



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

May 28, 2007 2:25 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. Rick Page	- Acting City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Mr. Lance Berelowitz	- Senior Development Planner, Consultant
Ins. David Jones	- Criminal Investigations, Police Services
Mr. Jim Lowrie	- Acting Director of Development Services
Mr. Steven Lan	- Acting Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Ms. Mindy Smith	- Assistant Director of Finance and Information Technology
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Joanna Federici	- Recorder

ADDITIONS TO AGENDA

The following items were added to the Agenda:

15. *1025 Hamilton Street – Proposed Rezoning (Bylaw No. 7163, 2007)
Acting Director of Development Services Report of May 28, 2007.*

16(a) *North Fraser Perimeter Road – Report of Acting Director of Development
Services dated May 28, 2007.*

REPORTS FOR ACTION

Director of Engineering Services:

1. [Award of Contract for the 2007 Sewer Service Rehabilitation Program \(May 28, 2007 Report\)](#)

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the contract for the 2007 Sewer Service Rehabilitation Program be awarded to Mar-Tech Underground Services Ltd. for the tendered amount of \$267,989.20, representing the best overall value to the City.

CARRIED.

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

2. [Award of Contract for the Storm 2007 Sewer Program \(May 28, 2007 Report\)](#)

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the contract for the 2007 Storm Sewer Program be awarded to P.W. Trenchless Construction Inc. for the tendered amount of \$388,309.80, representing the best overall value to the City.

CARRIED.

All members of Committee voted in favour of the motion.

3. [Border Infrastructure Program, Queensborough North Bridge Head Project – Status Report](#)

The Acting Director of Engineering Services responded to questions regarding the May 28, 2007, report informing Council of the initiation of the Queensborough North Bridge Head project by the Ministry of Transportation's Border Infrastructure Program and providing a brief status of the project. Concerns regarding the safety of motorists and pedestrians were raised. The Acting Director agreed to forward these to the Border Infrastructure Project team.

MOVED and SECONDED

THAT the status report from the Director of Engineering Services dated May 28, 2007, regarding Border Infrastructure Program, Queensborough North Bridge Head Project, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

4. [Preparations for 2007 Spring Freshet – Part IV \(May 28, 2007 Report\)](#)

John McMahon, Utilities and Special Project Engineer gave a verbal update that temporary dyke works are in place in preparation for the 2007 Spring Freshet. June 14, 2007 will be the most sensitive period as there are higher tides that week.

Mark Gajb, Manager Risk and Emergency Planning reported that City Hall will be the Emergency Operations Centre (“EOC”) in the event of high water. The City is looking at streaming the radio station on the City’s Website for people who live in the flood plain. The public will be able to access the City’s Website and listen to the radio.

Council will continue to be advised of any updates in this matter.

5. [West Nile Virus Control program – Update #1 – 2007 New Westminster West Nile Virus Response Plan \(May 28, 2007 Report\)](#)

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

THAT the report entitled “2007 New Westminster West Nile Virus Response Plan” be accepted (as set out in the May 28, 2007 report from the Acting Director of Development Services) 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 Councillors Osterman and/or McIntosh 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.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Finance and Information Technology:

6. [JDE EnterpriseOne 8.12 Upgrade](#)

The Director of Finance and Information Technology presented his May 18, 2007, report seeking approval for awarding the consulting contract to ISP-3 Solution Providers Inc. for assisting the City in the JDE EnterpriseOne 8.12 Upgrade.

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

THAT the consulting contract to assist the City in the JDE EnterpriseOne 8.12 Upgrade project be awarded to ISP-3 Solution Providers Inc. for the tendered amount of \$138,000 including G.S.T.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Development Services:

7. Port Royal – Proposal to Alter the Development Agreement

The Acting Director of Development Services presented his May 28, 2007, report seeking approval for the execution of a Section 219 Covenant amending the development agreement for Port Royal. He reported that the proposal would allow projects to proceed out of sequence, providing the developer puts up sufficient security for works and services.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Section 219 Covenant which will amend the Development Agreement for Port Royal, (substantially in the form set out in the May 28, 2007 report from the Director of Development Services) be approved; and
THAT the Mayor and Corporate Officer be authorized to execute the Section 219 Covenant on behalf of the City.

CARRIED.

All members of Committee voted in favour of the motion.

8. Victoria Hill – Proposal to Alter the Development Agreement

The Acting Director of Development Services responded to questions regarding his May 28, 2007, report seeking approval for the execution of a Section 219 Covenant amending the development agreement for Victoria Hill (Woodlands).

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Section 219 Covenant, to amend the Development Agreement for Victoria Hill be approved (substantially in the form set out in the May 28, 2007 report from the Director of Development Services), and.
THAT the Mayor and Corporate Officer be authorized to execute the Section 219 Covenant on behalf of the City.

CARRIED.

All members of Committee voted in favour of the motion.

9. 316 Fourth Avenue (comprised of two lots: Lot 19 and Lot 20 [except the western 32 ½ feet]) Proposed Rezoning (Bylaw No. 7160, 2007)

The Acting Director of Development Services presented his May 28, 2007, report requesting council to “rescind and re-read (due to an inadvertent omission of required information) the bylaw for the proposed rezoning (from (RS-1) to (RS-6) for 316 Fourth Avenue.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Second reading given April 16, 2007 and Third reading given May 7, 2007 of Zoning Amendment Bylaw No. 7160, 2007, be rescinded;
THAT Zoning Amendment Bylaw No. 7160, 2007, be amended as set out in the May 28, 2007 report from the Director of Development Services;
THAT Zoning Amendment Bylaw No. 7160, 2007, as amended, be forwarded to the Regular Council meeting of May 28, 2007, for consideration of Second reading and notice that the Public Hearing will be waived.

CARRIED.

All members of Committee voted in favour of the motion.

10. 218 Fourth Street (comprised of two lots: the northerly half of Lot 12 and the northerly half of Lot 13) Proposed Rezoning plus Development Variance Permit (Bylaw No. 7148, 2007)

The Acting Director of Development Services presented his May 28, 2007, report requesting Council to rescind and re-read (due to an inadvertent omission of required information) the bylaw for the proposed rezoning (from (RS-1) to (RS-6) for 218 fourth Street.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Second reading given March 12, 2007 and Third reading given April 16, 2007 of Zoning Amendment Bylaw No. 7148, 2007, be rescinded;
THAT Zoning Amendment Bylaw No. 7148, 2007, be amended as set out in the May 28, 2007 report from the Acting Director of Development Services;
THAT Zoning Amendment Bylaw No. 7148, 2007 as amended, be forwarded to the Regular Council meeting of May 28, 2007, for consideration of Second reading and notice that the Public Hearing will be waived.

CARRIED.

All members of Committee voted in favour of the motion.

11. Development Variance Permit No. 457 for the proposed development at 738 -752 Columbia Street

Peter Newell, Ballenas Project and Architect Harvey Hatch made a presentation using renderings, site plans, drawings and view corridors. They explained the evolution of the design to its current form which was a response to Planning staff suggestions and Design Review Panel input. They agreed they would be interested in development of office space. Support for the project was received from the Downtown New Westminster Business Improvement Area ("BIA") and an open house is scheduled for June 4, 2007 for public input. Amenities were noted to include a restored BC Electric Building which will house the Salvation Army and a provincial government office.

In response to questions, the delegates advised:

- (a) There are rooms on parking levels which can be used for bike storage;
- (b) The proposal supplies the required number of parking stalls; and
- (c) Design features to ensure accessibility can be provided.

Member concerns were:

- Narrow parking spaces;
- Design changes;
- Building height; and
- Lack of visitor parking.

However, public input will be sought on the project.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the City give notice that it will consider a resolution to issue Development Variance Permit 457 with the following variance to permit construction of a 22-storey mixed-use building at 738 – 752 Columbia Street
- *A height of 228 feet above the height datum.*

CARRIED.

Opposed: Councillors Harper, McIntosh and Osterman.

12. Development Variance Permit No. 461 for 314 Agnes Street

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council issue notice that it will consider a resolution to issue Development Variance Permit 461 to allow two 96 square foot / 8.9 square metre signs at 314 Agnes Street.

DEFEATED.

Opposed: All members of Council.

13. Development Permit 027 (Q) with variances for Parcel 2C in the Port Royal Development

During discussion of the May 28, 2007 report from the Acting Director of Development Services, members commented on interior design features to make units accessible.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the City give notice that it will consider a resolution to issue the Development Permit 027 (Q) with variances to allow construction of a 30-unit townhouse development on Parcel 2C in the Port Royal Development.
- Site coverage of 44.6%*
 - Front yard of 10.0 feet (3.0 meters)*
 - Rear yard of 10.0 feet (3.0 meters)*
 - Westerly side yard of 10.0 feet (3.0 meters)*
 - Easterly side yard of 9.0 feet (2.7 meters)*

*A distance of 13.0 feet (4.0 meters) between buildings A and B
A distance of 12.0 feet (3.6 meters) between buildings C and D
A distance of 17.3 feet (5.3 meters) between buildings B and D
Standard parking space size of 8.2 feet (2.5 meters) with a length of 18 feet
(5.5 meters) and an aisle width of 22.0 feet.*

CARRIED.

All members of Committee voted in favour of the motion.

14. Plaza 88 Rezoning to permit subdivision (Bylaw No. 7167, 2007)

Lance Berelowitz, Senior Development Planner, Consultant, explained the intent behind the report discussion on "air space parcel". The proposal is a housekeeping rezoning whose net effect will facilitate sub division with no change in density, use or value.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council grant First and Second Reading to Zoning Bylaw No. 7167, 2007 and issue notice that public hearing will be waived given the housekeeping nature of the bylaw.

CARRIED.

All members of Committee voted in favour of the motion.

RECESS

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 4:17 p.m. and reconvened at 4:27 p.m. with the following present:

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Coté
Councillor Calvin Donnelly
Councillor Bill Harper
Councillor Bob Osterman
Councillor Betty McIntosh
Councillor Lorrie Williams

STAFF:

Mr. Rick Page	- Acting City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lance Berelowitz	- Senior Development Planner, Consultant
Ins. David Jones	- Criminal Investigations, Police Services
Mr. Jim Lowrie	- Acting Director of Development Services

Mr. Steven Lan	- Acting Director of Engineering Services
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Mindy Smith	- Assistant Director of Finance and Information Technology
Ms. Joanna Federici	- Recorder

15. [1025 Hamilton Street – Proposed Rezoning \(Bylaw No. 7163, 2007\)](#)

The Acting Director of Development Services circulated a replacement report, dated May 28, 2007, (which will be added to the Agenda package) requesting Council to “rescind and re-read” the Bylaw for the proposed rezoning from (NR-1) to (NR-5) for 1025 Hamilton Street.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT second reading of Zoning Amendment Bylaw No. 7163, 2007, given on May 7, 2007, be rescinded;
THAT Zoning Amendment Bylaw No. 7163, 2007, be amended as set out in the May 28, 2007 report from the Director of Development Services; ;
THAT Zoning Amendment Bylaw No. 7163, 2007, be forwarded to the Regular Council meeting of May 28, 2007, for consideration of second reading as amended.

CARRIED.

All members of Committee voted in favour of the motion.

16. [Scope and Work Plan for 2007 Development Cost Charges Review \(tabled from May 7, 2007 CW\)](#)

During the discussion, members made the following comments:

- Review the City’s development policies, including DCC’s, to explore opportunities to promote sustainable commercial and industrial development in the City.
- The Parks Master Plan and the Engineering Comprehensive Plan will assist by supplying a complete list of assets; and
- Apply DCC’s to residential developments of less than four units.

Suggestions included:

- Notify the development community immediately;
- Consider an opportunity for online input on the matter; and
- Notify the School District.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the proposed scope, work plan and timeline for the 2007 development cost charges review be endorsed.

CARRIED.

All members of Committee voted in favour of the motion.

16(a). North Fraser Perimeter Road

The Acting Director of Development Services distributed his May 28, 2007 report (which will be added to the Agenda package) consisting of Council resolutions and reports on the matter of the North Fraser Perimeter Road.

MOVED and SECONDED

THAT the May 28, 2007 report from the Acting Director of Development Services be reviewed.

CARRIED.

All members of Committee voted in favour of the motion.

MOVED and SECONDED

THAT staff make a public presentation with diagrams of the United Boulevard Extension Project at a Regular Council meeting on June 25, 2007.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Parks & Recreation:

17. **[Moody Park Leisure Pool – Public Participation in Design Process \(tabled from May 7, 2007 CW\)](#)**

The Director of Parks & Recreation responded to questions regarding the April 23, 2007, report highlighting the opportunities for the public to provide input into the design of the new neighbourhood leisure pool in Moody Park. He was requested to implement a speedy process and agreed to consider all options to make that possible.

MOVED and SECONDED

THAT the report of the Director of Parks & Recreation dated April 23, 2007 highlighting the opportunities for the public to provide input into the design of the new neighbourhood leisure pool in Moody Park be reviewed.

CARRIED.

All members of Committee voted in favour of the motion.

18. Special Occasion Permit Request – New Westminster Senior Salmonbellies

Members debated the issue of expanding the issuance of Special Occasion Permits (“SOP”). Inspector Dave Jones reported that there have been no policing issues with the SOP’s. He confirmed that Police and Provincial approval would continue to be required, that conditions can be applied, that day-by-day monitoring will occur, and that revocation is easy. If the expanded days were approved, it would be for the 2007 season for the Salmonbellies on a trial basis.

MOVED and SECONDED

THAT the current practice of issuing one special occasion permit per organization per year be maintained, and

THAT the City not entertain requests for additional permits beyond those requests related to extraordinary special events (such as provincial, national and international competitions).

DEFEATED

Opposed: Councillors Coté, Harper, Osterman, Williams and Mayor Wright.

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

THAT the Senior Salmonbellies Lacrosse Club’s request for Special Occasion Permits be treated as an extraordinary request for 2007 and all other requests continue to follow the existing guidelines.

CARRIED.

Opposed: Councillors Donnelly and McIntosh.

COMMITTEE MINUTES AND RECOMMENDATIONS:

19. Neighbourhood Traffic Advisory Committee meeting held March 29, 2007

MOVED and SECONDED

THAT the minutes of the Neighbourhood Traffic Advisory Committee meeting held on March 29, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

Staff is directed to confirm representation on the Neighbourhood Traffic Advisory Committee from the Queensborough Residents Association.

20. [Community Heritage Commission meeting held April 4, 2007](#)

MOVED and SECONDED

THAT the Minutes of the Community Heritage Commission meeting held April 4, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

21. [Emergency Advisory Committee meeting held April 24, 2007 \(tabled from May 7, 2007 CW\)](#)

MOVED and SECONDED

THAT the minutes of the Emergency Advisory Commission meeting held April 24, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

22. [Parks & Recreation Committee meeting held February 28, 2007 \(tabled from May 7, 2007 CW\)](#)

MOVED and SECONDED

THAT minutes of the Parks & Recreation Committee meeting held February 28, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

23. [Parks & Recreation Committee meeting held April 25, 2007 \(tabled from May 7, 2007 CW\)](#)

MOVED and SECONDED

THAT the minutes of the Parks & Recreation Committee meeting held on April 25, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

(a) Moody Park Neighborhood Leisure Pool / Kiwanis Pool Update

That the following recommendation arising from the April 25, 2007 meeting of the Parks & Recreation Committee be received.

“THAT in the design process for the new outdoor pool in Moody Park, City Council take into consideration opportunities to address other outstanding parks, recreation & cultural capital project needs.”

(b) Douglas College Baseball Program Request to for Queen's Park Stadium Rental Fee Concession

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the facility rental fee charged to the Douglas College Baseball Society for the use Queen's Park Stadium (excluding field light fees) be waived for the 2007 season and that the City accept in-kind contributions from the Society in lieu of rental fees for this season.***

CARRIED.

All members of Committee voted in favour of the motion.

c) New Westminster Secondary School Request for Queen's Park Arena Fee Concession for Graduation Ceremonies

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the City consider a one time in-kind grant to the New Westminster Secondary School in the amount of \$2,100.00 for the use of Queen's Park Arena for the School's 2007 graduation ceremonies and that future requests be referred to the Community Grant process for consideration.***

CARRIED.

All members of Committee voted in favour of the motion.

Staff was directed to notify the School District of the grants process.

24. [Youth Advisory Committee meeting held April 26, 2007 \(tabled from May 7, 2007 CW\)](#)

MOVED and SECONDED

THAT the minutes of the Youth Advisory Committee meeting held on April 26, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

a) Radio Ad – Anti-Racism

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT radio ads on anti-racism be purchased from the radio station offering the best value at a cost of \$500.00. (Council approved a \$500.00 grant).***

CARRIED.

All members of Committee voted in favour of the motion.

- b) **April 16, 2007 Council Resolution – “Stop the Sexual Exploitation of Youth Awareness Week”.**

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT a representative from Development Services be invited to make a presentation of the Youth Advisory Committee in 2008 prior to “Stop the Sexual Exploitation of Youth Awareness Week” to inform the Committee about related activities.***

CARRIED.

All members of Committee voted in favour of the motion.

25. **Community & Social Issues Committee meeting held April 19, 2007**

MOVED and SECONDED

THAT the minutes of the Community & Social Issues Committee meeting held on April 19, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

- (a) **Overview of Immigrant Services Issues: Carolyn Bonesky, Executive Director of Fraserside Community Services**

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT a member of the Community and Social Issues Committee be delegated to sit on the Multicultural Advisory Committee; and* ***THAT Council recognize the value of the work of the Multicultural Advisory Committee in the community by authorizing the Community & Social Issues Committee to leverage resources to support it by endorsing sustained immigrant services as a City priority and including this activity as one of the responsibilities of the City’s new Social Planner.*****

CARRIED.

All members of Committee voted in favour of the motion.

Staff was directed to obtain information on the Multicultural Advisory Committee including:

- Membership
- Who the Committee represents
- Mandate.

26. [Family Court Committee meeting held May 16, 2007](#)

MOVED and SECONDED

THAT the minutes of the Family Court Committee meeting held on May 16, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

27. [Community & Social Issues Committee meeting held May 17, 2007](#)

MOVED and SECONDED

THAT the minutes of the Community & Social Issues Committee meeting held on May 17, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

28. [Electric Utility Commission meeting held April 10, 2007](#)

MOVED and SECONDED

THAT the minutes of the Electric Utility Commission meeting held on April 10, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

REQUESTS FOR PRESENTATIONS

29. [Seniors Services Society requesting a presentation to the Regular Council Meeting on Monday, June 18, 2007 concerning the outcomes of the Seniors Services Task Force.](#) (tabled from May 7, 2007 CW)

MOVED and SECONDED

THAT Seniors Services Society's request to give a presentation at the Regular Council Meeting on Monday, June 18, 2007 concerning the outcomes of the Seniors Services Task Force, be approved.

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:38 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

** Denotes recommendations referred to Regular Council meeting of May 28, 2007, for ratification.