



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

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Cote
Councillor Calvin Donnelly
Councillor Bill Harper
Councillor Bob Osterman
Councillor Betty McIntosh
Councillor Lorrie Williams

STAFF:

Mr. Paul Daminato	- City Administrator
Mr. Rick Page	- Corporate Officer/Director of Legislative Services
Ms. Lisa Spitale	- Director of Development Services
Mr. Steven Lan	- Acting Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance
Ms. Judi Turner	- Assistant Corporate Officer

Council adjourned to Committee of the Whole at 3:16 p.m. and reconvened in the Council Chamber at 7:03 p.m. with all those listed earlier present.

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](#).

MOVED and SECONDED

THAT the minutes of the Regular Meeting of Council held on July 16,

2007 and the Special Open Meeting of Council held on August 8, 2007, be received and adopted.

CARRIED.

All members of Council voted in favour of the motion.

PRESENTATION

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

MLA Chuck Puchmayr made a declaration in recognition of Geordie Dean's contribution to New Westminster Salmonbellies and his induction to the Lacrosse Hall of Fame. He presented an award to Mr. Dean on behalf of the legislature. Mr. Dean thanked Mr. Puchmayr and the City for its support of amateur sport.

DELEGATIONS

- 3. Presentation re Ballenas project (Harvey Hatch, Architect)**

Harvey Hatch, Architect for the Ballenas project, explained that the project has been revised in responses to concerns raised about the height of the previous scheme. Mr. Hatch displayed and reviewed a site plan and elevations for the new design scheme.

- 4. Delegations re DVP 457 – 738 and 752 Columbia Street**

Ray Pigeau of 660 Columbia Street, owner of the Windjammer Hotel and Pier 660, was present to support the Ballenas initiative for Columbia Street. He spoke of concerns raised on June 25, 2007 by citizens and a preference at the time for the status quo and a support for heritage. Mr. Pigeau noted that the Downtown BIA has worked for many years to attract business to the area and outlined a number of those initiatives and the many changes which took place over past years. He noted that society does support the present direction for development in the Downtown and urged that heritage should not govern what occurs in the area.

Brent Kyle, owner of a store on Columbia Street, commented on the Downtown revitalization program that only consisted of painting and some exterior renovation but produced no new customers. The new direction/concept for the area is supported by the community and has generated more activity in the area. He urged that Council approve the Ballenas project to encourage this direction. He added that this project will set a precedent for future projects in the area.

Robert Jost of #401, 320 Royal Avenue, pointed out that tall buildings can be heritage and cited examples in New York City and Vancouver. He noted that concentration of density in the area is appropriate because there are transit and shopping options. A further benefit to the community derived from the subject project is the restoration and preservation of the BC Electric Building, which is a direct product of adding density to the Ballenas project. The development will bring people to shop and to walk and will add a small town flavour to the area similar to that seen in Yale Town. He supported the project and urged its approval.

5. Open Delegations

Tony Antonias of 805 Fourth Street, announced the fifth annual "Celebrating Seniors Festival 2007" which will take place on September 9th at Century House. Mr. Antonias outlined the entertainment and refreshments which can be expected. He noted that an eight page supplement will be found in the September 5th edition of The Record about the event.

Mr. Antonias then announced that the Arts Council is offering a cultural bus tour to the Titanic Exhibition on September 10th.

Elmer Rudolph of 1809 Eighth Avenue rose to comment on public concerns over Council granting variances. He too is concerned over variances for residential buildings. He stated that the bylaws are being broken too often and noted that bylaws were developed over many years and should be amended only in occasional circumstances. He felt that many reasons that are cited for breaking the bylaw rules are frivolous. Residential builders should not seek unnecessary variances but should design a house that complies with the rules.

Mr. Rudolph noted that Council often grants variances if there is little objection to the variances. The rules should be broken only for very good reasons. He urged that Council not permit frivolous variance applications by residential builders who should respect the rules and have to demonstrate why they cannot meet the bylaws. Residents should not have to appear in Council Chamber over and over to defend the bylaws.

James Crosty of 31 Reliance Court, President of the Quayside Community Board, offered thanks to the Parks and Recreation Department for helping to make the first Annual Festival and Sale such a success. He acknowledged the coverage in the press and those who sponsored their event. He noted that over \$350 was raised for the Royal City Musical Theatre Group. He announced that Councillor Lorrie Williams won two tickets to the upcoming production of West Side story. He asked the City to incorporate a space in the Quayside area as a community meeting space to serve the many residents in the area. He announced August 16, 2008 for their second Annual event.

ISSUANCE OF DEVELOPMENT VARIANCE PERMITS

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

(tabled from Regular Council, June 25, 2007): Height, Usable Open Space, Off-Street Parking, Size of Parking Spaces and Aisle Widths

MOVED and SECONDED

THAT the following correspondence be received:

- [Donald Luxton & Associates, dated June 25, 2007 regarding a heritage review of the Inter urban, 738 – 742 Columbia Street \(tabled from June 25, 2007\)](#)
- [Christopher Bell \(tabled from June 25, 2007\)](#)
- A letter from Donald Luxton dated July 6, 2007.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Development Variance Permit 457 be approved for issuance with the following variances to permit construction of an 18 storey mixed use commercial and residential project at 738-752 Columbia Street:

- A building height of 169.4 feet (51.63 meters) above datum
- Calculation of usable open space to include all open space areas including those areas having less than a minimum dimension of 10 feet (3105 meters)
- Elimination of the 1.5 meter (5 feet) parking garage setback from Begbie and Front Streets to allow the building to come up to the property line on all sides
- Application of the Vancouver parking standard for the regular size parking spaces and aisle widths, being 8 feet 2 inches (2.49 meters) wide by 18 feet (5.49 meters) long with a 21 foot 8 inch (6.61 meters) maneuvering aisle, and columns of the buildings to project into the parking stalls.

CARRIED.

All members of Council voted in favour of the motion.

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.](#)

MOVED and SECONDED

THAT the following correspondence be received and a letter supporting the Lower Mainland Treaty Advisory Committee request for secure annual

funding be sent to the local MLA and copied to the Union of BC Municipalities:

- *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.*

CARRIED.

All members of Council voted in favour of the motion.

REPORTS

8. Council Members:

Councillor Osterman

...attended the Quayside Festival and Sale; enjoyed the Minto Cup luncheon; regrets he will be absent from the Council meeting of September 10 and the Celebrating Seniors event on September 9th as he will be on vacation.

Councillor Williams

...attended the Quayside Boardwalk sale and won two tickets to West Side story; attended the opening and part of the first game of the Minto Cup games; attended the pre-grand opening of the Salvation Army building; as Acting Mayor, attended the Indonesian Independence celebrations; attended the reception of Tourism New Westminster; is working on the Builders' Awards coming up in October; attended a number of labour relations meetings; met with the Community Heritage Commission.

Councillor Cote

...hoped the community had a wonderful summer; attended Show and Shine, Fraser Fest, and Doggie Fun Day; spoke of Wheels for Change to raise attention about climate change and attended the New Westminster portion of the event.

Councillor Donnelly

...attended a number of events over the summer; was honored to be asked to sing at the opening game of the Minto Cup series; attended the grand opening of the Salvation Army in the restored building; attended the Boardwalk sale; attended a meeting to plan for the Remembrance day ceremony.

Councillor Harper

...had a great summer and hoped the citizens also enjoyed their summer; received a boutonniere from his wife on the occasion of his 41st wedding anniversary.

Councillor McIntosh

...congratulated Councillor Harper and his wife on the occasion of their 41st anniversary; noted that FraserFest was well attended; participated in the tour; attended the Quayside boardwalk sale; was not able to attend the Salvation

Army opening; announced the Celebrating Seniors event on September 9th; thanked the nurses who work in RCH Emergency who deal with many emergencies.

Mayor Wayne Wright

Proclaimed the week of September 3-7, 2007 as Union Label Buying Week.
Noted that the City is moving forward and is expecting great things for the city.

Attended: the Rotary Clubs of New Westminster and New Westminster Royal City joint luncheon to welcome Rotary International President Wilf Wilkinson; the Canadian Association of Police Boards Conference in Calgary; the Grand Opening of the Salvation Army Thrift store in the BC Electric Building; announced the Minto Cup Junior Lacrosse Championships which are taking place this week in the city; noted that there will be a good game tomorrow night which will be a key game in the series; drove around the City with Councillors Donnelly and Cote to view the problem areas; attended the Pull Together of the First Nations barbeque at the Queensborough Community Centre; met with Roma Hall staff regarding the September 30th Grape Stomp.

Extended condolences to Lois Deguire, Finance Department, on the loss of her sister.

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.](#)**

MOVED and SECONDED

THAT the minutes of the Council in Committee of the Whole meeting held on July 16, 2007, be received and adopted.

CARRIED.

All members of Council voted in favour of the motion.

10. **Recommendations from Council in Committee of the Whole meeting held August 27, 2007.**

Director of Engineering Services:

- a) **[Award of Contract for the Twelfth Street Improvement Program](#)**

MOVED and SECONDED

THAT the contract for Twelfth Street Improvements between Sixth Avenue and Eighth Avenue be awarded to Winvan Paving Ltd. for the tendered amount of \$1,012,612.16, representing the best overall value to the City.

CARRIED

All members of Council voted in favour of the motion.

b) [Appointment of Alternate Subdivision Approving Officers](#)

MOVED and SECONDED

THAT the following Staff be designated Alternate Subdivision Approving Officers:

- Lisa Spitale, Director of Development Services
- Steven Lan, Assistant Director of Engineering Services.

CARRIED

All members of Council voted in favour of the motion.

d) [Construction Noise Bylaw Variance – Border Infrastructure Program – Queensborough Interchange and Howe Street Overpass](#)

MOVED and SECONDED

THAT the request for a construction noise bylaw variance from the Border Infrastructure Program to allow “light duty” night time work on the Queensborough Interchange and the Howes Street Overpass for the period September 1, 2007 to October 31, 2008, be approved and;

THAT a two day construction noise bylaw variance for “heavy duty” work to proceed within the hours of 8:00 pm to 11:00 pm be approved subject to, and in accordance with the conditions contained in the August 27, 2007 report from the Director of Engineering Services.

CARRIED

Opposed: Councillors Donnelly and McIntosh.

Director of Development Services:

Councillor Donnelly left the meeting at 8:49 p.m. citing a potential conflict of interest as he has an interest in the property at 127 Dickenson Street, which was also his first family home.

d) [Proposed Rezoning of 126, 128, 130 Agnes Street and 127 and 131 Dickenson Street, a portion of Dickenson Street and all of Sarnia Street and Albert Crescent: \(Bylaw Nos. 7179 & 7180, 2007\)](#)

MOVED and SECONDED

THAT the following bylaws be received:

- Zoning Amendment Bylaw No. 7179, 2007;
- Zoning Amendment Bylaw No. 7180, 2007, and

THAT Council give notice that it intends to consider a motion to approve and issue Development Permit 002 (AC) with variances.

CARRIED

All members of Council present voted in favour of the motion.

Councillor Donnelly rejoined the meeting at 8:50 p.m.

- e) [305 and 307 Carnarvon Street – Heritage Revitalization Agreement \(Bylaw No. 7166, 2007\)](#)

MOVED and SECONDED

THAT Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007, be received.

CARRIED

All members of Council voted in favour of the motion.

- f) [Proposed Workplan for New Downtown OCP & Commercial Areas update](#)

MOVED and SECONDED

THAT Option 1 of the August 22, 2007 report from the Director of Development Services, directing staff to commence work on the Downtown Sustainable Plan and the new Downtown Official Community Plan based on the updated work plan presented in the report, be approved.

CARRIED

All members of Council voted in favour of the motion.

- g) **Family Court Committee – Youth Criminal Justice Panel**

MOVED and SECONDED

THAT the Family Court Committee sponsored request for a Youth Criminal Justice Panel event on restorative justice be approved for November 1, 2007 at Century House; and

THAT funding be approved up to \$1000 for refreshments and related costs.

CARRIED

All members of Council voted in favour of the motion.

BYLAWS

11. [Council Delegation – Purchasing & Tendering Bylaw No. 6624, 2000 \[a bylaw to delegate the authority for Purchasing and Tendering\]](#)

RESCISSION

MOVED and SECONDED

THAT Council Delegation – Purchasing & Tendering Bylaw No. 6624, 2000, be rescinded.

CARRIED.

All members of Council voted in favour of the motion.

12. [Zoning Amendment Bylaw No. 7006, 2005 \[a bylaw to establish the Ewen Avenue Comprehensive Development Districts \(RM-CD-2\) zoning schedule\]](#)

ADOPTION

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7006, 2005, be adopted.

CARRIED.

All members of Council voted in favour of the motion.

- 12(a) **Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007** [a bylaw to enter into a Heritage Revitalization Agreement with the owner of heritage property]

TWO READINGS

MOVED and SECONDED

THAT Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007, be read a first time.

CARRIED.

All members of Council present voted in favour of the motion.

MOVED and SECONDED

THAT Heritage Revitalization Agreement (305/307 Carnarvon Street) Bylaw No. 7166, 2007, be read a second time.

CARRIED.

All members of Council present voted in favour of the motion.

(A Public Hearing will be held on Monday, October 1, 2007 at 7:00 p.m. in the Council Chamber, City Hall)

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**

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7168, 2007, be adopted.

CARRIED.

All members of Council voted in favour of the motion.

14. **Zoning Amendment Bylaw No. 7179, 2007** [a bylaw to establish the Albert Crescent Comprehensive Development Districts (RM-CD-4)]
TWO READINGS

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7179, 2007, be adopted.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7179, 2007, be adopted.

CARRIED.

All members of Council voted in favour of the motion.

(A Public Hearing will be held on Monday, September 17, 2007 at 7:00 p.m. in the Council Chamber, City Hall)

Councillor Donnelly left the meeting at 9:02 p.m. citing a potential conflict of interest as he has an interest in the property at 127 Dickenson Street, which was also his first family home.

15. **Zoning Amendment Bylaw No. 7180, 2007** [a bylaw to rezone the properties addressed as 126, 128 and 130 Agnes Street, 127 and 131 Dickenson Street, a portion of Dickenson Street, all of Sarnia Street and all of Albert Crescent]
TWO READINGS

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7180, 2007, be adopted.

CARRIED.

All members of Council present voted in favour of the motion.

MOVED and SECONDED

THAT Zoning Amendment Bylaw No. 7180, 2007, be adopted.

CARRIED.

All members of Council present voted in favour of the motion.

(A Public Hearing will be held on Monday, September 17, 2007 at 7:00 p.m. in the Council Chamber, City Hall)

Councillor Donnelly rejoined the meeting at 9:03 p.m.

NEW BUSINESS

16. Zoning Bylaw Amendment to Exclude Smelting or Refining Operations

MOVED and SECONDED

THAT staff be instructed to prepare a Zoning Bylaw amendment which would define the scope of jewelry design and fabrication to exclude any smelting or refining operations in the C-8 and C-4 zones.

CARRIED.

All members of Council voted in favour of the motion.

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

ON MOTION, the meeting adjourned at 9:06 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

RICK PAGE
CORPORATE OFFICER