



CORPORATION OF THE CITY OF NEW WESTMINSTER

REGULAR MEETING OF CITY COUNCIL

August 27, 2007 3:00 p.m.
Committee Room No. 2
City Hall

AGENDA

PAGE

7 p.m.

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 16, 2007 and Special Open Meeting held August 8, 2007.*

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PRESENTATION

2. Mayor Wright to acknowledge Geordie Dean's contribution to New Westminister Salmonbellies Lacrosse and have Chuck Puchmayr, MLA, present a certificate to Mr. Dean.

DELEGATIONS

3. Presentation re Ballenas project (Harvey Hatch, Architect)
4. Delegations re DVP 457 – 738 and 752 Columbia Street
5. Open Delegations

ISSUANCE OF DEVELOPMENT VARIANCE PERMITS

6. [Issuance of Development Variance Permit 457 \(738 and 752 Columbia Street\) - to vary the following section of the Zoning Bylaw:](#)
(tabled from Regular Council, June 25, 2007)

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(a) Height

The Zoning Bylaw permits a height of 120 feet (36.58 metres) above datum. The applicant is proposing a height of 169.4 feet (51.63 metres) above datum.

(b) Usable Open Space

The Zoning Bylaw states that open areas having dimensions of less than 10 feet (3.05 metres) cannot be included in calculating the amount of usable open space. The applicant is proposing that some open areas with dimensions of less than 10 feet (3.05 metres) would be included in the calculations for usable open space.

(c) Off-Street Parking

The Zoning Bylaw requires a setback of 1.5 m (5 ft.) from the property line for any portion of an above grade parking structure. The applicant is proposing that the building extend to the property line on Begbie and Front Streets and that the setback requirement be deleted.

(d) Size of Parking Spaces and Aisle Widths

The Zoning Bylaw sets out the required minimum dimensions for parking spaces and aisle widths. The typical dimensions would be 9 feet (2.74 metres) wide by 19 feet (5.79 metres) long with a 22 foot (6.71 metres) manoeuvring aisle. The applicant is proposing to use the City of Vancouver standards for the sizes of parking spaces and aisle widths for the regular parking spaces. According to the Vancouver standards, the proposed dimensions for a regular parking space are 8 feet 2 inches (2.49 metres) wide by 18 feet (5.49 metres) long with a 21 foot 8 inch (6.61 metres) manoeuvring aisle and columns may project into the parking space. Compact spaces will meet the New Westminster Zoning Bylaw standards.

Required notification has been completed.

Attachments:

- Copy of Development Variance Permit notice;
- Director of Development Services' report, May 28 & July 10, 2007

- a. *Motion to receive the following correspondence concerning this application:*
 - [Donald Luxton & Associates, dated June 25, 2007 re heritage review of Inter urban, 738 – 742 Columbia Street.](#) (tabled from June 25, 2007) 81
 - [Christopher Bell](#) (tabled from June 25, 2007) 83
- b. *Motion to approve/reject issuance of Development Variance Permit.*

CORRESPONDENCE

Motion to receive for information the following correspondence:

- 7. [Lower Mainland Treaty Advisory Committee \(LMTAC\) requesting support in their efforts to secure predictable, annual funding from the Province for continued local government participation in treaty negotiations through Treaty Advisory Committees.](#) 85

REPORTS

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

COMMITTEE MINUTES AND RECOMMENDATIONS

- 9. *Motion to receive and adopt the minutes of a meeting of Council in Committee of the Whole held July 16, 2007.* 87
- 10. **Recommendations from Council in Committee of the Whole meeting held August 27, 2007.**

BYLAWS

- 11. [Council Delegation – Purchasing & Tendering Bylaw No. 6624, 2000](#) [a bylaw to delegate the authority for Purchasing and Tendering] 95
RESCISSION
- 12. [Zoning Amendment Bylaw No. 7006, 2005](#) [a bylaw to establish the Ewen Avenue Comprehensive Development Districts (RM-CD-2) zoning schedule] ADOPTION

13. [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 \(Heritage\) \(RS-6\)\]](#) **ADOPTION**

UNFINISHED BUSINESS

NEW BUSINESS

NEXT MEETING

Monday, September 10, 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