



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

April 20, 2009 1:30 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright (excused at 1:33 p.m.; returned at 1:50 p.m. and left at 4:17 p.m. and returned at 4:30 p.m.)
Councillor Jonathan Coté
Councillor Bill Harper
Councillor Bob Osterman
Councillor Jaimie McEvoy
Councillor Betty McIntosh – Acting Mayor
Councillor Lorrie Williams

STAFF:

Mr. Paul Daminato - City Administrator
Mr. Rick Page - Director of Legislative Services/Corporate Officer
Ms. Lisa Spitale - Director of Development Services
Mr. Jim Lowrie - Director of Engineering Services
Mr. Gary Holowatiuk - Director of Finance
Chief Lorne Zapotichny - New Westminster Police Service
Ms. Joan Burgess - Director of Human Resources
Mr. Dean Gibson - Director of Parks and Recreation
Mr. Terry Dunlop - Recording Clerk

ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda be varied as follows:

- *West End Firehall update as Item 12(a)*
- *May Day – Arts & Culture as Item 14(a).*

CARRIED.

All members of Committee voted in favour of the motion.

Mayor Wright departed at 1:33 p.m. and Acting Mayor McIntosh assumed the Chair.

REPORTS FOR ACTION

Director of Finance and Information Technology

1. [Update on the 2009 - 2013 Financial Plan – General Fund](#)

April 20, 2009 report providing further information regarding the Draft 2009-2013 Financial Plan – General Fund operating and capital budgets arising from the March 30th budget working session.
On-table draft Memorandum detailing information for consideration at April 27, 2009 Mayor's Budget Focus Group.

The Director of Finance and Information Technology, Mr. Gary Holowatiuk, reviewed attachments (1-3) to his previously distributed report and discussed Council's previous requests* for information and the corresponding staff responses. Highlights of the discussion are noted in point form below (answers are shown in *Italics*).

(*denoted as "Q1", etc., in Attachment #1)

Mayor Wright returned to the meeting during the review at 1:50 p.m. and reassumed the Chair.

Discussion:

Responses to Council (Attachment #1):

- Have unfilled vacancies (*Q8,9,10) meant that some job descriptions have changed when additional duties are taken on? Is there a need to review new staff positions and workload levels? *Thirty vacant positions are being filled by part-time auxiliaries and paid consultants but there is a net savings of approximately \$1 million.*
- Q14 – do we own all the railway lands downtown? *Scanned entire database and talked to BC Assessment Authority and Land Title Office but there is difficulty in clearly establishing land ownership. Staff research is ongoing.*
- Would like to see chart under Q18 expanded to include occupational health and therapy programs – can be up to 30-50% savings if there is an established wellness program.
- Q20 – Are internal controls on access to legal services now improved (through staff "up-training" which enables some staff members to address certain legal issues as a result of seminar training etc.)? *Response under Q22 –department heads now require increased accountability re legal cost allocations to individual departments.*
- Important for Council to have information on the largest drivers of legal costs. *Further work needed to put under one possible purview.*
- Council needs to have a report on realistic budget goals – need to have a report to Council on the mechanisms and whether or not budget targets are realistic.
- Major report timelines should be illustrated in a chart that is regularly updated for Council's information.

New Initiatives – Funding Requests (Attachment #2):

Economic Development:

- extra needs are focused in the area of advertising to communicate New Westminster's message and to promote establishment of new business in the city.

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

THAT Council approve the addition of \$30,000 to the 2009 budget for advertising and promotion in Economic Development.

CARRIED.

All members of Committee voted in favour of the motion.

General Government:

- The \$30,000 proposed for removal will be revisited during Council's review of the Strategic Plan and a revised budget will be submitted for 2010.

Human Resources:

- The \$148,000 2009 increment was previously approved, subject to a full report to Council before implementing the Integrated Employee Wellness Program;
- As the program progresses, there is a need to have better understanding of WCB and the disposition of other claims.
- Before adding any new full time positions, Council will require a well-developed proposed and detailed report.

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

THAT Council delete the 1.5 positions from the 2009 Human Resources budget and direct staff to bring forward a detailed report on any proposed new positions.

CARRIED

Opposed: Councillors McIntosh and Williams.

PRESENTATIONS

Director of Development Services

2. DCC Presentations from Aragon, Onni and Wesgroup, Aragon Properties

- a) David Roppel of Aragon Properties reviewed a presentation on Aragon Properties' Port Royal development at Queensborough and on the impact of Development Cost Charges (DCCs) at the project. Any delays in the development of the remainder of Port Royal would not be in the city's interest. Aragon contended that the \$2.3 million proposed in Development Cost Charges would not offset the impact of lost tax revenue if the project is delayed. Aragon maintained that residents would pay three times for park amenities if the DCCs are imposed. Mr. Roppel proposed a solution that would create a special new Queensborough DCC area. The alternative would be to renegotiate the existing development agreement.

- b) Beau Jarvis, Onni Group of Companies, distributed copies of his presentation on Victoria Hill and how the DCCs affect the Victoria Hill development. Although the Master Development Agreement contains a clause (21 [d]) in which the developer covenants to pay the City all applicable DCCs, imposition of the charges at this time would impose a disproportionate burden on the developer. Amenities that were originally estimated at \$9,414,123 escalated to an expenditure of \$14,161,526 to date and a final total infrastructure estimated at \$20,261,526. These expenses do not include DCCs already paid by Onni since the first bylaw was adopted. Onni therefore proposed either that the City create a separate DCC Bylaw for Victoria Hill or renegotiate the Master Development Agreement (MDA).
- c) John Connicella, Wesgroup, acknowledged that Council takes his company's concerns about DCCs seriously. Wesgroup's concerns were noted as: a) there was no communication about the proposed DCC implementation prior to executing the MDA; b) Wesgroup has achieved significant accomplishments to date on the overall project; c) there is a need to initiate dialogue and continued discussion that will attract business and further investment in the area. The company's consultation process revealed that its three projects are unique to New Westminster and go far beyond any other projects in the city. They represent a significant economic impact to the city. Wesgroup strategically rezoned property in the community through an all-encompassing land use policy that will become a model for transit-oriented projects in Metro Vancouver. The site presented opportunities and challenges and there was positive market feedback on the unique land use and flexibility.

A major challenge is that other municipalities are crafting attractive economic stimulus programs, reduction of densities and bonuses. There is a need to overcome negative perceptions of New Westminster in the brokerage community. A service and amenity core is needed in this city to attract a major employer. There is a limited pool of available lands in Metro Vancouver and developers need to have every advantage to attract businesses to the city. Finally, there is the challenge of how to collectively attract businesses to the city. Wesgroup has worked hard over the last two-years to transform the Sapperton community and has striven to meet goals of affordability, sustainability and livability. Continued to communicate with each other The Company wishes to develop a collective approach and work collaboratively to achieve joint goals and objectives.

Discussion (comments and answers are shown in *Italics*):

- *Developers have cut prices of their properties to sell more quickly and keep construction employees working.*
- *Are you requesting trading zones? Wesgroup is two years behind Onni and Aragon. This has added \$4.6 million to the project, just two months after signing the MDA. The developer must pay for all the amenities and*

- maintain them. There is a time and a point in cycles when DCCs are appropriate to implement – they are one element and the timing of the DCC bylaw sends a negative message to the development community.*
- *In a time of economic upheaval, the DCCs are a major impediment to the recovery of the city – there is need for a second good look –perhaps going back to a workshop session with staff.*
 - *Provision of localized infrastructure amenities – was viewed in terms of what was needed by increasing population demands for services and amenities, but now it is proposed to add a DCCs burden on top of that.*
 - *In the absence of DCCs, the norm is to include local parks, amenities etc., but it is not common to in effect double these costs by adding DCCs.*
 - *How are developers addressing the issue of affordable housing? For example, Aragon is building 130 rental units at Port Royal yet faces double-taxation, which might translate to an additional \$6,000 per unit.*
 - *DCCs have been an issue for the last three elections in New Westminster and are therefore not new in terms of awareness.*

Mayor Wright left the meeting at 4:17 p.m. Acting Mayor McIntosh assumed the Chair.

- *Can you clarify why there is a different Queensborough DCC rate? This is due to specific geotechnical and other requirements whereas mainland portion of the city is established and built up.*
- *Surrey has a special package for two areas of the city with a three-year tax deferral option – other communities are also developing incentive packages. The developers aim is to get within a reasonable average of other municipalities with DCCs.*

Mayor Wright returned at 4:30 p.m. and reassumed the Chair.

- *Struggle to not have nine different DCC zones; if the City wants to attract developments, can it charge different levels? We would have to lobby the province to change the municipal assist factor.*
- *Favour increasing New Westminster's DCCs but timing is inopportune in view of the economic downturn and effects in employment of trades and construction workers.*
- *Need for a review of the figures presented by the developers to achieve the most equitable solutions.*
- *Critical to get staff responses to all the information put forward by the delegations but the City needs to come into line with surrounding municipalities' charges.*
- *Suggest that the DCC bylaw be suspended and have a workshop to craft an equitable DCC solution and seriously reconsider how to move forward.*
- *Surrey incentives – deferred consideration of 6% increase in DCCs; secondly – reduced DCCs by 33% in only two areas – for only new developments coming forward and those over a value of \$10 million; must build by 2010. This is completely different from New Westminster's*

situation. Staff has well researched the issue. The City had the option of changing the municipal assist factor.

MOVED and SECONDED

THAT staff be requested to bring forward a report on a possible financial incentive program for commercial and industrial development in the city.

CARRIED.

All members of Committee voted in favour of the motion.

MOVED and SECONDED

THAT Council table the Development Cost Charges bylaw process pending research and clarification of today's discussion of information by June 1.

CARRIED.

Opposed: Councillor McEvoy.

3. Draft Affordable Housing Strategy

(a) Presentation - Director of Development Services

(b) Report

April 20, 2009 report reviewing the draft Affordable Housing Strategy for the City and seeking Council's direction.

MOVED and SECONDED

THAT Council table the Director of Development Services' presentation and the draft Affordable Housing Strategy for consideration at its May 4, 2009 Working Session.

CARRIED.

All members of Council voted in favour of the motion.

Resumed Discussion on the 2009 - 2013 Financial Plan

There was discussion of mechanisms and options for achieving staffing cost reductions.

MOVED and SECONDED

THAT staff salaries and benefits be budgeted at 99% for 2009;

THAT staff further refine this policy for the 2010 budget; and

THAT surpluses only be used for one time expenses and not be used to augment the operating budget.

CARRIED

Opposed: Councillors McIntosh and Osterman.

MOVED and SECONDED

THAT the budget be set at an overall 4 percent increase in 2009 and staff come forward with a report on how to achieve that level.

Before the question was called on the motion, it was...

MOVED and SECONDED

THAT if any motion is put forward to set the budget increase at less than 4.6% - it must be qualified to clearly identify as to where the reductions will be achieved.

Following discussion, the mover and seconder agreed to **withdraw** the motion.

The question was then called on the original motion, which reads as follows:

THAT the budget be set at an overall 4 percent increase in 2009 and staff come forward with a report on how to achieve that level.

The mover and seconder of the original motion subsequently agreed to consider a motion to **table** to provide the public with the opportunity to provide input and explore other possible ways to achieve reductions.

MOVED and SECONDED

*THAT the foregoing motion to set at an overall 4 percent increase in 2009 be **tabled**.*

CARRIED.

All members of Committee voted in favour of the motion.

**

MOVED and SECONDED and CARRIED, this Committee recommends

THAT Council approve in principle the draft 2009-2013 Financial Plan – General Fund subject to changes approved at the April 20th budget session as follows:

- a) Economic Development – add \$30,000*
- b) Special Projects – item deleted*
- c) Human Resources – 1.5 positions proposed – full report to Council required*
- d) Library – Additional position denied; and*

Subject to the City undertaking a public consultation process on the draft 2009-2013 Financial Plan; and

THAT Council direct staff to proceed with the public consultation process as outlined in the report.

CARRIED.

All members of Committee voted in favour of the motion.

REPORTS FOR ACTION

Director of Development Services:

4. [Development Variance Permit No. 496 for 411 Seventh Avenue](#)

April 20, 2009 report advising that an application has made to vary the Projection Into Yards requirements at 411 Seventh Avenue.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council issue notice that it will consider a resolution to issue Development Variance Permit 496 to allow the construction of a front porch that projects 6.59 ft./2.0 m. into the required front yard at 411 Seventh Avenue.

CARRIED.

All members of Committee voted in favour of the motion.

Agenda was varied:

10. **Development Variance Permit No. 494 for 136 East Eighth Avenue**
April 20, 2009 report advising that an application has been made to vary the Off-Street Parking requirements at 136 E. Eighth Avenue.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council issue notice that it will consider a resolution to issue Development Variance Permit 494 to allow the retention of the two front yard driveway crossings and the front yard parking at 136 East Eighth Avenue.

CARRIED.

All members of Committee voted in favour of the motion.

13. **2009 Electrical Utility Rates – Amended Rate Rider** (Bylaw No. 7312, 2009)
April 16, 2009 report seeking approval to amend the electric utility rate rider from 2.50% - 1.0% effective April 1, 2009.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the 2009 electrical utility rate rider be amended from 2.5% - 1.0% effective April 1, 2009; and
THAT the Electrical Utility Amendment Bylaw No. 7312, 2009 be given three readings.

CARRIED.

All members of Committee voted in favour of the motion.

Councillor Harper withdrew from the meeting at 5:58 p.m. declaring a potential conflict in item #5 as a family member may be affected by the proposal.

5. **McBride Pedestrian Overpass - Victoria Hill**

(a) **Staff report**

April 20, 2009 report providing background information and a recommendation in response to the request from Onni to extend the deadline for the construction of the McBride Boulevard pedestrian overpass.
On-table correspondence from residents of the Victoria Heights development was circulated at the meeting.

MOVED and SECONDED

THAT Council receive the following:

- *Letter dated April 14, 2009 from Kevin Coplin #28 – 245 Francis Way, supporting the current timeline for the completion of the McBride Street Overpass;*
- *152 signature petition supporting the current timeline for the completion of the McBride Street Overpass;*

- *46 signature petition from the residents of Victoria Heights, 230 Ross Drive, requesting the immediate construction of the McBride overpass to Victoria Hill.*

CARRIED.

All members of Committee voted in favour of the motion.

Direction was given to staff to meet with the Onni Group of Companies to determine the process of how to achieve their committed timeline for completion of the McBride overpass and report back to Council/

(b) Correspondence

MOVED and SECONDED

THAT *the following correspondence regarding McBride Pedestrian Overpass be received:*

- *Email from Kevin Coplin of #28-245 Francis Way, New Westminster*
- *Email from Steven Evans, a concerned Victoria Hill resident*
- *Email from Barb Hoskins of #14-245 Francis Way, New Westminster*
- *Email from David and Heather McFarland of #2002-11 Royal Ave. East, New Westminster*

CARRIED.

All members of Committee voted in favour of the motion.

Councillor Harper returned to the meeting at 6:00 p.m.

6. Housekeeping Amendment to Amendment Bylaw No. 7289 Garage (Detached Accessory Building) Regulations (Bylaw No. 7289, 2009)

April 20, 2009 report regarding housekeeping Amendment to Bylaw No. 7289.

Councillor Williams left the meeting at 6:01 p.m.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT *second reading of Zoning Amendment Bylaw No. 7289, 2009 be rescinded;*
THAT *Bylaw No. 7289, 2009 be amended (as set out in the April 20, 2009 report from the Director of Development Services); and*
THAT *Bylaw No. 7289, 2009 be given second reading as amended.*

CARRIED.

Opposed: Councillor McIntosh.

Motion to extend meeting:

MOVED and SECONDED

THAT *Council approve extending the meeting beyond 6:00 p.m.*

CARRIED.

All members of Committee voted in favour of the motion.

7. Starlight Casino – 350 Gifford Street / Application for a New Outdoor Patio

April 20, 2009 report providing information regarding an application from Starlight Casino to extend their liquor service area to include a small outdoor patio.

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

THAT the following resolution be approved:

WHEREAS New Westminster City Council considered a staff report regarding an application from Starlight Casino located at 350 Gifford Street to create a new outdoor patio;

WHEREAS the proposed patio is not expected to generate noise or negative impacts to the community;

WHEREAS the applicant placed a sign in front of the business for 30 days and two newspaper notices providing details regarding the application and inviting the public to submit comments to the City; and

WHEREAS the City has not received any public comments or objections regarding the application;

THEREFORE BE IT RESOLVED THAT New Westminster City Council approves Starlight Casino's application to create a new outdoor patio.

CARRIED.

All members of Committee voted in favour of the motion.

8. Demolition Permits for 532 Fifth Street and 508 Sixth Avenue

April 20, 2009 report requesting approval to issue a demolition permit for 532 Fifth Street and 508 Sixth Avenue.

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

THAT Council direct staff to issue demolition permits for 532 Fifth Street (also known as 506 Sixth Avenue) and 508 Sixth Avenue for the expressed purpose of allowing for the relocation of these properties.

CARRIED.

All members of Committee voted in favour of the motion.

9. Proposed Fire Lane Access Agreement for 4, 6, and 18 Spruce Street

April 20, 2009 report seeking approval for the execution of the necessary documents by the Mayor and City Clerk.

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

THAT Council authorize the Mayor and City Clerk to execute the proposed easement documents.

CARRIED.

All members of Committee voted in favour of the motion.

Councillor Williams returned at 6:05 p.m.

10. Development Variance Permit No. 494 for 136 East Eighth Avenue

April 20, 2009 report advising that an application has been made to vary the Off-Street Parking requirements at 136 E. Eighth Avenue.

This item was dealt with earlier in the meeting.

Director of Engineering:

11. [Seven Day Operation of Parking Meters](#)

April 20, 2009 report providing the results of public consultation on the proposed implementation of parking meters to seven days a week, and proposing a solution to the parking problem that exists in specific areas of the City.

Council **deferred** consideration of this item.

12. [Update on 5 Year Regional Liquid Waste Management Plan \(LWMP\) Review Process](#)

April 20, 2009 report providing an update on the process and contents of the Draft Liquid Waste Management Plan for Metro Vancouver and member municipalities, and seeking Council's input on the plan.

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

THAT Council receive the April 20, 2009 report from the Director of Engineering Services for information, and

THAT Council direct staff to forward a copy of this report containing preliminary comments on the Draft Liquid Waste Management Plan to Metro Vancouver.

CARRIED.

All members of Committee voted in favour of the motion.

12(a) Update on West End Firehall

MOVED and SECONDED

THAT staff be directed to bring back an update on the West End Firehall.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Finance and Information Technology:

13. [2009 Electrical Utility Rates – Amended Rate Rider \(Bylaw No. 7312, 2009\)](#)

April 16, 2009 report seeking approval to amend the electric utility rate rider from 2.50% - 1.0% effective April 1, 2009.

This item was dealt with earlier in the meeting.

Director of Parks and Recreation:

14. [Arts and Culture Grant Committee Recommendations](#)

April 20, 2009 report seeking Council's consideration of recommendations from the Arts and Culture Grant Committee for the approval of grants for three resident association events.

MOVED AND SECONDED

*THAT the following recommendation be **tabled**:*

“THAT \$15,000 in grants for arts and culture events be approved as recommended by the Arts and Culture Grant Committee; and

THAT the remaining \$3,800 be held in reserve for small project funding requests in 2009 and that the Director of Finance and Information Technology be authorized to award grant funding up to \$1,000 per project."

CARRIED.

All members of Committee voted in favour of the motion.

14(a) May Day – Funding for Grade 1 Students Costumes

Council directed staff to resolve the issue of funding for students' costumes.

CORRESPONDENCE

15. [Don Benson, City of New Westminster Poet Laureate Emeritus, comments on erroneous information printed in the Royal City Record regarding the commemorative book 150 Years of New Westminster Traditions, provides information on honorariums paid to Poet Laureates in Canadian cities and requests consideration of an honorarium of \\$500.00 each for himself and Edna Anderson.](#)

****** **MOVED and SECONDED and CARRIED, this Committee recommends** *THAT the correspondence from Don Benson regarding the commemorative book "150 Years of New Westminster Traditions" be received; and THAT the two Poets Laureate Emeritus be awarded an \$500 honorarium each.*

All members of Committee voted in favour of the motion.

COMMITTEE MINUTES AND RECOMMENDATIONS:

16. [MOTION TO ADOPT THE MINUTES OF: Parks and recreation Committee minutes of June 25, 2008 and September 17, 2008](#)

MOVED and SECONDED

THAT the minutes of the Parks and recreation Committee minutes of June 25, 2008 and September 17, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

17. **MOTION TO ADOPT THE MINUTES OF:** Community Heritage Commission minutes of March 4, 2009.

MOVED and SECONDED

THAT the minutes of the Community Heritage Commission of March 4, 2009, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

a) [Cost of Relocation Heritage Structures](#)

** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the City assist in the relocation of heritage homes within New Westminster by reducing costs wherever possible.

CARRIED.

All members of Committee voted in favour of the motion.

18. [MOTION TO ADOPT THE NOTES OF: Arts and Culture Commission meeting of January 28, 2009.](#)

MOVED and SECONDED

THAT the minutes of the Arts and Culture Commission meeting held on January 28, 2009, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

MOTION TO ADOPT THE MINUTES OF: Arts and Culture Commission meetings of February 12, 2009 and March 11, 2009.

MOVED and SECONDED

THAT the minutes of the Arts and Culture Commission meeting held on February 12, 2009 and March 11, 2009, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 6:15 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

** Denotes recommendations referred to Regular Council meeting of April 20, 2009, for ratification.