



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

December 14, 2009 3:00 p.m.
Committee Room No. 2 City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Cote
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. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Ms. Joan Burgess	- Director of Human Resources
Chief T. Armstrong	- Fire Chief
Mr. Dean Gibson	- Director of Parks, Culture and Recreation
Chief L. Zapotichny	- Police Services
Ms. Sylvia Nedila	- Terry Dunlop Consultants, Recorder

ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the following on-table reports be added to the Agenda:

- [Westminster Pier Park Development Project Management Contract - Item No. 27, New Business](#)

- *Municipal Security Issuing Resolution #7209A for the Moody Park Outdoor Pool Loan Authorization Bylaw No. 7209, 2008 - Item No. 28, New Business*

CARRIED.

All members of Committee voted in favour of the motion.

PRESENTATIONS

1. Victoria Hill Rezoning Proposal, Parcels C, E & J, Supplementary Information to November 30, 2009 Preliminary Report to Council–
Director of Development Services

Barry Waitt, Planner, provided an overview through Town Centre Concept drawings, charts and maps which indicate a considerable increase in density from the original master plan. The area in question would create an enhanced community, and create a focus on transportation and parking, presenting sustainable transportation mode challenges.

During discussion, members made the following comments:

- Concern over the building heights in Parcel C; building heights should be similar
- Parking is a key issue and ultimate definitive solutions.
- Impacts of commercial on Victoria Hill residents and commercial marketability.
- Consideration to wider load signs to accommodate the extra traffic.
- More work needed to integrate the Centre Block with the rest of the development
- Installation of additional scallop roads
- Concerns over increased density in Parcel J and over creating car dependence
- Issue of the formation of a cohesive Residents Association
- Include Parcel "O" in discussions
- Issues of commercial area anchoring, connectivity, economic reviews
- Developer challenges.
- Establishment of a process to address underutilized space flexibility.
- Affordability issues to be maintained in discussions and negotiations.
- Assurances of final community input as due process.

PROCEDURAL NOTE: The Committee moved to the Consent Agenda in order to accommodate those making presentations.

CONSENT AGENDA

MOVED and SECONDED

THAT the Consent Agenda be approved with the removal of the following:

- *Item 7 – [Downtown Community Plan – Final Update from Consultation Process](#)*
- *Item 9 – [DCC Evaluation with Master Planned Communities – Update](#)*
- *Item 10 – [841 Royal Avenue Heritage Revitalization Agreement – Parking Update and Amendment to Heritage Revitalization Agreement \(841 Royal Avenue\) Bylaw No. 7338, 2009](#)*
- *Item 11 – [845 Royal Avenue Heritage Revitalization Agreement – Parking Solution](#)*
- *Item 12 – [Preliminary Report for Development Permit Application 012\(Q\) for 801 Boyd Street \(Walmart\)](#)*
- *Item 13 – [Employment Lands Strategy: Choice of Consultant](#)*
- *Item 14 – [East Columbia Streetscape Improvement Plan](#)*
- *Item 17 – [Video Streaming of Council Meetings](#)*

CARRIED.

All Members of the Committee voted in favour of the motion.

MOVED and SECONDED

THAT the following recommendations arising from the Consent Agenda be approved:

3. **[309, 311 and 315 Ward Street – Preliminary Report](#)**
December 14, 2009 preliminary report regarding application to construct 25 unit residential building at 3090, 311, 315 Ward Street

THAT the December 14, 2009 report providing preliminary information regarding 309, 311 and 315 Ward Street be received for information.

4. **[Proposed Rezoning of 42 South Dyke Road – Preliminary Report](#)**
December 14, 2009 preliminary report regarding application to rezone 42 South Dyke Road to allow development of 36 townhouse units

****** *THAT staff be directed to bring forward the proposed Rezoning application for 42 South Dyke Road for Council consideration when the normal Staff and Committee review process is complete.*

5. [218 Saint Patrick Street – Demolition Application](#)
November 30, 2009 report regarding demolition application
 - ** *THAT staff be directed to issue a demolition permit for 218 Saint Patrick Street following the submission of sufficient historic information and as-found drawings to the City.*
 6. [Heritage Revitalization Agreement \(221 Ninth Street\) Amendment Bylaw No. 7372, 2009 to amend Heritage Revitalization Agreement \(219 – 221 Ninth Street\) Bylaw No. 6540, 1999](#)
 - ** *THAT Heritage Revitalization Agreement (221 Ninth Street) Amendment Bylaw No. 7372, 2009 be forwarded to the Regular Council meeting of December 14, 2009 for consideration of three readings.*
 8. [Metro Vancouver Regional Growth Strategy: Metro Vancouver 2040: Shaping Our Future and Request for Comments](#)
 - ** *THAT Metro Vancouver staff be invited to deliver a presentation at the January 11, 2009 Regular Meeting of Council on the latest draft on the regional growth strategy titled Metro Vancouver 2040: Shaping our Future”.*
 15. [Application for Grant Funding – Federation of Canadian Municipalities Green Municipal Fund](#) – Director of Engineering
 - ** *THAT staff be directed to make application for grant funding under the FCM Green Municipal Fund for preparation and implementation of the Remediation Plan for the Westminster Pier Lands.*
 16. [Proposed Amendments to the Seniors Advisory Committee’s Terms of Reference](#)
 - ** *THAT the Seniors Advisory Committee’s Terms of Reference be amended as set out in the December 9, 2009 report from the Director of Legislative Services;
THAT the changes mentioned in this report be publicly released.*
 18. [Motion to adopt the Minutes of: the Downtown Parking Commission meeting of November 18, 2009](#)
- THAT the minutes of the Downtown Parking Committee meeting held on November 18, 2009 be received and adopted.*

19. [Motion to adopt the Minutes of: the Community Heritage Commission meeting of November 4, 2009](#)

THAT the minutes of the Community Heritage Commission meeting held on November 4, 2009 be received and adopted.

20. [Motion arising from the November 26, 2009 Minutes of the Multiculturalism Advisory Committee, Oral Report by Councillor Harper](#)

** *THAT the Terms of Reference of the Multicultural Advisory Committee be amended to increase its membership by one to 11 members to create a position for the Downtown New Westminster Business Improvement Association.*

CARRIED.

All members of Committee voted in favour of the motion.

PROCEDURAL NOTE: The Committee returned to the remaining presentation:

PRESENTATIONS CONTINUED

2. [Queensborough Community Centre Expansion Study](#) – Director of Parks and Recreation

a) **Presentation**

Mr. Dean Gibson, Director of Parks, Culture and Recreation provided a current status report and stated that due to the amount of detailed analysis and reports requiring review, a further report will be supplied in January, 2010, including a budget and schematic design for Council review and recommendation. Mr. David Norman, Architect, provided an oral overview assisted by maps and charts. Key design elements will include a 4,000 sq. foot library, expanded exercise rooms, child care space, and satellite police office.

Council comments made during discussion:

- Key issues include: operating costs, longevity of the building, and completion date
- What arts and cultural services will be offered
- Will the new area be sprinklered? (Staff will look into this); staff to supply costs to sprinkler
- Child care space is needed and Queensborough has had concerns over the need for community policing
- Control building costs to meet stated budget

- Consider the needs of the community for library space and other modes of delivering library services to minimize operating costs
- Resources to install a branch and to staff it properly would be cost-prohibitive, the public would be better-served to maintain a single well-staffed library for the whole City.
- Concerns over the construction of a 4,000 sq. ft. building.
- Police area future expansion concerns and fulfillment of service needs in 20 years' time.
- Post-disaster standards (Fire Hall is presently a refuge).

b) Report

MOVED and SECONDED

THAT the report dated December 14,2009, from the Director of Parks, Culture & Recreation regarding expansion plans for the Queensborough Community Centre be received for information..

CARRIED.

All members of Committee voted in favour of the motion.

ITEMS REMOVED FROM THE CONSENT AGENDA

7. [Downtown Community Plan Final Update from Consultation Process](#),
Director of Development Services
December 14, 2009 report providing update on final feedback and introducing a new chapter in the Plan on monitoring progress

The December 14, 2009 letter from the Urban development Institute – Pacific Region, supporting the Plan and making additional comments was circulated on table (and will be added to the agenda package).

During discussion, members commented on the following:

- Consider the impact on wildlife and means of accommodating them
- Note there are problems with green roofs – City has to consider this.

MOVED and SECONDED and CARRIED, this Committee recommends

- ** *THAT Council approve the Next Steps as outlined in the December 14, 2009 report regarding Downtown Community Plan – Final Update from Consultation Process.*

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

9. [DCC Evaluation with Master Planned Communities](#) – Update – Director of Development Services
December 14, 2009 report providing next steps on the DCC Bylaw and the evaluation process with developers from three master planned communities

Discussion comments:

- The issue of City staff discussions relative to negotiations on development agreements are cited in very general, not specific terms. Under what terms would this be re-opened given that the report quoted “no inequities”? More comfort needed on this issue. There should not be any potential misconception that the City is not acting fully or responsibly. The subject matter continues to leave room for misinterpretation.
- How do you define “independent process”? How do we get to a true independent view with no bias?
- There appears to be major disagreement with the title of the project name on the master plan and what Sapperton Councillors and residents have understood. When was the change made from Historic Sapperton Village to the Brewery District and for what reason? Is there a timeline when this will occur?
- Staff to review and report back with more details.

MOVED and SECONDED

THAT the December 14, 2009 report from the Director of Development Services, providing next steps on the DCC Bylaw and the evaluation process with developers from three master planned communities, be referred to staff to review (based on the foregoing discussion) and report back to Council.

CARRIED.

All members of Committee voted in favour of the motion.

10. [841 Royal Avenue Heritage Revitalization Agreement – Parking Update and Amendment to Heritage Revitalization Agreement \(841 Royal Avenue\), Bylaw No. 7338, 2009](#) – Director of Development Services
(On-table report dated December 14, 2009 seeking endorsement of solution to parking concerns).

Julie Schuek, Heritage Planner circulated a replacement report dated December 14, 2009, and commented on Solicitor input received in response to a letter from the applicant regarding an agreement for parking. As a consequence, the report circulated with the package is replaced with the on table report. The Heritage Planner explained that the bylaw will be taken back to rescind third, amendment of HRA, and third as amended in due course.

During discussion, members the following comments:

- There is sufficient parking space in the area
- Parking issues are due to Douglas College parking
- Other solutions are available (e.g. resident only parking)
- A solution is required but not one that requires residents to park blocks away
- As this is a unique site, it is appropriate to move forward
- Consider opportunities to resolve that might be available (e.g. Simon Fraser Society for Community Living has 8 parking stalls that may be available)
- Market the condominium as within a walkable community.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Council endorse the parking solutions for 841 Royal Avenue Heritage Revitalization Agreement as outlined in the December 14, 2009 on table report from the Director of Development Services.***

Opposed: Councillors Harper and McEvoy.

11. 845 Royal Avenue Heritage Revitalization Agreement – Parking Solution – Director of Development Services.

December 14, 2009 report seeking endorsement of a solution to parking concerns

Members debated the merits of the proposal in terms of a preference for demolition of the parkade and in light of the proposal to repair the building and create a development in a walkable community.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Council endorse the parking solutions for 845 Royal Avenue Heritage Revitalization Agreement as outlined in the December 14, 2009 report from the Director of Development Services.***

Opposed: Councillors Coté, Harper, and McEvoy

12. Preliminary Report for Development Permit Application 012(Q) for 801 Boyd Street (Walmart) – Director of Development Services

December 14, 2009 report regarding application for addition to Wal-Mart store in the Queensborough Landing commercial development

MOVED and SECONDED

THAT the December 14, 2009 Preliminary Report for Development Permit Application 012(Q) for 801 Boyd Street (Wal-Mart) be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

13. [Employment Lands Strategy: Choice of Consultant](#) – Director of Engineering
December 14, 2009 report presenting results of the Request for Proposals for the Employment Land Strategy

Member discussion raised the following points:

- The issue arose out of the OCP and land strategy public discussion, wherein the question was raised whether a specific piece of property should be changed within an OCP designation
- Questions remain as to rationale behind possible revision, but also to rationale why it should not be revised in terms of sustainability;
- A tax analysis plan should be included as presently the analysis is vague.
- There is an issue of sustainability - are their adequate sustainability functions in place for reduction of the City's tax base, for improvement of god financial health - not only to ensure employment
- This exercise is a research process, to include invited stakeholders, and to enable a Council decision - not a public process.
- How best to utilize existing land resources and how to incorporate those commercial lands is the heart of this study.
- Retain as much industrial property as possible – how to accomplish this
- Discussion over Port Authority jurisdiction and their purchasing of industrial lands in the City; work with them to develop a strategy that will have those lands working for the City and bringing employment
- Utilization to the best possible degree, of industrial lands, including employment and economic development perspectives, irrespective of zoning issues.

MOVED and SECONDED

THAT the Employment Lands Strategy – Choice of Consultants report, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

14. [East Columbia Streetscape Improvement Plan](#) – Director of Engineering
December 14, 2009 report providing an update on the status of streetscape improvement program proposed for East Columbia Street

During discussion members made the following comments:

- Work towards public art for the area similar to business and art success on 12th Street.
- Maintain mid block crosswalk by Starbucks; pedestrians will cross at Knox Street therefore a crosswalk adds safety
- Work toward a pedestrian-friendly City; slow motorists.

MOVED and SECONDED

THAT the December 14, 2009 report from the Director of Engineering Services, providing an update on the status of the streetscape improvement program proposed for East Columbia Street, be received for information, and

THAT staff report back to Council with additional information on the crosswalk by Starbucks.

CARRIED.

All members of Committee voted in favour of the motion.

17. **Video Streaming of Council Meetings** – Director of Legislative Services

The Acting Corporate Officer responded to questions from members. Members suggested that lower cost options be examined.

** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff be directed to examine options and costs for video streaming and report back to Council.

All members of Committee voted in favour of the motion.

REPORTS FOR ACTION

Director of Development Services

21. **Proposed Night Market in Queensborough**

December 14, 2009 report regarding the temporary commercial use permit application for the summer night market at the Starlight Casino and presenting issues for resolution and process for review

Bev Grieve, Manager of Planning, reviewed the December 14, 2009 report from the Director regarding the proposed summer night market. Members commented briefly on the proposal.

MOVED and SECONDED

THAT the December 14, 2009 report from the Director of Development Services, regarding the temporary commercial use permit application for the summer night market at the Starlight Casino and presenting issues for resolution and process for review, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

22. Proposed Phase One Development Permit for the Village at Historic Sapperton at 210 Brunette Avenue

Jim Hurst, Planning Analyst, reviewed the staff report. Staff will provide information to Council regarding the name change from Village at Historic Sapperton to Labatt Brewery.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Council give notice that it will consider a resolution to issue Development Permit 023 (S) with a variance for the height of the building and variances for the signage proposed for the building.***

All members of Committee voted in favour of the motion.

Director of Finance and Information Technology

23. Update on Draft 2010 – 2014 Financial Plan – General Fund

December 14, 2009 report updating Council on the draft 2010-2014 Financial Plan - General

MOVED and SECONDED

THAT the December 14, 2009 report from the Director of Finance and Information Technology, updating Council on the draft 2010-2014 Financial Plan - General be tabled.

CARRIED.

Opposed: Councillors Coté, McEvoy, and McIntosh.

24. 2010 City Partnership Grants

December 14, 2009 report seeking approval of the 2010 City Partnership Grants

During discussion, members made the following comments:

- Consideration should be given to grants requiring resolution at January 1, 2010 and a possible motion to allow a 20% organizational draw.
- Groups requiring immediate assistance (Arts, Culture, Massey Theatre) - consideration should be given to providing them a portion in the interim.

MOVED and SECONDED

THAT the December 14, 2009 report from the Director of Finance and Information Technology, seeking approval of the 2010 City Partnership Grants be tabled.

CARRIED.

Opposed: Councillors Coté, McEvoy, and McIntosh.

CORRESPONDENCE

25. [The City of Burnaby seeking support to petition the Provincial Government and our MLA to ensure local government is properly represented on the Police Records Information Management Environment \(PRIME\) Board of Directors and to ensure local government has a voice in the determination of costs related to operations, maintenance and future upgrades of PRIME.](#)

**** MOVED and SECONDED and CARRIED, this Committee recommends THAT a letter of support be written in connection with the correspondence from the City of Burnaby seeking support to petition the Provincial Government and our MLA to ensure local government is properly represented on the Police Records Information Management Environment (PRIME) Board of Directors and to ensure local government has a voice in the determination of costs related to operations, maintenance and future upgrades of PRIME.**

CARRIED.

All members of Committee voted in favour of the motion.

26. [The Corporation of Delta seeking support for their request to Metro Vancouver to implement a reduced rate for bulk water used for agriculture.](#)

**** MOVED and SECONDED and CARRIED, this Committee recommends THAT staff be directed to correspond with Metro Vancouver expressing support for the Corporation of Delta's request to Metro Vancouver to implement a reduced rate for bulk water used for agriculture.**

All members of Committee voted in favour of the motion.

NEW BUSINESS

27. [Municipal Security Issuing Resolution #7209A for the Moody Park Outdoor Pool Loan Authorization Bylaw No. 7209, 2008](#) – Director of Finance & Information Technology

**** MOVED and SECONDED and CARRIED, this Committee recommends THAT additional borrowing of \$430,000 from the Municipal Finance Authority of British Columbia (MFA) be approved as authorized through the Moody Park Outdoor Pool Loan Authorization Bylaw No. 7209, 2008; and**

***THAT** the Greater Vancouver Regional District be requested to consent to the City borrowing \$430,000 over a 20 year term and include the borrowing in their security issuing bylaw.*

All members of Committee voted in favour of the motion.

28. **Westminster Pier Park Development Project Management Contract** –
Director of Finance & Information Technology

** **MOVED and SECONDED and CARRIED, this Committee recommends**
***THAT** the contract for project management for the Westminster Pier Park Development Project be approved in the amount of \$397,800 (plus taxes) to MKT Arkle Development and Management Inc. & 485677 BC Ltd. (Dugal Purdie).*

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 2:18 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

JUDI TURNER
ACTING CORPORATE OFFICER