



CORPORATION OF THE CITY OF NEW WESTMINSTER

## COUNCIL IN COMMITTEE OF THE WHOLE

February 18, 2008 2:11 p.m.  
Committee Room 2, City Hall

### MINUTES

#### PRESENT:

Councillor Lorrie Williams, Acting Mayor  
Councillor Jonathan Cote  
Councillor Calvin Donnelly  
Councillor Bill Harper  
Councillor Bob Osterman  
Councillor Betty McIntosh

#### REGRETS:

Mayor Wayne Wright

#### STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Assistant Corporate Officer
Ms. Beverly Grieve	- Acting Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Chief Carl Nepstad	- Director of Fire and Rescue
Mr. Dean Gibson	- Director of Parks and Recreation
Chief Lorne Zapotichny	-
Ms. Joanna Federici	- Recording Secretary

#### ADDITIONS TO AGENDA

#### MOVED and SECONDED

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

- *Evergreen Line ALRT - Final Route Selection (dated February 14, 2008) (added as Item 1(a))*
- *Application for Strata Title Conversion for 12 East Royal Avenue - Nurses Lodge (added as Item 1(b))*

- *Investment Report for the period ending December 31, 2008 (dated February 4, 2008) (added as Item 8))*
- *Public Process on Draft 2008 – 2012 Financial Plan (dated February 14, 2008) (added as Item 9))*

**CARRIED.**

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

## REPORTS FOR ACTION

### Director of Engineering Services:

#### 1. [Award of Contract for the 2008 Storm Sewer Program](#)

The Director of Engineering Services responded to questions regarding the February 18, 2008, report seeking approval to award the contract for the 2008 Storm Sewer Program.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
***THAT the contract for the 2008 Storm Sewer Program be awarded to Pedre Contractors Ltd. for the tendered amount of \$474,748.50, representing the best overall value to the City.***

**CARRIED.**

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

#### 1(a) **Evergreen Line ALRT – Final Route Selection**

A memo dated February 14, 2008 outlining two Evergreen Line route options was reviewed. Members commented on the steps that led to the construction of the Braid Street Station and which show that the southeast route was preferred at the time. Staff was requested to supply a detailed history on this to demonstrate that earlier preference

During the ensuing discussion, members raised the following issues/concerns and questions:

- The similarity of costs for the tunnel route versus the other route
- Potential for residential development at the Braid street station are and the continued development of United Boulevard industry area – will create impact on traffic coming – this must be assessed
- Can the capacity be handled at Braid; is there drop off parking
- City needs to develop a position if the southeast sector is built
- Staff supply a map of the City from Stewardson Way to 20<sup>th</sup> Street, including T intersections and overpass at United Way, the reconfiguration of Brunette, changes at Braid – to show the cumulative impact.

It was noted there will be a meeting of the Mayors on March 6, 2008 to review the north east sector.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends *THAT staff review and report back to Council on the two route options for the Evergreen Line and propose a Council position on the use of the Braid Street Station as a terminus should the South East be built.***

**CARRIED.**

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

**Director of Development Services:**

**1(b) Application for Strata Title Conversion 12 East Royal Avenue Nurses Lodge**

Barry Waitt, Senior Planner circulated and reviewed the February 18, 2008, report seeking approval of the strata title conversion of the building at 12 East Royal Avenue.

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends *THAT the proposed strata plans for 12 East Royal Avenue – the Nurses Lodge – be approved subject to the required lockbox being completed and the visibility of the addressing being improved to the satisfaction of the Fire Department prior to the execution of the strata plans.***

**CARRIED.**

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

**2. Proposed Rezoning of 51 Elliot Street – Preliminary Report**

The Director of Development Services presented the February 18, 2008, report providing preliminary information on the proposed rezoning of 51 Elliot Street. Barry Waitt, Senior Planner, answered questions. In response to a concern voiced by a member, Mr. Waitt agreed to discuss the matter of strata titling of multi-family developments with the developer. Other matters of interest were raised:

- Rationale for planning a taller tower in front of the tower behind
- Rationale for proposing a taller building with more suites
- The site will be a landmark in the City – encourage developer to design a project that will be creative and have interesting features.

Acting Mayor Lorrie Williams left the meeting at 2:39 p.m. and Councillor Bob Osterman assumed the chair. Acting Mayor Lorrie Williams returned to the meeting at 2:40 p.m.

**MOVED and SECONDED**

***THAT the February 18, 2008 report from the Director of Development Services providing preliminary information on the Proposed Rezoning of 51 Elliot Street, be received for information.***

**CARRIED.**

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

3. [Amendment to Heritage Revitalization Agreement \(305/307 Carnarvon Street\) Bylaw No. 7166, 2007](#)

Kathleen Stevens, Planning Assistant, reviewed the minor changes proposed in the February 18, 2008, report requesting approval to amend Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007.

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

***THAT*** the following resolution be forwarded to Regular Council for consideration:  
***THAT*** third reading of Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007, given on October 1, 2007, be rescinded;  
***THAT*** Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007 be amended as set out in this report; and  
***THAT*** Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007 be forwarded to Council for consideration of third reading, as amended.

**CARRIED.**

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

4. [Queensborough Industrial Land Redevelopment Moratorium](#)

A member read aloud a letter dated February 14, 2008 to the Planning Department (Development Services) from Creekside Architects commenting on the moratorium on rezoning for industrial land. The Acting Director of Development Services explained that, although discussions have been held with staff on the property cited in the letter (which falls in the area of the moratorium), no formal application has been received. Once it is, however, a report will be submitted to Council for consideration. It was noted that the moratorium is not intended to turn back projects on the go.

Members discussed development of a new Queensborough Community Plan and timing for this project. Barry Waitt, Planner answered questions.

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

***THAT*** staff prepare a work program and time line for the review of the Queensborough Community Plan for Council's consideration; and  
***THAT*** staff refer all rezoning applications referred to in the January 28, 2008 resolution (as amended), to Council for consideration, together with a Staff Report either recommending deferral for further consideration after completion of the new Queensborough Community Plan, or recommending that the rezoning application proceed to bylaw and Public Hearing stages based on staff analysis of its neutrality or compliance with the proposed Queensborough plan.

**CARRIED.**

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

5. Rezoning 1602 Nanaimo Street and DVP 479:  
(a) Advisory Planning Commission's report dated February 18, 2008  
(b) Director of Development Services' report dated February 18, 2008

Bill Walker, developer, and Eric Pattison, Architect, were present. Mr. Pattison gave a power point presentation for a proposal to subdivide the property at 1602 Nanaimo Street, seek variances for the existing dwelling, and rezone the newly created lot. During discussion, members made the following comments:

- Prefer that the existing house be designated heritage
- Whether secondary suites can be developed in either house
- Off street parking.

Staff was requested to review the Off Street Parking which might have become out of date once a secondary suite policy was approved.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission's report dated February 18, 2008, 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 7221, 2008, be received; and*

*THAT Council give notice that it will consider a resolution nto issue Development Variance permit 479 to allow the following variances for the existing house at 1602 Nanaimo Street:*

- *A two-car parking pad in the proposed front yard (facing Sixteenth Street); and*
- *Access to off-street parking via a driveway across the proposed front yard.*

**CARRIED.**

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

**Director of Parks & Recreation:**

6. Canada Day Federal Grant

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

*THAT authorization for the Parks and Recreation staff to apply for the Heritage Canada Grant for Canada Day be approved.*

**CARRIED.**

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

## COMMITTEE MINUTES AND RECOMMENDATIONS:

### 7. Family Court Committee meeting held January 16 2008.

#### **MOVED and SECONDED**

*THAT the minutes of the Family Court Committee meeting held on January 16, 2008, be received and adopted.*

**CARRIED.**

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

#### **(a) 2008 Committee Appointments**

Members discussed the recommendation arising from the Family Court Committee regarding employees serving on Committees.

#### **MOVED and SECONDED**

*THAT City Council review the City practice of not allowing employees of New Westminster to serve on New Westminster City Advisory Committees, Commissions or Boards.*

**CARRIED.**

Opposed: Councillor Harper.

## NEW BUSINESS

### Director of Finance

### 8. **Investment Report for the period ending December 31, 2008 (dated February 4, 2008)**

The Director of Finance reviewed the Investment Report dated February 4, 2008 regarding investments and responded to questions.

#### **MOVED and SECONDED**

*THAT the Director of Finance report dated February 4, 2008, regarding Investments for the period ending December 31, 2008, be received.*

**CARRIED.**

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

### 9. **Draft 2008 – 2012 Financial Plan**

The Director of Finance answered questions regarding the Draft 2008 – 2012 Financial Plan. Members discussed the 2008 tax rate approved in principle at the February 4, 2008 Council meeting and the potential for a cut to that figure, and made the following comments:

- Should be affordable for all segments of the community, including those on fixed incomes
- Consider reducing the tax rates by assessing expenditures
- Obtain the public input then consider where cuts might be made
- Inform the public on the impacts of further cuts
- Provide explanation for large budget items for Police and Parks
- Staff report back to Council after public process with clear explanations of where cuts would be required and all implications
- Report to Council with details on the use of casino revenues
- Explain how a reduction would affect commercial and industrial lands
- It is important to build up reserves
- Consider expanding membership of Mayor's Budget Task Force to include representatives from other sectors of the community: social services, person with disability, seniors.

**MOVED and SECONDED**

**THAT** the proposed 3.5 % tax rate increase be reconsidered following the public consultation process.

**CARRIED.**

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

**ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 3:59 p.m.

Certified Correct,

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**LORRIE WILLIAMS**  
**ACTING MAYOR**

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**JUDI TURNER**  
**ACTING CORPORATE OFFICER**

\*\* Denotes recommendations referred to Regular Council meeting of February 18, 2008, for ratification.