff report dated December 12, 2010 regarding an application from the Royal City Curling Club located at 75 East Sixth Avenue to amend its liquor service hours; and

WHEREAS the application is supported by the New Westminster Police Service; and

WHEREAS the club has not generated noise complaints or negative community impacts and the proposed changes are not expected to result in noise or other negative impacts to the community; and

WHEREAS the applicant placed a site sign in front of the premises for 30 days providing details of the application and inviting comments on the application and no objections to the application have been received;

***THEREFORE BE IT RESOLVED THAT** New Westminster City Council approves the application from the Royal City Curling Club to change its opening time to 9:00 a.m.*

CARRIED.

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

6. **Introduction of Bylaw to Adopt the City's Official Community Plan**

Pursuant to the Bylaw Consolidation and Revision Bylaw

December 12, 2011 report recommending three readings of the Official Community Plan Bylaw that would consolidate the existing OCP bylaw and its amendments into a new Bylaw No. 7435, 2011.

THAT Council give First, Second and Third readings to Official Community Plan Bylaw No. 7435, 2011.

CARRIED.

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

7. **Development Variance Permit No. 532 for 311 Johnston Street – Preliminary Report**

December 12, 2011 report advising of an application for a Development Variance Permit (DVP) to vary the minimum frontage of 10 percent of the perimeter for the proposed subdivision of the subject property into two lots.

THAT the report from the Director Development Services be received for information.

CARRIED.

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

9. Development Variance Permit No. 533 for 555 Columbia Street

December 12, 2011 report advising of an application to vary the *Sign Bylaw* requirement for minimum clearance for two fascia signs at the New Westminster Police Services Building at 555 Columbia Street and providing a recommendation on the proposal.

THAT Council issue notice that it will consider a resolution to issue Development Variance Permit 533 to allow two signs with a clearance of 1.5 feet (0.46 metres) at 555 Columbia Street, the New Westminster Police Services Building.

CARRIED.

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

10. 22 East Royal Avenue – Tower Task Force Update #3

December 12, 2011 report seeking endorsement of the areas of agreement as reached by the Tower Task Force at its third meeting on November 29, 2011.

THAT Council endorse the areas of agreement as reached by the Tower Task Force at its meeting of November 29, 2011.

CARRIED.

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

11. Voluntary Amenity Contribution for Port Royal Lot 5

December 12, 2011 report providing background information on a voluntary amenity contribution related to Port Royal Lot 5 and to informing of a cheque presentation by Aragon Development Corporation in support of the contribution.

THAT the report from the Director Development Services be received for information.

CARRIED.

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

Director of Parks, Culture and Recreation

13. Naming Recommendations – Queensborough & Downtown Parks and Trails

December 12, 2011 report recommending official names for parks and trails in Queensborough and Downtown neighbourhoods pursuant to the *Naming Community Facilities & Public Parks* policy.

THAT the names for parks, trails and lookout points in the Queensborough and Downtown Neighbourhoods be adopted as outlined in the Director of Parks, Culture and Recreation's report.

CARRIED.

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

14. Grade 6 STAY ACTIVE Program

December 12, 2011 report providing a rationale for expanding the highly successful Grade 5 *Get Active* program to include a *Stay Active* program for Grade 6 students.

THAT the Grade Six Stay Active Program be adopted for implementation in January, 2012.

CARRIED.

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

Recommendations

15. Motion to adopt the recommendations from the Environment Advisory Committee meeting of November 30, 2011:

a) Carbon Neutrality and Implications to Municipalities

THAT carbon neutrality be achieved in the City of New Westminster without payment of carbon offsets; and

THAT in the event carbon offsets are unavoidable, an investigation be undertaken to determine the feasibility of retaining all carbon offsets in New Westminster projects; and

THAT changes in provincial legislation be sought such that offset funds may be reinvested in greenhouse gas reduction within the City.

CARRIED.

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

b) Environmental Grant Program Allocations

THAT the funding recommendations made by the Environmental Grant Program Sub-committee be accepted by the Committee and forwarded to Council for approval.

CARRIED.

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

c) Correspondence from Canadian Cancer Society

THAT this Committee recommends support of the Canadian Cancer Society's efforts to ban the use and sale of cosmetic chemical pesticides; and that a letter of support be sent to the Environment Minister.

CARRIED.

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

d) Master Transportation Plan Update

THAT the Master Transportation Plan Advisory Committee include taxi companies and Metro Vancouver as stakeholders.

CARRIED.

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

ITEMS REMOVED FROM THE CONSENT AGENDA

Director of Development Services

3. 22nd Street SkyTrain Station/CPTED Assessment

December 12, 2011 report informing of a recent Crime Prevention Through Environmental Design (CPTED) assessment of the subject SkyTrain station and actions being pursued by staff to address maintenance and nuisance issues in the area.

Comments from Council (responses shown in *Italics*)

- Council and staff were thanked and acknowledged for work done on the neighbourhood issues; how will the City's relationship be affected by governance changes at TransLink? *Staff has proposed further discussions with TransLink and will report on their response at the next opportunity.*
- Any CPTED analysis of improved lighting – people using bushes to relieve themselves would be deterred? *Lighting has not been a major issue in the area, however, TransLink's current policy is to not provide public washrooms at any of its stations. Staff will take another look at lighting in the area.*
- The omission of washrooms at SkyTrain stations often creates hardship, especially for seniors and TransLink should be pressed to address the issue. *Mayor Wright advised that TransLink has considered the issue in the past but due to vandalism and security issues, has opted to maintain its "no washrooms" policy. Mayor Wright undertook to further pursue the concerns with TransLink.*
- Could the City encourage TransLink to install a kiosk or small retail at the 22nd Street station? *Due to changes in governance at TransLink, such recommendations are now considered by the appointed TransLink Board of Directors. Local Mayors now have only limited input to the decision-making process.*

MOVED and SECONDED

THAT the Committee receive the report from the Director of Development Services for information.

CARRIED.

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

4. 832 Royal Avenue – Demolition Application

December 12, 2011 report providing information gathered from further discussions with the developer and his consultants regarding 832 Royal Avenue and referring a demolition application for the property. In addition, staff recommend that the applicant submit as-found architectural

drawings of the exterior of the house (outline plan and elevations) to the City's Museum and Archives, and that the applicant provide and install an interpretive panel on site as part of the application.

Comments from Council (responses shown in *Italics*)

- Can staff seek to ensure that items of heritage value in the dwelling are protected from thieves or vandals? *There is little of heritage value since the home has been changed or remodelled over many decades. The applicant will permit the Heritage Society to claim whatever heritage items they wish prior to the demolition process.*

** **MOVED and SECONDED and CARRIED, this Committee recommends** *THAT Council direct staff to issue a demolition permit for 832 Royal Avenue subject to the submission of as-found architectural drawings of the exterior of the house to the City's Museum and Archives and the installation of an interpretive panel designed to the satisfaction of the City on the Royal Avenue edge of the property; and*

THAT Council remove 832 Royal Avenue from the Heritage Register.

CARRIED.

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

5. Amendment to Zoning Bylaw for Trapp Block (Bylaw 7470, 2011)

December 12, 2011 report seeking consideration of a revision to the proposal of the Salient Group for the Trapp Block development by further amending the Zoning Bylaw for that site. The amendment of the Zoning Bylaw would require a new Public Hearing.

[Part 1 of Report \(pdf\)](#)

[Part 2 of Report \(pdf\)](#)

Comments from Council (responses shown in *Italics*)

- A member of Council requested clarification of the number and types of units now proposed. *Units must be a minimum of 500 sq.ft and rather than providing studio suites, the developer has revised the plan to build 121 one-bedroom units and the balance as two-bedrooms. Also, the project will be the first in the city to meet New Westminster's Adaptable Housing Guidelines, which resulted in this amendment application.*

** **MOVED and SECONDED and CARRIED, this Committee recommends** *THAT Council rescind third reading of Zoning Amendment Bylaw No. 7470, 2011; and*

THAT Council rescind second reading of Zoning Amendment Bylaw No. 7470, 2011; and

THAT Council substitute Zoning Amendment Bylaw No. 7470, as amended and attached to the December 12, 2011 report from the Director of Development Services; and

THAT Council give second reading to Zoning Amendment Bylaw No. 7470, 2011; and

THAT Council convene a Public Hearing to consider Zoning Amendment Bylaw No. 7470, 2011.

CARRIED.

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

7. Extreme Weather Plan for New Westminster

December 12, 2011 report seeking endorsement for the development of an Extreme Weather Plan for New Westminister and the proposed approach, as outlined in the report, in developing the plan.

Comments from Council (responses shown in *Italics*)

- How does the plan propose to establish guidelines for both heat and cold emergencies? *The initiative was taken after -Fraser Health approached groups re the 2009 heatwave in region. There was a high mortality rate for the area between the [Vancouver] Downtown East Side and New Westminister. Accordingly, the City opted to plan for all-weather events and to harmonize communication strategies. It was more efficient to consolidate plans for all weather events; this will involve an extensive consultation process.*
- The increase in mortality rates is disturbing and indicates more suffering, especially among seniors confined in the older, typically three-storey walk-up apartments found in New Westminister. The problem is exacerbated by the growing trend to elimination of on-site apartment managers, leaving people more vulnerable.
- The number of mortalities might be distorted because many patients are transferred from other municipalities to Royal Columbian Hospital; the victims were likely not necessarily all New Westminister citizens.
- Staff was urged to ascertain how successfully the *Dunwood Place* facility addresses hot weather events, since this might provide a useful resource in refining the plan.

**** MOVED and SECONDED and CARRIED, this Committee recommends THAT Council endorse the development of an Extreme Weather Plan for New Westminister; and**

THAT Council endorse the proposed approach, as outlined in the Director of Development Services' report, in developing the plan.

CARRIED.

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

12. [Rezoning and Special Development Permit for 737 Carnarvon Street Multiple Family Residential Conversion – Preliminary Report](#)

December 12, 2011 report providing preliminary information on an application for a Rezoning and a Special Development Permit application for the conversion of office space to residential rental housing within the existing building at 737 Carnarvon Street.

Comments from Council (responses shown in *Italics*)

- A member of Council expressed concern that the application would remove valuable downtown office space from the City's inventory and suggested that Council might wish to consider a moratorium on conversion of office space to rental housing in the downtown.

Notice of Motion – Councillor Coté

Councillor Jonathan Coté served notice of the following motion:

THAT the City implement a moratorium on the conversion of downtown office space to residential; and

THAT the City's Economic Development department work with applicants to investigate opportunities to reutilize the commercial office portion of older buildings in the downtown.

MOVED and SECONDED

THAT the report from the Director Development Services be received for information.

CARRIED.

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

REPORTS FOR ACTION

16. [2012 City Partnership Grants - Director of Finance & Information Technology](#)

December 12, 2011 report seeking approval of the 2012 City Partnership Grants as attached to the report.

MOVED and SECONDED

THAT Council revise Item 1, (Arts Council of New Westminster) of the 2012 City Grants Schedule by increasing the cash component from \$15,000 to \$20,000 for a total grant of \$24,000.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 2 (Massey Theatre) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 3 (New Westminster Chamber of Commerce) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 4 (Tourism New Westminster) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

Note:

A Councillor commented that due to the anticipated implementation of a new Hotel Tax in 2012, this should be the last year that Tourism New Westminster would require funding to this level.

MOVED and SECONDED

THAT Council revise Item 5, (Hyack Festival Association) of the 2012 City Grants Schedule by increasing the cash component from \$140,000 to \$150,000 for a total grant of \$190,000.

DEFEATED.

Councillors Coté, Harper, Puchmayr and Mayor Wright opposed.

Arising from defeat of the foregoing motion, it was

MOVED and SECONDED

THAT Council approve Item 5 (Hyack Festival Association) of the 2012 City Grants Schedule, as presented.

CARRIED.

Councillor McIntosh opposed

MOVED and SECONDED

THAT Council approve Item 6 (Royal City Farmers Market) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 7 (Fraser River Discovery Centre) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 8 (CERA – Community Youth Justice Program) of the 2012 City Grants Schedule, as presented; and further

THAT Council request staff to come forward with a report on the remaining \$3,500 balance of the grant application.

CARRIED.

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

Note:

Staff was requested to report on the status of the City's pro-rated contribution to the program.

MOVED and SECONDED

THAT Council approve Items 9 and 10 (Fraser'side Community Services Society) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 11 (BC Senior Services & Housing Information) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 12 (New Westminister Victim Assistance Association) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 13 (Family Services of Greater Vancouver) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 14 (Neighbours of New Westminister Society) of the 2012 City Grants Schedule, as presented.

CARRIED.

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

MOVED and SECONDED

THAT Council approve Item 15 (Neighbours of New Westminister Society – River City TV) of the 2012 City Grants Schedule, subject to clarification and confirmation of the non-profit status of River City TV.

CARRIED.

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

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

THAT Council approve the 2012 City Partnership Grants as set out in the amended Schedule to Attachment 1 of the report from the Director of Finance & Information Technology.

CARRIED.

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

CORRESPONDENCE

17. Metro Vancouver: appointment of one municipal director and one alternate Director to the Greater Vancouver Regional District (GVRD) Board.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council appoint His Worship, Mayor Wayne Wright as the City of New Westminster's Director on the Metro Vancouver Board of Directors; and further

THAT Council appoint Councillor Jonathan Coté as the Alternate Director.

CARRIED.

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

18. Metro Vancouver: appointment of a member and an alternate member to the Greater Vancouver Regional Labour Relations Bureau (LRB).

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council appoint Councillor Bill Harper as the City of New Westminster's Director on the Greater Vancouver Regional Labour Relations Bureau; and further

THAT Council appoint Councillor Jonathan Coté as the Alternate Director.

CARRIED.

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

NEW BUSINESS

19. LMLGA Board Nominations

December 9, 2011 memorandum from Councillor Lorrie Williams advising of application requirements for membership of the LMGLA as a Director.

MOVED and SECONDED

THAT the memorandum be received for information.

CARRIED.

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

For information, Councillor Chuck Puchmayr advised that he had submitted an application for the position of Director-at-Large.

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:30 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

RICHARD PAGE
CORPORATE OFFICER

** Denotes recommendations referred to Regular Council meeting of December 12, 2011 for ratification.