



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

October 27, 2008 2:02 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
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

MOVED and SECONDED

THAT the Agenda be varied as follows:

- *Request by Fire Fighters Charitable Society to Waive Fees for an Event at Queens Park Arena (added as Item 1(a))*
- *Item 17 is deleted from agenda*
- *Lijiang Student – Finances (added as Item 19(a))*
- *Food Services Study Grant Application - Director of Parks and Recreation (added as Item 19(b))*
- *Proposed Change to Council Schedule of Meetings.*

CARRIED.

All members of Committee voted in favour of the motion.

DELEGATIONS/SUBMISSIONS

1. **Density Bonusing Report – Development Services – Jay Wollenberg, Coriolis Consulting Corp.**

Mr. Wollenberg made a presentation on the Density Bonusing proposal. He circulated a page from the presentation (Zones Eligible for Bonus Density in New Westminster) (which will be added to the Agenda package). He reviewed how density bonusing will work and noted: all proposed additional density is consistent with the OCP; using proposed additional density is voluntary; there will be no downzoning; not applicable to major rezonings; will be negotiated on site by site basis.

Mr. Wollenberg and staff responded to questions. Members commented on the proposal, generally supporting its direction:

- Need to develop a policy to identify where proceeds will be dedicated (report to Council is pending)
- Concern over impact on livability from reducing green space (there will be a small change in this area; the City's existing density for townhouses is low and will not see a large increase)
- Provide clear maps/information on shadow casting from extra height created from this process
- How would the Labatts site be affected (negotiations are concluded for the site, therefore, the site is not a candidate for density bonusing).

MOVED and SECONDED

THAT the October 20, 2008, letter from the Urban Design Institute (UDI) commenting on the New Westminster Density Bonusing Program, be received.

CARRIED.

All members of Committee voted in favour of the motion.

Mr. Wollenberg provided the rationale behind staff's recommendation for 100% land lift.

6. **Density Bonus Zoning – Comprehensive Proposal for Approval**

The Director of Development Services' report of October 27, 2008, reviewing the proposed density bonusing system for the City and seeking direction to move forward with the implementation strategies and next steps as outlined in this report, was considered at this point (listed as Item 6 on this agenda).

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

- i) *The proposed 2-Phase Density Bonusing System be approved as presented in the October 27, 2008, staff report;*
- ii) *Phase1 Implementation proceed with technical and legal work for Townhouse, Stacked Townhouse and Low-rise residential apartment zones;*
- iii) *Staff complete the Downtown Community Plan and recommend appropriate building heights in the Downtown prior to considering implementation of Phase 2 of the Density Bonusing System;*
- iv) *Staff research and recommend appropriate building heights for the Sixth Street corridor prior to considering implementation of Phase 2 of the Density Bonusing System; and*
- v) *Next Steps be approved as outlined in the staff report.*

CARRIED.

All members of Committee voted in favour of the motion.

REPORTS FOR ACTION

1(a). Request by Fire Fighters Charitable Society to Waive Fees for an Event at Queens Park Arena

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

THAT approval be granted to waive fees for the New Westminster Firefighters' Charitable Society for the New Westminster Firefighters/Vancouver Canucks Alumni "Hydrant Cup" charity hockey game at Queens Park Arena on November 14, 2008.

CARRIED.

All members of Council voted in favour of the motion.

Director of Engineering

2. Bylaw Notice Dispute Adjudication System

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

THAT staff begin implementation of a Bylaw Dispute Adjudication System as described within the October 27, 2008 report from the Director of Engineering Services; and

THAT the Corporate Officer write to the Court Services Branch of the Ministry of the Attorney General to advise of Council's intent to establish a Bylaw Dispute Adjudication System.

CARRIED.

All members of Committee voted in favour of the motion.

3. Municipal Access Agreement – Urban Utility Corporation

The Assistant Director of Engineering Services responded to questions regarding the October 27, 2008, report from the Director, providing details on the access agreement with Urban Utility Corporation for the installation, operation and maintenance of telecommunication equipment within City streets.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Mayor and Corporate Officer be authorized to sign and affix the City's seal to the Municipal Access Agreement with Urban Utility Corporation as attached to the October 27, 2008 report from the Director of Engineering Services.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Parks and Recreation and Fire Chief

4. Fire Hall #2 (West End fire Hall) – Proposed Addition and Renovations

Members discussed the October 27, 2008, report from the Director of Parks and Recreation and the Fire Chief, providing a cost estimate to construct an addition and undertake renovation works at the West End Fire Hall and seeking direction with respect to a preferred future course of action. The Fire Chief explained the scope of the project, noting that the 60 year old facility has never been renovated.

During discussion, it was suggested that with changing economic times, savings may be possible. Further members supported rapid progress in completing this project while working toward reducing the costs for the project, including by using in house expertise wherever possible.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT a project budget be approved up to \$493,663 for the scope of work for the West End Fire Hall as per the recommendations of the Fire Hall Renovations Committee report dated January 18, 2008 and as per the related design drawings attached to the October 27, 2008 report from the Director of Parks and Recreation and the Fire Chief.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Finance

5. User Fees and Rates Review

In response to a member comment, the Director of Engineering Services agreed to report back to Council with an examination of a 7 day parking permit.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the fees and rates for Residential/Visitor Parking Permits remain as they were in 2007.

CARRIED.

Opposed: Councillor Williams.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT vehicles carrying Veterans license plates receive free parking in 2009.

CARRIED.

All members of Council voted in favour of the motion.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the October 27, 2008 report from the Director of Finance and Information Technology be received for information and discussion;
THAT proposed changes in fees and rates be approved in principal for:

- *Parking Meter Rates*
- *Residential/Visitor Parking Permits*
- *Subdivision and Development fees*
- *Business Licenses*
- *Commercial Vehicle Licenses*
- *Building & Plumbing Permits Fees*
- *Planning Fees*

THAT changes to the Development Approval Procedures Bylaw and the Downtown New Westminster Redevelopment Bylaw be approved; and
THAT staff prepare necessary changes to fee bylaws.

CARRIED.

All members of Committee voted in favour of the motion.

Director of Development Services:

7. [Proposed Parking Policies and Requirements \(Zoning Amendment Bylaw 7272, 2008\) Part 1 of 2 \(pdf\)](#)

[Proposed Parking Policies and Requirements \(Zoning Amendment Bylaw 7272, 2008\) Part 2 of 2 \(pdf\)](#)

Barry Waitt, Planner, Development Services, reviewed the October 27, 2008, report from the Director, providing the results of the public consultation process for the proposed automobile and bicycle parking policies and requirements, recommending an amending bylaw and requesting adoption of certain policies related to parking and transportation. Mr. Waitt and Kim Needham, Planning Consultant, responded to questions.

During discussion, members made the following comments:

- Consider the need for student parking for those who need a car to travel to work after classes
- Design elevators to allow transportation of bicycles to residential units
- Provide information regarding City standards for on street parking
- Consider parking standards at 70% for large stalls, 30% small cars for areas where streets are congested
- Consider converting parking stalls in underground garages to smaller spots and use money saved to build amenity room, storage, or bicycle storage.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Zoning Amendment Bylaw No. 7272, 2008 be forwarded to the Regular Council meeting of October 27, 2008 for consideration of first and second readings; and
THAT the policies listed in Appendix B of the October 27, 2008 report from the Director of Development Services be adopted.

CARRIED.

All members of Committee voted in favour of the motion.

8. Transit Oriented Developments

Barry Waitt, Planner, Development Services, responded to questions regarding the October 27, 2008, report from the Director, providing information regarding Transit Oriented Developments (TODs) and recommending a policy approach to the reduction of parking requirements in developments which qualify as a TOD.

During discussion, it was suggested that the word “maximum” be omitted from the policy direction in TOD’s.

**** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the policy for Transit Oriented Developments be adopted as outlined in Schedule “B” of the October 26, 2008 report from the Director of Development Services.

CARRIED.

All members of Committee voted in favour of the motion.

9. Development Agreement Plaza 88 Retail (circulated separately)

Stephen Scheving, Planning Consultant, circulated revised copies of the agreement which forms an appendix to the proposed Bylaw No. 7275, 2008 (removing the word “residential” and inserting the word “retail” in its place). (The revised agreement will be added to the Agenda package.)

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Downtown Development Agreement Bylaw No. 7275, 2008, as amended, be forwarded to the Regular Council meeting of October 27, 2008 for consideration of three readings.

CARRIED.

All members of Committee voted in favour of the motion.

10. Street Naming Bylaw in Queensborough (Street Naming Bylaw No. 7271, 2008)

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Street Naming Bylaw No. 7271, 2008, be forwarded to the Regular Council meeting of October 27, 2008 for consideration of three readings.

CARRIED.

All members of Committee voted in favour of the motion.

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

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council give notice that it will consider a resolution to issue Development Variance Permit 48, with the following variances, to permit subdivision of 226 Hume Street into four lots:

- One lot with a frontage that is 8.84 percent of its perimeter; and
- Three lots with frontages that are 8.16 percent of their perimeters.

CARRIED.

All members of Committee voted in favour of the motion.

12. DVP 487 for 1707 Nanaimo Street for Front Yard Deck

Members discussed the October 27, 2008, report from the Director of Development Services, advising that an application has been received to vary the "projection into yards" section of the Zoning Bylaw with respect to 1707 Nanaimo Street. It was suggested that a penalty be enforced for failure to take out building permits.

MOVED and SECONDED

THAT the application for Development Variance Permit 487 for 1707 Nanaimo Street not be approved.

DEFEATED.

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

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the City give notice that it will consider a resolution to issue Development Variance Permit 487 to allow the retention of the front yard deck at 1707 Nanaimo Street that projects 10.04 feet (3 meters) into the required front yard.

CARRIED.

All members of Committee voted in favour of the motion.

13. Advisory Planning Commission Terms of Reference – Update
(Bylaw No. 7248, 2008)

Councillor Donnelly left the meeting at 3:53 p.m.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Advisory Planning Commission Amendment Bylaw No. 7248, 2008 be forwarded to Council for consideration of three readings.

CARRIED.

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

14. 915 Tenth Street, Heritage Register Addition Repeat

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the property at 915 Tenth Street be added to the City of New Westminster Heritage Register.

CARRIED.

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

15. New Additions to New Westminster Heritage Registry

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT 1010 Third Avenue, 506 Tenth Street and 340 Fifth Street be added to the New Westminster Heritage Register.

CARRIED.

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

16. New Westminster Child Care Needs Assessment

John Stark, Social Planner, Development Services reviewed the October 27, 2008, report from the Director, seeking Council's endorsement of the New Westminster Child Care Needs Assessment and responded to questions. Discussion ensued. Staff was requested to draft a motion for submission to FCM to champion a national Child Care Strategy. Support was voiced for facilitating before and after school care in schools.

Councillor Donnelly rejoined the meeting at 4:00 p.m.

Mayor Wright left the meeting at 4:09 p.m. and Councillor McIntosh assumed the Chair.

Councillor Donnelly left the meeting at 4:11 p.m. and returned at 4:17 p.m.

Mayor Wright rejoined the meeting and resumed the Chair at 4:19 p.m.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the New Westminster Child Care Needs Assessment be endorsed.

CARRIED.

All members of Committee voted in favour of the motion.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Social Planner work with senior levels of government (MP's and MLA's) to bring a motion forward to FCM for a national Child Care Strategy.

CARRIED.

All members of Committee voted in favour of the motion.

17. DVP 482 for 231 – 237 Phillips Street – Minimum Frontage – Preliminary Report

This item was deleted from the Agenda.

18. Multi Family Residential Parking Requirements

The Director of Development Services reviewed the October 27, 2008, report providing proposed amendments to the City's Multi-Family Residential parking requirements. More information will be submitted to Council following further consultation.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff be directed to proceed with a consultation process for the proposed amendments to the multi-family residential parking requirements and report back to Council.

CARRIED.

All members of Committee voted in favour of the motion.

19. Temporary Commercial Land Use Permit for the Cliff Block (circulated separately)

John Stark, Social Planner, Development Services, responded to questions regarding the October 27, 2008, report seeking endorsement of the temporary commercial land use permit for the Cliff Block to allow for the temporary relocation of the 15 emergency shelter beds at the College Place to the Cliff Block for up to one year to facilitate major renovations at College Place. During discussion, members made the following comments:

- Noted that those with mobility challenges could not access the facility
- Suggested that shelter providers be encouraged to consult with each other in cases where a mobility challenged individual needs assistance (etc.)

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the temporary commercial land use permit for the Cliff Block (606 Clarkson Street) be endorsed.

CARRIED.

All members of Committee voted in favour of the motion.

19(a). Lijiang Student – Finances

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the City release payment from the funds donated to the Lijiang students to Councillor Williams for incidental cash expenses; and
THAT income tax receipts be provided in the amount of \$1600 for the two billeting families (Goodwins and Simmers).

CARRIED.

All members of Council voted in favour of the motion.

19(b). Food Services Study Grant Application - Director of Parks and Recreation

The Director of Parks and Recreation circulated and reviewed the October 27, 2008, on table report seeking authorization to submit a grant application to the UBCM regarding the Healthy Eating Strategy.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff be authorized to submit an application for the Healthy Food and Beverage for Healthy Body & Mind grant through the Union of British Columbia Municipalities & BC Recreation and Parks Association to review the City's present food service operations and to recommend options to include healthier food and beverages.

CARRIED.

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

COMMITTEE MINUTES AND RECOMMENDATIONS:

20. Neighbourhood Traffic Advisory Committee meeting October 2, 2008.

MOVED and SECONDED

THAT the minutes of the Neighbourhood Traffic Advisory Committee meeting held on October 2, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

RECOMMENDATION: 600 Block Salter Street Parking

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT, subject to neighbourhood consultation, reverse angle parking in the 600 block Salter Street between Pembina Street and Boyne Street be permitted until such time as Salter Street is widened to the west.

CARRIED.

All members of Committee voted in favour of the motion.

**21. MOTION TO ADOPT THE MINUTES OF: Electric Utility Commission meeting
September 9, 2008.**

MOVED and SECONDED

THAT the minutes of the Electric Utility Commission meeting held September 9, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

NEW BUSINESS

22. Proposed Change to Council Schedule of Meetings

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

THAT the Schedule of Council Meetings be amended by deleting the Closed, Committee of the Whole and Regular meetings of Council scheduled for November 3, 2008, and by adding a Special Regular Meeting of Council, commencing at 6:00 p.m., to consider only essential matters of business.

CARRIED.

All members of Committee voted in favour of the motion.

ADJOURNMENT

ON MOTION, the meeting adjourned at 4:35 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

****** Denotes recommendations referred to Regular Council meeting of October 27, 2008, for ratification.