



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

January 28, 2008 2:20 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Cote (joined the meeting at 5:15 p.m.)
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
Chief Carl Nepstad	- Director of Fire and Rescue
Mr. Allan Woodbury	- Director of Human Resources
Mr. Dean Gibson	- Director of Parks and Recreation
Chief L. Zapotichny	- Police Services
Ms. Judi Turner	- Assistant Corporate Officer

ADDITIONS TO AGENDA

The following items were added to the Agenda:

- K de K Court – Update on Tree Removal – Corporate Officer (added as Item 12(a))
- Letter from Leah Yallop requesting a revision in definitions in the Business License Bylaw re “massage therapy” (added as Item 14)
- Fire Services Honour Guard (added as Item 15).

PRESENTATION

1. [2008 – 2012 Financial Plan – General Fund Operating Budget – Assistant Director of Finance and Information Technology](#)

The Assistant Director of Finance and Information Technology reviewed the draft 2008 - 2012 Financial Plan – General Fund Operating Budget for discussion and approval in principle prior to proceeding with the public process. Department Heads followed with an overview of their 2008 Operating Budgets. Members commented on the presentation.

The meeting recessed at 3:24 p.m. and reconvened at 3:35 p.m. with all members, except Councillor Cote, present.

MOVED and SECONDED

THAT the balance of the 2008 - 2012 Financial Plan – General Fund Operating Budget presentation be tabled to the next Committee of the Whole meeting.

CARRIED.

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

REPORTS FOR ACTION

Director of Development Services:

2. [Policy Approach to Considering Requests for Variances](#)

The Director of Development Services and Barry Waitt, Senior Planner, presented the January 28, 2008, report recommending a policy based approach to the consideration of development variance applications. Mr. Waitt reviewed the report and circulated a revised copy of Schedule A (to include the second page): Variances by Land Use and Type (which will be added to the Agenda package). Discussion ensued.

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

THAT Council approve in principle a policy based approach for the consideration of development variance requests as outlined in the January 28, 2008 report from the Director of Development Services;

THAT staff be directed to explore the following amendments to the Zoning Bylaw and report back to Council:

- *building heights permitted in single and two family dwelling zoning districts;*
- *amendments to the siting regulations of dwellings that are currently non-conforming in order to harmonize the regulation with the existing building; and*
- *expand the study of permitted garage heights to include other regulations governing garages; and*

THAT copies of the January 28, 2008 report from the Director of Development Services, recommending a policy based approach to development variance permits, be sent to all residents associations in New Westminster for comment, with staff to report back to Council with a summary of the comments and any recommended adjustments to the policy and the overall approach.

CARRIED.

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

3. Proposed Rezoning at 333 Keary Street – Preliminary Update

Dave Guiney, Planning Analyst, reviewed the January 28, 2008, report from the Director of Development Services, providing preliminary information to City Council regarding the application to rezone the property addressed as 333 Keary Street. He noted the applicant proposes to cut down the tree on the property, noting that the City arborist has identified it as a significant tree in the City.

During the ensuing discussion, members made suggestions that might result in saving the tree. As well, support was voiced for a permeable parking surface over paved surfaces.

MOVED and SECONDED

THAT the January 28, 2008 report from the Director of Development Services regarding the Proposed Rezoning at 333 Keary Street – Preliminary Update, be received.

CARRIED.

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

4. Proposed Rezoning of 1602 Nanaimo Street - Preliminary Update

Dave Guiney, Planning Analyst, reviewed the January 28, 2008, report from the Director of Development Services, providing preliminary information regarding an application to rezone the property addressed as 1602 Nanaimo Street. Members supported permeable paving surfaces rather than paved surfaces.

MOVED and SECONDED

THAT the January 28, 2008 report from the Director of Development Services regarding the application to rezone the property addressed as 1602 Nanaimo Street, be received.

CARRIED.

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

5. Rezoning of 707 – 18th Street & DVP 475

(a) Advisory Planning Commission's report dated January 14, 2008

(b) Director of Development Services' report dated January 28, 2008

David Guiney, Planning Analyst, responded to questions regarding the January 28, 2008, report from the Director of Development Services, advising that an application has been received to rezone the property addressed as 707 Eighteenth Street.

MOVED and SECONDED

THAT the January 14, 2008 report from the Advisory Planning Commission regarding 707 Eighteenth Street – Results of September 25, 2007 meeting, be received.

CARRIED.

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

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

THAT Zoning Amendment Bylaw No. 7214, 2008, be forwarded to the Regular Council Meeting of January 28, 2009 for consideration of first and second Readings; and

THAT Council give notice that it will consider a resolution to issue Development Variance Permit 475 with the following variances to allow subdivision of the lot and construction of a new house on each lot:

- *Front yard of 10% (17 ft./5.2 m.); and*
- *Lot frontages of 8.3 percent of the perimeter of the new lots.*

CARRIED.

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

6. New Westminster's Oldest Houses

The Director of Development Services responded to questions regarding the January 28, 2008, report informing Council that staff will be creating public information packages to promote heritage awareness and encourage the protection of heritage resources. The Director agreed to look into the following:

- Whether there are any of qualifying homes on Archer and Shiloh Streets
- Will fold the question about significant homes into the work processes on the heritage study outlined in the report for Item 9 of this agenda
- Will investigate what would be required to enter into a program of installing plaques on each of these homes listing the construction date, whether the home is designated and whether it was on a Heritage, etc.

MOVED and SECONDED

THAT the January 28, 2008 report from the Director of Development Services regarding New Westminster's Oldest Homes, be received.

CARRIED.

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

7. [Heritage Properties Minimum Maintenance Standards Amendment Bylaw No. 7215, 2008](#)

** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Heritage Properties Minimum Maintenance Standards Amendment Bylaw No. 7214, 2008, be forwarded to Regular Council meeting of January 28, 2008, for consideration of three readings.

CARRIED.

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

8. [Adoption of the “Standards and Guidelines for the Conservation of Historic Places in Canada”](#)

In response to a member inquiry, staff advised that 58 New Westminster sites are listed on the national web site of heritage properties. Discussion ensued on the benefits of the former Federal fund supporting renovations to heritage houses.

** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council adopt Parks Canada’s “Standards and Guidelines for the Conservation of Historic Places in Canada, 2003” as the heritage conservation principles utilized for all heritage applications and projects.

CARRIED.

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

** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council write a letter to the Federal Government to encourage the re-instatement of the Federal fund to assist with renovation of heritage buildings.

CARRIED.

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

9. [Proposed Heritage Work Plan for City’s Heritage Planner](#)

MOVED and SECONDED

THAT the January 28, 2008 report from the Director of Development Services regarding Proposed Heritage Work Plan for City’s Heritage Planner, be received.

CARRIED.

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

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

Members provided the following comments on Metro Vancouver's document, "Choosing a Sustainable Future for Metro Vancouver":

- What is meant by "transit corridor" when considered in the context of creating growth on transit corridors
- Commercial sprawl is not conducive to a walkable livable city
- Each municipality should provide the three types of housing as should regional government; diverse and affordable housing is important
- A regional economic development strategy is needed
- Preserve Agricultural Land Reserve lands and Green Zones
- Take the position that the Evergreen Line should go to Mission and the Millennium Line should go to Langley as logical extensions
- Note there is no strategy for rail and river movement of goods; support for the NFPR
- Consider consequences for non-compliance with the Regional Growth Plan; consider instituting a Charter which is approved by member municipalities and signed on to by them as a means of encouraging compliance
- Clarify the statistics regarding the benefits of turn-styles
- Ensure that Council has an opportunity to forum on the next report to enable input and perhaps reach consensus
- Find a way for encourage development of new rental housing from a planning point of view
- Note that tolls punish the poor
- Although the Livable Regional Strategy has been successful in concentrating housing, it has failed to match employment to those corridors, creating a transportation issue – address this as a number 1 issue
- Recreate a sustainable transportation system – cannot separate land use planning from transportation planning
- Develop in a way that is supportive of transit
- Senior levels of government have to provide funding for affordable housing for families and seniors.

During the above discussion, Councillor Cote joined the meeting at 5:15 p.m.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the January 28, 2008 report from the Director of Development Services, regarding Metro Vancouver's Regional Growth Strategy Review – First Phase Consultation, be forwarded to the Manager, Regional Development, Metro Vancouver.

CARRIED.

All members of Committee voted in favour of the motion.

11. [New Westminster Industrial Land Strategy](#)

Members made the following comments in connection with the January 28, 2008, report from the Director of Development Services, discussing recommendations within the New Westminster Industrial land Strategy:

- Consider an enhanced zoning process to protect lands for future industrial use
- Note that old definitions for light and heavy industrial are no longer suitable; explore different options
- Advise on how to transition between residential communities and industrial communities and where the transition line should be
- The proposed moratorium applies to industrial lands in Queensborough that are designated industrial uses but also allow for commercial and residential uses in the OCP (as identified on Map 4 of the report – Queensborough/West End Industrial Lands Already Designated for Non-Industrial Uses and are coloured rose-pink).

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

THAT Council approve the New Westminster Industrial Strategy and direct staff to prepare a work plan for the implementation of the Strategy and report back to Council;

THAT the City place a moratorium on commercial and residential uses on property currently zoned industrial in Queensborough until staff completes a new Queensborough plan; and

THAT City staff review the current OCP with the objective of retaining as much industrial lands as possible with an enhanced zoning process to provide for the protection of the City's industrial land.

CARRIED.

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

Director of Legislative Services:

12. [Emergency Advisory Committee – Terms of Reference](#)

Members discussed the January 17, 2008, report discussing a suggestion for an amendment to the Terms of Reference for the Emergency Advisory Committee, as requested by Council at the January 14, 2008 meeting of Committee of the Whole.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Terms of Reference of the Emergency Advisory Committee be amended as follows:
- *The Voting Membership be increased in 2008 from 12 to 15 members by adding three representatives from the New Westminster Quay area, the Braid Industrial area, and the Queensborough area; and*
 - *The Voting Membership be decreased in 2009 from 15 to 12 members by reducing the community membership from five to two.*

CARRIED.

All members of Committee voted in favour of the motion.

12(a). K de K Court – Update on Tree Removal – Corporate Officer

The Corporate Officer advised that information has recently been received, as requested, from a resident who is concerned about tree removal at K de K Court and others. These materials will be placed on an agenda for February 4, 2008.

MOVED and SECONDED

THAT the Committee of the Whole meeting continue beyond 6:00 p.m.

CARRIED.

All members of Committee voted in favour of the motion.

COMMITTEE MINUTES AND RECOMMENDATIONS:

13. [Emergency Advisory Committee meeting held January 8, 2008](#)

MOVED and SECONDED

THAT the Notes of the Emergency Advisory Committee meeting held on January 8, 2008, be received.

CARRIED.

All members of Committee voted in favour of the motion.

NEW BUSINESS

14. Letter from Leah Yallop requesting a revision in definitions in the Business License Bylaw re “massage therapy”

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

THAT the letter from Leah Yallop, 114 Glover Avenue, be received and referred to staff for a review and report on the request to amend the Business License Bylaw to amend the definition of “massage therapy” to permit proponents to obtain a home business license.

CARRIED.

All members of Committee voted in favour of the motion.

15. Fire Services Honour Guard

**** MOVED and SECONDED and CARRIED, this Committee recommends**
*THAT Council formally request the Fire and Rescue Services and the Fire
Fighters Union to create a Fire Services Honour Guard for the City.*

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 6:06 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

****** Denotes recommendations referred to Regular Council meeting of January 28, 2008, for ratification.