



CORPORATION OF THE CITY OF NEW WESTMINSTER

## REGULAR MEETING OF CITY COUNCIL

June 25, 2007 2:40 p.m.  
Committee Room No. 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 (Via Conference Call)

**STAFF:**

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering
Mr. Gary Holowatiuk	- Director of Finance
Ms. Joanna Federici	- Recorder

Council adjourned to Committee of the Whole at 2:40 p.m. and reconvened in the Council Chamber at 7:06 p.m. with all those listed earlier present.

#### ADDITIONS TO AGENDA

The following was added to the Agenda:

- Zoning Amendment Bylaw 7167, 2007 (added as Item 15)

## ADOPTION OF MINUTES

1. **Motion to adopt the [minutes of the last regular meeting of the City Council held June 18, 2007](#).**

**MOVED and SECONDED**

*THAT the minutes of the Regular Meeting of Council held on June 18, 2007, be received and adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

## PRESENTATION

2. **John Bodnarchuk, Project Director, Border Infrastructure Program, and Tom Lowe, Project Manager, Highway 91A Project.**

Mr. Bodnarchuk and Mr. Lowe updated members on the Howes Street Interchange overpass structure. They discussed the following:

- Phase I and Phase II
- Volumes of traffic on road – traffic patterns
- Infrastructure
- Will be open to traffic no later than October 31, 2007; pedestrian movements will be maintained until complete; detours to allow constant movement of traffic
- Stage I and Stage 2 – minor impacts
- Significant changes to traffic patterns
- Traffic analysis – short and long term
- Web page – [www.bip.gov.bc.ca](http://www.bip.gov.bc.ca)

A lengthy discussion period ensued and concerns and questions were raised with regards to:

- Pedestrian and school children movement; safety
- Mitigation impact of traffic noise on residents below the street
- Elimination of crosswalk; request for an overpass
- Posting of signage regarding speed limits
- Huge safety hazard
- Intrusion to residents – On Table letter from Gerald Thompson
- Forcing highways through middle of New Westminster

## DELEGATIONS

Mayor Wright announced changes to the order of the meeting as follows: Items 3 and 4 followed by 7 and 8 followed by resumption of the agenda as published.

### 3. **Delegations re Development Variance Permit #457 (738 and 752 Columbia Street)**

Mr. Peter Newell, Bellinas Project Management and Mr. Harvey Hatch, Hatch Architects in Vancouver, presented their 160 unit residential project and explained the variance request for building height and how height impacts on view corridors. They showed various renderings of the view corridors.

There was a discussion period where the following concerns were raised:

- The plans were changed from the original conception
- The building is in a historical area but does not reflect that.

**Catherine Hutson, 435 Third Street, New Westminster, BC** is the Director of New Westminster Heritage Preservation Society. She stated that New Westminster is the historical birthplace of British Columbia and a 22-story glass tower will not fit into the heritage of the downtown area. The building is too tall. She opposed lining the waterfront with glass towers. Smart Growth was not developed as a means to densify the soul of the city.

**James Crosty, 31 Reliance Court, New Westminster, BC, President of the Quayside Community Board**, stated there has not been a lot of consultation on this project and only a small ad in the newspaper. He stated he did not know enough about the project to comment on the physical structure. He felt the proposal was a rezoning to permit a height increase from 12 to 22 storeys. He asked that the City consider more public consultation and seek more clarity from the developer.

**Rick Carswell, 309 - 8<sup>th</sup> Street, New Westminster, BC** spoke against the building as he did not like it from a design standpoint. New Westminster is going to have to densify but it has to be done intelligently. This is an important street corner and the heritage value has to be appealing. The curvature of the building does not speak of anything to do with the heritage look of downtown. There has to be some further discussion with public where the public can come to understand of the intent. He opposed the proposed height.

**Gavin Hainsworth, 914 - 13<sup>th</sup> Street, New Westminster, BC** was active and involved last summer with the density transfer and restoration of the BC Electric Building. This site is the gateway to the City and it is what

people will see when coming to New Westminister. A variance that doubles the size of the building is not appropriate. The style of the building sends exactly the opposite message of heritage and he strongly opposes this variance.

**Alexander Bux, 742 Columbia Street, New Westminister, BC** has been a store owner for eight years across the street from the subject site. He objects to the building and is concerned over the impact of parking b. This building will add nothing to the City of New Westminister.

**Paul Janzen, 143 Suzuki Street, New Westminister, BC** echoed the opposition of the previous speakers. The public has to be careful not to be seduced by density sold in gleaming towers or smart eco-growth density. His concern is that the City will become too dense. Although he welcomes density, he finds that tall towers on Columbia Street are disturbing. The Columbia Street four block stretch from 8<sup>th</sup> Street to 4<sup>th</sup> Street is the heritage district and needs special treatment. He does not want people to see a big glass tower when they get off the sky train preferring instead a development at the human scale. With respect to process he raised concern over frequent developer requests for variances. He urged that Council reject the increased height and preserve the heritage district.

**Jamie McEvoy, 340 Ginger Drive, New Westminister, BC** is the Director of the New Westminister Heritage Preservation Society. He urged that Council stand for the integrity of process noting that the project presented to the public one year ago was intended to enhance the heritage district. At the time, he thought it was a good project and was seeing revitalization of the heritage district to meet the common good. He is now concerned over the modern appearance of the building and opposes the current version of the proposal.

**Brian Dodd, Executive Director, Downtown Business Improvement Society**, reported that the BIA Board supports the project as presented to the Board in principle. A taller structure would increase site lines to the waterfront and allow more light to come through to Columbia Street. They also supported a tower constructed on a podium set back from the street.

**Christopher Bell, 1006 Nanaimo Street, New Westminister, BC**, urged Council to consider tabling this issue because the bylaw does not allow density transfers. He reported that there was a covenant registered on this project last year when the developer proposed a smaller building and restoration of the BC Electric building. The building design has now seen a tremendous increase in size. He asked whether the covenant restricted development in accordance with the proposal of last year. Mr. Bell asked why this site is not being rezoned instead of a varied through a variance.

Mr. Bell circulated his calculations to demonstrate densities and density transfers (which will be added to the agenda package).

**4. Delegations re Development Permit 027 (Q) (Parcel 2C, Port Royal Development)**

David Roppell, Director of Planning and Development for Aragon Developments and Bernie Decosse of Decosse Architects reviewed renderings of the 30-unit townhouse project in the Port Royal development distributed in five buildings that face Salter Street, the park area and the waterfront. Most of the units are three-bedroom units that would be suitable for young families. There is a play area for children and a park surrounds the development. Each of the townhomes have a garden entry and a roof top deck. A variance has been requested for the project because of the site configuration.

**ISSUANCE OF DEVELOPMENT VARIANCE PERMITS**

**7. [Issuance of Development Variance Permit 457 \(738 and 752 Columbia Street\) - to vary the following section of the Zoning Bylaw: Height](#)**

**MOVED and SECONDED**

*THAT Council reject the issuance of Development Variance Permit 457 with variances to permit construction of a 22 storey mixed use building at 738 – 752 Columbia Street.*

**DEFEATED ON A TIE VOTE.**

Opposed: Councillors Cote and Donnelly, and Mayor Wright

**MOVED and SECONDED**

*THAT the matter of issuance of the Development Variance Permit 457 with variances to permit construction of a 22 storey mixed use building at 738 – 752 Columbia Street be **tabled** to a future Council meeting.*

**CARRIED.**

All members of Council voted in favour of the motion.

**8. [Issuance of Development Permit 027 \(Q\) \(Parcel 2C, Port Royal Development\) - to vary sections of the Zoning Bylaw](#)**

**MOVED and SECONDED**

*THAT Development Permit 027 (Q) be approved for issuance with the following variances to allow construction of a 30-unit townhouse development on Parcel 2C in the Port Royal Development:*

- Site coverage of 44.6%
- Front yard of 10.0 feet (3.0 meters)
- Rear yard of 10.0 feet (3.0 meters)
- Westerly side yard of 10.0 feet (3.0 meters)
- Easterly side yard of 9.0 feet (2.7 meters)

- *A distance of 13.0 feet (4.0 meters) between buildings A and B*
- *A distance of 12.0 feet (3.6 meters) between buildings C and D*
- *A distance of 17.3 feet (5.3 meters) between buildings B and D*
- *Standard parking space size of 8.2 feet (2.5 meters) with a length of 18 feet (5.5 meters) and an aisle width of 22.0 feet.*

**CARRIED.**

All members of Council voted in favour of the motion.

## DELEGATIONS

### 5. Opportunity to comment on Annual Report

Council congratulated the Director of Finance and Information Technology for the excellent job that was done on preparing the 2006 Annual Report for the City of New Westminster. It informs the public on where their tax dollars are being spent and is well laid out and easy to understand.

### 6. Open Delegations

**Gavin Hainsworth, 914 13<sup>th</sup> Street, New Westminster, BC** was involved in developing plans to revitalize 12<sup>th</sup> Street and is delighted that the City is going forward with certain of its elements: light standards, wider sidewalks and traffic calming. He commended the City Engineering Department and Council for a job well done. He expressed concern about the type of the new trees that will be planted, how vulnerable they will be, growth time, loss of shade, plantings and light and questioned whether the 12<sup>th</sup> Street economic district can survive without shade. He noted that the local residents support additional vegetation.

**Bill Zander, 1626 7<sup>th</sup> Avenue, New Westminster, BC**, expressed his concern over insufficient affordable housing for seniors and homeless people. He asked that Council raise the issue of affordable housing suites with developers. He also expressed his concern on the effect of green house gases on the environment. He spoke of the need for sustainability and suggested solar panels and geothermal green roofs etc.

The Director of Development Services advised that she will report to Council on the use of the Smart Growth Check List.

**David Beach, 1907 River Drive, New Westminster, BC** expressed his concern that the Gateway Program is about making money for Canada to move containers from Europe to China. It fails to serve the citizens of New Westminster. The crossing at 5<sup>th</sup> Avenue is very important to the neighbourhood and needs to be maintained.

**Patrick Harris, 340 Cedar Street, New Westminster, BC** spoke about the Terry Hughes Playground to be built at Glenbrooke Middle School.

Although the project is ready to go and has funding, roadblocks are being encountered. He asked that Council speed the project up as this playground would be a great benefit for the City. Mr. Harris circulated a conceptual layout plan of the project (which will be added to the agenda package).

Staff was directed to report to Council on the possibilities relating to the playground project including what needs doing for the playground to be completed.

**Pat DeLuca, owner of 625 - 5<sup>th</sup> Avenue, New Westminster, BC,** introduced himself to Council.

**Christopher Bell, 1006 Nanaimo Street, New Westminster, BC** stated that there should be openness and accountability in local government. He cited a recent legal opinion of the Supreme Court of Canada dated 20070621 that speaks of open and transparent meetings.

Mr. Bell referred to last week's delegation period when he was unable to address the matter of the public hearing that had been waived. He asked about the legislation permitting this change from past practice. He voiced concern that this might be precedent setting.

**Tony Antonias, New Westminster, BC** advised Council that an eight-page insert announcing Canada Day events will be found in the June 27, 2007 edition of *The Record*. He noted that the front page of the insert was printed by Brer Rabbit. He invited all to attend the festivities.

**Elmer Rudolph representing the West End Residents' Association** circulated a June 25, 2007 letter from the Association (which will be added to the Agenda package). The letter raised concerns over safety in connection with Stewardson Way. Mr. Rudolph noted that the issues raised in the letter have also been expressed by Council. Mr. Rudolph read his letter aloud asking for reasonable access for residents.

**Mary Wilson, New Westminster, BC** circulated her June 25, 2007, letter (which will be added to the Agenda package) which raises concerns that Gateway's proposal will remove the pedestrian crossing and sever the Parkway route. She asked how this change will support recreational walking and cycling.

**Dr. Gerald Thomson, 1925 River Drive, New Westminster, BC** read and circulated his letter (which will be circulated with the Agenda package) and asked why residents who will be affected by Highway 91A were not consulted. He voiced concern that the process has not been transparent. He supported comments made by earlier speakers. He raised concern

over vehicles crashing over the embankment placing him at risk in his home, and noted that the highway will now be even closer.

**Dorothy Beach, New Westminster, BC** voiced her concern over the Gateway proposal, the lack of care of rivers, oceans, land to raise food, air, and the hot water emanating from the Annacis plant into the river that is destroying the salmon population. She urged that action be taken before it is too late. Ms. Beach cited statistics published by Sierra on the sewage treatment status of 22 cities in the country. She suggested that the Gateway proposal be stopped and New Westminster be saved for our grandchildren. She asked for a crossing where there has always been a crossing and access to buses and skytrain from the community.

**James Crosty, 31 Reliance Court, New Westminster, BC** read the June 25, 207 letter from the Quayside Community Board (which will be added to the Agenda package) thanking Council for measures recently taken to protect the community against potential high water.

## REPORTS

### 9. Council Members:

#### **MOVED and SECONDED**

*THAT Council member reports be deferred to the next meeting.*

**CARRIED.**

All members of Council voted in favour of the motion.

#### **Mayor Wayne Wright**

Extended condolences to the Griffiths family on the passing of Bryan Griffiths, Honorary Chair of the May Day Committee.

## COMMITTEE MINUTES AND RECOMMENDATIONS

### 10. Motion to receive and adopt [the minutes of a meeting of Council in Committee of the Whole held June 18, 2007.](#)

#### **MOVED and SECONDED**

*THAT the minutes of the Council in Committee of the Whole meeting held on June 18, 2007, be received and adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

**11. Recommendations from Council in Committee of the Whole meeting held June 25, 2007.**

**Director of Parks & Recreation:**

a) **[New Westminster Arts Strategy Update](#)**

**MOVED and SECONDED**

*THAT Vagabond Players be advised that arts sectors are represented on the Arts Strategy Task Force and be encouraged to participate in the consultation process.*

**CARRIED.**

All members of Council voted in favour of the motion.

b) **[Moody Park Outdoor Pool Functional Program](#)**

**MOVED and SECONDED**

*THAT the June 25, 2007 report from the Director of Parks and Recreation summarizing public input regarding features and functions for Moody Park outdoor pool be received.*

**CARRIED.**

All members of Council voted in favour of the motion.

c) **Douglas College Grant Application**

**MOVED and SECONDED**

*THAT the City send a letter of support for the Douglas College grant application to build a long house at the corner of Eight Street and Royal Avenue.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Director of Engineering Services:**

d) **[Award of Contract for Braid Street Safety Improvements – Bailey Bridge Signalization and Road Widening](#)**

**MOVED and SECONDED**

*THAT the contract for construction of the Braid Street Safety Improvements be awarded to Winvan Paving Ltd. for the tendered amount of \$399,371.96, being the lowest qualified bidder meeting specifications, and representing best overall value to the City.*

**CARRIED.**

All members of Council voted in favour of the motion.

e) [2006 Annual Water Quality Monitoring Report](#)

**MOVED and SECONDED**

*THAT the June 25, 2007 report from the Director of Engineering Services, presenting the 2006 Annual Water Quality Monitoring Report, be received.*

**CARRIED.**

All members of Council voted in favour of the motion.

f) [Twelfth Street Improvement Program](#)

**MOVED and SECONDED**

*THAT the June 25, 2007 report from the Director of Engineering Services providing an update on the status of the sidewalk improvement program for Twelfth Street from Sixth Avenue to Tenth Avenue, be received.*

**CARRIED.**

All members of Council voted in favour of the motion.

g) [Award of Contract for the 2007 Pavement Management Program](#)

**MOVED and SECONDED**

*THAT the contract for the 2007 Pavement Management Program be awarded to Winvan Paving Ltd. for the tendered amount of \$1,360,557.70, being the bidder meeting specifications and providing best overall value for the City.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Director of Finance and Information Technology:**

h) [2006 Annual Report](#)

**MOVED and SECONDED**

*THAT the 2006 Annual Report be received.*

**CARRIED.**

All members of Council voted in favour of the motion.

i) [2006 Statement of Financial Information](#)

**MOVED and SECONDED**

*THAT the Statement of Financial Information (SOFI) for 2006 be received.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Director of Legislative Services:**

j) [Corporate Communication Strategy](#)

**MOVED and SECONDED**

*THAT the Executive Summary prepared by Kennerley Consulting Group be received; and*

*THAT Council authorize the Legislative Services Department to proceed with the immediate recruitment of a Communications Officer for the City of New Westminster.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Director of Human Resources:**

k) [Emergency Water Mobile Response Unit](#)

**MOVED and SECONDED**

*THAT staff be authorized to purchase one Emergency Water Mobile Response Unit from "The Key Water & Air International Inc." at a purchase price not to exceed \$130,000 including delivery and set up.*

**CARRIED.**

All members of Council voted in favour of the motion.

**Director of Development Services:**

l) [Development Permit 010 \(BH\) for 525 Eleventh Street](#)

**MOVED and SECONDED**

*THAT Development Permit 010 (BH) to permit upgrading of the exterior of the building at 525 Eleventh Street with rain screen cladding and to improve landscaping of the site, be approved for issuance.*

**CARRIED.**

All members of Council voted in favour of the motion.

m) [Development Permit 019 \(S\) for 15 and 25 Capilano Way](#)

**MOVED and SECONDED**

*THAT Development Permit 019 (S) to permit an addition to the existing truck terminal and construction of a tractor service building at 15 and 25 Capilano Way, be approved for issuance.*

**CARRIED.**

All members of Council voted in favour of the motion.

n) [Development Permit 020 \(S\) for 10 Spruce Street](#)

**MOVED and SECONDED**

*THAT Development Permit 020 (S) to permit a 9,600 square foot pre-engineered steel, multi-tenant building at 10 Spruce Street, be approved for issuance.*

**CARRIED.**

All members of Council voted in favour of the motion.

o) [Development Variance Permit No. 463 for 1719 Eighth Avenue](#)

**MOVED and SECONDED**

*THAT the City give notice that it will consider a resolution to issue Development Variance Permit 463 with the following variance to permit construction of a new two storey single family dwelling at 1719 Eighth Avenue:*

- *A second storey whose size is 118.7% of the storey below.*

**CARRIED.**

All members of Council voted in favour of the motion.

p) **Development Variance Permit No. 468 – Plaza 88 (808 Carnarvon Street)** (tabled from June 18, 2007) **and supplementary report**

**MOVED and SECONDED**

*THAT the City give notice that it will consider a resolution to issue Development Variance Permit 468 with the following variances to permit construction of Phase II of the Plaza 88 development which consists of Tower 3 over a parking structure plus the balance of commercial/retail uses on the site east of McInnes Overpass:*

- *A residential parking ratio of 1 stall per suite*
- *Compact parking stalls at 33%*
- *Calculation of usable open space to include balconies with dimensions of less than 10 feet; and*
- *Elimination of the 1.5 meter (5 feet) parking structure setback from the Carnarvon Street property line.*

**CARRIED.**

Opposed: Councillor McIntosh.

q) [Development Variance Permit No. 467 for 625 Fifth Avenue](#)

**MOVED and SECONDED**

*THAT the City give notice that it will consider a resolution to issue Development Variance Permit 467 to permit the applicant to provide 64 surface parking spaces at 625 Fifth Avenue and lease 33 parking spaces at 615 Belmont Street for a total of 97 parking spaces.*

**CARRIED.**

All members of Council voted in favour of the motion.

r) [Youth Advisory Committee meeting held May 24, 2007 - Radio ad – Funding – Sub-Committee Report.](#)

**MOVED and SECONDED**

*THAT a grant in the amount of \$1,000.00 be approved for radio ads and that the Board of School Trustees be approached with the same request.*

**CARRIED.**

All members of Council voted in favour of the motion.

s) [Show Cause Hearing – Benny’s Mart, 101 – 1102 Ewen Avenue, Queensborough/Status of Business License](#) – Assistant Director of Development Services

**MOVED and SECONDED**

*THAT business license #110066 for Benny’s Mart located at 101 – 1102 Ewen Avenue is cancelled effective immediately.*

**CARRIED.**

All members of Council voted in favour of the motion.

**BYLAWS**

12. [Street Traffic Amendment Bylaw No. 7171, 2007 \[a bylaw to amend Street Traffic Bylaw No. 6027, 1991 re Schedule 5.1\]](#) **ADOPTION**

**MOVED and SECONDED**

*THAT Street Traffic Amendment Bylaw No. 7171, 2007, be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

A member raised a concern that trucks in the vicinity of Dunwood Place are not respecting the 7:00 a.m. to 9:00 p.m. restrictions. Staff was directed to follow up on this matter.

13. [Development Cost Charges Reserve Funds Establishment Bylaw No. 7172, 2007 \[a bylaw to establish development cost charge \(DCC\) reserve funds for DCCs for Sanitary, Water, Drainage, Transportation Facilities and Park Land Amenities\]](#) **ADOPTION**

**MOVED and SECONDED**

*THAT Development Cost Charges Reserve Funds Establishment Bylaw No. 7172, 2007, be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

14. [Development Cost Charge Reserve Fund Expenditure Bylaw No. 7169, 2007 \[a bylaw to authorize the expenditure of moneys from the Development Cost Charge Reserve Fund\(s\) for 2008 Capital Budget Expenditures\]](#) **ADOPTION**

**MOVED and SECONDED**

*THAT Development Cost Charge Reserve Fund Expenditure Bylaw No. 7169, 2007, be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

15. **Zoning Amendment Bylaw No. 7167, 2007** [a bylaw to create the Central Business Districts (Restricted) (C-4C) and to rezone certain lands from Central Business Districts (C-4) to the new zone] **ADOPTION**

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7167, 2007, be adopted.*

**CARRIED.**

All members of Council voted in favour of the motion.

**NEW BUSINESS**

16. **Letter from F. W. Howay dated June 18, 2007 – Requesting Traffic Impact Study prior to structural changes at the Howay Site**

A member referred to the June 18, 2007 letter from F. W. Howay School requesting a traffic impact study prior to structural changes at the Howay site proposed by the School District. The matter was referred to the Engineering Department for discussions with the School District on the matter and a report back to Council.

**17. Notice of Motion – Councillor Cote – Transit Fare Increases**

***WHEREAS** the proposed 11 – 15% transit fare hikes in the GVRD are not environmentally or socially sustainable;*

***BE IT RESOLVED THAT** the City of New Westminster urge senior levels of government to adopt provincial and national transit strategies with long term funding to maintain and expand public transit.*

**NEXT MEETING**

**Monday, July 9, 2007:**

Proposed Closed Session commencing at 1:00 p.m. and the Open Session at 3:00 p.m. in Committee Room No. 2, City Hall, reconvening at 7:00 p.m. in the Council Chamber, City Hall.

**Development Variance Permit #460 (1212 and 1214 Nanaimo Street)  
Development Variance Permit #464 (838 Cherry Street)  
Development Variance Permit #465 (1625 Fifth Avenue)**

**ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 11:24 p.m.

Certified Correct,

\_\_\_\_\_  
**WAYNE WRIGHT  
MAYOR**

\_\_\_\_\_  
**JUDI TURNER  
ACTING CORPORATE OFFICER**