



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

September 8, 2008 3:15 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

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

REGRETS:

Councillor Calvin Donnelly

STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Chief Carl Nepstad	- Director of Fire and Rescue
Mr. Dean Gibson	- Director of Parks and Recreation
Mr. Terry Dunlop	- Recording Clerk

ADDITIONS TO AGENDA

The following items were added to the Agenda:

- Douglas College – 2008 Entrepreneur of the Year Awards (added as item 14 (a))
- Update on the Moody Park Pool (added as item 14 (b))
- 20th Street Traffic (added as item 14 (c))
- Mc and Mc Building – Municipal Heritage Designation Bylaw (811 Columbia Street) No. 7259, 2008 (added as Item14(d))
- FCM Report (added as item 16)
- Federal Elections (added as item 17)

- China Delegation (added as item 18)

PRESENTATION

1. DCC PRESENTATION – Fraser Smith, Senior Engineer, Urban Systems

Stephen Lam introduced Fraser Smith, who gave a presentation on the Development Cost Charge Program. Highlights are noted as follows:

- Overview of Development Cost Charges (DCC)
- Why have DCC costs changed?
- DCC Process
- DCC capital program
- Parkland DCC acquisition and development
- Proposed DCC rates
- DCC rate comparison
- Bill 27
- Next Steps

During discussion, members made the following comments and staff offered responses:

- Publicly owned properties – perhaps not so much deficit to the inventory as believed.
- GVRD inventory of park and open space, BC Parkway routes may be included.
- Evolving a recommended parkland ratio standard for future population.
- Question is whether future populations will maintain the currently enjoyed levels and standards of parkland and recreational property.
- If the City has access to water lots, may it develop foreshore as park? *Yes, it qualifies as parkland.*
- Sites previously designated for non-market housing – does Bill C27 override? *Council has the option to waive but would have to find the funds to offset, but the definition of “not for profit” must be defined in the bylaw.*
- There appears to be little incentive for the City to provide *not for profit* housing under Bill C27.
- Council can establish implementation dates for Building Permits and when to levy the DCC.
- Acquisition of private lands (p5 of report) – e.g., a decommissioned railway line might be considered industrial or utility land.
- If the report is accepted as presented, the opportunity to remove industrial land that has converted to a railway system is not reflected. *That aspect can be addressed in future iterations of the report.*
- Value of inventory of city property is assessed as \$22 million and where conversion of city streets might take place, was that included? *No, it was not.*

- What is a reasonable and fair grace period in terms of when developers purchase land and go through system? *Perhaps when applicants go ahead with the project.*
- Use of city land for parkland use relative to DCC program. *One alternative is suggested regarding about 16 hectares that might be converted to park space over the next 15 years.*
- Challenge is to engage the public and development communities to support the DCC program.

REPORTS FOR ACTION

Director of Engineering Services

2. Proposed Development Cost Charge Program - 2008

The Director of Engineering Services presented the September 8, 2008, report providing the findings of the draft 2008 Development Cost Charge Program.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the September 8, 2008, report from the Director of Engineering Services, providing the findings of the draft 2008 Development Cost Charge Program be received;
THAT the proposed use of undeveloped City lands and rights of way to address parkland acquisition needs to accommodate future population growth be endorsed;
THAT staff be directed to establish, through the Parks and Recreation Comprehensive Plan, a target for future parkland acquisition requirements based on lands identified in the draft Development Cost Charge program supplemented by future strategic acquisitions using grants, amenity contributions, and other forms of funding; and
THAT staff be directed to undertake consultation with the development community and the public on the proposed Development Cost Charge program.
CARRIED.

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

3. Construction Noise Bylaw Variance to Allow Metro Vancouver to Carry Out Sewer Interceptor Maintenance

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT a construction noise bylaw variance application from Metro Vancouver, dated August 28, 2008, be approved to allow scheduled maintenance of their sewer interceptor on Columbia Street during the week of September 21 and 28, 2008.
CARRIED.

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

4. Off-Leash Dogs

During discussion of the September 8, 2008, report providing information on the efforts being taken to address the off-leash dog complaint, Jon MacDonald, Engineering Operations, agreed to consider initiatives to educate school children and the public about the Animal Control Bylaw and animal behaviours. Further, it was suggested that information be placed in the City Page about dog parks and the new regulations.

MOVED and SECONDED

THAT the September 8, 2008, report from the Director of Engineering regarding Off-Leash Dogs, be received for information.

CARRIED.

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

Director of Parks and Recreation

5. Samson V Capital Funding Request

The Director of Parks and Recreation presented the September 8, 2008, report updating Council on the status of repair work on the *Samson V* vessel and seeking approval of additional funding to complete necessary urgent repairs.

Discussion:

- How much has this cost the city in the last eight years? Are there alternatives to the current moorage? What is the long-range projection for the vessel? *Staff to report back with details.*
- Due to its national historic status is there any federal money available? (RA&I Association representatives Valerie Ateyo, Executive Director of Hyack Association and the RA&I Association, and Mark MacKenzie, *Samson V* Surveyor, were invited to address the meeting and to respond to questions.) *No restoration has been done since its 1995 sinking other than funding to maintain the vessel. With national historic significance, through the federal government grant(s) might be obtained through Heritage Canada. Heritage Legacy funding has been applied for (the full \$25,000). Additional capital costs for the next five years would be offset by the grant. Hope to set annual application for grant funds in motion. It is confirmed that core funding will decrease in the next five years, once the restoration takes place. The vessel is of sound quality. There is a need to seek corporate and other sponsorships. Council is strongly advised to not pull the vessel out of the water because shrinkage of the timbers would cause immediate and major deterioration and capital costs would double or triple. RA&I will prepare a report for Council.*
- What are the long-term costs? *\$10,00 per year from the city matched with the legacy funds from the Heritage Canada.*
- What are the dredging issues? *Dredging is not needed for the next five years since the river does not silt at same rate every year. The cost must be*

factored in. Other options exist but will depend on how the city develops its waterfront.

- There is potential for collaboration with the Sea Cadets facility on Annacis Island where additional manpower and deeper moorage might be available.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT additional capital funding in the amount of \$120,300 be approved for urgent repairs to the Samson V Vessel.

CARRIED.

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

Director of Development Services

6. Proposed Development Permit and Rezoning for 21 Eighth Avenue – Preliminary Report

The Director of Engineering and Michael Watson, Development Services, responded to questions regarding the September 8, 2008, report from the Director of Development Services, providing information on the proposed Development Permit and rezoning for 21 Eighth Avenue.

During discussion, members made the following comments and staff offered responses:

- Does parking fit with the bylaw? *This report is preliminary but the next report will address the issue.*
- Is there any site contamination? *A soil remediation report will be required.*

MOVED and SECONDED

THAT the September 8, 2008 preliminary report from the Director of Development Services regarding the proposed Development Permit and rezoning for 21 Eighth Avenue, be received for information.

CARRIED.

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

7. Proposed Rezoning of - 309 – 315 Ward Street: Preliminary Report

During discussion, members made the following comments and staff offered responses:

- Is there a strategy for relocation of the dwelling? *Will organize a site visit by the Community Heritage commission to assess the building.*
- Does the plan contemplate any visitor parking? *If required by the bylaw but the proposal has not progressed to that stage yet - will work with the applicants.*
- Lane dedication has been agreed.

MOVED and SECONDED

THAT the September 8, 2008 preliminary report from the Director of Development Services regarding the proposed rezoning of 309 – 315 Ward Street, be received for information.

CARRIED.

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

8. Development Variance Permit No. 481 for 226 Hume Street

Members discussed the September 8, 2008, report from the Director of Development Services, advising that an application has been received to vary the site frontage requirements for 226 Hume Street to permit subdivision of the property into four lots.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council give notice that it will consider a resolution to issue Development Variance Permit 481, with the following variances, for 226 Hume Street to permit subdivision of the property into four lots:

- *One lot having a frontage of 8.84 percent of its perimeter*
- *Three lots with frontages of 8.16 percent of their perimeters.*

CARRIED.

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

9. Additions to the Heritage Register

Staff responded to questions regarding the September 8, 2008, report from the Director of Development Services, requesting that Council add a specified list of properties to the existing Heritage Register.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the list of 47 properties identified by the Community Heritage Commission (and as set out in the September 8, 2008, report from the Director of Development Services) be added to the New Westminster Heritage Register.

CARRIED.

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

10. Revised City of New Westminster Multicultural Policy

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the revised City of New Westminster Multicultural Policy and the actions recommended to implement it be endorsed.

CARRIED.

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

11. Recreation Centre at Victoria Hill – (Bylaw No. 7265, 2008)

The Heritage Planner circulated a revised copy of Bylaw No. 7265, 2008 (revised to reflect the need for a public hearing as per staff report).

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Municipal Heritage Designation Bylaw (Former Woodlands Site) Amendment Bylaw No. 7265, 2008, be forwarded to the Regular Council meeting of September 8, 2008 for consideration of two readings.

CARRIED.

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

12. Community Heritage Commission: Bylaw Amendment

The Heritage Planner responded to questions regarding the September 8, 2008, report from the Director of Development Services, seeking approval to proceed with First and Second Readings of the Community Heritage Commission Enabling Bylaw No. 6423, 1997 in order to authorize the appointment of members based on interest and ability rather than on membership in community groups.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT City of New Westminster Community Heritage Commission Amendment Bylaw No. 7263, 2008, be forwarded to the Regular Council meeting of for consideration of three readings.

CARRIED.

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

13. Delegation of Authority Bylaw – Issuance of Heritage Alteration Permits

A revised copy of City of New Westminster Heritage Alteration Permit Delegation Bylaw No. 7260, 2008 was circulated on table (amendment reflects a technical amendment to remove an editorial comment on p2. under 3(a) ix)).

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT City of New Westminster Heritage Alteration Permit Delegation Bylaw No. 7260, 2008, be received, as amended.

CARRIED.

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

14. Development Variance Permit No. 488 for 60 Tenth Street, Columbia Square

During discussion, members made the following comments and staff offered responses:

- Will illumination levels be addressed? *Guidelines could stipulate possible installation of timers.*
- Concern at number of signs and desirability to update the City's sign bylaw. *Staff agreed that the bylaw should be updated.*

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

THAT Council give notice that it will consider a resolution to issue Development Variance Permit 488, with the following variances, to allow the new buildings being constructed at Columbia Square to have signage:

- *One awning sign per exterior building wall for each premise in the three new buildings*
- *One fascia sign per exterior building wall for each premise in the three new buildings*
- *Six fascia signs for the Bank of Montreal*
- *Six fascia signs for the TD Bank; and*
- *Variances for two of the six fascia signs for the TD Bank to permit signs with the following dimensions: 30.9 square feet (2.9 square metres) which are mounted on a building wall that is 8.7 feet (2.6 metres) long.*

CARRIED.

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

14 (a) Douglas College – 2008 Entrepreneur of the Year Award Program

Information was distributed relative to the Douglas College 2008 Entrepreneur of the Year Awards. As a community facility, it was suggested that Council might wish to consider a contribution to the event.

MOVED AND SECONDED

THAT the City Administrator and Director of Finance and Information Technology be directed to determine the amount that can be allocated for sponsorship of the Douglas College 2008 Entrepreneur of the Year Awards.

CARRIED.

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

14 (b) Update on the Moody Park Pool

An Open House on the Moody park Pool was held earlier in the day. Ground-breaking is planned for October with construction to be underway by November.

14 (c) 20th Street Traffic

Reports have been received expressing concerns regarding traffic congestion arising from changed traffic patterns at the junction of 20th Street and the Queensborough bridgehead. Staff analysis of the alleged problems was urged. Staff advised that additional traffic counts have been planned for October. Initial counts will be taken. Staff took under advisement the suggestion that directional

signage should also indicate Queensborough as a destination, in addition to existing postings for Surrey/Delta and Richmond.

MOVED AND SECONDED

THAT staff be directed to conduct an analysis of the alleged congestion problems at the 20th Street, Stewardson Way intersection.

CARRIED.

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

14 (d) Mc & Mc Building – Municipal Heritage Designation Bylaw (811 Columbia Street) No. 7259, 2008

The Director of Development Services distributed copies of a revised bylaw, which incorporates an amended legal description of the subject property at 811 Columbia Street (Mc & Mc Building).

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the revised copy of Municipal Heritage Designation Bylaw (811 Columbia Street) No. 7259, 2008 be received.

CARRIED.

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

COMMITTEE MINUTES AND RECOMMENDATIONS:

15. Seniors Advisory Committee Meeting held June 19, 2008

MOVED and SECONDED

THAT the minutes of the Seniors Advisory Committee meeting held on June 19, 2008, be received and adopted.

CARRIED.

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

NEW BUSINESS

16. FCM Report

This item was deferred to the evening session of Council.

17. Federal Elections

A Council member proposed that the City hold a Federal all-candidates meeting to discuss municipal issues only. The Federation of Canadian Municipalities (FCM) has developed a package to be given to all candidates to highlight municipal issues. It includes information that there is \$123 billion deficit in municipal infrastructure.

Staff took direction to report back to Council on the feasibility that the City sponsor an all-candidates meeting for the October 14 Federal election.

18. China Delegation - Update

For information, members were advised that passports have been issued to four schoolchildren from the Sister-City of Lijiang, China, who have been sponsored to spend two months attending high school in New Westminster. Due to procedural delays, their estimated time of arrival remains uncertain.

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:50 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

JUDI TURNER
ACTING CITY CLERK

** Denotes recommendations referred to Regular Council meeting of September 8, 2008, for ratification.