

***AMENDED* SPECIAL
REGULAR MEETING OF
CITY COUNCIL**

June 28, 2011 immediately following the Public Hearing
Council Chamber
City Hall

AGENDA

IMPORTANT REMINDER: A submission on any land use bylaw (e.g. OCP amendment; rezoning; heritage) after the Public Hearing for that bylaw has been concluded, is NOT PERMITTED (unless the bylaw has been adopted or defeated).

6:00 p.m.

Public Hearing for:

- [Zoning Amendment \(Adaptable Housing\) Bylaw No. 7464, 2011 \[a Bylaw to amend a section of the City of New Westminster Zoning Bylaw No. 6680, 2001 re: definitions\]](#)
- [Zoning Amendment Bylaw No. 7466, 2011 \[a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: Off-Site Parking in Downtown Plan Area\]](#)
- [Zoning Amendment Bylaw No. 7467, 2011 \[a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: 502 Fifth Avenue from Single Detached Dwellings \(RS-1\) to Comprehensive Development Districts \(502 Fifth Avenue\) \(CD-38\)\].](#)

BYLAWS CONSIDERED AT PUBLIC HEARING

1. **Zoning Amendment (Adaptable Housing) Bylaw No. 7464, 2011** [a Bylaw to amend a section of the City of New Westminster Zoning Bylaw No. 6680, 2001 re: definitions] **THIRD READING**
2. **Zoning Amendment Bylaw No. 7466, 2011** [a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: Off-Site Parking in Downtown Plan Area] **THIRD READING**

3. **Zoning Amendment Bylaw No. 7467, 2011** [a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: 502 Fifth Avenue from Single Detached Dwellings (RS-1) to Comprehensive Development Districts (502 Fifth Avenue) (CD-38)].

THIRD READING

OPPORTUNITY TO BE HEARD

4. **Opportunity to be Heard for Development Variance Permit No. 520 for 246 Hume Street**
5. **Opportunity to be Heard for Development Variance Permit No. . 521 for 811 Columbia Street and 888 Carnarvon Street**
6. **Opportunity to be Heard for Development Variance Permit No. 522 for 1085 Tanaka Court (Lowe's)**
7. **Opportunity to be Heard for Development Variance Permit No. 515 for 250 Columbia Street (Brooklyn Pub)**
8. **Opportunity to be Heard for Development Variance Permit No. 523 800 Boyd Street (Queensborough Mini Storage)**

ISSUANCE OF DEVELOPMENT VARIANCE PERMITS

9. **Issuance of Development Variance Permit No. 520 for 246 Hume Street to vary the site frontage to allow subdivision into three lots.**

Site Frontage:

Sec. 330.23 of the Zoning Bylaw a site shall not be less than 6,000 square feet (557.4 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the New Westminster Land Title Office, prior to adoption of this Bylaw.

Required notification has been completed.

[Attachments:](#)

[- Copy of Development Variance Permit notice;](#)

[- Director of Development Services' report dated April 4, 2011](#)

[- Director of Development Services' report dated May 2, 2011](#)

Motion to approve/reject issuance of Development Variance Permit.

10. Issuance of Development Variance Permit No. 521 for 811 Columbia Street and 888 Carnarvon Street to vary the following sections of Sign Bylaw No. 6625, 2000:

- 1. Section 6.3 General Regulations:
To vary the minimum sign clearance from 2.7 metres (9 feet) above grade to 2.44 metres (8.0 feet).**
- 2. Section 6.4 General Regulations:
To vary the maximum overall sign area from 20.0 square metres (215.3 square feet) to 113.7 square metres (1,223.9 square feet).**
- 3. Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (d) under awning and under canopy signs:
To vary the minimum distance between the canopy and under canopy sign from 5 centimetres (2 inches) to 0.4 metres (1.4 feet).**
- 4. Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (e) (ii) fascia signs:
To vary the exterior curved screen tenant signage overall area from 14.0 square metres (150.7 square feet) to 113.7 square metres (1,223.9 square feet).**
- 5. Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (e) (v) fascia signs:
To vary minimum sign clearance from 2.7 metres (9 feet) to 2.44 metres (8.0 feet).**
- 6. Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (h) (i) projecting signs:
To vary the Exterior Multi-Tenant Projecting Sign maximum area from 2.8 square metres (30.1 square feet) to an overall area of 8.95 square metres (96.35 square feet).**
- 7. Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (h) (v) projecting signs:
To vary the Level P5 Safeway Projecting Sign to project 1.5 metres (5.0 square feet) from the exterior wall of the building to project 1.8 metres (6 feet) from the exterior wall of the building.**
- 8. Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (h) (viii) projecting signs:
To vary both the Exterior Multi-Tenant Projecting Sign and the Level 5 Safeway Projecting Sign to allow signage to be internally illuminated.**

9. **Section 7.2 Signs Permitted in Commercial, Service and Service Station, Parking, Limited Agriculture and Light Industrial Zoning Districts, Subsection (b)(i) fascia signs as advertising signs:**

To vary the number of signs permitted for each street frontage of the building to allow signs for premises that do not have street frontage, in locations where multi-tenant exterior signage is proposed and would permit more than one sign per premise

Required notification has been completed.

Attachments:

- Copy of Development Variance Permit notice;

- Director of Development Services' report dated May 30, 2011

Motion to approve/reject issuance of Development Variance Permit.

11. **Issuance of Development Variance Permit No. 522 for 1085 Tanaka Court (Lowe's) to vary the following sections of Sign Bylaw No. 6625, 2000:**

1. **Section 6.11.k General Regulations:**

To vary third party sign regulations for one of the free standing directional signs along the east property line facing east at the access point of Queensborough Landing to identify the vehicular access between Lowe's site and the adjacent Queensborough Landing site.

2. **Section 6.4 General Regulations:**

To vary the maximum area of one of three fascia sign on the south elevation from 20.0 square metres (215.3 square feet) to 31.9 square metres (343.4 square feet)

3. **Section 6.3 General Regulations:**

To vary the minimum sign clearance of two freestanding directional signs proposed along the east property line from 4.5 metres (14.8 feet) to 2.1 metres (7.0 feet) at the access point to Queensborough Landing to allow vehicular and prevent truck access between Lowe's site and the adjacent Queensborough Landing site.

4. **Section 6.12.c.ii. General Regulations:**

To vary the maximum area of free standing directional signs proposed along the east property line from 0.5 square metres (5.4 square feet) to 4.6 square metres (50 square feet) on each side.

5. **Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (e) (ii) fascia signs:**

To vary the maximum sign area from 14.0 square metres (150.7 square feet) to 31.9 square metres (343.4 square feet).

6. **Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (g) (iii) freestanding signs:**
To vary the minimum clearance of two freestanding directional signs from 4.5 metres (14.8 feet) to 2.1 metres (7.0 feet) at the access point to Queensborough Landing to allow vehicular access and prevent truck access between the Lowe's site and the adjacent Queensborough Landing site.
7. **Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (g) (iv) freestanding signs:**
To eliminate the requirement for landscaping for two freestanding directional signs at the access point to Queensborough Landing and limit the maximum sign area on each side to 4.6 square metres (50 square feet).
8. **Section 7.2 Signs Permitted in Commercial, Service and Service Station, Parking, Limited Agriculture and Light Industrial Zoning Districts, Subsection (b) (i) fascia signs as advertising signs:**
To vary the number of signs for each street frontage of the building to allow three fascia signs on the south exterior wall (front elevation) and two fascia signs on the east exterior of the building wall.
9. **Section 7.2 Signs Permitted in Commercial, Service and Service Station, Parking, Limited Agriculture and Light Industrial Zoning Districts, Subsection (c) (i) freestanding signs as advertising signs:**
To vary the regulations for freestanding advertising to allow two freestanding signs at the access point to Queensborough Landing even though there is no street frontage.

Required notification has been completed.

[Attachments:](#)

[- Copy of Development Variance Permit notice;](#)

[- Director of Development Services' report dated May 30, 2011](#)

Motion to approve/reject issuance of Development Variance Permit.

12. **Issuance of Development Variance Permit No. 515 for 250 Columbia Street (Brooklyn Pub) to vary the following sections of the Zoning Bylaw 6680, 2001:**
 1. **Section 150 Off-Street Parking**
To vary the number of off-street parking spaces required from 28 parking spaces to zero on-site parking spaces.

2. Section 160 Off-Street Loading

To vary the number of loading bays required from one bay to no loading bay.

Required notification has been completed.

Attachments:

- Copy of Development Variance Permit notice;

- Director of Development Services' report dated November 8, 2010

- Director of Development Services' report dated May 30, 2011

Motion to approve/reject issuance of Development Variance Permit.

13. Issuance of Development Variance Permit No. 523 800 Boyd Street for Queensborough Mini Storage to vary the following sections of Sign Bylaw No. 6625, 2000:

1. Section 6.13 Physical Form of signs Physical Form of Signs Permitted, Subsection (g) (iv) freestanding signs:

To vary the landscape planter area required for the proposed sign area from 10.01 square metres (107.75 square feet) to 2.79 square metres (30 square feet).

2. Section 7.2 Signs Permitted in Commercial, Service and Service Station, Parking, Limited Agriculture and Light Industrial Zoning Districts, Subsection (b) (i) fascia signs as advertising signs:

To vary the number of signs permitted for each street frontage of the building or premise or parcel to allow a fascia sign on both the east and west exterior building walls where there is no street frontage.

Required notification has been completed.

Attachments:

- Copy of Development Variance Permit notice;

- Director of Development Services' report dated May 30, 2011

Motion to approve/reject issuance of Development Variance Permit.

NEXT MEETING

* **Monday, July 11, 2011**

* Proposed Closed Session commences at 1:00 p.m. and the Open Session at 3:00 p.m. in Committee Room No. 2, City Hall, a Public Hearing at 6:00 p.m. in the Council Chamber, City Hall immediately followed by a Regular Meeting of Council in the Council Chamber, City Hall.

Public Hearing

- **Trapp Block**
 - a) **Zoning Amendment Bylaw No. 7470, 2011** [a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: 660 - 700 Columbia Street (Trapp Block)]
 - b) **Heritage Revitalization Agreement (660 and 668 Columbia Street) Bylaw No. 7473, 2011** [a Bylaw to enter into a Heritage Revitalization Agreement under Section 966 of the Local Government Act re: 660 and 668 Columbia Street (Trapp Block)]
- **101 Agnes Street**
 - a) **Heritage Revitalization Agreement (101 Agnes Street) Bylaw No. 7471, 2011** [a Bylaw to Enter into a Heritage Revitalization Agreement with the Owners of Heritage Property re: 101 Agnes Street]
 - b) **Heritage Designation Bylaw (1010 Agnes Street) No. 7472, 2011** [a Bylaw of the Corporation of the City of New Westminster to designate the lands, buildings and structures located at 101 Agnes Street as protected heritage property]

Opportunity to Be Heard

- **Development Variance Permit No. 524 (St. Mary's School Site)**

ADJOURNMENT
