



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

October 15, 2007 3:10 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
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
Ms. Judi Turner	- Assistant Corporate Officer

ADDITIONS TO AGENDA

The order of the Agenda was varied to deal with Item 10 following Item 4.

PRESENTATION

1. Geoff Clegg, Galaxy Signs, re Starlight Casino signage

Geoff Clegg of Galaxy Signs and Scott Calvert, Vice President of Gateway Casino, was present to discuss the DVP for Starlight Casino signage. Mr. Calvert displayed renderings of the proposed signage and explained the intent for their design and location. He displayed an animated version of the signs to

demonstrate that they will pulsate or step out. These actions are controllable using a computer. The delegation responded to questions.

2. **Hamilton & Associates (Road Safety Plan)**

Margaret Gibbs of Opus Hamilton & Associates was present to discuss the Road Safety Plan. Ms. Gibbs reviewed the Plan, the process and consultation followed to develop it, main road safety issues that arose and strategies (education, enforcement, engineering, administration) to address them, and priorities for the strategies from which a Five Year Traffic and Safety Plan was developed.

The delegation responded to questions.

Councillor Osterman left the meeting at 4:02 p.m. and returned at 4:05 p.m.

During the ensuing discussion, a number of suggestions were made to the Delegate. It was suggested that the presentation be made at a Regular Council meeting so the viewing public can be informed.

REPORTS FOR ACTION

Director of Engineering Services:

3. **[Comprehensive Road Safety Plan](#)**

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the October 14, 2007 report from the Director of Engineering Services, regarding Comprehensive Road Safety Plan, be received for information purposes; and
THAT staff be directed to incorporate the recommendations of the Comprehensive Road Safety Plan into the City's five-year financial plan, noting that financial participation of external agencies is essential to implementation of the plan.

All members of Committee voted in favour of the motion.

4. **[12th Street Streetscape Improvement Program](#)**

Following a discussion of the October 15 2007, report from the Director of Engineering Services, outlining the selection criteria to be used for ornamental street trees proposed to be installed on 12th Street as part of the current streetscape improvement program, staff was directed to report back to Council with information on the size and canopy sizes at maturity for replacement trees.

- ** **MOVED, SECONDED and CARRIED, this Committee recommends**
THAT a presentation be made at a Regular Meeting of Council to explain the 12th Street tree replacement program and to present information on expected tree sizes, types and growth potential when mature.

CARRIED.

All members of Committee voted in favour of the motion.

MOVED and SECONDED

THAT the October 15, 2007 report from the Director of Engineering Services regarding 12th Street Streetscape Improvement Program be received.

CARRIED.

All members of Committee voted in favour of the motion.

10. Benny's Mart, #101 – 1102 Ewen Avenue/Status of Business

The Manager of Licenses and Integrated Enforcement presented the October 3, 2007, report from the Director of Development Services, providing information regarding the status of the business known as Benny's Mart located at 101-1102 Ewen Avenue and informing Council that a business license application has been received from new owners to operate a retail store in this location. The Manager corrected the report to say that the new owners will take over November 15, 2007. The new owner/operator, Mr. Sada, was present and was introduced to Council.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the October 3, 2007 report from the Director of Development Services regarding Benny's Mart, 101-1102 Ewen Avenue/Status of Business, be received.

All members of Committee voted in favour of the motion.

Director of Finance and Information Technology:

5. User Fees & Rates Bylaw

Members discussed the October 15, 2007, report from the Director of Finance and Information Technology proposing new fees and rates charged by the City in 2008 for its services. The Director advised there are no changes to Street Use Permits, therefore, this item should be removed from the recommendation.

The Director of Development Services agreed to explore the following possibilities as means of reducing the amount of waste reaching land fills:

- Incentive based options to encourage deconstruction rather than demolition
- Wood mulching and reuse of used lumber.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the October 15, 2007 report from the Director of Finance and Information Technology regarding Users Fees and Rates Review, be received for information and discussion; and
THAT proposed changes in user fees and rates as listed below be approved in principle:
- *Business License Fees*
 - *Commercial Vehicle Licenses*
 - *Building and Plumbing Permit Fees*
 - *Planning Fees*
 - *Controlled Substance Property Bylaw Fees*
 - *Towing Fees*
 - *Residential/Visitor Parking Permits*
- THAT*** changes to Development Approval Procedures Bylaw be approved;
THAT staff be directed to prepare necessary changes to fee bylaws.

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

MOVED and SECONDED

THAT the foregoing motion be amended as follows:

- *Delete the increased fees for 2008 for Street Use Permits*
- *Residential Parking Permits to remain at same fee as for 2007*
- *Visitor Parking Permits*
- *Continue free parking for 2008 for veterans displaying Veteran's Parking plates*
- *Consider salvage fee reductions for demolition permits*
- *Increase the temporary one day permit.*

CARRIED.

All members of Committee voted in favour of the motion.

The question on the main motion, as amended, was then called and it was...

CARRIED.

All members of Committee voted in favour of the motion.

Director of Development Services:

6. Automobile Parking Requirements

Members discussed the October 15 , 2007, report from the Director of Development Services, outlining the scope of work to be undertaken by a consultant regarding automobile parking requirements. Suggestions were made about:

- The location of disabled parking
- Parking for the Quay
- Enabling stratas to alter the size of parking to create space for bicycle and mobility vehicle storage on strata title properties.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council approve the scope of work to be done by a consultant for a report to Council on automobile parking requirements; and
THAT the Terms of Reference be amended in the Scope of Work to provide for the city to be divided into zones with regulations to meet the needs of each zone.

All members of Committee voted in favour of the motion.

7. Preliminary Information on Development Applications

(a) Plaza 88 – Retail Component- Preliminary Application

(b) Proposed Heritage Revitalization Agreement for 340 Fifth Street – Preliminary Update for Council

(c) Proposed Rezoning at 707 Eighteenth Street – Preliminary Update

(d) Proposed Rezoning of 246 Sixth Street – Preliminary Report

Stephen Scheving, Senior Planning Consultant, reviewed the Plaza 88 component of the October 15, 2007, report from the Director of Development Services, advising that applications have been received for the following: Plaza 88 – Retail Component - Preliminary Application; Proposed Heritage Revitalization Agreement for 340 Fifth Street – Preliminary Update for Council; Proposed Rezoning at 707 Eighteenth Street – Preliminary Update; Proposed Rezoning of 246 Sixth Street – Preliminary Report. Staff responded to questions on various matters relating to the projects.

With respect to item (c) above, members suggested:

- Deconstruction is preferred over demolition in order to make salvageable materials available
- Do not limit heritage to any particular date range.

MOVED and SECONDED

THAT the following report be received:

- *Plaza 88 – Retail Component- Preliminary Application.*

CARRIED.

All members of Committee voted in favour of the motion.

MOVED and SECONDED

THAT the following report be received:

- *Proposed Heritage Revitalization Agreement for 340 Fifth Street – Preliminary Update for Council.*

CARRIED.

All members of Committee voted in favour of the motion.

MOVED and SECONDED

THAT the following report be received:

- *Proposed Rezoning at 707 Eighteenth Street – Preliminary Update.*

CARRIED.

All members of Committee voted in favour of the motion.

MOVED and SECONDED

THAT the following report be received:

- *Proposed Rezoning of 246 Sixth Street – Preliminary Report.*

CARRIED.

All members of Committee voted in favour of the motion.

8. [Use of Development Variance Permits and Amenity Contributions](#)

The Director of Development Services presented the October 15, 2007, report seeking direction in:

- Limiting the use of development variance permits for height and parking relaxations
- Using the city-wide density bonusing system as the main tool to capture value increase from development variance permits, and
- Adopting an interim policy for processing height variance requests.

Members discussed the staff report and made the following suggestions:

- Check into a process for ensuring the city receives maximum value at time of development based on actual increases in land values
- Consider a higher standard for environmental building
- Consider how to address properties where rezoning is obtained but development does not proceed
- Address timing of contributions
- Consider contributions to allow wind turbines and solar heating, etc.

Councillor Harper left the meeting at 5:16 p.m. and returned at 5:19 p.m.

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

THAT the following recommendations be approved:

- *Regarding the use of Development Variance Permits for Height and Parking Requests: Option 2 be approved to amend the City's practice and process significant requests as rezoning applications;*
- *Regarding Capturing Additional Contributions From Developers: Option 3 be approved to leave the Guidelines for Staff Evaluation of Voluntary Amenity Contributions as is until the density bonusing system is in place;*
- *Regarding Timing and Implementation: Option 2 be approved to implement an Interim Policy on Processing Permits;*
- *Regarding the Scope of the Interim Policy: Option 2 be approved for a Middle Ground Interim Policy; and*
- *That the approved interim policy for development variance permits be forwarded to the development community for information.*

All members of Committee voted in favour of the motion.

9. Progress Update on the Industrial Land Strategy

The Director of Development Services presented the October 10, 2007, report providing a progress update on the Industrial Land Strategy and responded to questions.

During discussion, the following suggestions were made:

- Develop the City's industrial lands towards a "niche" market
- Develop a strategy to reward the beautification of industrial lands.

MOVED and SECONDED

THAT the October 10, 2007 report from the Director of Development Services regarding Progress Update on the Industrial Land Strategy, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

**11. Proposed Heritage Revitalization Agreement for 215 Fifth Avenue:
(a) Advisory Planning Commission's report dated August 1, 2007
(b) Director of Development Services' report dated October 4, 2007**

MOVED and SECONDED

THAT the Advisory Planning Commission's report dated August 1, 2007, regarding 215 Fifth Avenue – Results of June 26, 2007 Meeting, be received.

CARRIED.

All members of Committee voted in favour of the motion.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Heritage Revitalization Agreement (215 Fifth Avenue) Bylaw No. 7173, 2007, be forwarded to the Regular Council Meeting of October 15, 2007, for consideration of first and second readings.

All members of Committee voted in favour of the motion.

Director of Legislative Services:

12. Proposed 2008 Council Schedule of Regular Meetings

The Director of Legislative Services presented his October 10, 2007, report requesting approval of the Council Schedule of Regular Meetings for January to December 2008.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Council Schedule of Regular Meetings for January to December 2008 be approved (as set out in the October 10, 2007 report from the Director of Legislative Services).

All members of Committee voted in favour of the motion.

COMMITTEE MINUTES AND RECOMMENDATIONS:

13. Special Services & Access Committee meeting of September 13, 2007.

MOVED and SECONDED

THAT the minutes of the Special Services & Access Committee meeting held on September 13, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

14. Parks & Recreation Committee meetings held June 27, 2007 and August 17, 2007 with accompanying notes of the Moody Park Outdoor Pool Sub-Committee of July 11, 2007 and July 26, 2007.

MOVED and SECONDED

THAT the minutes of the Parks & Recreation Committee meeting held on June 27, 2007 and August 17, 2007 with accompanying notes of the Moody Park Outdoor Pool Sub-Committee of July 11, 2007 and July 26, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

15. [Youth Advisory Committee meeting held September 27, 2007](#)

MOVED and SECONDED

THAT the minutes of the Youth Advisory Committee meeting held on September 27, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

- (a) **BC Youth Parliament of British Columbia, Victoria, BC – Motion to ask City Council for the funds to send two people.**

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the nomination of three representatives to participate in the British Columbia Youth Parliament 79th Parliament December 27 – 31, 2007 at Victoria, British Columbia be supported and that the costs for two of those representatives in the amount of \$880.00 be paid by the City of New Westminster and the cost for the third applicant be paid by Community Policing and the School District No. 40.***

All members of Committee voted in favour of the motion.

- (b) **Red Cross Global Issues Symposium for Youth November 9 – 12, 2007 at Camp Howdy.**

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the nomination of five representatives to participate and attend the Canadian Red Cross Global Issues Symposium for Youth November 9 – 12, 2007 overnight at Camp Howdy in Port Moody, BC be supported and that the registration costs for five of those representatives be partially funded in the amount of up to \$1000 by the City of New Westminster and the surplus costs be individually fund raised by the students.***

All members of Committee voted in favour of the motion.

A member requested that the Youth Advisory Committee attendees at both events mentioned in the foregoing motions report back to Council on the conferences.

16. [Seniors Advisory Committee meeting held October 4, 2007](#)

MOVED and SECONDED

THAT the minutes of the Seniors Advisory Committee meeting held on October 4, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

(a) Seniors Housing and Support Initiative

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the Social Planner be directed to work with Val McDonald of the Seniors Services Society to develop and submit an expression of interest by November 2, 2007 to Local Government Program Services, Union of BC Municipalities. This expression of interest would include the development of a centralized database and Web site and examine the establishment of a local help-line and one-stop information booth or space for seniors.***

All members of Committee voted in favour of the motion.

(b) Member Reports – Betty Gilroy

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT concern of the licensing of electric scooters be referred to the Pedestrian and Bicycle Committee for a report back to the Seniors Advisory Committee with relevant information pertaining to this matter.***

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:41 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

- **** Denotes recommendations referred to Regular Council meeting of October 15, 2007, for ratification.