



CORPORATION OF THE CITY OF NEW WESTMINSTER

REGULAR MEETING OF CITY COUNCIL

January 19, 2009 2:50 p.m.
Committee Room No. 2
City Hall

MINUTES

PRESENT:

Mayor Wayne Wright
Councillor Jonathan Côté
Councillor Bill Harper
Councillor Bob Osterman
Councillor Jamie McEvoy
Councillor Betty McIntosh
Councillor Lorrie Williams

STAFF:

| | |
|-------------------|------------------------------------|
| Mr. Paul Daminato | - City Administrator |
| Ms. Judi Turner | - Acting Corporate Officer |
| Ms. Lisa Spitale | - Director of Development Services |
| Mr. Jim Lowrie | - Director of Engineering Services |
| Mr. Terry Dunlop, | - Recorder |

ANNOUNCEMENT OF REVISED PUBLIC HEARING DATE

The Public Hearing for **Zoning Amendment Bylaw No. 7284, 2008** [a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: Permit Proposed Child Care Facility at 1001 Royal Avenue] is **rescheduled to Monday, January 26, 2009** at 7:00 p.m. in the Council Chamber, City Hall

ADOPTION OF MINUTES

- 1. Motion to adopt the minutes of the last regular meeting of the City Council held January 12, 2009.**

Councillor McIntosh advised of two minor spelling corrections in Item 7 - Council Members' Reports, Councillor McIntosh, page 4, as follows:

- correct name spelling of Tammy to read "Tami"
- Correct name spelling of Len to Ken.

MOVED and SECONDED

THAT the minutes of the Regular Meeting of Council held January 12, 2009 be adopted, as amended.

CARRIED.

All members of Council voted in favour of the motion.

ADJUSTMENTS TO AGENDA

MOVED and SECONDED

THAT Items 3 and 7 be deleted from the Agenda (re 350 Columbia Street).

CARRIED.

All members of Council voted in favour of the motion.

DELEGATIONS

2. Delegations for Development Permit Application 034 (UT) with Variances for 512 Sixth Avenue

- a) **Eric Pattison, Architect, 204 Sixth Street**, architect for the project, was in attendance to answer questions. In response to a question of the timespan for the project, Mr. Pattison advised that the proposal was intended to keep the site active until there is more development of neighbouring lots.

3. Delegations for Application for a Time Extension for Development Variance Permit 450 and Special Development Permit 151 for the Proposed Development at 350 Columbia Street

This item was deleted from the Agenda.

4. Delegations for Development Permit 032 (Q) With Variances for Lot 5 – Port Royal Development

David Roppel, Director of Planning and Development, Port Royal Village Inc. & Aragon Properties, Gary Pooni, Brook and Associates, and Doug Ramsay, Ramsay Worden Architects, presented details of the redesigned project. The speakers addressed issues that were raised through the public consultation processes involving neighbouring residents and communities, which led to the revised application now before Council. In summary Mr. Roppel advised that the building height was lowered, the design was changed to reflect the local history of the site, a daycare facility contribution provided (valued at \$100,000), the highrise designed to LEEDS standards and a community co-op car contribution added. The

developers therefore requested Council support for the proposed 28ft height variance.

Other Speakers:

Robert Jost, #401 - 320 Royal Avenue recommended Council approval of the project due to positive responses by the developer to meet local concerns. He suggested that the development provide ferry service between Quayside and Port Royal to create a sense of a high-density node.

Frank Bordignon, #219 – Boyle Street spoke in support of the development, which he suggested will benefit Queensborough residents and provide additional amenities.

Bill Thompson, 1182 Sparks Court supported the proposed variance and outlined community response to the revised proposal. The speaker urged members of Council to carefully consider the views and wishes of all sectors of the community and noted the project will allow residents to continue living in their community after selling family homes. As well, he noted that higher narrower tower will have a lessened impact on the community.

Lorie Tenvey, 107 Star Crescent supported the variance application and advised that she also had the support of two other Quayside residents who approved of the proposed development. Ms. Tenvey presented a petition of 130 neighbours who support the development (which will be added to the agenda package). Their support was based on the following: the tower was approved, it has been part of the OCP for 20 years, the marketability of units will be enhanced, it will add to the tax base. The speaker praised Aragon Properties for their previous contributions of public amenities in the area. She suggested however, that the developer's amenity contribution be used for sidewalks in the area.

Brian Sproule, 922 5th Street spoke in support of the proposed variance, as a long-time property owner and resident of Queensborough. He suggested that the benefits far outweigh the negatives of the project. The speaker maintained there is widespread local support for the iconic landmark development. Seniors and empty nesters will not have to leave the community when selling family homes. He urged Council approval of the variance application.

Iolanda Esposito, #104 – 83 Star Crescent supported the proposed variance that will permit development of the high-rise project. The speaker urged Council to approve the variance.

Lynn Chamberlain, 1492 Salter Street, spoke in support of the proposed variance, noting the benefits of centrally-located affordable housing in

Queensborough. Furthermore, residents are needed in the area to support the community and allow its businesses to thrive.

James Crosty – President of the Quayside Residents’ Association Board, listed previous actions of Quayside Residents to support developments in Queensborough. The proposed variances also includes four storeys of parkade, which adds to the overall height of the building. He noted that Quayside has encouraged debate and brought forward valid ideas leading to an improved project. Mr. Crosty distributed an artist’s rendering of an alternate type of development and urged Council to maintain the existing zoning of the subject site and reject the variance.

Gavin Palmer, 603 Salter Street, noted the proposed variance requires an amendment to the municipal bylaw. Mr. Palmer suggested that Council consider amending its regulations so that there would be no need to consider such variances. The speaker acknowledged the cooperative attitude of Aragon Properties in its approach to the affected communities.

Barry McKee, Quayside Drive spoke in support of the proposed variance. The speaker suggested that the reduced width (profile) of the building and orientation of the structure more than offsets the increased height request.

James Crosty rose again and pointed out that a two storey parkade will be built beneath the structure, which impacts on this discussion.

5. Open Delegations

Robert Jost, #401 - 320 Royal Avenue addressed issues of snow removal following the recent Christmas/New Year snowstorms. Mr. Jost offered suggestions to improve the snow removal procedures on side streets. He proposed that the city’s three dump trucks, plus sundry pick-ups and backhoes could be adapted for laneway clearance to facilitate garbage pickup. Mr. Jost urged establishment of a committee to consider snow-removal issues and a review of bylaws requiring homeowners to remove sidewalk snow. Mayor Wright advised that staff has formed a committee headed by the Director of Engineering who will draw on experience from the recent snowstorms to help deal with the next incident.

ISSUANCE OF DEVELOPMENT PERMITS

6. [Issuance of Development Permit Application 034 \(UT\) with Variances for 512 Sixth Avenue to vary the following section of the Zoning Bylaw: Parking Spaces](#)

MOVED and SECONDED

THAT the following be approved for issuance:

- *Development Permit 034 (UT) with a variance to permit development of four parking spaces for the proposed one storey commercial building at 512 Sixth Avenue.*

CARRIED.

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

7. [Issuance for a Time Extension for Development Variance Permit 450 and Issuance of Special Development Permit 151 for the Proposed Development at 350 Columbia Street – Time Extension for height variance](#)

This item was deleted from the Agenda.

8. [Issuance of Development Permit 032 \(Q\) With Variances for Lot 5 – Port Royal Development to vary the following sections of the Zoning Bylaw: Height, Size of Standard Off-Street Parking Space and Drive Aisle Width, Size of Small Car Parking Space and Drive Aisle Width](#)

MOVED and SECONDED

THAT the following correspondence be received:

- *David Roppel, Aragon Properties Ltd., 201-1628 West 1st Avenue, Vancouver, B. C. V6J 1G1 re: summary of information related to the Development Permit application*
- *Gary Pooni and Sasha Lauzon, Brook and Associates Inc., Suite 410-535 Thurlow Street, Vancouver, B. C. re: information re: Port Royal Public Open House*

Support:

- *Chris Gursche, 173 Star Crescent, New Westminster re: support*
- *Geoff and Shannon Macleod, 14-89 Star Crescent, New Westminster re: support*
- *F. Foss Hood, 169 Fairweather Lane, New Westminster re: support*
- *C.W. Kroeker, 105-1220 Quayside Drive, New Westminster re: support*
- *Rose Nadon, President, New Westminster Chamber of Commerce, 601 Queens Avenue, New Westminster re: support*
- *Karen and David Doyle, 119-83 Star Crescent, New Westminster, B. C. re: support*
- *Robert and Vicki Lymburner, 201 – 83 Star Crescent, New Westminster re: support*
- *Marek Kociolek, 528 Richmond Street, New Westminster re: support*
- *Russell and Yvonne Cooper, 405 – 12 K de K Court, New Westminster re: support*
- *Marilyn Pitt, 311-83 Star Crescent, New Westminster re: support*

Opposed

- *Allan and Marie Morris, 1902 – 1250 Quayside Drive, New Westminster re: opposed*
- *Allan Pringle, 1105 – 1065 Quayside Drive, New Westminster re: opposed*
- *Terri Nicholson, 98-935 Ewen Avenue, New Westminster re: opposed*
- *Paul R. Thompson, 31 Reliance Court, New Westminster re: opposed*
- *Reg Nordman, Rocket Builders, Suite 300-1275 West 6th Avenue, Vancouver re: opposed*
- *Chantal Hudspeth, 1065 Quayside Drive, New Westminster re: opposed*

Concerns

- *W. Mowbray, #409 "Dockside", 12 K de K Court, New Westminster re: concerns*
- *Brian Pybus, 310-1210 Quayside Drive, New Westminster re: concerns*
- *e-mail received from New Westminster resident voicing concerns (personal information withheld at the request of author)*

Support:

- *Peter L. Horwood – 220 Holly Avenue*
- *David Kasper and Jillian Stuart – 267 Furness Street*
- *Ted and Heather Hausknecht - #8-89 Star Crescent*
- *Candace Parsons – 175 Fairweather Lane*
- *Lori and Brent Jenvey – 107 Star Crescent*
- *Yves Lauzon – 247 Furness Street*
- *Laurie David Moore – 165 Fairweather Lane*
- *Bobbi Sarai Tanguay (YWCA) 535 Hornby Street, Vancouver*

Opposed:

- *Susan Wandell – 77 Mott Crescent*
- *Gordon Lee and Les Furlong - #904-1135 Quayside Drive*
- *Scott Barker - #324-10 Renaissance Square*
- *Steve and Anna Scherrelies - #701-10 Renaissance Square*
- *J. Hanson - #203-1240 Quayside Drive*
- *Bryan Truscott - New Westminster Resident*
- *Dave and Joan Lodermeier (no address provided)*

Concerns:

- *John Macleod (personal information withdrawn at request of author).*

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Development Permit Application 032 (UT) with variances for 630 Fifth Street be approved and issued with the following variances to permit conversion of the existing house at 630 Fifth Street to a commercial use:

- *Parking located within the building setback area – the first fifteen feet of the property facing Fifth Street*
- *Commercial use fronting Fifth Street within the Building Setback on Site Plan No. 1*
- *All of the required parking space to be provided as compact parking spaces.*

CARRIED.

Opposed: Councillors Osterman and Harper.

REPORTS

9. Council Members:

Special Note re Chuck Puchmayr, MLA

Included in all reports from the Mayor and Councillors, good wishes for a full recovery were expressed following the recent disclosure of a serious illness affecting former City Councillor and New Westminster MLA, Chuck Puchmayr. All members noted Mr. Puchmayr's tireless contributions to the community together with his valued friendship and mentoring.

Councillor McIntosh

...attended Royal City Girl Guides meeting; New Westminster Hyack Festival Association AGM, which is focusing on the 150th anniversary celebrations; Homeless Coalition meeting; Chamber of Commerce network event; thanked past president and incoming president and Board of Directors for their service; McBride/Sapperton Residents' Association meeting and congratulated Neil Powell as returning president; full-day orientation as City Alternate for the Lower Mainland Treaty Advisory Committee; first annual Robbie Burns Dinner meeting to support Holy Trinity breakfast service for the homeless.

Councillor Osterman

...attended Hyack Festival Association AGM and received a 25 year pin; thanked Sue Sayer for her service as past president; suggested residents prepare themselves for snow conditions, clear sidewalks, and be conscious when neighbours might need help.

Councillor Williams

...attended Hyack Festival Association AGM and received 5-year pin; Homeless Coalition – possible action event might be held monthly; School Site Selection meeting at Century House to review alternatives.

Councillor Coté

...Attended School Site Consultation process at Century House – good discussion

Councillor McEvoy

...visited Pacific Breeze Winery #6-320 Stewardson Way, urged residents to visit the winery; attended Patullo Bridge fire site; Homeless Coalition and Forum on Homelessness in Vancouver; New Westminster Environmental Partners AGM; Hyack Festival Association AGM and thanked Sue Sayer for her service as past president; School site selection workshop – noted efforts of city staff to help with process.

Councillor Harper

...attended Hyack Festival Association AGM – thanked Sue Sayer for service as past president and congratulated incoming president Glen Richmond; School site selection – thanked City staff for their facilitation of the process; Labour Relations Board meeting; Homeless Coalition; chaired a meeting of the Community Social Issues.

Mayor Wayne Wright

...Along with Paul Daminato, the City Administrator, attended the Northeast Sector Mayors Meeting at City of Port Moody; Senator Yonah Martin- will pursue senior government level funding of renovation/replacement of the Patullo Bridge; acknowledged the contribution of all members of Advisory Committees, Boards, and Commissions who served the City for the year 2008 and announced that appointments for 2009 will be announced at the Regular Meeting of Council on Monday, February 2, 2009 when appointees will take their oaths.

COMMITTEE MINUTES AND RECOMMENDATIONS

10. Motion to receive and adopt the minutes of a meeting of Council in Committee of the Whole held January 12, 2009

MOVED and SECONDED

THAT the minutes of January 12, 2009 of Council in Committee of the Whole be received and adopted.

CARRIED.

All members of Council voted in favour of the motion.

11. Recommendations from Council in Committee of the Whole meeting held January 19, 2009

Director of Parks and Recreation

a) 2008 Parks and Recreation Comprehensive Plan

MOVED AND SECONDED

THAT the 2008 Parks & Recreation Comprehensive Plan be adopted in principle;

THAT the Comprehensive Plan's recommendations be incorporated into the Parks & Recreation Department annual work plans for Council's future consideration.

CARRIED.

All members of Council voted in favour of the motion.

Director of Development Services:

b) Revised Application to Transfer Location of Liquor Primary License / Gondola Holdings Ltd

MOVED AND SECONDED

THAT the Liquor License application from Gondola Holdings Ltd. to relocate a Liquor Primary License to 609 Columbia Street be supported by Council; and

THAT staff be directed to initiate the required Zoning Bylaw amendments in relation to a Liquor Primary License being relocated to 609 Columbia Street.

CARRIED.

All members of Council voted in favour of the motion.

c) Plaza 88 / Request for Construction Noise Bylaw Exemption

MOVED AND SECONDED

THAT Degelder Construction Co. B.C. Ltd. be granted an exemption from Construction Bylaw No. 6063 in order to carry out construction work over the SkyTrain guideway within the development known as Plaza 88 from 2:00 a.m. to 6:00 a.m. on January 24, 25, 30 and 31, 2009.

CARRIED.

All members of Council voted in favour of the motion.

d) Zoning and Development Permit Amendments to Enhance Development Review – Streamlining Initiative

MOVED AND SECONDED

THAT Staff implement Option 3 – Modify the Zoning Districts and the Development Permit Guidelines as set out in the January 19, 2009 report;

THAT Staff amend the Development Permit review process to incorporate the requirement that applicants hold public information meetings and make presentations to local Resident Associations; and

THAT Staff proceed with the 6 Next Steps as outlined in the January 19, 2009 report, and report back to Council.

CARRIED.

All members of Council voted in favour of the motion.

e) Development Agreement Bylaw for 88 Tenth Street – Columbia Square

MOVED AND SECONDED

THAT Downtown Development Bylaw No. 7296, 2009 be received; and

THAT the Mayor and City Clerk be authorized to sign all documents.

CARRIED.

All members of Council voted in favour of the motion.

Director of Engineering Services:

f) Port Royal – Occupancy of Parcel 2B

MOVED AND SECONDED

THAT the occupancy of Parcel 2B of the Port Royal Development prior to completion of the Central Park be authorized.

CARRIED.

All members of Council voted in favour of the motion.

g) Next Steps Resulting from BIP - Queensborough Bridge Project

Council commented on issues of signage and access, problems with commercial activity for small businesses that require further fine-tuning. Also noted were key issues and concerns relative to connections at 20th St and 6th Avenue, especially safety and pedestrian issues. Improved signage to indicate New Westminster/Queensborough as a destination in addition to signs for Richmond, Delta and Vancouver should be further explored.

MOVED AND SECONDED

THAT staff proceed with the following:

- *Neighborhood level traffic calming for the Brow of the Hill neighborhood*
- *A traffic operational review for the 20th Street corridor; and*

THAT a copy of the January 19, 2009, report from the Director of Engineering Services be sent to the Ministry of Transportation and the Neighbourhood Traffic Advisory Committee.

CARRIED.

All members of Council voted in favour of the motion.

h) Application for Strata Conversion of the Boiler House at 215 Francis Way

MOVED AND SECONDED

THAT the proposed strata conversion for the Boiler House at 215 Francis Way be approved; and

THAT the City Clerk be authorized to endorse the strata plans on behalf of the City.

CARRIED.

All members of Council voted in favour of the motion.

Director of Finance and Information Technology:

i) Council Remuneration Annual Update

MOVED AND SECONDED

THAT the January 19, 2009 report from the Director of Finance and Information Technology be received as an update to Council's 2009 remuneration calculated in accordance with the City's Council Remunerations Policy; and

THAT effective January 1, 2009, Council's annual stipend will be:

- *Mayor \$81,987*
- *Councillor \$31,534*

CARRIED.

All members of Council voted in favour of the motion.

Director of Legislative Services:

j) 150 Celebrations Committee Budget Report

MOVED AND SECONDED

THAT Option B of the January 14, 2009 report from the Director of Legislative Services be approved for an expenditure of up to \$374,162.44 for the City's 150th anniversary celebrations.

CARRIED.

All members of Council voted in favour of the motion.

BYLAWS

12. **Downtown Development Agreement Bylaw No. 7296, 2009** [a bylaw to authorize a development Agreement between Columbia Square Plaza Ltd. And the Corporation of the City of New Westminster]

THREE READINGS

MOVED and SECONDED

THAT Downtown Development Agreement Bylaw No. 7296, 2009 be read a first time.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Downtown Development Agreement Bylaw No. 7296, 2009 be read a second time.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Downtown Development Agreement Bylaw No. 7296, 2009 be read a third time.

CARRIED.

All members of Council voted in favour of the motion.

NEXT MEETING

Monday, January 26, 2009

Proposed Working Session commencing at 1:00 p.m. in Committee Room No. 2, City Hall.

Public Hearing scheduled for 7:00 p.m. in Council Chamber, City Hall on:
Zoning Amendment Bylaw No. 7284, 2008 [a Bylaw to amend Zoning Bylaw No. 6680, 2001 re: Permit Proposed Child Care Facility at 1001 Royal Avenue]

Special Open Meeting of Council scheduled at 7:00 p.m. in Council Chamber, City Hall:

Re: **Zoning Amendment Bylaw No. 7284, 2008**

ADJOURNMENT

ON MOTION, the meeting adjourned at 9:25 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

JUDITH TURNER
ACTING CORPORATE OFFICER