



The Best Place on Earth

Know your limit, play within it.

File No.: 65320/20

Cliff No.: 159470

January 19, 2010

Ms. Colleen Ponzini
Manager of Financial Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Ms. Ponzini:

On behalf of the Minister of Housing and Social Development I am writing to inform you that \$1,527,025 will be transferred electronically the week of January 18, 2010 to the City of New Westminster, representing your share of casino revenue for the period October 1 to December 31, 2009.

Detailed calculations are attached for your information. If you have any questions regarding the figures, or the method of calculation, please contact me at (250) 953-4482.

Future letters will be sent via e-mail to you. To assist in this respect could you please forward your email address to Susan Fair at susan.fair@gov.bc.ca.

Sincerely,

Derek Sturko
Assistant Deputy Minister

Attachment

pc: Tom Williamson
Vice-President, Finance & Corporate Services
BC Lottery Corporation

Calculation of Quarterly Revenue

New Westminster

This amount was calculated based on information received from the British Columbia Lottery Corporation (BCLC), showing the Table Revenues, Slot Revenues, Expenses, and the Net Profits. These amounts are as follows:

Quarterly Payment – October 1 to December 31, 2009					
Casino	Slot Revenues	Table Revenues	Expenses	Net Profit	HLG Share (10%)
Starlight	\$17,897,742	\$10,302,243	\$12,929,734	\$15,270,251	\$1,527,025

January 15, 2010

Log #159427
File #65320/20

Ms. Colleen Ponzini
Manager of Financial Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Ms. Ponzini:

On behalf of the Minister of Housing and Social Development I am writing to inform you that \$70,124 will be transferred electronically, the week of January 18, 2010, to the City of New Westminster. This represents the amount for which your organization is eligible under the Destination Casino Project Development (DAC) Agreement.

Please refer to the enclosed schedule for the following information:

- The calculation of the accumulated DAC allocation updated quarterly
- Eligible expenditure totals submitted
- The current net balance

If you have any questions regarding the figures used please contact Carolyn Wold at (250) 356-6156.

Sincerely,



Derek Sturko
Assistant Deputy Minister

Enclosure

pc: Mr. Tom Williamson
Vice-President, Finance & Corporate Services
BC Lottery Corporation

**STARLIGHT
NEW WESTMINSTER**

DAC TRACKING DOCUMENT

HOST: CITY OF NEW WESTMINSTER

AGREEMENT dated December 10, 2007

Date	Comment	PAYMENTS TO HOST			
		Maximum Amount Owing to Host	Eligible costs submitted	Payments made by GPEB	Maximum Amount/Balance remaining to be paid
27-Mar-07	agreement maximum	60,500,000			60,500,000
30-Sep-08	payment		37,705	37,705	60,462,295
31-Dec-08	payment		68,958	68,958	60,393,337
31-Mar-09	payment		62,758	62,758	60,330,578
30-Jun-09	payment		37,650	37,650	60,292,928
30-Sep-09	payment		36,075	36,075	60,256,853
31-Dec-09	payment		70,124	70,124	60,186,730
Totals		60,500,000	313,271	313,270	60,186,730



The Best Place on Earth

Know your limit, play within it.

File No.: 65320/20

Cliff No.: 166444

July 16, 2010

Ms. Colleen Ponzini
Manager of Financial Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Ms. Ponzini:

On behalf of the Minister of Housing and Social Development I am writing to inform you that \$1,591,653.28 was transferred electronically the week of July 12, 2010 to the City of New Westminster, representing your share of casino revenue for the period April 1 to June 30, 2010.

Detailed calculations are attached for your information. If you have any questions regarding the figures, or the method of calculation, please contact me at (250) 953-4482.

Future letters will be sent via e-mail to you. To assist in this respect could you please forward your email address to Susan Fair at susan.fair@gov.bc.ca.

Sincerely,

Derek Sturko
Assistant Deputy Minister

Attachment

pc: Tom Williamson
Vice-President, Finance & Corporate Services
BC Lottery Corporation

Calculation of Quarterly Revenue

New Westminster

This amount was calculated based on information received from the British Columbia Lottery Corporation (BCLC), showing the Table Revenues, Slot Revenues, Expenses, and the Net Profits. These amounts are as follows:

Quarterly Payment – April 1 to June 30, 2010					
Casino	Slot Revenues	Table Revenues	Expenses	Net Profit	HLG Share (10%)
Starlight	\$18,798,975.29	\$10,790,174.00	\$13,672,616.46	\$15,916,532.83	\$1,591,653.28

July 16, 2010

Log #166442
File #65320/20

Ms. Colleen Ponzini
Manager of Financial Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Ms. Ponzini:

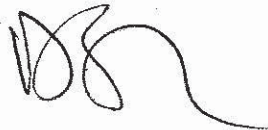
On behalf of the Minister of Housing and Social Development I am writing to inform you that \$228,768 was transferred electronically, the week of July 12, 2010, to the City of New Westminster. This represents the amount for which your organization is eligible under the Destination Casino Project Development (DAC) Agreement.

Please refer to the enclosed schedule for the following information:

- The calculation of the accumulated DAC allocation updated quarterly
- Eligible expenditure totals submitted
- The current net balance

If you have any questions regarding the figures used please contact Carolyn Wold at (250) 356-6156.

Sincerely,



Derek Sturko
Assistant Deputy Minister

Enclosure

pc: Mr. Tom Williamson
Vice-President, Finance & Corporate Services
BC Lottery Corporation

**STARLIGHT
NEW WESTMINSTER**

DAC TRACKING DOCUMENT

HOST: CITY OF NEW WESTMINSTER

AGREEMENT dated December 10, 2007

Date	Comment	PAYMENTS TO HOST			
		Maximum Amount Owing to Host	Eligible costs submitted	Payments made by GPEB	Maximum Amount/Balance remaining to be paid
27-Mar-07	agreement maximum	60,500,000			60,500,000
30-Sep-08	payment		37,705	37,705	60,462,295
31-Dec-08	payment		68,958	68,958	60,393,337
31-Mar-09	payment		62,758	62,758	60,330,578
30-Jun-09	payment		37,650	37,650	60,292,928
30-Sep-09	payment		36,075	36,075	60,256,853
31-Dec-09	payment		70,124	70,124	60,186,730
31-Mar-10	payment		175,749	175,749	60,010,981
30-Jun-10	payment		228,768	228,768	59,782,213
Totals		60,500,000	717,787	717,787	59,782,213

Know your limit, play within it.

File No.: 65320/20
Cliff No.: 163245

April 15, 2010

Ms. Colleen Ponzini
Manager of Financial Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Ms. Ponzini:

On behalf of the Minister of Housing and Social Development I am writing to inform you that \$1,749,905.84 will be transferred electronically the week of April 19, 2010 to the City of New Westminster, representing your share of casino revenue for the period January 1 to March 31, 2010.

Detailed calculations are attached for your information. If you have any questions regarding the figures, or the method of calculation, please contact me at (250) 953-4482.

Future letters will be sent via e-mail to you. To assist in this respect could you please forward your email address to Susan Fair at susan.fair@gov.bc.ca.

Sincerely,



Derek Sturko
Assistant Deputy Minister

Attachment

pc: Tom Williamson
Vice-President, Finance & Corporate Services
BC Lottery Corporation

Calculation of Quarterly Revenue

New Westminster

This amount was calculated based on information received from the British Columbia Lottery Corporation (BCLC), showing the Table Revenues, Slot Revenues, Expenses, and the Net Profits. These amounts are as follows:

Quarterly Payment – January 1 to March 31, 2010					
Casino	Slot Revenues	Table Revenues	Expenses	Net Profit	HLG Share (10%)
Starlight	\$19,939,660.72	\$13,730,623.25	\$16,171,225.55	\$17,499,058.42	\$1,749,905.84

April 14, 2010

Log #163243
File #65320/20

Ms. Colleen Ponzini
Manager of Financial Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Ms. Ponzini:

On behalf of the Minister of Housing and Social Development I am writing to inform you that \$175,749 will be transferred electronically, the week of April 19, 2010, to the City of New Westminster. This represents the amount for which your organization is eligible under the Destination Casino Project Development (DAC) Agreement.

Please refer to the enclosed schedule for the following information:

- The calculation of the accumulated DAC allocation updated quarterly
- Eligible expenditure totals submitted
- The current net balance

If you have any questions regarding the figures used please contact Carolyn Wold at (250) 356-6156.

Sincerely,



Derek Sturko
Assistant Deputy Minister

Enclosure

pc: Mr. Tom Williamson
Vice-President, Finance & Corporate Services
BC Lottery Corporation

STARLIGHT NEW WESTMINSTER

DAC TRACKING DOCUMENT

HOST: CITY OF NEW WESTMINSTER

AGREEMENT dated December 10, 2007

Date	Comment	PAYMENTS TO HOST			
		Maximum Amount Owing to Host	Eligible costs submitted	Payments made by GPEB	Maximum Amount/Balance remaining to be paid
27-Mar-07	agreement maximum	60,500,000			60,500,000
30-Sep-08	payment		37,705	37,705	60,462,295
31-Dec-08	payment		68,958	68,958	60,393,337
31-Mar-09	payment		62,758	62,758	60,330,578
30-Jun-09	payment		37,650	37,650	60,292,928
30-Sep-09	payment		36,075	36,075	60,256,853
31-Dec-09	payment		70,124	70,124	60,186,730
31-Mar-10	payment		175,749	175,749	60,010,981
Totals		60,500,000	489,020	489,019	60,010,981

October 14, 2010

Log #168755
File #65320/20

Ms. Colleen Ponzini
Manager of Financial Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Ms. Ponzini:

On behalf of the Minister of Housing and Social Development I am writing to inform you that \$343,092.57 will be transferred electronically, the week of October 18, 2010, to the City of New Westminster. This represents the amount for which your organization is eligible under the Destination Casino Project Development (DAC) Agreement.

Please refer to the enclosed schedule for the following information:

- The calculation of the accumulated DAC allocation updated quarterly
- Eligible expenditure totals submitted
- The current net balance

If you have any questions regarding the figures used please contact Carolyn Wold at (250) 356-6156.

Sincerely,



Derek Sturko
Assistant Deputy Minister

Enclosure

pc: Mr. Tom Williamson
Vice-President, Finance & Corporate Services
BC Lottery Corporation

STARLIGHT NEW WESTMINSTER

DAC TRACKING DOCUMENT

HOST: CITY OF NEW WESTMINSTER

AGREEMENT dated December 10, 2007

Date	Comment	PAYMENTS TO HOST			
		Maximum Amount Owing to Host	Eligible costs submitted	Payments made by GPEB	Maximum Amount/Balance remaining to be paid
27-Mar-07	agreement maximum	60,500,000			60,500,000.00
30-Sep-08	payment		37,705.00	37,705.00	60,462,295.00
31-Dec-08	payment		68,958.18	68,958.18	60,393,336.82
31-Mar-09	payment		62,758.40	62,758.40	60,330,578.42
30-Jun-09	payment		37,650.29	37,650.00	60,292,928.42
30-Sep-09	payment		36,075.23	36,075.23	60,256,853.19
31-Dec-09	payment		70,123.55	70,123.55	60,186,729.64
31-Mar-10	payment		175,749.01	175,749.01	60,010,980.63
30-Jun-10	payment		228,767.68	228,767.68	59,782,212.95
30-Sep-10	payment		343,092.57	343,092.57	59,439,120.38
Totals		60,500,000	1,060,879.91	1,060,879.62	59,439,120.38

Statement of Account
Destination Project Development Amendment (DAC) Agreement

City of New Westminster

Quarterly
 Reporting Period: Jul 1, 2010 TO Sep 30, 2010

		Current Submission				Total to Date	Potential DAC Remaining
Priority:	Project Name:	Project and Details	Budget	Previous Balance Fwd	Q3		
Priority 1	Queensborough Parkland	Trails and Greenway Devel. Parkland Development Park Amenities	\$5,000,000	\$78,771.75 \$89,869.68 \$59,832.96 \$228,474.39	\$74,593.21 \$121,200.58 \$41,309.50 \$237,103.29	\$465,577.68	4,534,422.32
Priority 2	Downtown Multi-Use Civic Facility	Regional Convention & Meeting Spaces Arts and Cultural Spaces Structured Parking	\$35,000,000	\$234,063.77 \$46,143.23 \$2,846.97 \$283,053.97	\$81,787.94 \$0.00 \$0.00 \$81,787.94	\$364,841.91	34,635,158.09
Priority 3	Queensborough Facilities	Satellite Library Spaces Community Policing Dedicated Youth Spaces Dedicated Seniors Spaces Dedicated Child Care Spaces Meeting and Program Spaces Health and Fitness Spaces Specialized arts, cultural & performance spaces.	\$6,200,000	\$19,236.65 \$19,236.65 \$19,236.65 \$19,236.65 \$19,236.65 \$19,236.65 \$19,236.65 \$19,236.65 \$153,893.22	\$3,025.17 \$3,025.17 \$3,025.17 \$3,025.17 \$3,025.17 \$3,025.17 \$3,025.17 \$3,025.17 \$24,201.34	\$178,094.56	6,021,905.44
Priority 4	Queensborough Waterfront Pedestrian Bridge	Feasibility study Public and Agency Consultation Detailed design and tender Construction	\$10,300,000	\$0.00 \$7,551.25 \$0.00 \$44,814.99 \$52,366.24	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$52,366.24	10,247,633.76
Priority 5	Fraser River Discovery Dock	Expanding existing dock Rehabilitate existing dock	\$4,000,000	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00	4,000,000.00
TOTAL			\$60,500,000	\$717,787.82	\$343,092.57	\$1,060,880.39	\$59,439,119.61

Certified True and Correct:

(Authorized signatory for the Host Local Government)

Name: Gary Holowatiuk, C.A.

E-mail: gholowaliuk@newwestcity.ca

Title: Director of Finance & IT

Date: 05 October 2010

Know your limit, play within it.

File No.: 65320/20
Cliff No.: 168756

October 14, 2010

Ms. Colleen Ponzini
Manager of Financial Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Ms. Ponzini:

On behalf of the Minister of Housing and Social Development I am writing to inform you that \$1,629,209.08 will be transferred electronically the week of October 18, 2010 to the City of New Westminster, representing your share of casino revenue for the period July 1 to September 30, 2010.

Detailed calculations are attached for your information. If you have any questions regarding the figures, or the method of calculation, please contact me at (250) 953-4482.

Future letters will be sent via e-mail to you. To assist in this respect could you please forward your email address to Susan Fair at susan.fair@gov.bc.ca.

Sincerely,



Derek Sturko
Assistant Deputy Minister

Attachment

pc: Tom Williamson
Vice-President, Finance & Corporate Services
BC Lottery Corporation

Calculation of Quarterly Revenue

New Westminster

This amount was calculated based on information received from the British Columbia Lottery Corporation (BCLC), showing the Table Revenues, Slot Revenues, Expenses, and the Net Profits. These amounts are as follows:

Quarterly Payment – July 1 to September 30, 2010					
Casino	Slot Revenues	Table Revenues	Expenses	Net Profit	HLG Share (10%)
Starlight	\$19,055,210.47	\$11,642,180.75	\$14,405,300.45	\$16,292,090.77	\$1,629,209.08

Pages 18 through 26 redacted for the following reasons:

S. 14

s. 14

September 24, 2010

Log 168177

Ms. Lisa Spitale
Director of Development Services
City of New Westminster
511 Royal Avenue
New Westminster, BC V3L 1H9
Via Email: Lisa Spitale [lspitale@newwestcity.ca]

Dear Ms. Spitale:

I am writing in response to your letter and report dated September 2, 2010, where you provide an update regarding the Development Assistance Compensation (DAC) for the New Westminster priority projects detailed in the Agreement with the Province. To assist in the response to your questions, please refer to the letter signed by Derek Sturko and sent to your office in April. A copy is attached for your reference.

With respect to your inquiry regarding any options available should the unexpected arise and an extension to the time frame for completion be requested, I will confirm that the Province does not intent to allow for an extension to the completion dates for Eligible Costs to be funded.

The Province's definition of a completed project is defined in the contract through the "completion date", which occurs when "the Province reasonably determines that a specific project is complete". In this case, "reasonable determination" will be the date the project is scheduled to be completed in the contract.

The financial accounting process in relation to deadlines is detailed in section 28 (c) of the Agreement, which states that the Host must submit a final statement of Eligible Costs for the host project no later than one year after the Completion Date of the project. These Eligible Costs will be limited to costs incurred prior to the completion date of the project.

.../2

With regard to the submission of the October 5th and January 5th quarterly reports, please provide with your schedule of proposed Eligible Costs, a listing of the expected commitments within the eligible completion dates.

Thank you for your letter.

Yours truly,

A handwritten signature in black ink, appearing to read 'C. Davidson', followed by a large, stylized 'A'.

Catherine Davidson
Senior Policy and Legislation Analyst

Att. (1) letter from Derek Sturko dated April 8, 2010

pc: Derek Sturko
Adam McKinnon



Know your limit, play within it.

April 8, 2010

Log # 161696

Ms. Lisa Spitale
Director, Development Services
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9
Via Email: Lisa Spitale [LSPITALE@newwestcity.ca]

Dear Ms. Spitale:

Thank you for submitting the New Westminster Development Assistance Compensation (DAC) Agreement progress report regarding the priority projects identified in the 2007 Destination Casino Project Development Amendment Agreement (the "Agreement") between the Province, British Columbia Lottery Corporation, The City of New Westminster, and Gateway Casinos.

Among other things, this Agreement was established to ensure certainty regarding eligible funding arranged for all parties with respect to the priority projects detailed in the Agreement. Please be advised that the City is expected to ensure that these priority projects commence and are completed on or before the agreed to dates detailed in the Agreement.

Should any of these projects not be completed by the agreed completion date, or the eligible costs not be billed within the required billing periods consistent with clause 32 (b) of the above mentioned Agreement, the costs will not be eligible costs, and the Province cannot and will not make the payments. Funds potentially identified for these projects will not be available to the City of New Westminster should these projects not be completed on or before the dates specified in the Agreement.

A review of your progress report indicates one of the host priority projects (Project #1 Queensborough Parkland – 2008 to 2010 - \$5 million) did not commence on or before the agreed to commencement date and has a completion date stipulated as December 31, 2010.

Should you have any questions, please call me directly at 250 953-4482.

Sincerely,

Derek Sturko
Assistant Deputy Minister



September 2, 2010

File: 1130.20

Catherine Davidson
 Senior Policy and Legislation Analyst
 Gaming Policy and Enforcement Branch
 PO BOX 9311
 STN PROV GOVT
 Victoria, BC V8W 9N1

Catherine
 Dear Ms. Davidson:

Re: Development Assistance Compensation - Priority 1, City of New Westminster

I am writing this letter to provide additional information on the City's progress on Development Assistance Compensation (DAC) Priority 1, Queensborough Parks and Trails. In a letter dated February 16, 2010, the City provided the Province with an update on the first three DAC priority projects. I have attached the information from the February letter related to the Priority 1 for your reference.

As a priority project within the City of New Westminster, we are dedicated to creating a high quality, on-time project. Since February 2010, progress on Priority 1 has been moving ahead quickly with construction of the parks and trails currently underway. A list of the project's current status is outlined below.

Trails & Greenways

- Community consultation processes complete
- Detailed design complete
- All regulatory approvals received for works in riparian and foreshore areas
- Construction contracts tendered and awarded
- Active construction underway

Park Site Development (Pocket Park and Neighbourhood Park sites)

- Community consultation processes complete
- Detailed design complete
- Construction contracts out to tender (closing September 3, 2010)
- OCP amendment and rezoning of sites to park use complete

All Wheel Park Amenity

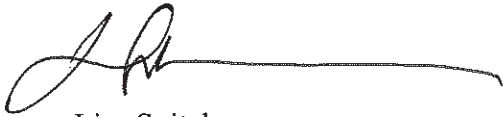
- Community consultation processes complete
- Contract for design-build services tendered and awarded
- Detailed design being finalized
- Active construction expected to commence week of September 6, 2010

As we move ahead, we would like some feedback from the Province on options available should something unexpected arise that requires an extension to the timeline for completion. We would also appreciate some further clarification on the expectations of a “completed project”.

Lastly, are you able to provide information on how the financial accounting processes will work in relation to the deadlines?

The City would be pleased to discuss our thoughts with you regarding standard construction practice with respect to the declaration of project substantial completion and accounting processes related to timing and payment of final invoices and financial hold-backs.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Lisa Spitale', with a long horizontal line extending to the right.

Lisa Spitale

Director of Development Services
City of New Westminster

Att. (1)

cc. Paul Daminato, City Administrator
Dean Gibson, Director of Parks, Culture and Recreation
Gary Holowatiuk, Director of Finance and Information Technology



February, 16 2010

File: 1130.20
Doc #127948

Catherine Davidson
Senior Policy and Legislation Analyst
Gaming Policy and Enforcement Branch
PO BOX 9311
STN PROV GOVT
Victoria BC V8W9N1

Dear Ms. Davidson:

Re. Development Assistant Projects- Priorities 1-3, City of New Westminster

On December 10, 2007, the City of New Westminster, the Provincial Government, the British Columbia Lottery Corporation and Gateway Casinos signed a four party Development Assistance Compensation (DAC) Agreement. This DAC Agreement outlined the potential for five priority projects in New Westminster,

- 1. Queensborough Parkland- 2008-2010 (\$5 million)**
- 2. Downtown Multi Use Civic Facility- 2009-2013 (\$35 million)**
- 3. Queensborough Facilities- 2011-2013 (\$6.2 million)**
4. Pedestrian Overpass- 2013-2015 (\$10.3 million)
5. FRDC Dock & Facility Improvements- 2015-2017 (\$4 million)

The original outline of the five DAC projects are included in *Attachment 1*. Work on the first three projects has commenced over the past two years. The Statement of Account in *Attachment 2*, and the progress of the individual priorities are detailed in *Attachments 3-5*. The City has received enthusiastic support from the community and the neighbourhoods in which the projects are occurring. We are excited to continue work on the projects and are dedicated to completing them within the timelines set out in the original agreement.

If you have any questions or comments, kindly contact me at 604.527.4549 or lspitale@newwestcity.ca.

Sincerely,

Lisa Spitale
Director, Development Services

:ca
att. (4)

Overview

As Queensborough transitions towards an increasingly urban character and the population density intensifies, the need to protect and enhance public parks, trails and open spaces is becoming of paramount importance. The 1998 Parks & Recreation Master Plan, 2000 City Trail & Greenway Plan, the 1998 Queensborough Perimeter Trail Plan, and the 2006 Queensborough Park & Amenity Consultation process all speak to the needs and priorities in this neighbourhood. Specific components included within the scope of this DAC priority include:

Trail & Greenway Development – Continued construction of the trail & greenway program in Queensborough. Priority trail segments to include i) Boundary Road between Ewen Avenue and Thompson's Landing Park at Salter Street, ii) Stanley Street Right of Way (ROW) Trail between south shoreline to Duncan Street, iii) South Dyke Road shoreline segments and, iv) Duncan, Boyd and Wood Street to north shoreline segments. Wherever possible, the greenway system will include natural and historical interpretive areas and connections to the riverfront.

Parkland Development– Conversion of City owned lands to Neighbourhood Park and Open Spaces. Priority areas include i) Vacant lands at Wood Street and Ewen Avenue to be converted to a Village Green Park standard, ii) Vacant lands at Ewen Avenue and Derwent Way to be converted to Neighbourhood Park standard.

Park Amenities – To the extent that the budget allows, development of specific park & recreation amenities on Park and City lands. Priorities to include: i) Construction of an all-wheel skate park (skate board, in-line skating and bicycles), ii) Improvements to existing public picnic shelter facilities and construction of additional shelters.

Summary of Technical Analyses

- Queensborough Parkland Project Listing Preliminary Planning Analysis (included as attachment)
- Site surveys of properties have been completed
- Images of the existing sites (aerial photographs) have been prepared (included as attachment).

Schedule and Status of Project

Comprehensive Project Milestones

Milestone	Target Date	Status
Project Manager Retained	November 2009	Complete
Design Team Proposal Call and Selection	December 2009 / January 2010	Complete
Project Start-up Meeting (Design Team and various City Departments)	February 2010	Complete
Preliminary Community Consultation on Design Expectations	March 2010	Pending
Conceptual Design & Development Permit Phase	March – April 2010	Pending
Detailed Design & Permitting	April – May 2010	Pending
Tendering	May 2010	Pending
Construction	June 2010	Pending
Completion	November - December 2010	Pending

Detailed planning, design and construction timelines have been developed for major components of the project and are appended as:

- Queensborough Parkland Project Timeline - Project Sequence and Schedule
- Queensborough Parkland Project Timeline-PROJECT #1 - South Dyke Road/Riverfront Walkway
- Queensborough Parkland Project Timeline-PROJECT #2 - Combined Greenways Development-Boundary Rd. & Stanley Street
- Queensborough Parkland Project Timeline-PROJECT #3 - Elementary School Park
- Queensborough Parkland Project Timeline-PROJECT #4 - Small Pocket Park

Budget

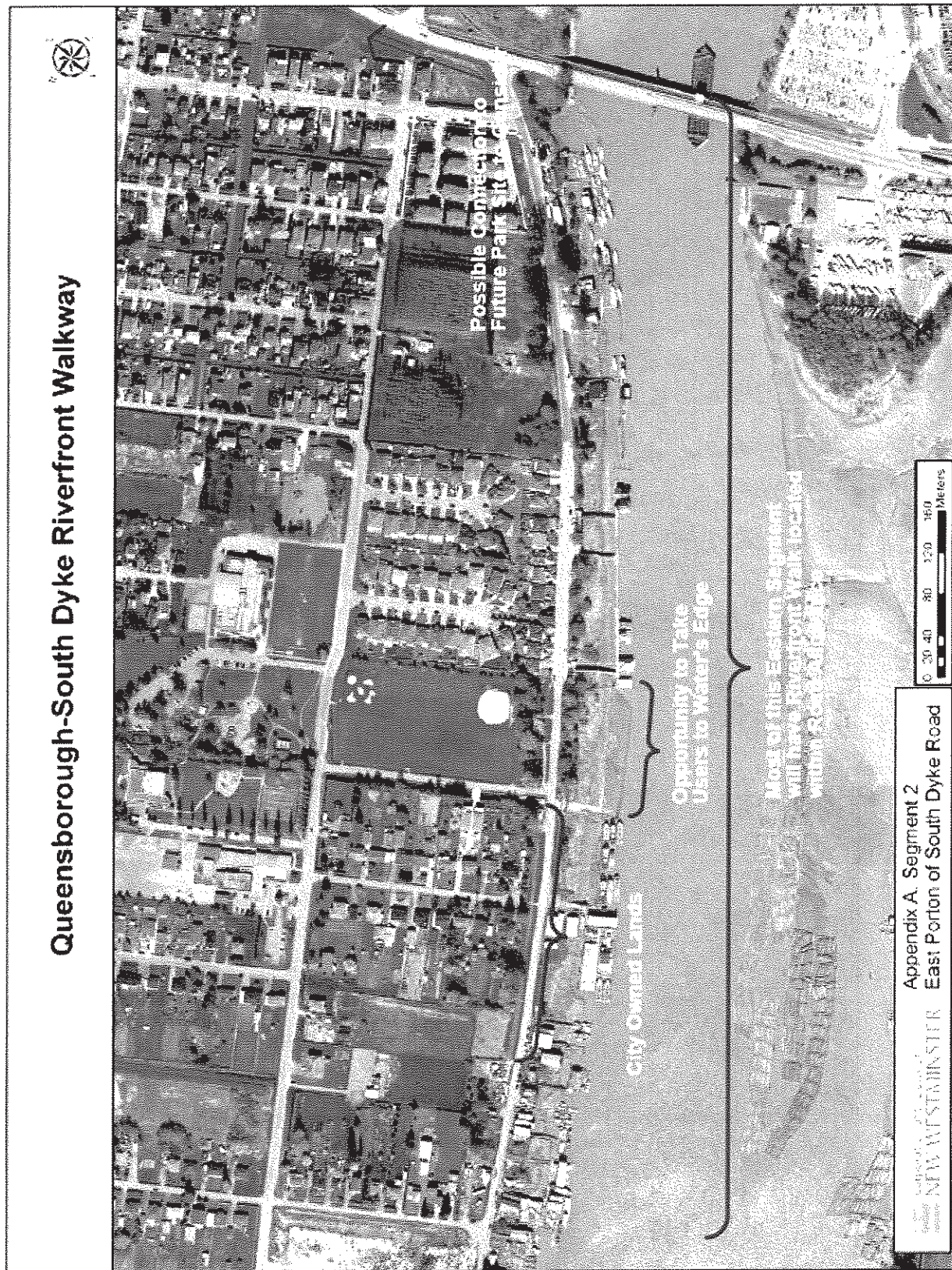
Approved Project Budget: \$5 million

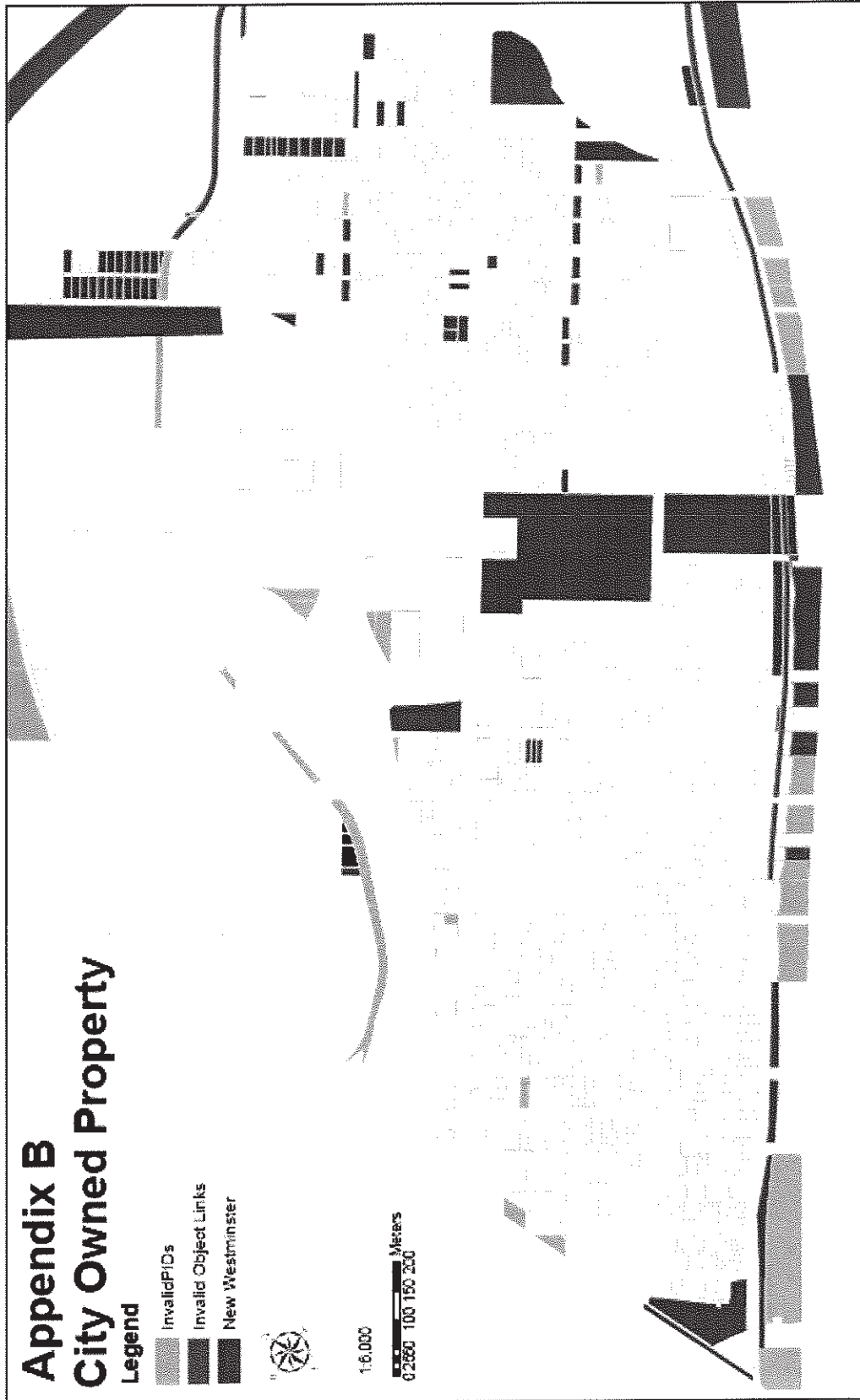
Expenditure Summary: As per overall DAC project summary.

Queensborough Parkland DevelopmentParkland Project Listing Preliminary Planning Analysis

A	B	C	D	E	F	G	H	I	J	K	L
1	Queensborough Parkland Project Listing										
2	Client-CNW Parks Department										
3	Meetings December 2nd, 2009										
4	Total Fixed Budget \$5 Million inclusive of all Fees, Soft Costs etc.										
5	Timeline-all for December 31st-2010- Finished for Fall Construction(November 15th at Latest)										
6											
7	Project Name	Description	Key Elements to Include	Size	Budget	Survey	Services	Info	Geotech	Consultant	Assigned
8	1 South Dye Riverfront Walk										
9	10 Location:	Typical vegetated terrace from Dyke elevation down to Riverfront edge, heavily treed	Riverfront "experiential" walk	1.3 km length	\$1.65M	YES	YES		Part 5	DKL, PES, PM, Partnership	
11	11 South Dye Rd. from Thompson's Landing at the way eastward to Denmont Way	Creation of new waterfront walk experience with meandering tree fern trees, planted streetscape	boardwalks, bridges, lookouts			Detailed			Will need	G.L. Williams Associates and a Geotech-Kaye to L.A. to choose	
12	12										
13	13										
14	14										
15	15										
16	16										
17	17										
18	18										
19	2 Greenways Development										
20	20 Location:	A new 3m wide asphalt path with any req'd engineered crossings at ditches	confirm need for new stop?	380 metres	\$190K	YES	YES		NO	NFLA or Maruyama	
21	21 Boundary Road Segment (Between Ewen and Sater)	Walk at Ewen	coord. w/ terrain pos/pad access granular/mulch path								
22	22										
23	23 Location:	A new 3m wide granular path with any req'd engineered crossings at ditches	granular/mulch path	750 metres	\$375K	YES	YES		10M Topo	NFLA or Maruyama	
24	24 Stanley Street Segment	Cleaning & Grubbing	trees are issue								
25	25 (Between Riverfront and Ewen)		needs an Engineered Bridge							Engineer also-Steffen??	
26	26 (Between North Ewen to Boyd)			1.10 metres	\$550K						
27	27										
28	28										
29	3 Elementary School Park										
30	30 Location:	Corner of Ewen Avenue and Denmont Way	Phase One is Open passive field area	16,050 m2	\$1,372M					NFLA	
31	31		Phase Two becomes All weather field								
32	32		To include small play area,								
33	33		volleyball and possible "all weather" Park lounge								
34	34		parking bus/connectivity at Denmont								
35	35		Location: 100m x 100m								
36	36		Location: 100m x 100m								
37	37										
38	38										
39	39										
40	40										
41	41										
42	42										
43	43										
44	44										
45	45										
46	46										
47	47										
48	48										
49	49										
50	50										

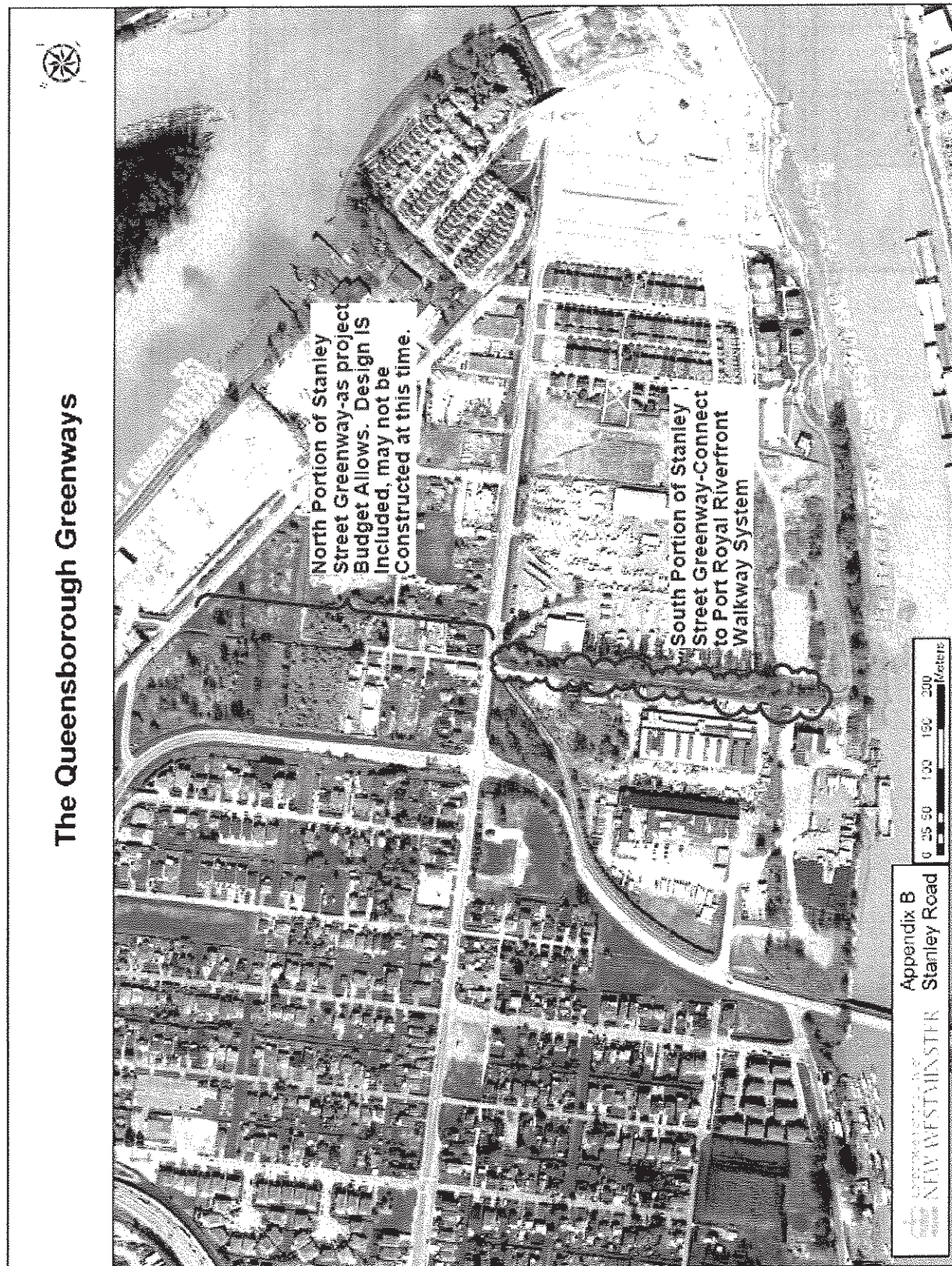






The Queensborough Greenways





Queensborough Parkland Development Site Images

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Queensborough Parkland Project Timeline													
2	Client-CNW Parks Department													
3	Project Sequence and Schedule													
4														
5	Timeline-all for December 31st-2010- Finished for Fall Construction(November 15th at Latest)													
6														
7	Project Name...and Tasks													
8														
9	1 South Dyke Road/Riverfront Walk													
10	Base Work Completion/Project Start Up													
11	Municipal Coordination/Internal Approvals Phase													
12	External Approvals Phase													
13	Conceptual Design Phase/Development Permit Phase													
14	Detailed Design and Permitting Phase													
15	Tender Phase													
16	Construction Phase													
17	2 Greenway Development													
18	Base Work Completion/Project Start Up													
19	Municipal Coordination/Internal Approvals Phase													
20	External Approvals Phase													
21	Conceptual Design Phase/Development Permit Phase													
22	Detailed Design and Permitting Phase													
23	Tender Phase													
24	Construction Phase													
25	3 Elementary School Park													
26	Base Work Completion/Project Start Up													
27	Municipal Coordination/Internal Approvals Phase													
28	External Approvals Phase													
29	Conceptual Design Phase/Development Permit Phase													
30	Detailed Design and Permitting Phase													
31	Tender Phase													
32	Construction Phase													
33	4 Small Pocket Park													
34	Base Work Completion/Project Start Up													
35	Municipal Coordination/Internal Approvals Phase													
36	External Approvals Phase													
37	Conceptual Design Phase/Development Permit Phase													
38	Detailed Design and Permitting Phase													
39	Tender Phase													
40	Construction Phase													
41	5 Thompson's Landing Park Upgrades													
42	Base Work Completion/Project Start Up													
43	Municipal Coordination/Internal Approvals Phase													
44	External Approvals Phase													
45	Conceptual Design Phase/Development Permit Phase													
46	Detailed Design and Permitting Phase													
47	Tender Phase													
48	Construction Phase													
49														
50														



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	APPENDIX C-Preliminary Project Timeline-PROJECT #1													
2	Client-CNW Parks Department													
3	Detailed Workplan-for South Dyke Road/Riverfront Walkway													
4	Total Fixed Budget \$1.66 Million inclusive of all Fees, Soft Costs etc.													
5	Timeline-all for December 31st-2010- Finished for Fall Construction(November 15th at Latest)													
6	Project Phase													
7	January	February	March	April	May	June	July	August	September	October	November	December		
8	1 Base Work Completion/Project Start Ups													
9	Detailed Site Survey (air-both legal/topp req'd; incl. trees)													
10	Award to Landscape Architect/Consulting Team													
11	Geo., Structural, Electrical, Environmental													
12	Preliminary Budget Analysis/Line Item Coding/Scope Refining													
13	Collect Municipal Services Information													
14	Aerial Photography overlay to coordinate other trees													
15	Initial Walk Thru with Environmental Consultants/determine go zones													
16	Review Prior Work by DCL													
17	Deadline to Have Base Information Compiled/Full Scope finalized													
18	by January 31st													
19	2 Municipal Coordination/Internal Approvals phase													
20	Meetings with Engineering Services													
21	Meetings with Traffic Consultant													
22	Meetings with Parks Department													
23	Meetings with Planning Department													
24	Determine needs for IP and BP approvals process													
25	Deadline to have Coordinated Internal Comments													
26	by April 30th													
27	Three Month Process-Max. above time here													
28	3 External Approvals Phase													
29	PREMP & DOP													
30	Management of Approvals Process-Environmental Consultant													
31	Deadline to have Approval													
32	by April 30th													
33	4 Conceptual Design Phase/Development Permit Phase													
34	Review all Base Information/relevant background													
35	Start Internal Meetings to Determine Municipal Issues													
36	Coordination with Environmental Consultant on Habitat Coding													
37	Develop Initial Design Concepts													
38	Coordinate with All Municipal Departments to obtain Approvals													
39	Coordinate with Environmental Consultant-concurrent with above													
40	Revise Concepts to meet internal Approvals													
41	Revise Concepts to meet external Approvals													
42	Deadline to Prepare DP plan for formal Approval by PREMP													
43	by March 15th													
44	4.5 Weeks Process-Max.													
45	5 Public Approval Process													
46	1st Public Open House													
47	Review/Refine Conceptual Design Plans													
48	2nd Public Open House													
49	Review/Refine Conceptual Design Plans													
50	by March 15th													



Queensborough Parkland Development Site Images

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
51	Project Phase	January	February	March	April	May	June	July	August	September	October	November	December	
52														
53														
54														
55	3 Detailed Design and Permitting Phase													
56	Determine if BP Set is required													
57	Coordination with Structural Engineer													
58	Completion of Detailed Design Drawings and Specs to 50%													
59	Internal Circulation for Review/Approvals-expedite w/ Meetings													
60	Revise and Further Set on to 75% Completion													
61	Internal Circulation for Review/Approvals-expedite w/ Meetings													
62	Revise and Further Set on to 90% Completion													
63	Internal Circulation for Review/Approvals-expedite w/ Meetings													
64	Coordination with Environmental Consultant at Each Stage of Completion													
65	Coordination with Purchasing Department-draw prep. to meet standards													
66	6 Tender Phase													
67	Coordination with Purchasing Department on timelines													
68	Post on BOD and City Website													
69	Mandatory Pre-Bid Meeting													
70	Bid Phase													
71	Bid Closing													
72	Bid Evaluation by Consultant and All Departments													
73	Award Bid													
74														
75														
76	7 Construction Phase													
77	Mobilization and Start-up Meeting, Insurance-Bonding													
78	Weekly Contractor Meetings/Consultant Reviews/Inspections													
79	95% Complete													
80	Deficiencies 100% Complete													
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Queensborough Parkland Project Timeline-PROJECT #2														
1	Client-CNW Parks Department													
2	Detailed Workplan-for Combined Greenways Development-Boundary Rd. & Stanley Street													
3	Total Fixed Budget \$855K inclusive of all Fees, Soft Costs etc.													
4	Timeline-all for December 31st-2010- Finished for Fall Construction(November 15th at Latest)													
5														
6														
7	Project Phase													
8														
9	1 Base Work Completion/Project Start Up													
10	Detailed Site Survey for both legal topog. road, and major trees													
11	Award to Landscape Architect/Consulting Team													
12	Geod. Structural, Electrical, Environmental/likely NOI													
13	Preliminary Budget Analysis/Line Item Costing/Scope Refining													
14	Collect Municipal Services Information													
15	Aerial Photography overfly to coordinate other uses													
16	Initial Walk Thru with Engineering Dept. Staff to determine their needs													
17	Deadlines to have Base Information Compiled/Full Scope finalized													
18														
19														
20	2 Municipal Coordination/Internal Approvals Phase													
21	Meetings with Engineering Services													
22	Meetings with Traffic Consultant													
23	Meetings with Parks Department													
24	Meetings with Planning Department													
25	Determine needs for DP and IP approvals process													
26	Deadline to have Coordinated Internal Comments													
27														
28														
29	3 Conceptual Design Phase/Development Permit Phase													
30	Review all Base Information-relevant background													
31	Start internal Meetings to determine Municipal Issues													
32	Coordination with Engineer regarding any Structural Crossings													
33	Develop initial Design Concepts/Integrate w/ Public Approvals													
34	Coordinate with All Municipal Departments to obtain Approvals													
35	Revise Concepts to meet internal Approvals													
36	Revise Concepts to meet external Approvals													
37	Deadline to Prepare DIP plan for Formal Acceptance by All City Dept.s													
38														
39	4 Public Approvals Process													
40	Prepare Initial Concept Boards													
41	1st Public Open House													
42	Revise/Refine Conceptual Design Plans													
43	2nd Public Open House													
44	Finalize Plans based on Public Input													
45														
46														
47														
48														
49														
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Queensborough Parkland Development Site Images

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Project Phase	January	February	March	April	May	June	July	August	September	October	November	December	
51														
52														
53														
54														
55	3: Detailed Design and Permitting Phase													
56	Determine if BP Set is required-NOI EXPECTED													
57	Coordination with Structural Engineer													
58	Completion of Preliminary Design Drawings and Specs to 50%													
59	Internal Circulation for Review-Approvals-expedite w/ Meetings													
60	Revise and Further Set up to 75% Completion													
61	Internal Circulation for Review-Approvals-expedite w/ Meetings													
62	Revise and Further Set up to 90% Completion													
63	Internal Circulation for Review-Approvals-expedite w/ Meetings													
64	Coordination with Other Consultants at Each Stage of Completion													
65	Coordination with Purchasing Department for a prep to meet standards													
66	Tender Phase													
67	Coordination with Purchasing Department on timelines													
68	Plan on BIDD and City Website													
69	Mandatory Meeting													
70	Bid Phase													
71	Bid Closing													
72	Bid Evaluation by Consultant and All Departments													
73	Award Bid													
74														
75														
76	Construction Phase													
77	Mobilization and Start-up Meeting, Insurance-Bonding													
78	Weekly Contractor Meetings/Consultant Review/Inspections													
79	95% Complete													
80	Deficiencies: 100% Complete													
81														
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Queensborough Parkland Development Site Images

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Queensborough Parkland Project Timeline-PROJECT #3													
2	Client-CNW Parks Department													
3	Detailed Workplan-for Elementary School Park													
4	Total Fixed Budget \$1,372 inclusive of all Fees, Spft Costs etc.													
5	Timeline-all for December 31st-2010- Finished for Fall Construction(November 15th at Latest)													
6	Project Phase	January	February	March	April	May	June	July	August	September	October	November	December	
7	1 Base Work Completion/Project Start Ups													
8	Detailed Site Survey (pin-top) (incl. map) trees													
9	Final Landscape Architect-RFLA TO WORK ON THIS SITE													
10	Geo. Structural Electrical as likely													
11	Preliminary Budget Analysis/Line Item Costing/Scope Refining													
12	Collect Municipal Services Information													
13	Aerial Photography overlay to coordinate other trees													
14	Aerial Walk Thru with Engineering Dept. Staff determine their needs													
15	Deadline to have Base Information Compiled/Final Scope Finalized													
16														
17														
18														
19														
20	2 Municipal Coordination/Internal Approval Phase													
21	Meetings with Engineering Services													
22	Meetings with Traffic Consultant													
23	Meetings with Parks Department													
24	Meetings with Planning Department													
25	Determine needs for DP and DP approvals process-NOT EXPLICIT													
26	Deadline to have Coordinated Internal Comments													
27	Phase 2 Services Coordination													
28														
29	3 Conceptual Design Phase/Development Permit Phase													
30	Review all Base Information/relevant background													
31	Start Internal Meetings to Determine Municipal Issues													
32	Coordination with Engineer regarding any Structural Aspects													
33	Coordination with Electrical Engineer regarding any Electrical Aspects													
34	Develop Initial Design Concepts-Integrate w/ Public Approvals													
35	Coordinate with All Municipal Departments to obtain Approvals													
36	Revise Concepts to meet external Approvals													
37	Revise Concepts to meet external Approvals-NONE EXPECTED													
38	Deadline to Prepare DP plan for Formal Acceptance by All City Dept. s													
39														
40	4 Public Approvals Process													
41	Prepare Initial Concept Boards													
42	1st Public Open House													
43	Revise/Refine Conceptual Design Plans													
44	2nd Public Open House													
45	Finalize Plans based on Public Input													
46														
47														
48														
49														
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Queensborough Parkland Project Timeline-PROJECT #4														
1	Client-CNW Parks Department													
2	Detailed Workplan-for Small Pocket Park													
3	Total Fixed Budget \$120K inclusive of all Fees, Soft Costs etc.													
4	Timeline-all for December 31st-2010- Finished for Fall Construction(November 15th at Latest)													
5														
6														
7	Project Phase	January	February	March	April	May	June	July	August	September	October	November	December	
8														
9	1. Base Work Completion/Project Start Ups													
10	Detailed Site Survey Plan both legal topo, soil, and major trees													
11	Hire Landscape Architect-RLA TO WORK ON THIS SITE													
12	Structural Electrical all likely													
13	Preliminary Budget Analysis/Line Item Costing/Scope Refining													
14	Collect Municipal Services Information													
15	Aerial Photography overlay to coordinate other trees													
16	Initial Walk Thru with Engineering Dept. Staff-determine their needs													
17	Deadline to have base information completed/Full Scope Finalized													
18														
19														
20	2. Municipal Coordination/Internal Approvals Phase													
21	Meetings with Engineering Services													
22	Meetings with Traffic Consultant													
23	Meetings with Parks Department													
24	Meetings with Planning Department													
25	Determine needs for DP and BP approval process-NOT EXPECTED													
26	Deadline to have Coordinated Internal Comments													
27	City-DB Coordination													
28														
29	3. Conceptual Design Phase/Development Permit Phase													
30	Review all base information/relevant background													
31	Start internal Meetings to Determine Municipal Issues													
32	Coordination with Engineer regarding any Structural Aspects													
33	Coordination with Electrical Engineer regarding any Electrical Aspects													
34	Develop initial Design Concepts-Integrate w/ Public Approvals													
35	Coordinate with All Municipal Departments to obtain Approvals													
36	Revise Concepts to meet internal Approvals													
37	Revise Concepts to meet external Approvals-NONE EXPECTED													
38	Deadline to Prepare DP plan for Formal Acceptance by All City Dept's													
39														
40	4. Public Approval Process													
41	Prepare Initial Concept Boards													
42	1st Public Open House													
43	Revise/Refine Conceptual Design Plans													
44	2nd Public Open House													
45	Finalize Plans based on Public Input													
46														
47														
48														
49														
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Nw 25
9-10

Fair, Susan P HSD:EX

From: Sturko, Derek HSD:EX
Sent: Wednesday, November 24, 2010 12:08 PM
To: McPherson, Gordon AG:EX; McKinnon, Adam D HSD:EX
Cc: Fair, Susan P HSD:EX
Subject: FW: DAC Priority 2 - City of New Westminster

65320/20
New West

Clearly, we need to respond to this ASAP.

Susan - please arrange a follow up meeting (me, Gordon, Adam) ASAP.

Thanks,

Derek Sturko
ADM, Gaming Policy & Enforcement
Know your limit, play within it.

-----Original Message-----

From: Sturko, Derek HSD:EX
Sent: Wednesday, November 24, 2010 12:07 PM
To: 'Lisa Spitale'; McKinnon, Adam D HSD:EX
Cc: 'Gary Holowatiuk'; 'Paul Daminato'; Fair, Susan P HSD:EX
Subject: RE: DAC Priority 2 - City of New Westminster

Lisa:

s.13, s.16

We will endeavour to get an answer for you ASAP.

s.13, s.16

Derek Sturko
ADM, Gaming Policy & Enforcement
Know your limit, play within it.

-----Original Message-----

From: Lisa Spitale [mailto:LSPITALE@newwestcity.ca]
Sent: Wednesday, November 24, 2010 11:56 AM
To: McKinnon, Adam D HSD:EX; Sturko, Derek HSD:EX
Cc: Gary Holowatiuk; Paul Daminato
Subject: DAC Priority 2 - City of New Westminster
Importance: High

Derek and Adam

As you know, the City of New Westminster provided the Province with information regarding DAC Priority 2 on October 8, 2010. The Province sought further information, and so, on October 26, 2010, the City provided this information to the Province (see emails below).

As indicated in my October 8, 2010 letter, the City will be entering into a legally binding Joint Building Agreement with an office developer in November 2010. Therefore, the City wishes to receive written confirmation from the Province that the concept plan, programming components and proposed arrangement with the developer are compatible with DAC principles.

As you can both appreciate, given the fast approaching project dates in the DAC Agreement, and the fact that the Province has stated that extensions to DAC deadlines will not be permitted, the City of New Westminster finds itself in a position where the DAC Priority 2 project must keep moving forward if we are to meet our funding obligations.

Therefore, unless we are informed to the contrary this week, the City of New Westminster will take the position that the DAC Priority 2 concept plan, programming components and proposed arrangement with the developer, sent to the Province on October 8, 2010, complies with the DAC principles.

Please do not hesitate to contact me if you have any questions.

Lisa Spitale, M.A., MCIP
Director of Development Services
City of New Westminster
lspitale@newwestcity.ca
tel. 604 527-4549
fax 604 527-4699

-----Original Message-----

From: Lisa Spitale
Sent: Monday, November 15, 2010 10:44 AM
To: 'McKinnon, Adam D HSD:EX'
Subject: RE: DAC Priority 2 - City of New Westminster

Thank you Adam

Lisa Spitale, M.A., MCIP
Director of Development Services
City of New Westminster
lspitale@newwestcity.ca
tel. 604 527-4549
fax 604 527-4699

-----Original Message-----

From: McKinnon, Adam D HSD:EX [mailto:Adam.McKinnon@gov.bc.ca]
Sent: Monday, November 15, 2010 10:03 AM
To: Lisa Spitale
Subject: RE: DAC Priority 2 - City of New Westminster

Hi Lisa

I understand that our lawyer has reviewed the material that was provided to Catherine but had a number of questions resulting from that review.

Unfortunately he was then out of the office for the majority of last week, but I will try to connect with those involved on this query today to provide clearer direction for you.

Adam

-----Original Message-----

From: Lisa Spitale [mailto:LSPITALE@newwestcity.ca]
Sent: Friday, November 12, 2010 11:35 AM
To: McKinnon, Adam D HSD:EX
Subject: RE: DAC Priority 2 - City of New Westminster

Hi Adam
Any follow up from this meeting?

Thank you
Lisa

Lisa Spitale, M.A., MCIP
Director of Development Services
City of New Westminster
lspitale@newwestcity.ca
tel. 604 527-4549
fax 604 527-4699

-----Original Message-----

From: McKinnon, Adam D HSD:EX [mailto:Adam.McKinnon@gov.bc.ca]
Sent: Wednesday, November 03, 2010 2:07 PM
To: Lisa Spitale
Subject: RE: DAC Priority 2 - City of New Westminster

Hi Lisa

Catherine is correct - a meeting has been scheduled to discuss the proposal with our lawyer tomorrow to determine if any further follow-up is required. I will ensure that you hear back one way or another following that conversation.

Thanks

Adam McKinnon | Manager, Financial Strategies Business Services | Gaming Policy and Enforcement Branch Ministry of Public Safety and Solicitor General

(t) (250) 387-2133 | (c) (250) 217-4377 | PIN: 22ED5361

-----Original Message-----

From: Davidson, Catherine HSD:EX
Sent: Wednesday, November 3, 2010 1:55 PM
To: 'lspitale@newwestcity.ca'
Cc: McKinnon, Adam D HSD:EX
Subject: Re: DAC Priority 2 - City of New Westminster

Hi Lisa, I believe that Derek and Adam were meeting with our lawyer to discuss this project this week. I have copied Adam on this note and ask that he responds to you directly regarding your request as I am on leave.

Thanks, Catherine Davidson

----- Original Message -----

From: Lisa Spitale [mailto:LSPITALE@newwestcity.ca]

Sent: Wednesday, November 03, 2010 01:30 PM

To: Davidson, Catherine HSD:EX

Cc: Gary Holowatiuk <gholowatiuk@newwestcity.ca>; Paul Daminato <pdaminato@newwestcity.ca>;
quattrocchi@younganderson.ca <quattrocchi@younganderson.ca>

Subject: DAC Priority 2 - City of New Westminster

Hi Catherine

The Province's lawyers have not been in contact with our solicitor, Mike Quattrocchi, therefore, I am assuming that they do not have any questions at this time.

Let me know if you need other information from the City of New Westminster.

Thank you

Lisa

Lisa Spitale, M.A., MCIP
Director of Development Services
City of New Westminster
lspitale@newwestcity.ca

tel. 604 527-4549

fax 604 527-4699

-----Original Message-----

From: Lisa Spitale

Sent: Tuesday, October 26, 2010 12:03 PM

To: 'Davidson, Catherine HSD:EX'

Cc: Gary Holowatiuk; Paul Daminato; 'quattrocchi@younganderson.ca'

Subject: DAC Priority 2 - City of New Westminster

Importance: High

Hi Catherine,

I am writing to you as a follow up from our telephone conversation of last Thursday regarding the City's information on DAC Priority 2 - the Multi Use Civic Facility.

Provided with this email are two attachments: the draft MOU (Interim Agreement) that the City of New Westminster has forwarded to the Developer (UPG) and the Developer's revised version (known as "MOU - Cooper version"). As you will note from the attachments, the City and the Developer have been in negotiations since the exchange of the draft MOUs with a view of resolving the 'key issues' identified in the City's MOU (and UPG's revised MOU represents their position on those issues).

In this email, I have included the email contact of one of the City's solicitors, Mr. Mike Quattrocchi from the law firm Young Anderson. Given the Province's lawyers interest to review the legal agreements pertaining to Priority 2, I would suggest that the respective solicitors be in contact and that our solicitor outline the City's legal principles and parameters for the Agreements.

Moreover, if you require other information from the City of New Westminster, please do not hesitate to contact me directly.

Kind Regards

Lisa

Lisa Spitale, M.A., MCIP
Director of Development Services

City of New Westminster
lspitale@newwestcity.ca
tel. 604 527-4549
fax 604 527-4699



The Best Place on Earth

6532020
New West

Know your limit, play within it.

December 2, 2010

Log # 453385

Ms. Lisa Spitale
Director of Development Services
City of New Westminster
lspitale@newwestcity.ca

Dear Ms. Spitale:

I am responding to your inquiries since October 2010, and further to my November 24, 2010 email to you, concerning the City of New Westminster's intention to enter into a legally binding Joint Building Agreement with an office developer that will result in a construction project that will be connected to priority project #2 (Downtown Multi-Use Civic Facility) which comprises part of the December 10, 2007 Destination Casino Project Development Amendment ("DAC") Agreement ("the DAC project").

As noted in my email, the City should not presume any agreement by the Province that the concept you have outlined complies with DAC principles. Essentially, the Province understands the City intends to enter into agreements with a third party or third parties to complete a second (non-DAC) project, comprised primarily of an office tower to be constructed at the same location and, to some extent concurrently with, the DAC project which has qualified for DAC funding noted above.

The Province cannot confirm the appropriateness of the new project or its consistency with DAC principles. Further, the Province cannot confirm that a decision by the City to enter into the proposed agreement will not negatively impact the circumstances related to funding of the DAC project.

Only the original approved DAC project and its component elements will qualify for any DAC funding. It is clearly up to the City to ensure that the two projects are kept sufficiently separate for all purposes related to the DAC agreement and the approval of proposed eligible expenses under the DAC agreement. Strict compliance with all of the reporting and other requirements set out in clauses 26 through 35 of the DAC agreement must be adhered to in order to ensure that only eligible costs approved by the Province are reimbursed. The onus will be upon the City to ensure that its records are maintained in a form and content satisfactory to the Province. These will also need to be submitted in a timely manner as required under the DAC agreement.

.../2

For certainty, the Province will not consider, permit or accept any changes in respect to agreed timelines and deadlines related to the completion of DAC project which may arise as a result of the fact the City has chosen to add the non-DAC project. Any financial or other damage or expenses that may impact the DAC project as a result of delays, incidents, accidents, work stoppages, financial issues or any other causes relating to the non-DAC project will not be approved as additional eligible costs under the DAC agreement.

While the Province will use all reasonableness, it will be at the sole discretion of the Province to review and assess information provided by the City and ensure eligibility for DAC funding.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Sturko', with a stylized flourish at the end.

Derek Sturko
Assistant Deputy Minister

pc: Gary Holowatiuk
Paul Daminato
Mike Quattrocchi
Adam McKinnon

Pages 55 through 56 redacted for the following reasons:

s. 14

Fair, Susan P HSD:EX

From: Sturko, Derek HSD:EX
Sent: Thursday, December 2, 2010 2:50 PM
To: Fair, Susan P HSD:EX
Subject: FW: letter from gaming

Derek Sturko
ADM, Gaming Policy & Enforcement
Know your limit, play within it.

From: Lisa Spitale [<mailto:LSPITALE@newwestcity.ca>]
Sent: Thursday, December 2, 2010 2:38 PM
To: Sturko, Derek HSD:EX
Subject: letter from gaming

Thank you for the letter

Lisa Spitale, M.A., MCIP
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From: Sturko, Derek HSD:EX [<mailto:Derek.Sturko@gov.bc.ca>]
Sent: Thursday, December 02, 2010 2:15 PM
To: Lisa Spitale
Cc: Gary Holowatiuk; Paul Daminato; mquattrocchi@newwestcity.ca; McKinnon, Adam D HSD:EX
Subject: letter from gaming

The attached letter is sent on behalf of Derek Sturko, Assistant Deputy Minister, Gaming Policy and Enforcement Branch.

<<453385 Lisa Spitale.pdf>>

Susan

Susan Fair
Executive Administrative Assistant
Gaming Policy and Enforcement Branch
Ministry of Public Safety and Solicitor General
(250) 387-1301

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