



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

July 13, 2009 3:30 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Cote
Councillor Bill Harper
Councillor Bob Osterman
Councillor Jaimie McEvoy
Councillor Betty McIntosh
Councillor Lorrie Williams

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Mr. Keith Coueffin	- Acting Director of Development Services
Mr. Roger Emanuels	- Acting Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Judi Turner	- Assistant Corporate Officer
Ms. Donna Martin	- Committee Clerk

ADDITIONS TO AGENDA

The following items were added to the Agenda:

- **530 Columbia Street:** Restrictive Covenant for 530 Columbia Street (added as Item 22(a)); Removal of Charges from Title of 530 Columbia Street (added as Item 22(b)); Sale of 530 Columbia Street through RFP's (added as Item 22(c))
- **River Market Information** (added as Item 25(a))
- **Reconciliation with Chinese Community** – Proposed Motion (added as Item 28(a)).

PRESENTATION

1. Port Metro Presentation – Mark Erdman

Helen Sparkes introduced the speakers from Port Metro Vancouver: Mark Erdman, Robin Sylvester, and Tom Coursey. The delegation made the following presentation:

- Their jurisdiction
- Committed to sustainability
- Economic sustainability – Port related economic impacts
- Commodities relevant to Port activities in New Westminster
- Budget: January to May 2009
- Community investment to Fraser River Discover Centre, Fraser Fest, Hyack, etc.
- ALR land purchases
- Industrial land purchases
- The Canfor property – potential off-dock distribution centre
- Interfor property – buildings to integrate waterfront use
- Property taxes v payments in lieu of taxes.

During discussion, members raised the following matters with the delegation:

- Provide noise comparisons with other buildings
- Consider light intrusion on neighbouring properties/uses
- Will the Port Authority negotiate with the City towards an agreement for uses to be made of the property and that the City receive the appropriate amount of tax revenue. *The Port Authority replied that consultation regarding uses would take place; they foresee using the land in line with the existing OCP*
- Will the city receive payment in lieu of taxes for 2009? *Pressure from the Municipality to BC Assessment would be helpful to allow the City to apply for payment in lieu of taxes; however, the Port Authority expects to make a payment to the City in the designated amount for 2009*
- Does the Port Authority have a land acquisition strategy?
- Will the Gilmore Farm become industrial land? *No. No further ALR land will be purchased until Port Metro has developed a mitigation/compensation plan (e.g. creation of more land using dredged materials)*
- Will industrial uses of the lands that are complementary to City plans be considered? *Will optimize the use of those lands in consultation with the City.*
- Was an attempt made to acquire the Western Forest lands? *Yes, although they were not successful they remain interested in the lands.*
- The authority of the Port Metro Vancouver is a concern to the City.
- What is the intent with respect to the ALR lands? *To remain farm lands for 5-10 years followed by a desire to convert it to industrial, but with a mitigation plan for replacement of those lands to the ALR.*

CONSENT AGENDA

MOVED and SECONDED

THAT the Consent Agenda be:

Amended to delete Items 2, 3, 5, 6, and 8;

Amended to add items 27 and 28; and

That staff recommendations arising from Consent Agenda items be approved as follows:

4. Construction Noise Bylaw Variance to Allow Winvan Paving Ltd. to Carry Out 2009 Pavement Rehabilitation Program

July 13, report requesting a Construction Noise Bylaw Variance to allow Winvan Paving to carry out grinding and paving operation on major streets.

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THAT a Construction Noise Bylaw Variance to allow Winvan Paving Ltd. to carry out the 2009 Pavement Rehabilitation Program on various major roadways throughout the City between July 13th and August 14th be approved.

7. Proposed Development Permit for Phase One of the Village at Historic Sapperton at 210 Brunette Avenue – Preliminary Report

July 13, 2009 report providing preliminary information on a development application for Phase One of the Village at Historic Sapperton (210 Brunette Avenue).

THAT the Director of Development Services' July 13, 2009 Preliminary Report advising receipt of a development application for Phase One of the Village at Historic Sapperton (210 Brunette Avenue) be received for information.

9. Proposed Development Permit for 800 Boyd Street – Preliminary Report

July 13, 2009 preliminary report advising receipt of an application for a Development Permit for 800 Boyd Street.

THAT the Director of Development Services' July 13, 2009 preliminary report advising receipt of an application for a Development Permit at 800 Boyd Street is received for information.

10. Development Permit Application 035 (UT) with Variances for 504 and 508 Sixth Avenue – Preliminary Report

July 13, 2009 preliminary report acknowledging the receipt of an application for a Development Permit with variances for 504 and 508 Sixth Avenue.

THAT the preliminary report of July 13, 2009 acknowledging receipt of an application for a Development Permit with variances to construct a new commercial building at 504 and 508 Sixth Avenue be received for information.

11. Minutes of the Community Heritage Commission Meeting of May 14, 2009

THAT the minutes of the Community Heritage Commission meeting held on May 14, 2009 be received and adopted.

12. Minutes of the Special Services and Access Meeting of June 18, 2009.

THAT the minutes of the Special Services and Access Committee meeting held on June 18, 2009 be received and adopted.

13. Minutes of Environment Advisory Committee meeting of June 10, 2009 and recommendations.

THAT the minutes of the Environment Advisory Committee meeting held on June 10, 2009 be received and adopted.

Recommendations from Environment Advisory Committee meeting of June 10, 2009

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THAT the City of New Westminster strive for the highest LEED Standard for new civic buildings.

14. Minutes of the Parks and Recreation Committee meeting of March 4, 2009

THAT the minutes of the Parks and Recreation Committee meeting held on March 4, 2009 be received and adopted.

15. Minutes of the Multi-Culturalism Advisory Committee meetings of March 19, 2008, April 30, 2008, May 28, 2008, June 16, 2008, September 17, 2008, October 15, 2008, November 19, 2008, February 25, 2009, March 25, 2009, April 22, 2009 and May 27, 2009.

THAT the minutes of the Multi-Culturalism Advisory Committee meetings of March 19, 2008, April 30, 2008, May 28, 2008, June 16, 2008, September 17, 2008, October 15, 2008, November 19, 2008, February 25, 2009, March 25, 2009, April 22, 2009 and May 27, 2009 be received and adopted.

27. Accessible Bus Stops – Councillor Osterman

Circulated for information. The Chair of the Special Services and Access Committee was requested to provide the information to the Committee for circulation to educational institutions.

28. LMTAC Update (oral) – Councillor Osterman

Circulated for information.

CARRIED.

All members of Committee voted in favour of the motion.

ITEMS REMOVED FROM THE CONSENT AGENDA

2. Overview of the Proposed 2010 Budget Process

July 13, 2009 report providing an overview of the proposed 2010 Budget Process – reviewed by Director of Finance and Information Technology

During discussion, members made the following suggestions:

- Include consultation on the budget with the Unions; allow the Unions to contribute with suggestions for efficiencies and savings
- Refashion the Mayor's Budget Task Force with new members
- Supply statistics to Council on the economic and social indicators on residents of the city, and information on building permits issued to allow an understanding on changing income levels
- Explain the relationship with the railways and the Port Authority.

MOVED and SECONDED

THAT the July 13, 2009 report from the Director of Finance and Information Technology providing an overview of the proposed 2010 budget process be received.

CARRIED.

All members of Committee voted in favour of the motion.

3. Department Name Proposal

July 13, 2009 report recommending an updated name for the Parks & Recreation Department.

A member suggested that the proposed logo for Parks and Recreation align with the proposed logo for the City. Further, the Director of Parks and Recreation agreed that Terms of Reference and/or bylaws for the Arts and Culture Commission, Museum Committee, and Parks Commission will be reviewed in light of the subject report.

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

THAT the updated department name of "New Westminster Parks, Culture, & Recreation be adopted.

All members of Committee voted in favour of the motion.

5. Translink's 2010 10-Year Transportation and Financial Plan Options

July 13, report providing comments on TransLink's 2010 10-Year Transportation and Financial Plan and process.

Members proposed a change to the report recommendation by the addition of a clause to not support property tax increases to generate revenue for Translink.

** MOVED and SECONDED and CARRIED, this Committee recommends

THAT Council support the On Track to Transport 2040 plan option that requires an increase of \$450 Million annual revenue which is required for the City to realize sustainability objectives;

THAT Council call on TransLink, the Provincial and Federal Governments to ascertain a funding agreement that results in a fair, adequate and sustainable TransLink funding model;

THAT new funding sources include transportation improvement fees to encourage a reduction in auto use as well as greenhouse gas emissions and encourage a mode shift to more sustainable travel modes; and

THAT the City will not support property tax increases to generate revenue increases for Translink budget.

CARRIED.

All members of Committee voted in favour of the motion.

6. Employment Lands Strategy

July 13, 2009 report requesting the initiation of a review of the strategic outlook for employment lands and continuation of the consultation process on the Queensborough Plan.

During discussion, members made the following comments:

- Statistics cited in the staff report on page 5 are not updated (noted for instance that Douglas College has expanded over last three years, etc.)
- Incorporate how to bring different land uses separately (member advised this would be completed as part of a separate phase)
- Encourage jobs in New Westminster
- Explore developments with the railroad
- Continue to encourage home based business.

Members requested the following amendments to the Terms of Reference:

- Include a cost/benefit analysis of potential land uses
- Include consultation with the GVRD
- Inquire into the policies of surrounding cities
- The industrial base needs to be built to improve the tax base – incorporate this into Terms
- Determine the appropriate balance between residential, commercial and industrial, and demonstrate where New Westminster is located on that continuum
- Create access to local jobs for local people.

The City Administrator agreed that previously prepared cost/benefit analyses would be retrieved and circulated to Council.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council endorse the Terms of Reference for consulting services, attached as Appendix 1 to the July 13, 2009 Director of Development Services' report and as amended during the above discussion, to assist in the development of a City Employment Lands Strategy; and
THAT a maximum budget of \$40,000 be approved for the project from the 2009 Strategic Priorities budget.

All members of Committee voted in favour of the motion.

8. 845 Royal Avenue – Application for Heritage Revitalization Agreement: Preliminary Report

July 13, 2009 preliminary report advising receipt of a Heritage Revitalization Agreement application for 845 Royal Avenue.

Members discussed options for parking.

MOVED and SECONDED

THAT the Director of Development Services' preliminary report advising receipt of a Heritage Revitalization Agreement application for 845 Royal Avenue be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

REPORTS FOR ACTION

Director of Legislative Services

16. Voting Member MIABC – Director of Legislative Services

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the following be appointed as Voting Members to the Municipal Insurance Association of BC (MIABC) on behalf of Council:
- *Councillor Bill Harper as the Voting Member and*
 - *Councillor Lorrie Williams as the Alternate.*

All members of Committee voted in favour of the motion.

Director of Development Services

17. Proposed Second Hand Dealers Bylaw 7307, 2009

July 13, 2009 report providing information regarding proposed Second Hand Dealers Bylaw 7307, 2009.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff consult with local pawnshop operators regarding the business license fee for pawnshops; and
THAT staff consult with the Office of the Information and Privacy Commissioner regarding the proposed Second Hand Dealers Bylaw No. 7307, 2009

All members of Committee voted in favour of the motion.

18. 730 Tenth Street – Demolition Application

July 13, 2009 report providing the demolition application for 730 Tenth Street.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff be directed to issue a demolition permit for 730 Tenth Street subject to the support of the Community Heritage Commission at their August 2009 meeting.

All members of Committee voted in favour of the motion.

19. Development Permit Application 036 (UT) for Royal Towers Hotel at 140 Sixth Street

July 13, 2009 report acknowledging receipt of an application for a development permit for 140 Sixth Street (Royal Towers Hotel).

Jim Hurst, Senior Planning Analyst, summarized the staff report and responded to questions.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Development Permit 036 (UT) for 140 Sixth Street be issued.

All members of Committee voted in favour of the motion.

20. Proposed Housing Agreement with Port Royal Village Development Inc. to Secure Rental Housing at 190-200 Salter Street for Ten Years

July 13, 2009 report explaining the proposal and outlining the process to enter into a Housing Agreement to secure rental housing at 190 – 200 Salter Street for 10 years.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Housing Agreement Bylaw No. 7336, 2009 authorizing a Housing Agreement and registration of Section 219 Covenant restricting the tenure of proposed rental units for 190 – 200 Salter Street be forwarded to the July 13, 2009 Regular Meeting of Council for First and Second Reading; and

***THAT** a copy of the Director of Development Services' July 13, 2009 report regarding the proposed Housing Agreement with Port Royal Village Development Inc. be sent to the Queensborough Residents' Association.*

All members of Committee voted in favour of the motion.

21. Tower at Centre Block - Proposed Consultative Process

July 13, 2009 report providing information on the process being undertaken by staff in response to requests by stakeholder groups representing former residents of Woodlands School.

Julie Schuek, Heritage Planner, reviewed the staff report. During discussion, members supported consultation and commented on the need for sensitivity to those who will be affected by any decision on the Centre Block. Discussion also took place on salvaging of heritage material and the absence of housing on the site for those with disabilities.

MOVED and SECONDED

***THAT** the Director of Development Services' July 13, 2009 report addressing the consultation process regarding the Tower at Centre Block be approved.*

CARRIED.

All members of Committee voted in favour of the motion.

22. Consultation Requirements Relating to Proposed Amendment to the New Westminster Official Community Plan for the Establishment of an Elementary School and Park at former St. Mary's Hospital Site and Adjacent Properties

July 13, 2009 report advising of the nature of the proposed OCP amendments and seeking consideration of a plan for consultation.

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

***THAT** in consideration of the Local Government Act, Section 879, staff be directed to seek public input on the proposed Official Community Plan amendment relating to the former Saint Mary's site and adjacent properties in the following manner:*

- 1) *Direct staff to advise and consult with:*
 - a. *Board of New Westminster School District;*
 - b. *TransLink; and*
 - c. *The Downtown Residents' Association.*
- 2) *Direct staff to seek input from interested parties in the following manner:*
 - a. *place an advertisement in the newspaper to notify the public of this application; and*
 - b. *Send a notification letter to the owners and occupants within 328 feet (100 metres) of the subject property.*

CARRIED.

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

22(a,b,c) 530 Columbia Street

- a) Restrictive Covenant for 530 Columbia Street
- b) Removal of Charges from Title of 530 Columbia Street
- c) Sale of 530 Columbia Street through RFP's

Reports circulated on table and reviewed by Stephen Scheving, Development Services.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the Section 219 Covenant respecting land use for 530 Columbia Street be approved as set out in the July 13, 2009 report from the Director of Development Services.***
All members of Committee present voted in favour of the motion.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT removal of the covenant and lease from the land title of 530 Columbia Street be approved.***
All members of Committee present voted in favour of the motion.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the Request for Proposals for the sale of 530 Columbia Street be approved as set out in the July 7, 2009 report from Director of Development Services.***
All members of Committee present voted in favour of the motion.

Director of Engineering

23. Environmental Grant Program

July 13, 2009 report providing options for consideration to add a new environmental grant program – reviewed by Roger Emanuels

During the discussion, members made the following comments:

- Noted that members of the Environmental Advisory Committee who might apply for an Environmental Grant could not be members of the Environmental Grant Sub-Committee
- Encourage developers to following LEEDS standards, or equivalent.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT staff be directed to implement an Environmental Grant Program as outlined in the Director of Engineer's July 13, 2009 report; and THAT the draft Terms of Reference for an Environmental Grant Program Subcommittee be approved.***

CARRIED.

All members of Committee voted in favour of the motion.

24. Fire Hall No. 2 (West End Fire Hall) – Progress Report

July 13, 2009 report updating Council on the addition and renovation work underway at the West End Fire Hall.

During discussion, staff was directed to proceed at the least cost for this project.

**** MOVED and SECONDED and CARRIED, this Committee recommends
*THAT the Committee of the Whole meeting proceed beyond 6:00 p.m.***

CARRIED.

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

**** MOVED and SECONDED and CARRIED, this Committee recommends
*THAT funding in the amount of \$77,500 for additional project elements for the West End Fire Hall be approved from the facilities maintenance reserve.***

All members of Committee voted in favour of the motion.

25. Replacement for Unit No. 451 New West Quint 1

July 13, 2009 seeking approval of a Request for Proposal for an 87' aerial platform as the replacement for Unit \$451 NW Quint 1.

Members suggested deferral of this report pending arrival of the new Fire Chief.

MOVED and SECONDED

THAT consideration of the July 13, 2009 seeking approval of a Request for Proposal for an 87' aerial platform as the replacement for Unit \$451 NW Quint 1 be deferred until August 31, 2009.

CARRIED.

All members of Committee voted in favour of the motion.

REPORTS FOR INFORMATION:

25(a). River Market Information

Members noted that it would be beneficial to discuss the River Market information recently circulated in the community.

COMMITTEE MINUTES AND RECOMMENDATIONS:

Councillor Bill Harper

26. Recommendations from the Arts and Culture Commission Meeting of April 1, 2009.

July 8, 2009 report seeking acceptance of correspondence dated March 9, 2008 from the Vagabond Players for consideration and requesting all proposed public art initiatives be brought before the Arts and Culture Commission until a public art policy is implemented.

MOVED and SECONDED

THAT the following recommendation arising from the April 1, 2009 minutes of the Arts and Culture Commission, be deferred to August 31, 2009:

“THAT the correspondence from Vagabond Players, requesting attention to their concerns about signage, lighting, parking and compost piles around the Bernie Legge, Theatre be received;

THAT the March 9, 2008 correspondence from Vagabond Players be referred to Council for consideration; and

THAT until a public art policy is implemented in the City it is recommended that all proposed public art initiatives be brought to the Arts and Culture Commission. The Commission will make recommendation to Council about a review and selection process on a case by case basis.”

CARRIED.

All members of Committee voted in favour of the motion.

REQUEST FOR PRESENTATION

29. Massey Theatre Society presentation for September 14, 2009

June 25, 2009 email from the Executive Director of Massey Theatre requesting the opportunity to make a presentation.

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

THAT the Massey Theatre be given the opportunity to make a presentation with respect to the Theatre’s programs, achievements, financial structure, financial status, and its long term vision at the Regular Meeting of Council in September.

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

30. Application for Funding from Citizenship and Immigration Canada

June 13, 2009 report seeking endorsement of the preliminary proposal for a Cultural Community Research and Education Program.

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

THAT the preliminary proposal as outlined in the Director of Development Services’ July 13, 2009 report for a ‘Cultural Community Research and Education Program,’ which would form the basis of an application for funding to Citizenship and Immigration Canada be endorsed.

All members of Committee voted in favour of the motion.

NEW BUSINESS

28(a). Reconciliation with Chinese Community

**** MOVED and SECONDED and CARRIED, this Committee recommends**
***WHEREAS** Canadians for Reconciliation has made a presentation to Council on past treatment of the Chinese community in New Westminster;
WHEREAS the City of New Westminster has created a Multicultural Advisory Committee and pursued policies that are opposed to all forms of racism and discrimination; and
WHEREAS the Chinese community is an important part of the multicultural fabric of the City of New Westminster;
NOW THEREFORE BE IT RESOLVED THAT staff research the history of racism and discrimination against the Chinese community and any role the city played in these events with attention paid to issues identified by Canadians for Reconciliation; and
BE IT RESOLVED THAT the City conduct a consultation process with all Chinese groups and peoples involved in the City as to appropriate measures to be taken to address these long standing issues.*

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

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

Certified Correct,

WAYNE WRIGHT
MAYOR

RICHARD L. PAGE
CORPORATE OFFICER