



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

November 5, 2007 12:03 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
Mr. Dean Gibson	- Director of Parks and Recreation
Chief L. Zapotichny	- Police Services
Ms. Judi Turner	- Assistant Corporate Officer

PRESENTATION

1. Livable Cities Strategy by Coriolis (Noon)

Mr. Jay Wollenberg from Coriolis made a presentation on the Livable Cities Strategy, noting work completed to date, draft strategies, and next steps. He commented that the Livable Cities Strategy is an economic development plan that has a strong fit with the community and other initiatives, and outlined the purpose of the Strategy.

Mr. Wollenberg circulated his slide presentation document (which will be added to the Agenda package).

2. **Moody Park Pool (3 p.m.)**

See this item following Item 15.

REPORTS FOR ACTION

Director of Development Services:

4. **Livable City Strategy – Draft Report**

The Director of Development Services presented her November 2, 2007, report outlining the Livable City Strategy Draft Report. During the ensuing discussion, members made the following comments:

- Include strategy/policy that would result in attracting more commercial development to the city to supply more employment opportunities
- Be clearer in language and in policy development that industrial lands will remain employment generator lands
- Implement pro-active measures such as: consulting with owners of inactive industrial lands to determine their plans for redevelopment
- Review the OCP relating to industrial lands to ensure their proper designation and consider where they could be densified
- Work towards a sustainable economy
- Examine whether there should be a moratorium or an industrial land reserve
- Conduct an inventory of commercial business space
- Consider a locale in the city where commercial development could be attracted to; create centres of similar activity
- Look at what businesses would be interested in coming to New Westminster and examine the USA, Alberta, Ontario, and other nearby regions as resources
- Be aware of the waxing and waning of the economy
- The city needs to be clean, safe and walkable
- Make the Downtown an area with shops, boutiques, small restaurants to attract shoppers and pedestrians
- Leverage the city's transportation benefits
- Create an inventory of existing businesses to help determine what other businesses are needed
- Office work is a growing industry and space is needed; note that developers have been deleting proposed office space components from their developments
- Affordable housing is essential to allow workers to afford to reside locally.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Draft Livable City Strategy, including next steps as outlined in the report from the Director of Development Services, dated November 2, 2007, be approved in principle, and
THAT staff be directed to seek comments from the community and report back to Council.

All members of Committee voted in favour of the motion.

Director of Engineering Services:

3. Update on Proposed Initiatives for Environmental Program and Terms of Reference for a new Environmental Committee

Jennifer Lukianchuk, Environmental Coordinator, reviewed the November 5, 2007, report from the Director of Engineering Services, providing an outline of proposed environmental initiatives, reviewing the results of a recent environmental survey conducted with residents, and providing draft Terms of Reference for an Environmental Advisory Committee. During the ensuing discussion, members commented as follows:

- Suggested enhancing the recycling depot, perhaps open seven days a week
- Consider whether composters can be sold to multi-family developments
- Begin education initiatives at the elementary school level
- Have the Advisory Committee address relationships between segments of the community (residential, commercial, retail, industrial) so that the noise from one does not impact negatively on another sector
- Submit Advisory Committee list of issues to Council for review
- Consider eventual budgeting demands and the logic of a project when considering issues at the Committee level.

Members discussed the membership and mandate of the proposed Committee.

During the above discussion, Councillor Donnelly left the meeting at 1:16 p.m. and returned at 1:21 p.m.

MOVED and SECONDED

THAT the report from the Director of Engineering Services, dated November 5, 2007, regarding Proposed Initiatives for Environmental Program and Terms of Reference for a new Environmental Advisory Committee, be received.

CARRIED.

All members of Committee voted in favour of the motion.

MOVED and SECONDED

THAT the draft Terms of Reference for an Environmental Advisory Committee be approved.

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

MOVED and SECONDED

THAT the Terms of Reference for the Environmental Advisory Committee be amended to increase the community membership under Voting Members to five for a total membership of 10.

CARRIED.

Opposed: Councillors Donnelly, McIntosh, and Osterman.

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

CARRIED.

All members of Committee voted in favour of the motion.

Director of Development Services:

5. Community Open House for the Downtown Official Community Plan

MOVED and SECONDED

THAT the report dated November 1, 2007 from the Director of Development Services, regarding the Community Open House for the Downtown Official Community Plan, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

6. Smart Growth Checklist (circulated separately)

The November 5, 2007, report from the Director of Development Services seeking direction on the Smart Growth Checklist was circulated to all members. During discussion, members made the following comments:

- Consult with the Special Services and Access Committee which is seeking an opportunity for input on Section 19 of the Smart Growth Checklist
- Encourage developers to provide amenities which would help to reduce the dependence of residents on civic facilities
- Encourage developers to achieve environmentally sound developments without requiring compliance with the full LEEDS guidelines
- Encourage developers to provide lighting for those with poor vision, lighting over the sidewalks, lighting to emphasize buildings, and canopies for weather protection
- Encourage or design so that noise generators, such as fans, ventilators, garbage containers and service, do not create a noise impact on the surroundings

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT staff commence a consultation process and explore policy options for the use of the Smart Growth Development Checklist based on the objectives and issues proposed in the November 5, 2007, report from the Director of Development Services.***

All members of Committee voted in favour of the motion.

Councillor Harper left the meeting at 1:50 p.m.

7. [1020-1032 Ewen Avenue](#)
[a\) Advisory Planning Commission Report](#)
[b\) Proposed Rezoning of 1020-1032 Ewen Avenue \(Bylaw No. 7202, 2007\)](#)

Jim Hurst, Seniors Planner, reviewed the November 5, 2007, report from the Director of Development Services, advising that an application has been received to rezone 1020-1032 Ewen Avenue from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and Local Commercial Districts (C-1) to Community Commercial Districts (Medium Rise) (C-2A). He responded to questions.

Councillor Osterman left the meeting at 1:52 p.m. and returned at 1:53 p.m. Councillor Harper rejoined the meeting at 1:53 p.m.

MOVED and SECONDED

THAT the Advisory Planning Commission Report dated October 25, 2007 regarding 1020-1032 Ewen Avenue – Results of August 28, 2007 Meeting, be received.

CARRIED.

All members of Committee voted in favour of the motion.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Zoning Amendment Bylaw No. 7202, 2007 be forwarded to the Regular Council meeting of November 5, 2007, for consideration of first and second readings; and***
THAT Council give notice that it intends to consider a motion to approve and issue DP 028 (Q) with the following variances for the project at 1020 – 1032 Ewen Avenue:
- *Creation of a locked in lot*
 - *Provide 58 residential parking spaces and six commercial parking spaces for a total of 64 parking spaces; and*
 - *A building height of 44.3 feet (13.5 meters).*

All members of Committee voted in favour of the motion.

8. 1105 Royal Avenue

- a) Advisory Planning Commission Report
- b) Proposed Official Community Plan Amendment for 1105 Royal Avenue – The Garfield Hotel – Consultation Process
- c) Proposed Rezoning and Official Community Plan Amendment for 1105 Royal Avenue and Development Permit008 (NAN) – The Garfield Hotel (Bylaw No. 7200, 2007 and 7201, 2007)

Jim Hurst, Seniors Planner, reviewed the November 5, 2007, report from the Director of Development Services advising that an application has been received to amend the Official Community Plan Land Use Designation in order to construct a 24-unit transitional and supportive housing development at 1105 Royal Avenue and discussing the consultation recommendations. He responded to questions and agreed to notify neighbouring municipalities of projects in areas bordering their communities.

MOVED and SECONDED

THAT the Advisory Planning Commission report dated October 31, 2007 regarding 1005 Royal Avenue – Results of October 23, 2007 meeting, be received.

CARRIED.

All members of Committee voted in favour of the motion.

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MOVED and SECONDED and CARRIED, this Committee recommends

THAT the consultation process as recommended in the November 5, 2007 report from the Director of Development Services regarding 1105 Royal Avenue – The Garfield Hotel, be approved; and

THAT the proposed Official Community Plan Amendment for the New Westminster Official Community Plan be referred to the following for comment:

- (i) *the School District of School District No. 40 (New Westminster)*
- (ii) *the Greater Vancouver Sewerage and Drainage District Board (GVS &DD)*
- (iii) *Translink*
- (iv) *all City Resident and Business Associations*

All members of Committee voted in favour of the motion.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Official Community Plan Designation Amendment Bylaw No. 7200, 2007 be forwarded to the Regular Council meeting of November 5, 2007, for consideration of first and second readings, THAT Zoning Amendment Bylaw No. 7201, 2007 to be forwarded to the Regular Council meeting of November 5, 2007, for consideration of first and second readings, and THAT consideration of the issuance of Development Permit 008 (NAN) for 1105 Royal Avenue be scheduled on the Regular Council Meeting Agenda at which Bylaw Nos. 7200 and 7201, 2007 will be considered for third readings.***

CARRIED.

All members of Committee voted in favour of the motion.

9. Establishment of a Multiculturalism Advisory Committee

The Director of Development Services presented the November 5, 2007, report in response to a Council resolution in support of the establishment of a Multiculturalism Advisory Committee. Members discussed the Quorum section of the proposed Terms and its application in the event of absence of quorum.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT City Council establish a Multiculturalism Advisory Committee based on the draft terms of reference as contained in Appendix #1 of the November 5, 2007 report from the Director of Development Services.***

All members of Committee voted in favour of the motion.

10. Council Participation on the Child Care Strategy Task Group

Members discussed the November 5, 2007, report from the Director of Development Services requesting Council's participation on the Child Care Strategy Task Group, which is being established to coordinate and oversee the preparation of the City's new Child Care Strategy.

- ** MOVED and SECONDED and CARRIED, this Committee recommends *THAT Council selects a Councillor or Councillors to participate in the Child Care Strategy Task Group.***

All members of Committee voted in favour of the motion.

11. [Proposed Rezoning of 463 Kelly Street - Preliminary Update](#)

MOVED and SECONDED

THAT the report from the Director of Development Services, dated November 5, 2007, regarding the Proposed Rezoning of 463 Kelly Street – Preliminary Update, be received for information.

CARRIED.

All members of Committee voted in favour of the motion.

COMMITTEE MINUTES AND RECOMMENDATIONS:

12. [Neighbourhood Traffic Advisory Committee meeting held May 24, 2007](#)

MOVED and SECONDED

THAT the minutes of the Neighbourhood Traffic Advisory Committee meeting held on May 24, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

13. [Community Heritage Commission meetings held August 1 and September 5, 2007.](#)

MOVED and SECONDED

THAT the minutes of the Community Heritage Commission meetings held on August 1 and September 5, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

14. [Arts & Culture Commission meeting held October 3, 2007](#)

MOVED and SECONDED

THAT the minutes of the Arts & Culture Commission meeting held on October 3, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

15. [Downtown Parking Commission meeting held October 17, 2007](#)

MOVED and SECONDED

THAT the minutes of the Downtown Parking Commission meeting held on October 17, 2007, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

Front Street Parkade (Item 2 (a))

The Director of Engineering Services responded to questions from a member regarding the proposed hourly rate and agreed to report back to Council.

**** MOVED and SECONDED and CARRIED, this Committee recommends *THAT the Front Street Parkade hourly rate be adjusted to reflect a flat rate of \$1.00/hour and the Columbia Station Parkade monthly rate be adjusted to reflect an increase of \$10.00 per month.***

All members of Committee voted in favour of the motion.

RECESS

The Committee of the Whole Meeting of Council recessed at 2:35 p.m. and reconvened at 2:55 p.m. with all members of Council present.

PRESENTATION

2. Moody Park Pool

Dean Gibson, Director of Parks and Recreation, introduced the delegation who was present to talk about the Moody Park Pool project. The delegation consisted of: David Roach, Back of a Napkin Strategies & Ideas, Richard Findlay, Landscape Architect, Terry Barkley, Cannon Design, with Janet Greenhow, President of Century House Association in the audience.

The delegates made a presentation on a concept for the pool's replacement, planning principles, park principles, site planning, vision for the park into the future, and proposed options and the benefits of each. The Director of Parks and Recreation made a further presentation on various proposed features in the project. The delegation and Director detailed the three proposed options with benefits and costs, and next steps. It was noted that the Parks and Recreation Committee has supported the proposed direction and report presented to Council and supports Option 3. The Director requested direction from Council on a number of points. (The Power Point presentation slides were circulated on table and will be added to the Agenda package.)

Members debated the proposals and made their comments. Although Option 3 was generally preferred, concern was voiced over the general direction of the proposal and its impact on the present park configuration and use.

MOVED and SECONDED

THAT the matter of the Moody Park Pool be referred to a Closed Meeting of Council.

CARRIED.

Opposed: Councillors Donnelly and McIntosh.

ADJOURNMENT

ON MOTION, the meeting adjourned at 4:30 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

** Denotes recommendations referred to Regular Council meeting of November 5, 2007, for ratification.