



CORPORATION OF THE CITY OF NEW WESTMINSTER

REGULAR MEETING OF CITY COUNCIL

October 15, 2007 3:00 p.m.
Committee Room No. 2
City Hall

AGENDA

7 p.m.

PAGE

Public Hearing (Official Community Plan Designation Amendment Bylaw No. 7178, 2007 (200 & 220 Royal Avenue, 208 Cunningham Street, 201/205/207 Agnes Street and St. Mary's Street and a portion of Cunningham Street (former St. Mary's Hospital site)

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 October 1, 2007.*

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PRESENTATIO

2. **Mayor Wright regarding the 2007 UBCM Community Excellence Award – Leadership & Innovation – Large Communities – Winner for the Columbia Street Road Diet and Reverse Angle Parking Project and to present the award to Jim Lowrie, Director of Engineering Services, Steven Lan, Assistant Director of Engineering Services and Roger Emanuels, Coordinator, Design & Construction.**

DELEGATIONS

3. **Delegations re DVP 472 (205 and 223 Phillips Street)**
4. **Development Permit #029 (Q) with variances (518 Ewen Avenue)**
5. **Delegations re DVP 474 (350 Gifford Street – Starlight Casino)**

6. Open Delegations

BYLAWS CONSIDERED AT PUBLIC HEARING

7. **Official Community Plan Designation Amendment Bylaw No. 7178, 2007** [a bylaw to amend Official Community Plan Designation Bylaw No. 6476, 1998 re 200 & 220 Royal Avenue, 208 Cunningham Street, 201/205/207 Agnes Street and portions of St. Mary's Street and Cunningham Street]

**THIRD READING
ADOPTION**

(Majority of all Council Members required)

ISSUANCE OF DEVELOPMENT VARIANCE PERMITS

8. [Issuance of Development Variance Permit 472 \(205 and 223 Phillips Street\) - to vary the following section of the Zoning Bylaw:](#)

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(a) **Site Area and Site Frontage**

The Zoning Bylaw states a site shall be not less than 4,000 square feet (371.6 square metres) in area and shall have a frontage of not less than 10% of its perimeter, thus requiring new lots to have a frontage of at least 10% of the lot perimeter. The applicant is proposing a subdivision that will create lots with a perimeter of 413.3 feet (126 metres) and a frontage of 30.7 feet (9.35 metres) which equals 7.4% of the lot perimeter.

Required notification has been completed.

Attachments:

- Copy of Development Variance Permit notice;
- Director of Development Services' report, September 17, 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 Permit 029 \(Q\) with variances \(518 Ewen Avenue\) - to vary the following sections of the Zoning Bylaw:](#)

(a) **Side Yard**

The Zoning Bylaw does not require a side yard, but states that where one is provided that it should not be less than 10 feet (3.05 meters). The applicant proposes a side yard of 0.83 feet (0.24 meters) to the easterly side lot line.

(b) **Side Yard**

The Zoning Bylaw does not require a side yard, but states that where one is provided that it should not be less than 10 feet (3.05 meters). The applicant proposes a side yard of 4.5 feet (1.4 meters) to the westerly side lot line.

(c) **Number of Parking Spaces**

The Zoning Bylaw requires four parking spaces for the commercial floor space and three parking spaces for the residential units for a total of seven parking spaces. The applicant proposes to provide three parking spaces for the commercial floor space and three parking spaces for the

Required notification has been completed.

Attachments:

- Copy of Development Permit with variances notice;
- Director of Development Services' report, September 17, 2007

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

10. **Issuance of Development Variance Permit 474 (350 Gifford Street) - to vary the following signs of the Sign Bylaw:**

- (a) **Free Standing Sign at the South East corner of the property:**
- The sign area of any sign shall not exceed 20.0 square meters (215.3 square feet). The applicant proposes a sign of 410 square feet (38 square meters) on two faces.
 - Flashing lights are prohibited in every district. The applicant proposes that this sign be a flashing sign
 - Height of Freestanding signs is limited to 29.5 feet (9.0 meters). The applicant proposes a height of 35 feet (10.7 meters).
- (b) **Freestanding Water Feature Sign in the Centre of the Parking Area:**
- The sign area of any sign shall not exceed 20.0 square meters (215.3 square feet). The applicant proposes a sign of 508 square feet (47.2 square meters) on a single face
 - Flashing lights are prohibited in every district. The applicant proposes that this sign be a flashing sign
- (c) **Roof Sign Over the Main Entrance to the Building:**
- Flashing lights are prohibited in every district. The applicant proposes that this sign be a flashing sign.
- (d) **Freestanding Tower Sign Next to the Main Entrance to the Building:**
- Flashing lights are prohibited in every district. The applicant proposes that this sign be a flashing sign
 - Height of Freestanding signs is limited to 29.5 feet (9.0 meters). The applicant proposes a height of 99.3 feet (30.3 meters).

Required notification has been completed.

Attachments:

- Copy of Development Variance Permit notice;
 - Director of Development Services' report, September 17, 2007
- a. *Motion to receive the following correspondence concerning this application:*
- *Email from Terri Nicholson, #98 – 935 Ewen Avenue, opposing the application;*
 - *Email from Michael Ryznar, forwarding general comments on the Casino sign;*
 - *Johanna Gielen, 906 Third Avenue, opposing the application;*
 - *Heidi Archibald, 1030 Cornwall Street, opposing the application;*

- b. *Motion to approve/reject issuance of Development Variance Permit.*

CORRESPONDENCE

Motion to receive for information the following correspondence:

11. [Union of BC Municipalities \(Local Government Program Services\) re Community Responses to Methamphetamine Funding Program – Grant Completion.](#) 91
12. [West End Residents' Association re Pedestrian Overpass at Stewardson Way and Sixth Avenue.](#) 93

REPORTS

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

COMMITTEE MINUTES AND RECOMMENDATIONS

14. *Motion to receive and adopt the minutes of a meeting of Council in Committee of the Whole held October 1, 2007.* 95
15. **Recommendations from Council in Committee of the Whole meeting held October 15, 2007.**

BYLAWS

16. [Taxation Exemption and Exempt Properties Bylaw No. 7186, 2007 \[a bylaw to authorize the exemption from taxation of certain lands and premises\]](#) **ADOPTION** 103

UNFINISHED BUSINESS

17. Notice of Motion – Environmental Advisory Committee

Councillor Cote submitted the following Notice of Motion on October 1, 2007:

“THAT the City of New Westminster create an Environmental Advisory Committee to start January 2008;

THAT the City’s new Environment Coordinator draft Terms of Reference for the new Committee; and

THAT the City immediately advertise for membership to the new Committee.”

NEW BUSINESS

NEXT MEETING

Monday, October 22, 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.

Public Hearing:

- **Heritage Designation Bylaw (774 Columbia Street) Bylaw No. 7182, 2007;**
- **Zoning Amendment Bylaw No. 7183, 2007 (808-898 Carnarvon Street and 811-901 Columbia Street – Plaza 88)**

Development Variance Permit 473 – 212 Manitoba Street

ADJOURNMENT