



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

March 31, 2008 2:55 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Coté
Councillor Calvin Donnelly
Councillor Bill Harper
Councillor Bob Osterman
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
Chief Carl Nepstad	- Fire Chief
Ms. Jacquie Johnstone	- Human Resources
Ms. Julie Spurrell	- City Librarian
Chief L. Zapotichny	- Police Services
Mr. Dean Gibson	- Director of Parks and Recreation

ADDITIONS TO AGENDA

The Agenda was varied as follows:

- Item 6 was deleted
- Hyack Square (added as Item 6(a))
- Consideration of Item 12 to take place following Item 4
- Moody Park Outdoor Pool – Contract Award for Project Management/Construction Management Services (added as Item 17(a))

PRESENTATION

3. **340 Fifth Street:**
(a) **Presentation by Eric Pattison, Architect**
(b) [Advisory Planning Commission's report dated August 1, 2007](#)
(c) [Development Services' report dated March 31, 2008](#)

Eric Pattison, Architect, reviewed a powerpoint presentation on a proposed Heritage Revitalization Agreement (HRA) for 340 Fifth Street. The proposed HRA seeks to create two legal lots, designate an existing house and relocate another home to a newly created lot. Mr. Pattison advised that a public consultation process was completed and the residents in the area indicated support for this project. A proposed addition is modest and will have no impact on the neighbours.

The Director of Development Services presented the March 31, 2008, report presenting a proposed Heritage Revitalization Agreement (HRA) for 340 Fifth Street. During discussion, members noted that the issues of lot subdivision applies to other communities in the City and should be examined within the larger context.

MOVED and SECONDED

THAT Advisory Planning Commission's report dated August 1, 2007 regarding 340 Fifth Street, be received.

CARRIED.

All members of Committee voted in favour of the motion.

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

THAT the proposed Heritage Revitalization Agreement for 340 Fifth Street be referred to the Regular Council meeting of March 31, 2008 for consideration of first and second readings; and

THAT staff be directed to bring forward a work plan for a neighbourhood consultation process for the Queens Park Neighbourhood.

CARRIED.

All members of Committee voted in favour of the motion.

REPORTS FOR ACTION

Director of Engineering Services:

4. [Eighth Street Pedestrian & Traffic Concerns](#)

The Director of Engineering Services introduced a delegation who were present to discuss mitigating traffic and pedestrian jaywalking concerns identified on Eighth Street in the area of the New Westminster Skytrain Station and responding to a proposal put forward by New Westminster Environmental

Partners. Ken Chow, Service Planner and Jarjit Sidhu-Kambo, Senior Transportation Engineer from Coast Mountain Bus Company answered questions and concerns. Options such as moving the bus stop and a mid-block cross walk and their implications were discussed. Catherine Mohoruk, Transportation Specialist, responded to questions.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the March 31, 2008 report from the Director of Engineering Services regarding Eighth Street Pedestrian and Traffic Concerns be received; and
THAT staff be directed to undertake a public information session on the options assessment process and the various options including a mid-block crosswalk; and further
THAT staff be directed to provide a follow-up report on the public feedback received prior to any final decision on implementation.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Finance and Information Technology:

12. Draft 2008-1012 Financial Plan – results of the Public Consultation Process

The Director of Finance and Information Technology presented the March 31, 2008, report providing the results from the public consultation process on the City's Draft 2008-2012 Financial Plan. Members debated the proposed tax increase and the various demands on the budget as well as service levels. The Director of Finance and Information Technology was directed to supply the original policy on gaming report to Council.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the March 31, 2008 report from the Director of Finance and Information Technology providing the results of the public consultation process, be received for information and discussion; and
THAT staff be directed to prepare the annual Financial Plan Bylaw for Council's consideration based on a 3.5% tax increase.

CARRIED.

Opposed: Councillors Donnelly, McIntosh and Osterman.

Director of Development Services:

5. Sale of City Air Space Parcel and Acquisition of 801 Columbia Street

The Director of Development Services presented the March 31, 2008, report providing information with respect to the sale of the City's air space parcel to the Plaza 88 development and the acquisition of 801 Columbia Street.

MOVED and SECONDED

THAT the March 31, 2008 report from the Director of Development Services regarding the sale of the City's air space parcel to the Plaza 88 development and the acquisition of 801 Columbia Street, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

6. Amendment of Section 219 Covenant for Plaza 88 Phase Two to Allow Construction of Podium for Tower 3 (circulated separately)

This matter was deleted from the Agenda.

7. [Proposed Parking Policies and Requirements – Consultation Process](#)

This matter was tabled to the next meeting.

RECESS

MOVED and SECONDED

THAT the Committee of the Whole Meeting of Council recess.

CARRIED.

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

The Committee of the Whole Meeting of Council recessed at 4:42 p.m. and reconvened at 5:54 p.m. with all members of Council present.

PRESENTATION

Director of Development Services:

1. Density Bonusing Overview – Jay Wollenburg

Mr. Jay Wollenburg conducted a powerpoint presentation overview on Density Bonusing. He advised that amenities can be physical amenities, such as: day cares, open spaces, affordable housing. There are quite a few locations in New Westminster where you can find ways to tap marginal density in exchange for amenity contributions. There was a question period.

2. [Density Bonus Update](#)

MOVED and SECONDED

THAT the March 27, 2008 report from the Director of Development Services regarding the progress of the City's density bonusing work be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

6(a) Hyack Square

Members were advised that a \$400,000 grant has been received for improvements to Hyack Spirit Square.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff investigate opportunities to fund the City's portion of the Spirit Square through the recently received amenity contribution from Onni Developments.
CARRIED.

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

8. 419 – 423 Eighth Street: (Bylaw No. 7227, 2008) (a) Advisory Planning Commission's report dated August 1, 2007 (b) Director of Development Services' report dated March 31, 2008

The Director of Development Services presented her March 31, 2008, report advising that an application has been received to construct a sixteen-unit stacked townhouse development at the property addressed as 419 and 423 Eighth Street.

MOVED and SECONDED

THAT the Advisory Planning Commission's report dated August 1, 2007 regarding 419-423 Eighth Street, be received.

CARRIED.

All members of Committee voted in favour of the motion.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Zoning Amendment Bylaw No. 7227, 2008 be forwarded to the Regular Council meeting of March 31, 2008 for consideration of first and second readings; and
THAT the City give notice that it intends to consider a motion to approve and issue Development Permit 013 (BH) with the following variances to allow construction of a 16-unit stacked townhouse development at 419 and 423 Eighth Street:
- *A three story building with a height of 37 feet (11.3 meters)*
 - *A front yard of 15.0 feet (4.6 meters)*
 - *A rear yard of 16.0 feet (4.9 meters)*
 - *A northerly side yard of 10.5 feet (3.2 meters)*
 - *A southerly side yard of 10.5 feet (3.2 meters) and*
 - *Site coverage of 64%.*

CARRIED.

All members of Committee voted in favour of the motion.

9. [Development Variance Permit No. 484 for 1521 Mayes Street](#)

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council give notice that it will consider a resolution to issue Development Variance Permit No. 484 to allow construction of a two-car parking pad in the front yard at 1521 Mayes Street.

CARRIED.

All members of Committee voted in favour of the motion.

10. [Proposed Clarkson Street Neighbourhood Advisory Committee](#)

The Director of Development Services responded to questions regarding the March 31, 2008, report seeking endorsement to establish a new committee comprised of residents, business people, property owners, social service representatives, and City and Police Service staff to discuss social issues related to the Clarkson Street corridor in Downtown New Westminster. Suggestions were made to the name of the group to better reflect its current status, and that other organizations be included: Elks Club and Westminster Club.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council endorse the establishment of a Clarkson Street/Carnarvon Street Area Task Force as outlined in the March 31, 2008 report from the Director of Development Services and amended during discussion.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Engineering Services:

11. [Riparian Areas Regulation \(RAR\) – approach taken to address RAR requirements in New Westminster](#)

Members discussed the March 31, 2008, report from the Director of Engineering Services, outlining the approach taken by the City to address the provincial Riparian Areas Regulations (RAR) requirements for watercourses in New Westminster. Staff was directed to add Sapperton in the public information session opportunity proposed on the Conclusion of the report.

MOVED and SECONDED

THAT the March 31, 2008 report from the Director of Engineering Services regarding provincial Riparian Areas Regulations (RAR) requirements for watercourses in New Westminster, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Finance and Information Technology:

13. 2008 Community Grants - Update

The Director of Finance and Information Technology presented the March 31, 2008, report from the Community Grants Review Panel providing additional information on six specific Community Grant applications.

- ** MOVED and SECONDED and CARRIED, this Committee recommends
*THAT a grant be approved for \$2,000.00 to the Ancient and Honourable Hyack Battery to obtain two new anvils.***

CARRIED.

All members of Committee voted in favour of the motion.

- ** MOVED and SECONDED and CARRIED, this Committee recommends
*THAT a grant be approved for \$1,250.00 in cash to a maximum of \$5,000.00 (including in kind contributions) to the Spirit of B.C.***

CARRIED.

All members of Committee voted in favour of the motion.

- ** MOVED and SECONDED and CARRIED, this Committee recommends
*THAT a grant be approved for \$5,000.00 to the Downtown Residents Association.***

CARRIED.

All members of Committee voted in favour of the motion.

- ** MOVED and SECONDED and CARRIED, this Committee recommends
*THAT a grant be approved for \$40,000.00 to Tourism New Westminster, upon receipt of an annual report and a general plan of activities.***

CARRIED.

All members of Committee voted in favour of the motion.

14. 2008 Electric Utility Rates (Bylaw No. 7224, 2008)

- ** MOVED and SECONDED and CARRIED, this Committee recommends
THAT electrical utility rates be revised to reflect an interim rate increase across-the-board of 6.56% plus a rate rider decrease (from 2.0% to 5%) effective April 1, 2008; and
*THAT Electrical Utility Amendment Bylaw No. 7224, 2008, be forwarded to the Regular Council meeting of March 31, 2008 for consideration of three readings.***

CARRIED.

All members of Committee voted in favour of the motion.

Director of Finance and Information Technology

17(a) **Moody Park Outdoor Pool – Contract Award for Project Management/Construction Management Services.**

The Director of Parks and Recreation circulated a report dated March 13, 2008 on table (which will added to the agenda package) regarding the Moody Park Outdoor Pool Contract Award for Project Management/Construction Management Services. The purpose of this report is to seek approval to award the contract for Project Management and Construction Management Services as related to the Moody Park Outdoor Swimming Pool.

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

***THAT** the contract for Project Management/Construction Management Services for the Moody Park Outdoor Swimming pool for the fixed fee amount of \$330,000 and a variable fee of approximately \$288,400 for on-site personnel rates, plus general disbursements as outlined in this report be awarded to TASK Construction Management Inc. the bidder meeting proposal requirements and providing best overall value to the City.*

CARRIED.

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

Director of Finance and Information Technology

15. 2008 Ipsos Reid Municipal Survey

The Director of Finance and Information Technology presented his March 31, 2008, report informing Council of the 2008 Ipsos Reid “Quality of Life and Financial Planning” municipal survey. Members proposed additional questions for addition to the survey. Staff was directed to develop a list of facility related questions. No change was made to the survey sample size.

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

***THAT** Council is informed of the City’s participation in the Ipsos Reid 2008 municipal survey; and
THAT staff develop a list of additional facility related custom survey questions for Council’s review.*

CARRIED.

All members of Committee voted in favour of the motion.

Acting Corporate Officer:

16. Federal Vehicle Design Regulations – City of Vancouver Report

MOVED and SECONDED

THAT the March 31, 2008 report from the Director of Legislative Services regarding Federal Vehicle Design Regulations – City of Vancouver Report for information and if appropriate, referral of the pending motion to Regular Council for consideration, be received.

CARRIED.

All members of Committee voted in favour of the motion.

EXTENSION OF MEETING

MOVED and SECONDED

THAT the Committee of the Whole meeting of March 31, 2008 be extended beyond 6:00 p.m.

CARRIED.

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

Director of Parks & Recreation:

17. Amendment to Parks & Recreation Fees and Charges Bylaw (Bylaw No. 7223, 2008)

Members discussed the March 31, 2008, report from the Director of Parks and Recreation, outlining the recommended fees and charges changes for Parks and Recreation services and to provide background information for the adoption of a Parks and Recreation Fees and Charges Bylaw amendment.

Councillor Williams left the meeting at 6:03 p.m.

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

THAT Parks and Recreation Fee Amendment Bylaw No. 7223, 2008, be forwarded to the Regular Council meeting of March 31, 2008, for consideration of first, second and third readings.

CARRIED.

Opposed: Councillor Harper.

COMMITTEE MINUTES AND RECOMMENDATIONS:

18. [Youth Advisory Committee meeting of January 24, 2008 and February 28, 2008.](#)

MOVED and SECONDED

THAT the minutes of the Youth Advisory Committee meetings of January 24, 2008 and February 28, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

Councillor McIntosh attended as a guest at the above-noted meeting.

19. [Family Court Committee meeting of February 20, 2008](#)

MOVED and SECONDED

THAT the minutes of the Family Court Committee meeting of February 20, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

Councillor McIntosh invited Council to attend the upcoming Youth Justice Forum on April 9, 2008 at 1:30 p.m. at New Westminster Secondary School High School in the Library.

20. [Seniors Advisory Committee meeting of February 28, 2008](#)

MOVED and SECONDED

THAT the minutes of the Seniors Advisory Committee meeting of February 28, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

Councillor McIntosh pointed out to Council that there is now a volunteer-run resource Centre at the gift shop in the Royal Columbian Hospital located in the old emergency area. She encouraged everyone to drop in.

21. [Community Heritage Commission meeting of January 23, 2008](#)

MOVED and SECONDED

THAT the minutes of the Community Heritage Commission meeting of January 23, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

Item 2, Fraser Cemetery Deterioration, of the January 23, 2008 minutes of the Community Heritage Commission was referred to the Engineering Department to follow up.

22. [Community & Social Issues meeting of October 23, 2007.](#)

MOVED and SECONDED

THAT the minutes of the Community & Social Issues meeting of October 23, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

REQUESTS FOR PRESENTATIONS

23. [Letter from Archie Miller, Fraser River Discover Centre, requesting an opportunity to present at the April 7, 2008 Regular Meeting of Council regarding up-to-date information about the Fraser River Discovery Centre, the progress of the enlargement and enhancement of the Centre and the plans for the completion of the project.](#)

MOVED and SECONDED

THAT the request for a presentation at a Regular Meeting of Council by the Fraser River Discover Centre to discuss up-to-date information about the Fraser River Discovery Centre, the progress of the enlargement and enhancement of the Centre and plans for the completion of the project, be approved.

CARRIED.

All members of Committee voted in favour of the motion.

24. [New Westminster & District Labour Council requesting an opportunity to make a presentation on April 14 and/or 21, 2008 providing an update on health and safety issues, new regulations and recent changes to their compensation system.](#)

MOVED and SECONDED

THAT the request for a presentation by New Westminster & District Labour Council to provide an update on health and safety issues, new regulations and recent changes to their compensation system, be approved for a Regular Meeting of Council.

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 6:12 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

JUDI TURNER
ACTING CORPORATE OFFICER

** Denotes recommendations referred to Regular Council meeting of March 31, 2008, for ratification.