



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

May 26, 2008 3:35 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. Jim Lowrie	- Acting Administrator and Director of Engineering Services
Mr. Rick Page	- Director of Legislative Services/Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Ms. Jennifer Lukianchuck	- Environmental Coordinator
Mr. Frank Durante	- Manager of Building/Plumbing Inspections
Mr. Dean Gibson	- Director of Parks and Recreation
Mr. Steven Lan	- Deputy Director of Engineering Services
Mr. Terry Dunlop	- Recording Clerk

ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda be approved with the following additions:

- 23a - on table report – Park Naming Proposal for Muni Evers Park
- 26 - Memorandum of Understanding from City of Zhenjiang – Friendship Agreement.

CARRIED.

All members of Committee voted in favour of the motion.

PRESENTATION

1. Corporate Greenhouse Gas Reduction Greenhouse Reduction Plan

Ms. Jennifer Lukianchuck, Environmental Coordinator introduced Russ Haycock, Hyla Environmental Services Limited who provided an illustrated overview of the plan, dated May 2008. A copy of the Corporate Plan is on file in the office of the City Clerk.

Discussion/Questions:

- Rather than focusing on the 15 percent reduction in corporate Greenhouse Gas (GHG) emissions, the consultant recommended that the City place greater emphasis on its future plans for reduction.
- The LEEDs designation is trademarked but by subscribing, the City has the advantage of recognised audit and certification mechanisms.
- Discussion of the ethics of biodiesel and use of food by-products. The consultants undertook to further investigate all options, including possible use of solar panels if feasible in the coastal climate zone.
- With reference to natural gas for City vehicles, the consultant suggested its appropriateness remains an open question; the province tends to favour use of propane fuel for fleet vehicles.
- The City should consider adopting small but sequential steps towards energy conservation. For example, all incandescent bulbs in City facilities will be replaced with energy efficient bulbs over the course of the year.

REPORTS FOR ACTION

Director of Engineering Services:

2. [Update on Corporate Greenhouse Gas Reduction Plan](#)

The Director of Engineering Services presented his May 26, 2008, report providing the preliminary findings of the City's Corporate Greenhouse Gas (GHG) reduction program.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council receive the findings of the draft Corporate Greenhouse Gas Reduction Plan; and
THAT Council refer the draft Corporate Greenhouse Gas Reduction Plan to the Environment Advisory Committee and direct staff to conduct a public open house on the draft plan; and further
THAT staff bring back a finalized Plan for adoption by Council and further
THAT the City of New Westminster sign the BC Climate Action Charter.

All members of Committee voted in favour of the motion.

3. [Extension of 2007 Pavement Management Contract with Winvan Paving for 2008 Works](#)

The Director of Engineering Services presented his May 26, 2008, report seeking Council's approval to extend the 2007 Paving contract with Winvan Paving Ltd. to cover the works in the 2008 Pavement Management Program.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council approve an extension of the 2007 Pavement Management Program contract with Winvan Paving Ltd. to cover approximately \$580,000 of work scheduled for completion in 2008.

CARRIED.

All members of Committee voted in favour of the motion.

4. [West Nile Virus Control Program – Update #1
2008 New Westminster West Nile Virus Response Plan](#)

The Director of Engineering Services presented his May 26, 2008, report providing an update on the status of West Nile (WNV) planning in New Westminster and the Lower Mainland, requesting agreement from Council on the proposed New Westminster West Nile Response Plan developed for implementation during 2008, and establishing the level of pre-emptive larviciding control acceptable to Council.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the May 26, 2008 report from the Director of Engineering Services entitled, West Nile Virus Control Program - Update #1-2008 "New Westminster West Nile Virus Response Plan" be accepted for information purposes;
THAT the attached report entitled "2008 New Westminster West Nile Virus Response Plan" be accepted and the recommendations contained therein be implemented;
THAT Option 1 be adopted as the appropriate level of pre-emptive larviciding control for the City of New Westminster.
THAT a Councillor be appointed to sit on the Local Advisory Committee for adulticiding should the Health Authority deem it necessary to implement this as a control measure.

All members of Committee voted in favour of the motion.

5. [Queensborough Road Closing Bylaw No. 7239, 2008](#)

The Director of Engineering Services presented his May 26, 2008, report proposing a Road Closing Bylaw to facilitate the development processes in the western section of Queensborough between Salter Street and Ewen Avenue.

- ** MOVED and SECONDED and CARRIED, this Committee recommends
*THAT Road Closure Bylaw 7239, 2008 be forwarded to the Regular Council meeting of May 26, 2008, for consideration of three readings.***

CARRIED.

All members of Committee voted in favour of the motion.

6. Queensborough Streetscape Alternatives – Report #2

The Director of Engineering Services presented his May 26, 2008, report providing feedback received on the Queensborough Streetscape Study.

- ** MOVED and SECONDED and CARRIED, this Committee recommends
THAT the May 26, 2008 report from the Director of Engineering Services regarding Queensborough Streetscape Alternatives – Report #2, be received for information; and
*THAT Council approve Option D (as set out in the Engineering Services report) as the selected streetscape for the historic streets in Queensborough.***

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

Director of Finance & Information Technology:

7. Ipsos Reid 2008 Survey Results

The Director of Finance and Information Technology presented his May 26, 2008, report providing an overview of the findings of the Ipsos Reid 2008 survey on the “Quality of Life and Financial Planning in the City of New Westminster”.

In subsequent discussion, the Director of Finance and Information Technology was requested to bring Ipsos Reid representatives to a future meeting to present their findings.

MOVED and SECONDED

THAT the May 26, 2008 report from the Director of Finance and Information Technology regarding the Ipsos Reid Survey Results be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Development Services:

8. Proposed Rezoning of 1209 – 1211 Fourth Avenue – Preliminary Report

The Director of Development Services presented her May 26, 2008, report advising that an application has been received to rezone the properties addressed as 1209-1211 Fourth Avenue from Single Detached Dwelling Districts to a Comprehensive Development District zoning district.

MOVED and SECONDED

THAT the May 26, 2008 report from the Director of Development Services regarding Proposed Rezoning of 1209-1211 Fourth Avenue be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

9. Policy Approach – Use of Development Variance Permits to Reduce the Number of Parking Spaces for Child Care Operations in the Downtown

The Director of Development Services presented her May 26, 2008, report providing a rationale in support of using development variances to reduce the number of required parking spaces for child care operations in the Downtown.

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

THAT the use of development variance permits be entertained to enable a small amount of the required parking spaces for an existing commercial building to be converted to outdoor play space in order to meet Provincial licensed requirements for child care operations in the Downtown.

All members of Committee voted in favour of the motion.

10. Proposed Child Care Facility at 725 Carnarvon Street – Preliminary Report

The Director of Development Services presented her May 26, 2008, report advising that an application has been received for a proposed child care facility at 725 Carnarvon Street.

In subsequent discussion, staff was encouraged to work cooperatively with Douglas College to support the proposed facility.

MOVED and SECONDED

THAT the May 26, 2008 report from the Director of Development Services regarding the Proposed Child Care Facility at 725 Carnarvon Street be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

**11. 333 Keary Street & Development Variance Permit 483:
(a) Advisory Planning Commission's report dated May 7, 2008
(b) Director of Development Services' report dated May 26, 2008**

The Director of Development Services presented her May 26, 2008, report advising that an application has been received to rezone the property addressed

as 333 Keary Street from Single Detached Dwelling districts to Single Detached Dwelling Districts.

MOVED and SECONDED

THAT the May 7, 2008 report from the Advisory Planning Commission regarding 333 Keary Street and DVP 483, be received.

CARRIED.

All members of Committee voted in favour of the motion.

In discussion of the application, several members expressed their concerns regarding removal of a significant mature tree on the site, notwithstanding the applicant's earlier undertaking to modify the development in order to retain the tree.

MOVED and SECONDED and CARRIED, this Committee recommends

THAT Zoning Amendment Bylaw 7241, 2008, be forwarded to the Regular Council meeting of May 26, 2008 for consideration of First and Second Readings.

DEFEATED.

Opposed: Councillors Harper, McIntosh, Osterman, and Williams.

12. 246 – 258 Sixth Street & Development Permit 033 (UT):

(a) Advisory Planning Commission's report dated May 26, 2008

(b) Director of Development Services' report dated May 26, 2008

The Director of Development Services presented her May 26, 2008, report advising that an application has been received to rezone the property addressed as 246-258 Sixth Street from Community Commercial Districts and Community Commercial Districts to Comprehensive Development District.

MOVED and SECONDED

THAT the May 26, 2008 report from the Advisory Planning Commission regarding 246-258 Sixth Street and DP 033 (UT) 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. 7245, 2008 be forwarded to the Regular Council meeting of May 26, 2008 for consideration of First and Second readings, THAT a Public Hearing for Bylaw No. 7245, 2008 be scheduled for June 30, 2008; and

THAT consideration of the issuance of Development Permit 033 (UT) for 246 and 258 Sixth Street be scheduled for June 30, 2008.

All members of Committee voted in favour of the motion.

13. [Development Variance Permit for the Proposed Redevelopment at 88 Tenth Street \(Columbia Square\)](#)

The Director of Development Services presented her May 26, 2008, report providing an update with respect to the redevelopment of the site and recommending Council give notice it intends to consider a development variance for Columbia Square.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the City give notice that it will consider a resolution to issue Development Variance Permit 423.

CARRIED.

All members of Committee voted in favour of the motion.

14. [Downtown Development Agreement Bylaw for 738 Columbia Street \(Bylaw No. 7243, 2008\)](#)

The Director of Development Services presented her May 26, 2008, report seeking Council's consideration of a bylaw to authorize a Development Agreement between the City of New Westminster and Ballenas Project Management Ltd. for the off-site engineering works and services of the proposed mixed use project, called the Inter-Urban, at 738 Columbia Street.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Downtown Development Bylaw No. 7243, 2008, be forwarded to the Regular Council meeting of May 26, 2008 for consideration of three readings; and
THAT the Mayor and City Clerk be authorized to sign all documents.

All members of Committee voted in favour of the motion.

15. [Amendment of Development Agreement to allow Issuance of Building Permit for Third Tower of Plaza 88](#)

The Director of Development Services presented her May 26, 2008, report seeking Council's consideration of an amendment to the 2006 Development Agreement with Plaza 88 to defer fulfillment of conditions for the third tower until July 31, 2008.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council adopt the following resolution:

"Despite Section 1 (b), the City may issue a building permit for the superstructure of tower 3 if the Developer enters into a development agreement provided by the City's Director of Engineering, and, if the City issues a building permit for the superstructure of tower 3, the superstructure of tower 3 may be placed on the

Lands, and, for greater certainty, the Developer must complete all the terms and conditions set out in sections 1(b)(i) through 1(b)(xxiv) of this Covenant, to the satisfaction of the City, acting in its sole and unfettered discretion, prior to any use whatsoever of any building on the Lands.”

All members of Committee voted in favour of the motion.

16. [Heritage Alteration Permit for 513 St. George Street](#)

The Director of Development Services presented the May 26, 2008, report requesting that Council direct staff to issue a Heritage Alteration Permit for 513 St. George Street.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council advise staff to issue a Heritage Alteration Permit for 513 St. George Street, which is a municipally designated heritage building.

All members of Committee voted in favour of the motion.

17. [“My Neighbourhood, My City” History Forums](#)

The Director of Development Services presented her May 26, 2008, report providing an update on the upcoming joint project between the Planning Department and the New Westminster Museum & Archives that will involve a neighbourhood forum series set for June 2008 titled, “My Neighbourhood, My City”.

MOVED and SECONDED

THAT The May 26, 2008 report from the Director of Development Services regarding “My Neighbour, My City” History Forums, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

18. [Detached Accessory Building \(Garage\) Regulations](#)

The Director of Development Services presented her May 26, 2008, report recommending changes to the current regulations for detached accessory buildings (primarily garages) in single detached and duplex zoning districts, and recommending a consultation process.

Members urged staff vigilance to ensure the changes do not provide a vehicle for establishment of illegal secondary suites.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council approve the consultation process as outlined in the May 26, 2008 report from the Director of Development Services.

All members of Committee voted in favour of the motion.

19. **New Green Requirements in the BC Building Code – Overview**

The Director of Development Services presented her May 26, 2008, report providing information regarding the new green requirements for energy and water efficiency that now have been added to the BC Building Code, effective on September 5, 2008.

A member recommended that the requirements be summarised and clarified to ensure full understanding of their impacts.

MOVED and SECONDED

THAT the May 26, 2008 report from the Director of Development Services regarding New Green Requirements in the BC Building Code – Overview, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

20. **Graffiti Control**

The Director of Development Services presented her May 26, 2008, report providing information regarding the various efforts being implemented to control graffiti in the City.

In discussion, members emphasised the need to inform the public on appropriate remedial methods. Staff advised that efforts are being made through the Engineering Department to ensure prompt and timely removal of graffiti from public property and to seek strong enforcement of fines against persons found posting such graffiti.

MOVED and SECONDED

THAT the May 26, 2008 report from the Director of Development Services regarding Graffiti Control in the City be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

21. [Resolution to Support/Application to Transfer a Liquor Primary from 740 Carnarvon Street to 642 Columbia Street](#)

The Director of Development Services presented her May 26, 2008, report presenting a resolution to support an application to transfer a liquor license from 740 Carnarvon Street to 642 Columbia Street for Council's consideration.

** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the following resolution be approved:

WHEREAS New Westminster City Council considered a staff report dated May 12, 2008 regarding an application from Gondola Holdings Ltd. to relocate liquor primary license # 023631 from 740 Carnarvon Street to 642 Columbia Street;

WHEREAS the proposed relocation will result in the establishment being converted from a cabaret to a neighbourhood pub;

WHEREAS the number of seats associated with the liquor primary license will be reduced from 235 to no more than 150;

WHEREAS the hours of operation will be amended and the establishment will close earlier in the evening - in particular, the hours of operation will be from 11:00 am – 12:00 midnight on Sundays to Thursdays and from 11:00 am – 1:00 am on Fridays and Saturdays;

WHEREAS the zoning for the proposed site permits a liquor primary establishment;

WHEREAS a survey of households, businesses and agencies within 200 meters of the proposed site was completed by an independent pollster and the survey revealed that 39.74% of the respondents support the application, 37.09% of the respondents oppose the application and 23.18% of respondents expressed no opinion regarding the application;

WHEREAS occupants and owners of property within 200 meters of the proposed site were provided with written notice regarding the application and members of the public were informed of the application by site signs and four notices in a local newspaper;

WHEREAS the public was invited to submit written correspondence regarding the application and approximately 20 submissions were received in support of the application and one submission was received opposing the application;

WHEREAS a public meeting/opportunity to be heard was held before City Council on May 12, 2008 whereby interested individual could express their views on the application;

WHEREAS New Westminster City Council, after considering all of the public input regarding the application, is of the view that a majority of occupants and property owners in the vicinity of the proposed site are not opposed to the application;

WHEREAS the proposed site does not raise parking concerns;

WHEREAS the proposed location is in an area with residential and commercial uses and the proposed establishment is not anticipated to result in unacceptable levels of noise, negative impacts from vehicular traffic or other nuisances

providing the establishment is operated in a manner that prevents over service and improper patron behavior;

WHEREAS *the Police Service reviewed the application and advise the proposed neighbourhood pub is not expected to have a remarkable impact on calls for service and the Police Service has no objections regarding the location of the proposed neighbourhood pub;*

WHEREAS *the Police Service recommend crime prevention measures be implemented such as ensuring the pub staff are provided with robbery prevention training and the installation of video surveillance cameras;*

WHEREAS *the proposed site is within the downtown entertainment district where small up-scale establishments are encouraged;*

WHEREAS *the population density around the proposed site is expected to increase significantly in the future;*

WHEREAS *the proposed site is not in close proximity to daycares, schools or parks;*

WHEREAS *the City does not support adult entertainment such as strippers in liquor establishments;*

WHEREAS *the City supports precautions to prevent over-service in liquor establishments;*

WHEREAS *considering all of the above-mentioned factors, Council is of the view that the proposed relocation, if approved, would not result in unacceptable negative impacts to the community;*

THEREFORE BE IT RESOLVED:

THAT *for the factors as set out above, New Westminster City Council supports the application from Gondola Holdings Ltd. to relocate Liquor Primary License # 023631 from 740 Carnarvon Street to 642 Columbia Street subject to the following conditions being placed on the license:*

- *Security cameras must be installed and maintained;*
- *Robbery Prevention Training must be provided for pub staff;*
- *Exotic entertainment, such as strippers, is not permitted; and*
- *Sales strategies may not be employed that are likely to promote or encourage intoxication, as in the practice of: two-for-one sales; circulating trays of premixed drinks that are not previously ordered by the customer; pouring liquor directly into the mouth of a person; and providing free drinks in a volume that could result in over-consumption.*

Opposed: Councillor Osterman.

22. [Plaza 88/Request for Construction Noise Bylaw Exemption](#)

The Director of Development Services presented her May 26, 2008, report informing that a request has been submitted by Degelder Construction Co. B.C. Ltd. for an exemption from the Construction Noise Bylaw to permit construction work during the night time over the SkyTrain guide way.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Degelder Construction Co. B.C. Ltd. be granted an exemption from the Construction Noise Bylaw No. 6063 in order to carry out construction work over the SkyTrain guide way within the development known as Plaza 88 from 2:00 am to 6:00 am on May 28, 2008, May 30, 2008, and June 1 to June 6, 2008.

All members of Committee voted in favour of the motion.

Director of Parks & Recreation:

23. Community Facilities - Park Naming Policy

The Director of Parks and Recreation presented his May 26, 2008, report responding to Council's queries regarding the March 26, 2007 staff report related to the proposed policy for community facility and park naming, and recommending a revised community facility and park name policy.

(See action in Item 23(a)).

23 a) Park Naming Proposal for Muni Evers Park

MOVED and SECONDED

THAT items 23 and 23a be TABLED for consideration at the June 23, 2008 Committee-of-the-Whole meeting.

CARRIED.

All members of Committee voted in favour of the motion.

24. Quayside Off-Leash Dog Area

The Director of Parks and Recreation proposed that the City inform the citizens in the area that Council intends to proceed with establishment of a Quayside Off-leash Dog Area. An information meeting will be held to explain the proposal to local residents.

MOVED and SECONDED and CARRIED, this Committee recommends

THAT staff be directed to develop and implement plans for an off leash dog enclosure in the Quayside neighbourhood to be temporarily located on the Doman Lands at the west end of the esplanade (subject to technical review), and THAT opportunities for third party contributions be considered in the planning process.

All members of Committee voted in favour of the motion.

COMMITTEE MINUTES AND RECOMMENDATIONS:

25. Special Services & Access Committee meeting held May 1, 2008.

MOVED and SECONDED

THAT the minutes of the Special Services & Access Committee meeting held May 1, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

26. Memorandum of Understanding – Friendship Relationship, City of Zhenjiang, People’s Republic of China

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

THAT Council approve a Memorandum of Understanding on the establishment of a Friendship City Relationship with the City of Zhenjiang, Jiangsu, People’s Republic of China.

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:10 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

****** Denotes recommendations referred to Regular Council meeting of May 26, 2008, for ratification.