



CORPORATION OF THE CITY OF NEW WESTMINSTER

## REGULAR MEETING OF CITY COUNCIL

July 16, 2007 3:00 p.m.  
Committee Room No. 2  
City Hall

### AGENDA

PAGE

7 p.m.

Public Hearing -- Zoning Amendment Bylaw No. 7168, 2007 (223 Regina Street) & Zoning Amendment Bylaw No. 7170, 2007 (231 Queen's Avenue)

Reconvene as Council in the Council Chamber.

#### ADOPTION OF MINUTES

1. *Motion to adopt the minutes of the last regular meeting of the City Council held July 9, 2007.*

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#### DELEGATIONS

2. **Development Variance Permit 463 (1719 Eighth Avenue)**
3. **Development Variance Permit 467 (625 Fifth Avenue)**
4. **Development Variance Permit 468 (Plaza 88: Phase 1 (888 and 898 Carnarvon Street) and Phase 2 (808 Carnarvon Street))**
5. **Open Delegations**

#### BYLAWS CONSIDERED AT PUBLIC HEARING

6. **Zoning Amendment Bylaw No. 7168, 2007** [a bylaw to rezone 223 Regina Street from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (Heritage) (RS-6)] **THIRD READING**

7. **Zoning Amendment Bylaw No. 7170, 2007** [a bylaw to rezone 231 Queen's Avenue from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (Heritage) (RS-6) **THIRD READING**

**ISSUANCE OF DEVELOPMENT VARIANCE PERMITS**

8. **Issuance of Development Variance Permit 463 (1719 Eighth Avenue) - to vary the following section of the Zoning Bylaw:**

11

**(a) Site Coverage**

The Zoning Bylaw indicates that if a building has two levels above a basement, cellar or slab level, then the second level is limited to 80% of the other level or floorplate. The applicant is proposing a second floor above the slab which is 118.7% of the level below.

Required notification has been completed.

Attachments:

- [Copy of Development Variance Permit notice;](#)
- [Director of Development Services' report, June 25, 2007](#)

- a. *Motion to receive the following correspondence concerning this application.*
- b. *Motion to approve/reject issuance of Development Variance Permit.*

9. **Issuance of Development Variance Permit 467 (625 Fifth Avenue) - to vary the following section of the Zoning Bylaw:**

21

**(a) Off-Street Parking, Number of Parking Spaces**

The Zoning Bylaw required 171 parking spaces. The applicant proposes to provide 64 surface parking spaces on the site and lease 33 parking spaces from the building at 615 Belmont Street.

Required notification has been completed.

Attachments:

- [Copy of Development Variance Permit notice](#);
- [Director of Development Services' report, June 21, 2007](#)

- a. *Motion to receive the following correspondence concerning this application:*
  - [Molly Konkin, #1502 – 615 Belmont Street, objecting to the variance](#);
  - [Ed Linstead, 1301-728 Princess Street, objecting to the variance](#);
  - [Robert R. Johnson, #708 – 615 Belmont Street, opposing the variance](#);
- b. *Motion to approve/reject issuance of Development Variance Permit.*

**10. Issuance of Development Variance Permit 468 (Plaza 88: Phase 1 (888 and 898 Carnarvon Street and Phase 2 (808 Carnarvon Street) - to vary the following sections of the Zoning Bylaw:**

43

**(a) Off Street Parking Stalls**

The Zoning Bylaw requires 1.5 residential parking stalls per unit. On June 28, 2004, Council approved Development Variance Permit 391 that permitted a reduction in the residential parking ratio from 1.5 stalls per unit to 1.25 stalls per unit for Towers 1 and 2. The applicant proposes to reduce the residential parking ratio from 1.25 stalls to 1.0 stalls per unit for Towers 1, 2, and from 1.5 stalls to 1.0 stalls for Tower 3 of the Plaza 88 development.

**(b) Percentage of residential parking compact stalls**

The Zoning Bylaw limits the maximum percentage of compact parking stalls to 30% of the total stalls required. The applicant is proposing that 33% of the required stalls be compact stalls for Towers 1, 2, and 3.

**(c) Usable Outdoor Open Space**

The Zoning Bylaw permits balconies with dimensions of no less than 10 feet to be included in calculating the amount of usable open space. Some of the balconies proposed on the residential towers have one dimension that is less than 10 feet, however the overall area of open space proposed exceeds the requirement if all balconies are included in the calculation (for Towers 1 and 2 (Phase 1) and Tower 3 (Phase 2)).

**(d) Off Street Parking**

The Zoning Bylaw requires a setback of 1.5m (5 ft) for any portion of an above grade parking structure from any adjacent street property line. The applicant is proposing that this setback requirement be deleted for the Tower 3 parking podium in order to permit the building to extend out to the property line along Carnarvon Street (Tower 3).

Required notification has been completed.

Attachments:

- [Copy of Development Variance Permit notice](#);
  - [Director of Development Services' reports, June 18 & 25, 2007](#)
- a. *Motion to receive the following correspondence concerning this application:*  
- [Canadian Union of Postal Workers, 999 Carnarvon Street, opposing the permit](#);
- b. *Motion to approve/reject issuance of Development Variance Permit.*

**REPORTS**

11. **Council Members:**  
**Councillor McIntosh**  
**Councillor Osterman**  
**Councillor Williams**  
**Councillor Cote**  
**Councillor Donnelly**  
**Councillor Harper**  
**Mayor Wayne Wright**

**COMMITTEE MINUTES AND RECOMMENDATIONS**

12. *Motion to receive and adopt the minutes of a meeting of Council in Committee of the Whole held July 9, 2007.* 85
13. **Recommendations from Council in Committee of the Whole meeting held July 16, 2007.**

**BYLAWS**

## UNFINISHED BUSINESS

### 14. Notice of Motion: Flood Works

(Councillor Osterman served the following Notice of Motion, July 9, 2007):

***WHEREAS** New Westminster has been recognized for a superior effort in preparation for high water 2007;*

***WHEREAS** \$1 Million of Capital Funds was expended for temporary flood preparations;*

***WHEREAS** the City of New Westminster needs to now plan for permanent 200 year flood protections;*

***THEREFORE BE IT RESOLVED THAT** a planning process be created to plan and develop a capital strategy for permanent flood works for New Westminster.*

## NEW BUSINESS

## NEXT MEETING

### Monday, August 27, 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.

## ADJOURNMENT