



CORPORATION OF THE CITY OF NEW WESTMINSTER

COUNCIL IN COMMITTEE OF THE WHOLE

November 24, 2008 3:35 p.m.
Committee Room 2, City Hall

MINUTES

PRESENT:

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

REGRETS:

Councillor Calvin Donnelly

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
Ms. Judi Turner	- Assistant Corporate Officer

ADDITIONS TO AGENDA

MOVED and SECONDED

THAT Item 4 be tabled to the December 8, 2008, Council Meeting.

CARRIED.

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

REPORTS FOR ACTION

Director of Legislative Services:

1. [Proposed 2009 Schedule of Regular Council Meetings](#)

(November 12, 2008, report regarding proposed 2009 Schedule of Regular Council meetings)

It was suggested that the August 24, 2008 meeting be cancelled and the August 31, 2008 meeting be redesignated as a Closed, Committee of the Whole, and Regular Council meeting day.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the Council Schedule of Regular Meetings for January to December 2009 be approved as set out in the November 12, 2008 report from the Director of Legislative Services and as amended by Council.

CARRIED.

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

Director of Engineering:

2. [Construction Noise Bylaw Variance to Allow CCTV Inspection of City Storm Sewer Outfall in Vicinity of Hyack Square](#)

(November 24, 2008, report regarding Construction Noise Bylaw Variance to allow CCTV inspection of City Storm Sewer Outfall in the vicinity of Hyack Square)

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT a noise bylaw variance be approved to allow PW Trenchless Inc. to CCTV inspect the City storm sewer outfall in the vicinity of Hyack Square between Columbia Street and the Fraser River during the evening of November 25, 2008.

CARRIED.

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

3. [Former Westminster Pier Property – Environmental Assessment](#)

(November 24, 2008, report seeking regarding budget allocation to conduct a Detailed Environmental site Investigation of the former Westminster Pier Lands)

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT the amount of \$80,000 be authorized to conduct a Detailed Environmental Site Investigation of the former Westminster Pier Lands as part of the due diligence process in acquiring these lands for public use; and
THAT staff reallocate funds within the capital program of the current Financial Plan to accommodate this capital expenditure.

CARRIED.

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

Director of Finance and Information Technology:

4. **Adjustments to Capital Program**

Tabled to December 8, 2008.

5. **Development Cost Charge Reserve Funds Expenditure Bylaw No. 7270, 2008**

Director of Finance and Information Technology circulated speaking notes for the presentations relating to the November 24, 2008, report from the Director of Finance and Information Technology seeking approval of Development Cost Charge Expenditure Bylaw No. 7270, 2008 authorizing expenditures from the City's Development Cost Charge Reserve Funds. Rod Carle, General Manager of Electric Utility, and John McMahon, Utilities and Special Projects Engineer, Engineering Services, made presentations on the proposals.

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

THAT Development Cost Charge Reserve Funds Expenditure Bylaw No. 7270, 2008, to ratify, confirm and authorize a total expenditure of \$2,097,000 from the Development Cost Charge Reserve Funds, be forwarded to the Regular Council meeting of November 24, 2008, for consideration of three readings; and THAT Council approves expending the following funds from the Queensborough Drainage DCC Reserve to pay for a portion of the costs of projects on behalf of other DCC Reserves:

- \$246,000 on behalf of the Mainland Transportation DCC Reserve
- \$622,000 on behalf of the Mainland Sanitary Sewer DCC Reserve

These amounts with interest are to be repaid to the Queensborough DCC Reserve no later than the time when the funds are needed for the purposes of the Queensborough Drainage DCC Reserve.

CARRIED.

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

6. **Draft 2009 – 2013 Financial Plan – Utility Funds**

(November 24, 2008, report regarding proposed 2009 rate increases for the Water, Sewer and Solid Waste Utilities)

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

THAT the November 24, 2008 report from the Director of Finance and Information Technology, seeking approval in principle for the proposed 2009 rate increases for the proposed 2009 rate increases for the Water, Sewer and Solid Waste utilities, be received for information and discussion; and

***THAT** the proposed 2009 rate increases for the Water, Sewer and Solid Waste Utilities be approved in principle; and staff be directed to prepare the necessary bylaws to amend the City's utility rates for 2009.*

CARRIED.

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

The Corporate Officer left the meeting at 4:31 p.m. and Judi Turner assumed the role as Acting Corporate Officer.

City Administrator:

7. School Site Consultation Process (verbal)

The City Administrator updated Council on the School site project as follows:

- The City is recommending a broader based community driven public consultation process
- May include a citizen advisory committee
- Expect this process will generate more options
- Staff are developing a process.

Members commented as follows:

- Prefer to see all suggested options
- Plan a meeting with the School Board as soon as possible to discuss pros and cons
- Will the Province provide money for land
- Need large capacity school
- Cemetery could become an approved memorial park.

8. [UBCM Community Tourism Program Phase 2 Funding Application](#)

(November 20, 2008, report regarding proposed use of \$140,961.48 of UBCM Community Tourism Program Phase 2 funding allocation for the City)

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

***THAT** Council support the application for the Union of British Columbia Municipalities Community Tourism Program Phase 2 funding entitlement of \$140,961.48 for activities outlined in Tourism Plan for New Westminster, and based on the successful completion of Phase 1 of the UBCM Community Tourism Program.*

CARRIED.

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

Development Services:

9. [Light Intrusion Bylaw No. 7277, 2008](#)

(November 24, 2008, report providing Council regarding light intrusion)

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Light Intrusion Bylaw No. 7277, 2008 be referred to the Regular Council meeting of November 24, 2008, for consideration of three readings.

CARRIED.

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

10. [Restricting the Sale of Firearms – Zoning Proposal](#)

(November 24, 2008, report regarding amendments to the Zoning Bylaw to restrict the sale of firearms)

The Director of Development Services agreed to review the matter of licenses to receive fire arms held by pawn shops and what items are included in the definition of “fire arms”.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Zoning Amendment Bylaw No. 7276, 2008 be forwarded to the Regular Council meeting of November 24, 2008, for consideration of first and second readings.

CARRIED.

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

11. [Beverage Container Return Depots Regulations](#)

(November 24, 2008, report regarding regulation of beverage container return depots throughout New Westminster)

The Director of Development Services agreed to obtain more information about the following:

- Stand alone facilities and whether this is an appropriate direction
- Whether the restriction on number of cans can be reconsidered
- How to ensure easier access to community depots without creating community problems.

- ** **MOVED and SECONDED and CARRIED, this Committee recommends**
THAT staff be directed to prepare a text amendment to the Zoning Bylaw that will regulate the location and operation of Beverage Container Depots in commercial and industrial locations; and
THAT the November 24, 2008 report from the Director of Development Services be referred to the Advisory Planning Commission and appropriate related businesses and corporations for comment and feedback to Council prior to Council consideration of first reading of the bylaw amendment.

CARRIED.

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

12. [Housekeeping Amendment to Bylaw No. 7272, 2008 Parking Regulations](#)

(November 24, 2008, report seeking housekeeping amendments to Bylaw No. 7272, 2008, regarding Parking Regulations)

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

THAT second reading of Zoning Amendment Bylaw No. 7272, 2008, be rescinded;

THAT Bylaw No. 7272, 2008 be amended (as set out in November 24, 2008 report from the Director of Development Services); and

THAT Bylaw No. 7272, 2008, be given second reading as amended.

CARRIED.

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

13. [Rezoning Application to Permit Proposed Child Care Facility at 1001 Royal Avenue – Bylaw No. 7284, 2008](#)

(November 24, 2008, report regarding an amendment to the Zoning Bylaw to establish a child care facility on the second floor as a permitted principle use)

The child care provider was present and advised that she must relocate her facility from Burnaby. Her facility provides care for 70 children with 12 staff members.

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

THAT Zoning Amendment Bylaw No. 7284, 2008, be forwarded to the Regular Council meeting of November 24, 2008 for consideration of first and second readings.

CARRIED.

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

14. [Development Permit Application 034 \(UT\) with Variances for 512 Sixth Avenue](#)

(November 24, 2008, report regarding Development Permit Application 034 (UT) with Variances for 512 Sixth Avenue)

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

THAT Council give notice that it will consider a resolution to issue Development Permit 034 (UT) with a variance to permit development of four parking spaces for the proposed one storey commercial building at 512 Sixth Avenue.

CARRIED.

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

15. [Process to Create a New Zoning Bylaw](#)

(November 24, 2008, report regarding a process der-taking to create a new Zoning Bylaw for the City of New Westminster)

MOVED and SECONDED

THAT the November 24, 2008 report from the Director of Development Services regarding a process to create a new Zoning Bylaw be received for information.

CARRIED.

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

16. [Downtown Community Plan Update](#)

(November 24, 2008, report regarding progress on the Downtown Community Plan)

During discussion, members made the following comments:

- Concern with assumptions regarding low utilization of the parkade and that it should be demolished
- Options exist such as creating an outdoor play zone on upper deck
- Albert Crescent Park should be utilized to benefit all of Downtown
- Some items are contrary to the Livable Region Plan.

MOVED and SECONDED

THAT the November 24, 2008 report from the Director of Development Services regarding the progress of the Downtown Community Plan and specifically the outcomes of the Open House, Workshop and Design Charrette held in September, 2008, be received for information.

CARRIED.

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

17. [Queensborough Community Plan – Status Report](#)

(November 24, 2008, report providing results of Queensborough Community Plan Review Open House held on October 22, 2008)

The Director of Development Services agreed to follow up on means of ensuring the return of shopping carts to their stores.

MOVED and SECONDED

THAT the November 24, 2008 report from the Director of Development Services regarding the Queensborough Community Plan status report be received for information.

CARRIED.

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

18. [Seniors' Housing and Support Initiative – Summary](#)

(November 24, 2008, report regarding activities and events which occurred as a result of the funding accessed under the Seniors' Housing and Support Initiative)

MOVED and SECONDED

THAT the November 24, 2008 report from the Director of Development Services regarding the Seniors' Housing and Support Initiative summary be received for information.

CARRIED.

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

19. Hyack Square Update (circulated separately)

(November 24, 2008, report on revised estimated project budget for the Hyack Square Project)

The Director of Development Services agreed to seek additional funding for the project from the Provincial Government.

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

THAT additional funding be approved in the amount of approximately \$415,000 for the completion of the Hyack Square project.

CARRIED.

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

20. [Consultation Requirements Relating to Proposed Amendments to the New Westminster Official Community Plan for the Redevelopment of 401 Jardine Street \(former Western Forest Products site\)](#)

Bev Grieve, Manager of Planning, and Lynn Roxburgh, Planning Assistant, presented the November 24, 2008, report advising of the proposed OCP amendments and seeking Council's consideration of a plan for consultation.

During discussion, members made the following comments:

- Preserve industrial land which could be sold
- Consider access and egress for industrial
- Provide front façade and berm to make the site attractive and natural
- Work on the environmental impact
- Complete walkway on river side
- Support employment creating initiatives.

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

THAT staff process the M-2 rezoning to M-1 zoning for Site 2 after the completion of the OCP amendment process.

CARRIED.

Opposed: Councillor McIntosh and Osterman.

**** MOVED and SECONDED and CARRIED, this Committee recommends THAT Council, in consideration of Local Government Act Section 879, direct staff to seek public input on the proposed Official Community Plan amendment relating to 401 Jardine Street in the following manner:**

- i) *Direct staff to advise and consult with :*
 - *the Council of the City of Richmond;*
 - *TransLink;*
 - *the Greater Vancouver Sewerage and Drainage District Board;*
 - *the Ministry of Transportation and Infrastructure;*
 - *Port Metro Vancouver;*
 - *Ministry of Environment, Inspector of Dikes;*
 - *Fraser River Estuary Management Program (FREMP);*
 - *Federal Department of Fisheries and Oceans; and*
 - *the Queensborough Residents' Association.*

- ii) *Direct staff to seek input from interested parties in the following manner:*
 - *place an advertisement in the newspaper to notify the public of this application; and*
 - *send a notification letter to the owners and occupants within 650 feet of the subject property.*

- iii) *Direct the applicant to review and seek input on the proposal with the broader community by conducting a Public Information Meeting or Meetings which introduces the application and proposal to the community. The applicant should also be directed to submit a report to Council on the results of such consultation.*

- iv) *Not require consultation with:*
 - *the Board of the Greater Vancouver Regional District;*
 - *the Boards of any Regional District adjacent to the area covered by the application, as none are considered to be affected by the application;*
 - *the Board of School District 40;*
 - *any First Nations;*
 - *any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application; and*
 - *any provincial or federal agency other than as noted herein, as none are considered to be affected by this application.*

CARRIED.

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

21. [Heritage Register Update Project 2008/09 – A Council Update](#)

(November 24, 2008, report on progress of Heritage Register Update project 2008/09)

MOVED and SECONDED

THAT the November 24, 2008 report from the Director of Development Services regarding the Heritage Register Update Project 2008/09, be received for information.

CARRIED.

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

COMMITTEE MINUTES AND RECOMMENDATIONS:

22. [Youth Facility Space Advisory Task Force Meeting October 9, 2008](#)

MOVED and SECONDED

THAT the minutes of the Youth Facility Space Advisory Task Force Meeting held on October 9, 2008, be received and adopted.

CARRIED.

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

23. [Seniors Advisory Committee Meeting October 2, 2008](#)

MOVED and SECONDED

THAT the minutes of the Seniors Advisory Committee Meeting held on October 2, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

Councillor Osterman left the meeting at 5:30 p.m.

24. [Arts and Culture Commission Meeting October 8, 2008](#)

MOVED and SECONDED

THAT the minutes of the Arts and Culture Commission Meeting held on October 8, 2008, be received and adopted.

CARRIED.

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

25(a). Bicycle and Pedestrian Advisory Committee Meeting September 18, 2008

Councillor Osterman rejoined the meeting at 5:33 p.m.

MOVED and SECONDED

THAT the minutes of the Bicycle and Pedestrian Advisory Committee Meeting held on September 18, 2008, be received and adopted.

CARRIED.

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

Crosstown Greenway

During discussion, the following comments were made:

- It is preferable to reconstruct the Crosstown Greenway to new standards
- The word "must" should be deleted from the first recommendation submitted by the Bicycle and Pedestrian Advisory Committee on the Crosstown Greenway.

**

MOVED and SECONDED and CARRIED, this Committee recommends

THAT City staff develop a policy which states that any construction which takes place on a Greenway, pedestrian corridor or bike route and requires the alteration of these facilities, use the work as an opportunity to address outstanding deficiencies, and that the finished product meet all current engineering standards for the facility;

THAT a letter be sent to the school board to have more bicycle racks available at schools especially those served by the Crosstown Greenway and other bike routes; and

THAT Council support upgrades to the Crosstown Greenway as identified in City Capital Plan with the addition of the crossing of the Eight Street and Seventh Avenue crosswalk on the north side.

CARRIED.

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

25(b). Bicycle and Pedestrian Advisory Committee Meeting November 6, 2008

MOVED and SECONDED

THAT the minutes of the Bicycle and Pedestrian Advisory Committee Meeting held on November 6, 2008, be received and adopted.

CARRIED.

All members of Committee voted in favour of the motion.

Vancouver Area Cycling Coalition

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Council support the four programs as outlined in the Vancouver Area Cycling Coalition 2009 Programs Partnership and Funding Opportunities for the City of New Westminster and that Council consider supporting funding through the grant process for 2009; and
THAT Council direct staff to review the current Street and Traffic bylaw to ensure proper pedestrian safety and that this work item is to coordinate with Bike to Work Week and Cycling Commuter Skills courses scheduled for 2009

CARRIED.

All members of Committee voted in favour of the motion.

NEW BUSINESS

26. Reconsideration of Committee Recruitment Deadline (verbal) – Mayor

Members agreed to extend the deadline for receipt of committee applications.

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT an additional advertisement be placed in the City Page calling for applications for 2009 Committees, Commissions and Boards.

CARRIED.

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

27. Interim Chair Appointment (verbal) – Parks and Recreation Committee / Mayor

- ** MOVED and SECONDED and CARRIED, this Committee recommends**
THAT Councillor Jonathan Cote be appointed Chair of the Parks and Recreation Committee for the remainder of the current 2008 term.

CARRIED.

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

ADJOURNMENT

ON MOTION, the meeting adjourned at 5:39 p.m.

Certified Correct,

WAYNE WRIGHT
CHAIR

RICK PAGE
CORPORATE OFFICER

JUDI TURNER
ACTING CORPORATE OFFICER

** Denotes recommendations referred to Regular Council meeting of November 24, 2008, for ratification.