



CORPORATION OF THE CITY OF NEW WESTMINSTER

## COUNCIL IN COMMITTEE OF THE WHOLE

June 18, 2007 2:37 p.m.  
Committee Room 2, City Hall

### MINUTES

#### PRESENT:

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

#### STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Mr. Jim Lowrie	- Acting Director of Development Services
Mr. Steven Lan	- Acting Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Ms. Judi Turner	- Assistant Corporate Officer

#### ADDITIONS TO AGENDA

The following items were added to the Agenda:

- Notice of Motion – Charitable Donations (added to Item 22)
- Parking Bylaw (added as Item 23)

#### PRESENTATION

1. [Evelyn Benson, Chair, Heritage Endowment Committee, presentation and report regarding the 2007 Heritage Endowment Grants.](#)

Evelyn Benson, Chair of the New Westminster Heritage Endowment Fund Committee, reviewed the May 30, 2007 report from the Committee recommending allocation of 2007 Heritage Endowment Fund grants. She noted that all the available funds were not allocated. The Director of Finance and

Information Technology clarified that unused heritage or arts grant funds are returned to the City's Endowment Fund.

Ms. Benson explained that a potential candidate for Heritage Endowment Funds is a book about the Chinese community in New Westminster. Because the Native Sons and Daughters have lapsed as a society the book authors have not been able to apply. If a new Society can be formed in 2007, Mrs. Benson asked that they be permitted to submit a late grant application to the Heritage Endowment fund to cover the only outstanding cost of printing the publication. Ms. Benson was advised that the Society would be required to complete an application for a grant.

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**MOVED, SECONDED and CARRIED, this Committee recommends**  
***THAT the following 2007 Heritage Endowment grants be approved:***

<b>Applicant</b>	<b>Project</b>	<b>2007 Recommen- dations</b>
Century House Association	50th Anniversary Project - production of a DVD documenting the history of Century House	\$3,000.00
Canadian Lacrosse Hall of Fame & Museum	purchase of supplies to provide long term housing of artifacts and the archival collection	\$6,000.00
Museum of the Royal Westminster Regiment Historical Society	Preservation and emergency repairs to City owned 1858 & 1859 cannons and planning for major repairs and preservation	\$6,000.00
New Westminster Heritage Foundation	Heritage Home Improvements	\$10,000.00
Royal Westminster Regiment	Royal Westminster Regiment Volunteer Band	\$4,500.00
Senior Writers Discovery Group	Publication & Distribution of Book	\$680.00

**Total: \$30,180.00**

All members of Committee voted in favour of the motion.

2. [Vancouver International Airport Authority updating the City on airport issues and developments.](#)

Tony Gugliotta, Senior Vice President, Marketing & Commercial Development, and Anne Murray, Vice President, Community & Environmental Affairs, made a presentation regarding the Vancouver Airport Authority. (Their presentation was circulated on table and will be added to the Agenda.) The delegates left a copy of their recent Annual Report (which will be added to the Agenda package) and responded to questions from members.

**CORRESPONDENCE**

3. [BC Health Coalition re resolution on home support for BC Seniors Week.](#)

**MOVED and SECONDED**

*THAT the following correspondence be received:*

- *BC Health Coalition regarding a resolution on home support for BC Seniors Week.*

**CARRIED.**

All members of Committee voted in favour of the motion.

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

***WHEREAS** home support is a vital part of our health care system that allows seniors, people with disabilities or people with chronic health conditions to live independently and with dignity;*

***WHEREAS** home support has been found to be the most cost-effective program by treating health problems in the home before they develop into chronic health crises requiring hospitalization;*

***WHEREAS** home support promotes healthy living by addressing nutrition and meal preparation, hygiene, grooming, and socialization; and*

***WHEREAS** access to home support has decreased dramatically in the last few years and more generally since 1994, despite an aging population in BC;*

***WHEREAS** we are concerned that the significant cuts to hospital and residential care beds, combined with reduced access to home support, have resulted in a larger burden for home support to address acute needs for fewer patients; and*

***WHEREAS** reduced access to and quality of home support adversely affect the most economically and physically vulnerable populations – namely seniors, particularly women, living alone and on low-incomes; and*

***WHEREAS** home support gives care givers peace of mind and respite;*

**NOW THEREFORE BE IT RESOLVED THAT** the City of New Westminster recognizes and affirms:

- *That home support is essential to an efficient and sustainable health care system;*
- *That home support is fitting with our municipality's image of promoting healthy lifestyles and holistic health;*

- *That home support is an effective solution to health issues related to our municipality and province's growing senior population;*
- *That access to home support is equivalent to the right of all individuals to live independently and with dignity; and*

**BE IT FURTHER RESOLVED THAT** the City of New Westminster write a letter to the Premier calling upon the Province of British Columbia:

- *To halt further cutbacks and restore home support to 1994 service levels;*
- *To ensure that home support is a universal program by eliminating user fees and stemming privatization;*
- *To overcome staff shortages by improving and standardizing training, implementing competitive wage scales for workers, and developing an active recruitment program for home support workers, including new workers from aboriginal and ethno-cultural communities; and*
- *To create an appeal board for people to dispute their home support assessment that is both impartial and representative of seniors and people with disabilities.*

**CARRIED.**

All members of Committee voted in favour of the motion.

## REPORTS FOR ACTION

### Director of Engineering Services:

#### 4. [Compost Program](#)

Members support the proposal outlined in June 18, 2007 report from the Acting Director of Engineering Services presenting the Backyard Composting Program. Staff was requested to place a display of the program at the Urban Farmers' Fall Fair.

#### **MOVED and SECONDED**

**THAT** the June 18, 2007 report from the Acting Director of Engineering Services, outlining the Backyard Composting Program, be received.

**CARRIED.**

All members of Committee voted in favour of the motion.

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

**THAT** the GVRD Zero Waste Program be supported;  
**THAT** staff report back to Council on the GVRD Zero Waste Program; and  
**THAT** staff investigate and report back to Council on possible improvements to the commercial and retail recycling and waste programs.

All members of Committee voted in favour of the motion.

5. [Street Traffic Amendment Bylaw \(Bylaw No. 7171, 2007\)](#)

The Acting Director of Engineering Services reviewed the June 18, 2007 report proposing an update to the map of the truck routes. During the ensuing discussion, members requested the following:

- A report on when City streets became incorporated into the truck route
- An expanded map to show the junction points with Burnaby.

\*\* **MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT Street Traffic Amendment Bylaw No. 7171, 2007, be forwarded to the Regular Council Meeting of June 18, 2007 for consideration of three readings.*

All members of Committee voted in favour of the motion.

**Director of Finance and Information Technology:**

6. [DCC Reserve Fund Establishment Bylaws](#) (circulated separately)

The Director of Finance and Information Technology reviewed the June 18, 2007 report seeking authorization for a bylaw to establish a special development cost charge reserve fund to receive development cost charges imposed and collected under the bylaw.

\*\* **MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT Development Cost Charges Reserve Funds Establishment Bylaw No. 7172, 2007, be forwarded to the Regular Council Meeting of June 18, 2007 for consideration of three readings.*

All members of Committee voted in favour of the motion.

Councillor Osterman left the meeting at 3:25 p.m.

7. [DCC Expenditure Authorization Establishment Bylaws](#) (circulated separately)

The Director of Finance and Information Technology reviewed his June 18, 2007 report seeking approval of a bylaw to authorize expenditure from the City's DCC Reserve Funds.

\*\* **MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT Development Cost Charge Reserve Funds Expenditure Bylaw No. 7169, 2007, be forwarded to the Regular Council Meeting of June 18, 2007 for consideration of three readings.*

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

**Director of Parks & Recreation:**

**8. [Award of Contract for Paul Harris View Court Phase II \(Grimston Park\)](#)**

The Director of Parks and Recreation reviewed the June 18, 2007 report seeking approval to award the contract for the construction of Phase II of the Paul Harris View Court at Grimston Park.

Councillor Osterman rejoined the meeting at 3:29 p.m.

**\*\* MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT the contract for construction of the Paul Harris View Court Phase II (Grimston Park) in the amount of \$116,500 plus GST be awarded to UCC Group Inc., the vendor meeting specifications and providing best overall value to the City.*

All members of Committee voted in favour of the motion.

**9. [Irving House Historical Centre recommended electrical service and distribution systems upgrades](#)**

The Director of Parks and Recreation reviewed the June 18, 2007 report seeking approval of the proposed 2007 Capital Budget request for the electrical service upgrade for Irving House. Wayne Werbovestki, Building Management Coordinator, responded to questions.

**\*\* MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT expenditures in an amount not to exceed \$73,000 be approved for the design, tender documentation and construction of an electrical service upgrade for the Irving House Historical Centre.*

All members of Committee voted in favour of the motion.

**Director of Development Services:**

**10. [Development Variance Permit No. 459 for 1021 Howay Street](#)**

Members discussed the June 18, 2007 report from the Acting Director of Development Services, regarding an application to vary the maximum freestanding sign area requirements for 1021 Howay Street.

**MOVED and SECONDED**

*THAT the City give notice that it will consider a resolution to issue Development Variance Permit 459 to allow a 19.6 square foot/1.8 square metre freestanding sign at 1021 Howay Street.*

**DEFEATED.**

Opposed: Councillors Cote, Harper, McIntosh, Osterman and Williams and Mayor Wright.

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

*THAT staff review Sign Bylaw No. 6625, 2000 with respect to considering changes to the regulation of freestanding signs in residential zoning districts.*

Opposed: Councillor McIntosh.

**11. Development Variance Permit No. 460 for 1212 and 1214 Nanaimo Street**

Lynn Roxburgh, Development Services, reviewed the June 18, 2007 report from the Acting Director, regarding an application to build two driveways each at 1212 and 1214 Nanaimo Street and responded to questions.

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

*THAT the City give notice that it will consider a resolution to issue Development Variance Permit 460 to permit two driveways for each of 1212 and 1214 Nanaimo Street.*

All members of Committee voted in favour of the motion.

**12. Development Variance Permit No. 462 for 118 First Street**

Lisa Spitale, Assistant Director of Development Services, reviewed the June 18, 2007 report from the Acting Director, regarding an application to vary the building height limitation to permit renovation of the building at 118 First Street. She responded to questions. Discussion ensued about how the design varies from the original proposal. Concern was voiced over setting a precedent and questions put about whether there alternatives to the proposed covenants. A suggestion was made to place a covenant on title to require removal of extra electrical meters.

**MOVED and SECONDED**

*THAT the City give notice that it will consider a resolution to issue Development Variance Permit 462 to allow a roof height of 27.5 feet (8.4 meters) at 118 First Street, subject to registration of a Covenant against the property which indicates that the number of electrical accounts must be reduced to three (3) prior to the sale of the property.*

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

**MOVED and SECONDED**

*THAT the foregoing motion be **tabled** to allow staff to report back to Council on timing for meters, any penalties that may be imposed for non-compliance with bylaws, and alternatives to be proposed by the property owner.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**13. Development Variance Permit No. 464 for 838 Cherry Street**

Barry Waitt, Development Services responded to questions regarding the June 18, 2007 report from the Acting Director regarding an application to vary the height requirement for 838 Cherry Street.

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

*THAT the City give notice that it will consider a resolution to issue Development Variance Permit 464 to allow a building height of 28.6 feet (8.7 meters) to permit construction of an upper floor addition.*

All members of Committee voted in favour of the motion.

**14. Development Variance Permit No. 468 for Plaza 88 (808 Carnarvon Street)**

Staff responded to questions regarding the June 18, 2007 report from the Acting Director regarding an application for Phase 2 of the Plaza 88 development to reduce residential parking, increase compact stalls, calculate usable outdoor open space, and eliminate the Tower 3 parking podium setback on Carnarvon Street. Council was advised that an independent report entitled *Parking Demand Analysis* that concluded that 1.0 stalls per dwelling unit would be appropriate for the Plaza 88 development. It was confirmed that the parking variance would apply to all 3 towers.

Mr. Thornton, representing the Plaza 88 development was present and confirmed that the majority of units are 2 bedrooms. He also confirmed that the variance would allow removal of some parking and its replacement with retail space.

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

*THAT the City give notice that it will consider a resolution to issue Development Variance Permit 468 with the following variances to permit construction of Phase II of the Plaza 88 development which consists of Tower 3 over a parking structure plus the balance of commercial/retail uses on the site east of McInnes Overpass:*



- *A residential parking ratio of 1 stall per suite*
- *Compact parking stalls at 33%*
- *Calculation of usable open space to include balconies with dimensions of less than 10 feet; and*
- *Elimination of the 1.5 meter (5 feet) parking structure setback from the Carnarvon Street property line.*

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

**MOVED and SECONDED**

**THAT** the foregoing motion be **tabled** to allow staff to a future meeting of Council.

**CARRIED.**

All members of Committee voted in favour of the motion.

**RECESS**

**MOVED and SECONDED**

**THAT** the Committee of the Whole Meeting of Council recess.

**CARRIED.**

All members of Council voted in favour of the motion.

The Committee of the Whole Meeting of Council recessed at 4:15 p.m. and reconvened at 4:45 p.m. with all members of Council present.

15. [Development Variance Permit No. 465 for 1625 Fifth Avenue](#)

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

**THAT** the City give notice that it will consider a resolution to issue Development Variance Permit 465 to permit erection of a 551 square foot (51.2 square meter) fascia sign at 1625 Fifth Avenue.

All members of Committee voted in favour of the motion.

16. [223 Regina Street:](#)

(a) **Advisory Planning Commission's report dated June 18, 2007**

(b) **Acting Director of Development Services' report dated June 18, 2007**

**MOVED and SECONDED**

**THAT** the June 18, 2007 report from the Acting Director of Development Services presenting the Advisory Planning Commission report for 223 Regina Street, be received.

**CARRIED.**

All members of Committee voted in favour of the motion.

- \*\* **MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT Zoning Amendment Bylaw No. 7168, 2007, be forwarded to the Regular Council Meeting of June 18, 2007 for consideration of two readings.*

All members of Committee voted in favour of the motion.

17. **231 Queens Avenue:**  
(a) **Advisory Planning Commission's report June 18, 2007**  
(b) **Acting Director of Development Services' report dated June 18, 2007**

**MOVED and SECONDED**

*THAT the June 18, 2007 report from the Acting Director of Development Services presenting the Advisory Planning Commission report for 231 Queen's Avenue, be received.*

**CARRIED.**

All members of Committee voted in favour of the motion.

- \*\* **MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT Zoning Amendment Bylaw No. 7170, 2007, be forwarded to the Regular Council Meeting of June 18, 2007 for consideration of two readings and setting a Public Hearing for July 16, 2007.*

All members of Committee voted in favour of the motion.

18. **Provincial Government's Building Regulation Modernization Strategy**

Lisa Spitale, Assistant Director of Development Services, reviewed the June 18, 2007 report from the Acting Director, regarding the Province's Building Regulation Modernization Strategy to amend aspects of building construction. She responded to questions. Members discussed the impact of the proposal. Staff was requested to report back to Council on potential impacts (including liability) of the proposal on:

- City owned older structures
- Small commercial or business renovations.

A suggestion was made that the UBCM and GVRD might conduct an investigation on behalf of all municipalities.

**MOVED and SECONDED**

*THAT the June 18, 2007 report from the Acting Director of Development Services regarding the Province's Building Regulation Modernization Strategy to amend aspects of building construction, be received.*

**CARRIED.**

All members of Committee voted in favour of the motion.

19. [326 Hospital Street/Demolition Order](#)

The Manager of Licensing and Inspections, Development Services reported that the owner of 326 Hospital Street has applied for a demolition permit and paid the required fees. He confirmed that the staff recommendations stands.

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

***WHEREAS*** Section 73 of the Community Charter authorizes Council to impose remedial actions in relations to a building that it considers to be in a hazardous condition;

***WHEREAS*** Section 74 of the Community Charter authorizes Council to declare that a building is a nuisance and to impose remedial actions in relations to the declared nuisance;

***WHEREAS*** Council believes that the building located on property known by the civic address of 326 Hospital Street and more particularly described as NWD GROUP1, PL 2620 NEW WEST DISTRICT GROUP 1, PLAN 2620 LOT 26 OF 8&9, SUBURBAN BLOCK 3 and hereafter referred to as "326 Hospital Street" is unsafe and so dilapidated and unclean as to be offensive to the community and a nuisance; and

***WHEREAS*** 326 Hospital Street is owned by Mr. Devinder S. Mann;

***NOW THEREFORE BE IT RESOLVED THAT:***

a) (i) Pursuant to Section 73 of the Community Charter and upon Council finding that it considers that the house located at 326 Hospital Street is in an unsafe condition, the following remedial action is imposed: **Building to be demolished and removed by the owner, Mr. Devinder S. Mann, or the owner's agent within 30 days after service of this Order.**

(ii) Pursuant to section 74 of the Community Charter and upon Council finding that the house located at 326 Hospital Street is so dilapidated and unclean as to be offensive to the community, 326 Hospital Street is declared to be a nuisance, the following remedial action is imposed: **Building to be demolished and removed by the owner, Mr. Devinder S. Mann, or the owner's agent within 30 days after service of this Order.**

b) It is hereby further ordered pursuant to section 77 (3) (b) of the Community Charter that:

(i) In the case of default by the owner or agent to comply with this Order, the City, by its employees and others, may enter 326 Hospital Street and effect the demolition and removal of or otherwise dealing with the house on this property at the expense of the owner or owner's agent.

(ii) The charges for doing the work under paragraph (a), including all incidental expenses, if unpaid on December 31, 2007, are to be added to and form part of the taxes payable on the land or real property at 326 Hospital Street.

All members of Committee voted in favour of the motion.

**COMMITTEE MINUTES AND RECOMMENDATIONS:**

**20. Special Services & Access Committee meeting held May 17, 2007.**

**MOVED and SECONDED**

*THAT the minutes of the May 17, 2007 meeting of the Special Services and Access Committee be received and adopted.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**21. Community Heritage Commission meeting held May 2, 2007.**

**MOVED and SECONDED**

*THAT the minutes of the May 2, 2007 meeting of the Community Heritage Commission be received and adopted.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**22. Arts & Culture Commission meeting held April 11, 2007**

**MOVED and SECONDED**

*THAT the minutes of the April 11, 2007 meeting of the Arts and Culture Commission be received and adopted.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**(a) Donations of Pension Plans and Estates – Tony Antonias (follow-up from meeting of March 14, 2007)**

**\*\* MOVED, SECONDED and CARRIED, this Committee recommends *THAT Tony Antonias be authorized to meet with the Assistant Director of Finance to review the VSO information to determine if any of the items relating to administering donations and estates might be adapted for use by the City of New Westminster.***

All members of Committee voted in favour of the motion.

**(b) Tax Credits for Donors – Elizabeth Elwood**

*The following motion arising from the April 11, 2007 Arts and Culture Commission meeting was replaced by a Council motion.*

*“THAT Elizabeth Elwood discuss with staff issues relative to donations to the arts and to draft a resolution on federal tax credits for donors for consideration by Council to forward to the Union of BC Municipalities.”*

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

*THAT the Federal Government be requested to rescind the changes to the rules governing charitable donation tax credits that were made in 1987-88, in order to create a greater incentive for people to donate to charitable organizations.*

All members of Committee voted in favour of the motion.

**(c) Poet Laureate Update – Hilda Cliffe**

- \*\* MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT the staff contact each of the Poets Laureate Emeritus and ask for their permission to use their poems that were published during their terms as Poets Laureate for the City of New Westminster and seek permission to retain copies of the poems for City records; and*  
*THAT the Museum and Archives Advisory Subcommittee investigate acceptance of minutes, artefacts and information that have a long and valued history with the city for consideration for formal archiving.*

All members of Committee voted in favour of the motion.

**(d) Public Art**

In light of the proposal to construct the sculpture of metal, a member suggested that staff consider the growing incidence of metal theft and contemplate an alternative.

- \*\* MOVED, SECONDED and CARRIED, this Committee recommends**  
*THAT the concept of a bronze sculpture of a child playing in a puddle as a public art exhibit in Toronto Place Park be supported.*

All members of Committee voted in favour of the motion.

**23. Parking Bylaw**

A member suggested that the many requests for variances of parking bylaw regulations suggested that a review of the regulations is required. Council confirmed that the Acting Director of Development Services seeking outside consulting services to analyze the proposed changes and develop Terms of Reference.

- \*\*** **MOVED, SECONDED and CARRIED, this Committee recommends**  
***WHEREAS*** the City of New Westminster does not have a parking bylaw it can consistently apply to new developments in the City;  
***WHEREAS*** parking needs are different in different areas of the city and in different types of residential and commercial development; and  
***WHEREAS*** the City desires to have an energy efficient and sustainable community;  
***NOW THEREFORE BE IT RESOLVED THAT*** staff develop a comprehensive evidence based parking bylaw that will:
- *Meet the needs of different areas of the city*
  - *Meet the needs of commercial and residential developments*
  - *Include provision for bike stalls and storage, energy efficient vehicles, and mobility access vehicles (including Handy Dart)*
  - *To promote energy and sustainability.*

All members of Committee voted in favour of the motion.

## ADJOURNMENT

**ON MOTION**, the meeting adjourned at 5:15 p.m.

Certified Correct,

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**WAYNE WRIGHT, CHAIR**

\_\_\_\_\_  
**RICK PAGE, CITY CLERK**

- \*\*** Denotes recommendations referred to Regular Council meeting of June 18, 2007, for ratification.