



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

October 20, 2008 3:00 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 and Information Technology
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Judi Turner	- Assistant Corporate Officer

ADDITIONS TO AGENDA

The Agenda was varied as follows:

- Item 12 moved up to be considered following Item 1(b)
- Update of Parking Regulations (added as Item 13(a))
- Traffic on Brunette Avenue (added as Item 13(b))
- Status of West End Fire Hall Reconstruction (added as Item 13(c))
- Multiculturalism Advisory Committee – Conference Attendance (added as Item 16)

PRESENTATIONS

1. New Westminster Theatre Study – Presentation and Final Report

- (a) **Presentation** - New Westminster Theatre Study Recommendations – Lydia Marston Blaauw and Oksana Dexter, Consultants and Korey Chan, Proscenium Architecture and Interiors Inc.
(A copy of the presentation was circulated on table and will be added to the Agenda package).

Lydia Marston-Blaauw, assisted by the delegation, reviewed the outcome of the New Westminster Theatre Study and its recommendations:

- The #1 community priority: preservation of facilities that work – Bernie Legge and Massey Theatre
- Priority #2 – a non traditional theatre allowing innovation, new technology, to support a variety of genres, mid size audience capacity
- Recommendations: flexible studio theatre; flat, sprung floor; seating 300-400 in many configurations; easy to book, use, attract audiences; fits local needs; fills gaps in region

Discussion and clarification ensued:

- Can available school space serve some of the community need for free space
- There is a need for a Fifth Avenue Cinema type of service
- Potential for commercial movie theatre
- Can the Massey Theatre serve national and international events
- Future of Burr Theatre
- Re-examine the Massey Theatre as a civic theatre
- Consider what future uses may be made of the Burr Theatre.

- (b) **New Westminster Theatre Study** - Director of Parks & Recreation

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the New Westminster Theatre Study report be received; and THAT the report be used to inform future decisions in the planning of the Downtown Multi-Use Civic Facility and deliberations related to other theatres in the community.***

CARRIED.

All members of Committee voted in favour of the motion.

12. Affordable Housing Strategy Update

The Director of Development Services presented the October 20, 2008, report providing an update on the progress made to date and next steps regarding the City's Affordable Housing Strategy.

Lil Ronalds, Planner, Development Services, introduced Noha Sedky of Cityspace Consulting, who was in attendance to make a presentation on the New Westminster Affordable Housing Strategy project. The presentation covered the following:

- Context analysis, statistical trends, comparison with other communities
- Affordability
- Issues and housing gaps (rental housing)
- Needs (seniors, persons with disabilities, immigrants/refugees, aboriginal households, singles/low income households, young families/first time buyers, moderate income renters)
- Other issues (homeownership, infill and intensification of lower density areas)
- The City in the region
- Draft strategy
- Vision
- Goals (to preserve and enhance the New Westminster stock of safe affordable appropriate rental housing; to improve the choice of housing for New Westminster low and moderate income residents and households with unique needs)
- Objectives (use City powers to facilitate development of affordable housing, address potential loss of existing affordable housing, establish an environment to allow the private market to build such housing, increase choices for seniors and those with mobility limitations, enforce safety standards, communicate information regarding housing initiatives/opportunities to all, build capacity of low and moderate income households, immigrant and refugee households and aboriginal households)
- City role: set policy, establish regulations, use resources, enter into partnerships, advocate and build capacity, promote quality design and innovation)
- Next steps
- Public consultation and staff input
- Final strategy report.

During the ensuing clarification and discussion, members made the following statements:

- How determine a fair equitable rent on older apartments
- How afford repairs to keep apartments safe and available for older citizens
- How protect rental housing for those on fixed income and the working poor
- Create awareness and knowledge regarding safety regulations for secondary suites
- Consider secondary suites within suites to increase affordability
- Consider tenant and landlord rights
- Provide housing for homelessness first
- Build on existing stock of non-market housing

- Develop an implementation plan that resembles a work plan to ensure implementation
- Consider whether new developments should have a benchmark for the creation of affordable housing
- Address whether there is a limit to the actual growth and densification of the city
- Consider the decrease in rental housing stock
- Affordability is an issue in home ownership as well as rental
- Need housing choices for people at all levels of income
- Outline City's role to deal with challenges of affordable housing in the implementation phase
- Consider how the Building Code could be changed for older homes, secondary suites, etc. or other means to increase the affordable housing stock
- Consider the source of funding to help.

MOVED and SECONDED

THAT the October 20, 2008 report from the Director of Development Services regarding the Affordable Housing Strategy Update, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

REPORTS FOR ACTION

Director of Legislative Services

[2. Salmonbellies Lacrosse Equipment Shipment to Canadian Forces In Afghanistan](#)

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

THAT shipment costs of Salmonbellies lacrosse equipment to Canadian Forces headquarters in Ottawa be approved for transport to soldiers in Khandahar, Afghanistan.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Finance and Information Technology

[3. 2008 Community Grant to the New Westminster Salmonbellies](#)

The Director of Finance and Information Technology presented the October 20, 2008, report seeking approval for a Community Grant in the amount of \$9,000 to the New Westminster Salmonbellies Lacrosse Club.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT a Community Grant to the New Westminster Salmonbellies Lacrosse Club be approved in the amount of \$9,000.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Engineering

4. Summary of Water Front Properties Fraser River Foreshore

The Director of Engineering Services circulated a revised version of the map attached to the October 20, 2008, report outlining the City's ownership and tenure of waterfront properties along the Fraser River foreshore of the New Westminster mainland. (The revised map will be added to the Agenda package.)

MOVED and SECONDED

THAT the October 20, 2008 report from the Director of Engineering Services regarding waterfront properties along the Fraser River Foreshore, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

5. Development Cost Charge Program Update

Members supported a full consultation program on the proposed Development Cost Charge Program.

MOVED and SECONDED

THAT the October 20, 2008 report from the Director of Engineering Services regarding the Development Cost Charge Program, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Parks and Recreation

6. Youth Facility Design & Construction Approach

The Director of Parks and Recreation responded to questions regarding the October 20, 2008, report recommending an approach for expediting the delivery of the proposed New Westminster Youth Facility by leveraging the services of consulting professionals currently involved in the design and construction of the Moody Park Outdoor Pool. Support was voiced for identifying efficiencies on the project.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff be directed to finalize negotiations with TASK Construction Management and CEI Architecture to provide Project Management / Construction Management and Design Services respectively for the proposed New Westminster Youth Facility.

CARRIED.

All members of Committee voted in favour of the motion.

7. Moody Park Arena Rink Slab Replacement

The Director of Parks and Recreation responded to questions regarding the October 20, 2008, report providing the status of the rink slab at the Moody Park Arena and recommending a course of action to ensure the continuation of ice arena services at this facility.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff be directed to undertake the necessary planning and contractual arrangements to facilitate the timely replacement of the Moody Park Arena rink slab and dasher boards in 2009;
THAT a project budget of \$1.2 million be approved; and
THAT the City's Financial Plan be amended as necessary to accommodate this project.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Development Services

8. Addition to Existing Single Detached and Duplex Dwellings

Barry Waitt, Planner, Development Services, reviewed the October 20, 2008, report from the Director of Development Services, providing further information regarding variances approved for siting additions to existing dwellings and recommending amendments to the Zoning Bylaw to permit horizontal additions to existing single detached dwellings which are within the existing building envelope.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the proposed Zoning Bylaw text amendments to permit horizontal additions to existing single detached and duplex dwellings (as outlined in the October 20, 2008 report from the Director of Development Services) be supported in general and staff be directed to proceed with a community consultation process.

CARRIED.

All members of Committee voted in favour of the motion.

9. 340 Fifth Street Sec. 219 Covenant & HRA (circulated separately)

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT a section 219 Covenant be registered on the title of the property known as 340 Fifth Street.

CARRIED.

All members of Committee voted in favour of the motion.

10. Queensborough Community Plan - Status Report

MOVED and SECONDED

THAT the October 20, 2008 report from the Director of Development Services regarding the Queensborough Community Plan be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

11. Proposed Rezoning of Parcel 4A in the Port Royal Development – Bylaw No. 7274, 2008

The Director of Parks and Recreation responded to questions regarding the October 20, 2008, report regarding public safety spaces.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Zoning Amendment Bylaw No. 7274, 2008 be forwarded to the Regular Council meeting of October 20, 2008 for consideration of first and second readings.

Before the question on the motion was called, Councillor Osterman left the meeting at 5:47 p.m.

CARRIED.

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

13. Proposed Development Variance Permit at 1707 Nanaimo Street – Preliminary Report

Dave Guiney, Planning Analyst, Development Services, responded to questions regarding the October 20, 2008, report from the Director, providing preliminary information regarding the proposed Development Variance permit at 1707 Nanaimo Street.

MOVED and SECONDED

THAT the October 20, 2008 report from the Director of Development Services regarding the proposed Development Variance Permit at 1707 Nanaimo Street, be received for information.

CARRIED.

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

13(a). Update of Parking Regulations

A member inquired when the parking regulations report will be submitted to Council. The Director of Development Services responded to this question.

13(b) Traffic on Brunette Avenue

A member circulated the October 19, 2008 letter from Evangeline and Patrick Knowles voicing concern over safety for cars turning from Brunette Avenue onto Rousseau and proposing solutions.

MOVED and SECONDED

THAT the October 19, 2008 letter from Evangeline and Patrick Knowles voicing concern over safety for cars turning from Brunette Avenue onto Rousseau and proposing solutions, be referred to staff for review.

CARRIED.

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

13(c) Status of West End Fire Hall Reconstruction

Council was advised a report on the West End Fire Hall will be presented at the next Council meeting.

COMMITTEE MINUTES AND RECOMMENDATIONS:

14. Youth Advisory Committee Meeting of September 25, 2008

MOVED and SECONDED

THAT the minutes of the Youth Advisory Committee meeting held on September 25, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

a) ICBC Membership

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the Terms of Reference of the Youth Advisory Committee be amended to indicate that the ICBC Non-Voting Advisor membership be maintained on an on-call basis.***

CARRIED.

All members of Committee voted in favour of the motion.

REQUEST FOR PRESENTATIONS

15. The Queensborough Special Programs Committee requests the opportunity to present to Council a summary of the community activities that they organize and support.

MOVED and SECONDED

THAT the Queensborough Special Programs Committee's request to present to Council a summary of the community activities that they organize and support be approved.

CARRIED.

All members of Committee voted in favour of the motion.

COMMITTEE MINUTES AND RECOMMENDATIONS:

16. Multiculturalism Advisory Committee – Conference Attendance

Councillor Harper advised of a request by a member of the Multiculturalism Advisory Committee to attend a forum: Circle of Understanding: Police and Aboriginal Peoples.

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

THAT Charles Pioneson, member of the Multiculturalism Advisory Committee, be authorized to attend the "Circle of Understanding: Police and Aboriginal Peoples" forum on November 4 and 5, 2008 at the Michael J. Fox Theatre at a cost of \$250.00.

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:45 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

****** Denotes recommendations referred to Regular Council meeting of October 20, 2008, for ratification.