



CORPORATION OF THE CITY OF NEW WESTMINSTER

## REGULAR MEETING OF CITY COUNCIL

July 16, 2007 3:17 p.m.  
Committee Room No. 2  
City Hall

### MINUTES

**PRESENT:**

Mayor Wayne Wright  
Councillor Bill Harper  
Councillor Bob Osterman  
Councillor Betty McIntosh  
Councillor Lorrie Williams

**REGRETS:**

Councillor Jonathan Coté  
Councillor Calvin Donnelly

**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
Ms. Mindy Smith	- Acting Director of Engineering Services
Joanna Federici	- Committee Clerk

Council adjourned to Committee of the Whole at 3:17 p.m. and reconvened in the Council Chamber at 7:14 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 9, 2007.](#)

**MOVED and SECONDED**

*THAT the minutes of the Regular Meeting of Council held*

*on July 9, 2007, be received and adopted.*

**CARRIED.**

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

## DELEGATIONS

### 3. Development Variance Permit 467 (625 Fifth Avenue)

#### **MOVED and SECONDED**

*THAT consideration of the Opportunity to be Heard and of issuance for Development Variance Permit 467 (625 Fifth Avenue) be tabled to September 17, 2007 at 7:00 p.m. in Council Chamber, City Hall.*

**CARRIED.**

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

**Richard Mandible of #1503, 612 Fifth Avenue** was present to comment on the application. He was advised that the matter of 625 Fifth Avenue is tabled.

## ADDITIONS TO AGENDA

The following items were added to the Agenda:

- Zoning Amendment Bylaw No. 7114, 2006 (for Adoption) (added as Item 13(a)).
- Zoning Amendment Bylaw No. 7170, 2007 (for Adoption – see Item 7)

## DELEGATIONS, cont'd

### 2. Development Variance Permit 463 (1719 Eighth Avenue)

**Trevor Toy of 1719 Eighth Avenue** (applicant) was present to respond to questions.

### 4. Development Variance Permit 468 (Plaza 88: Phase 1 (888 and 898 Carnarvon Street) and Phase 2 (808 Carnarvon Street))

Lance Berelowitz, City Consultant, Development Services, clarified the variances requested for DVP 468 for 808 Carnarvon Street and responded to questions.

**J.P. Thornton, Via Architecture, 1050 Homer Street, Vancouver**, representing the developer of 808 Carnarvon Street, made a presentation reviewing the following then responded to questions:

- The 2006 request for a reduction in the parking ratio to 1.25
- The Design Review Panel comments on the proposal
- The four variances proposed.

**Christopher Bell of 1006 Nanaimo Street** was present to make the following comments and asked that the DVP not be approved until the concerns and questions he raised were addressed:

- Reduction in parking will result in extra profit for the developer - will the City have a share in this extra profit
- Concerned that more people mean more traffic in the city
- What power does the bylaw have if the purchaser was able to sell units in Towers 1 and 2 with only a single stall per unit – well before this variance request
- Who checks that parking stall lines are painted to comply with requirements – how do we ensure that developers are held accountable to bylaws
- Can the developer ignore the bylaws for parking
- Will residents have to compete for parking spots with retail customers and store owners/employees/transit users.

The Director of Development Services responded to questions from Council on matters raised by the previous delegation.

## 5. Open Delegations

**Martin Merkli of 118 First Street** circulated and read aloud his statement dated July 16, 2007 (which will be added to the agenda package) voicing his concern over delays he has been enduring in connection with the renovation of his home at 118 First Street. He concluded by asking that the Stop Work Order be removed and he be allowed to complete the work in an expedited matter to relieve the financial burden he is bearing.

**Meaghan Hock of 425 Carnarvon Street and Aimee Iverson**, a resident of Surrey, both students in the Nursing Program at Douglas College circulated and reviewed their presentation (which will be added to the agenda package) outlining the results of their research into homelessness in New Westminster. They concluded by advising that they will also provide their presentation to the MP and MLA's for the City. A Council member also requested that the presentation be made to the New Westminster Homelessness Coalition.

## 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**

### **MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7168, 2007, be read a third time.*

**CARRIED.**

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

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/ADOPTION**

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7170, 2007, be read a third time.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7170, 2007, be adopted.*

**CARRIED.**

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

#### **ISSUANCE OF DEVELOPMENT VARIANCE PERMITS**

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

(a) **Site Coverage**

**MOVED and SECONDED**

*THAT Development Variance Permit 463 be approved for issuance with the following variance to permit construction of a new two storey single family dwelling at 1719 Eighth Avenue:*

- *A second storey that is 118.7% of the storey below.*

**CARRIED.**

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

9. [Issuance of Development Variance Permit 467 \(625 Fifth Avenue\) - to vary the following section of the Zoning Bylaw: Off-Street Parking, Number of Parking Spaces](#)

This item was tabled earlier in the meeting (following Item 2).

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: Off Street Parking Stalls; Percentage of residential parking compact stalls; Usable Outdoor Open Space; Off Street Parking](#)

**MOVED and SECONDED**

*THAT the following correspondence be received:*

- [Canadian union of Postal Workers, 999 Carnarvon Street, opposing the permit.](#)

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Development Variance Permit 468 be approved for issuance with the following variances to permit construction of Phase II of the Plaza 88 development which consists of Tower 3 over a parking structure plus the balance of commercial/retail uses on the site east of McInnes Overpass and adjustments relating to Towers 1 and 2:*

- *A residential parking ratio of 1 stall per suite for Towers 1, 2, and 3*
- *33% of required parking stalls be compact stalls for Towers 1, 2, and 3*
- *Calculation of usable open space to include balconies with dimensions of less than 10 feet for Towers 1, 2 and 3; and*
- *Elimination of the 1.5 meter (5 feet) Tower 3 parking structure setback from the Carnarvon Street property line to permit the building to extend out to the Carnarvon Street property line.*

**CARRIED.**

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

**REPORTS**

**11. Council Members:**

**Councillor McIntosh**

...on Friday, July 13, 2007 her mother-in-law turned 90, gave her sympathy to Carl Nepstad and his family for the loss of his father, attended Royal City's 8th Annual Show & Shine and it was great to see all the people and the vehicles and the merchants did a great job, advised that the next celebration in the City will be FraserFest 2007 on July 20 and 21, 2007 and encouraged everyone to enjoy all that New Westminster has to offer for the summer.

**Councillor Osterman**

...attended the recent School Board meeting, enjoyed the Royal City's 8<sup>th</sup> Annual Show & Shine – looked for his parents' car, looked for his first car, looked for his dream car - saw a '58 Chev Impala and a 1938 GMC Hot Rod Truck - this connects generations - it was really great seeing all the families and the wonderful machines; commended the BIA for a job well done.

**Councillor Williams**

...attended the opening of Fraser River Discovery Centre and found it interesting, went to the Royal City's 8<sup>th</sup> Annual Show & Shine, hopes to get her 1929 Chevy and her mother's 1964 T-Bird in the show next year, she will be attending Shakespeare's Mid-Summer Nights Dream at the Bandshell in Queen's Park at 2:00 p.m. on Saturday, July 28, 2007, she reported that on August 12, 2007 there will be a moonless sky and a night of shooting stars.

### **Councillor Harper**

...went to Homeless Coalition Action Committee meeting, there was good turnout and good discussion, attended the opening of the Fraser River Discovery Centre, thanked the BIA for the great Royal City 8<sup>th</sup> Annual Show & Shine – it was a wonderful day, great cars, lots of people, he wished everyone a great summer and hopes everyone has a great vacation with their families.

### **Mayor Wayne Wright**

...attended a joint School Board\Council Meeting, the Grand Opening Celebration of the Relocation of the Visitors Info Centre at Fraser River Discovery Centre; noted that the BC Electric Building will be finished this summer; attended the opening of the 2007 Poker Run and the Columbia Street Cruise for Show and Shine; gave the opening remarks at the 8<sup>th</sup> Annual Royal City Show & Shine and selected the “Mayor’s Choice” trophy – a 1953 DeSoto; attended the Korean War Memorial; announced the Junior Salmonbellies will participate in the play offs against Nanaimo; greeted Jessica and Jayden who were visiting a Council meeting for the first time; offered his thanks to the volunteers who make events so successful in the City.

Offered condolences to Carl Nepstad, Director of Fire and Rescue, on the loss of his father.

## **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.](#)**

**MOVED and SECONDED**

*THAT the minutes of the Committee of the Whole Meeting held on July 9, 2007, be received and adopted.*

**CARRIED.**

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

13. **Recommendations from Council in Committee of the Whole meeting held July 16, 2007.**

**Director of Finance and Information Technology/Community Grants Review Panel:**

- a) **[2007 Community Grants - Update](#)**

**MOVED and SECONDED**

*THAT a grant in the amount of up to \$13,500 be approved for the 12<sup>th</sup> Street Society’s 2007 Ragtime Festival and that staff work with the Society on ways to reduce the costs for the 2007 festival.*

**CARRIED.**

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

**Director of Development Services:**

b) [738-752 Columbia Street – Development Variance Permit 457](#)

**MOVED and SECONDED**

*THAT* Development Variance Permit 457 be lifted from the table;  
and

*THAT* the City give notice that it will consider a resolution to issue Development Variance Permit 457 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 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
- 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 wide by 18 feet long with a 21 foot 8 inch maneuvering aisle, and columns of the buildings to project into the parking stalls.

**CARRIED.**

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

It was noted that the Opportunity to be Heard on DVP 457 will occur on August 27, 2007 at 7:00 p.m. in Council Chamber at City Hall.

c) [Royal Towers Hotel 140 Sixth Street/ Liquor License Application for Outdoor Patio](#)

**MOVED and SECONDED**

*WHEREAS* New Westminster City Council considered a staff report regarding an application from Royal Towers Hotel located at 140 Sixth Street to create an outdoor patio for Clancy's Pub (Liquor Primary License # 009045);

*WHEREAS* the application is not supported by the New Westminster Police Service;

*WHEREAS* the property has generated frequent noise complaints;

*WHEREAS* the applicant has a poor compliance record with respect to licensed establishments on the property; and

*WHEREAS* several residents in the area have written to the City expressing concern about the proposed patio and opposing the application;

***NOW THEREFORE BE IT RESOLVED THAT*** *New Westminster City Council does not support the application from Royal Towers Hotel to create an outdoor patio at Clancy's Pub (Liquor Primary License # 009045).*

**CARRIED.**

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

d) **Provincial Government's Building Regulation Modernization Strategy**

**MOVED and SECONDED**

***THAT*** *the draft letter attached to the July 16, 2007 report from the Director of Development Services regarding the City's position on the Building Regulation Modernization Strategy, be approved for submission to the Province, and that the Province be advised that the City of New Westminster supports its existing practice of continuing to issue permits and conduct inspections; and*  
***THAT*** *the Director of Development Services report back to Council with a critique of the Provincial Government's proposed Building Regulation Modernization Strategy.*

**CARRIED.**

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

**Director of Parks & Recreation:**

e) **Rotary Clock Project**

**MOVED and SECONDED**

***THAT*** *funding in the amount of up to \$40,000 be allocated towards the adaptation and redevelopment of the Moody Park entry plaza subject to confirmation of a supplemental funding commitment from the Rotary Club of New Westminster, and*  
***THAT*** *the City funding be provided from voluntary amenity contributions.*

**CARRIED.**

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

f) **Queensborough Off Leash Dog Enclosure**

***THAT*** *the Mercer Triangle in Queensborough be designated as an off leash dog enclosure, and*  
***THAT*** *the approved 2007 capital funds for off leash enclosures be allocated for the creation of the Queensborough off leash enclosure, and*  
***THAT*** *funding for future off leash dog enclosures in the city be included in future capital budget submissions for the Brow of the Hill/Downtown area.*

**CARRIED.**

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



**g) Moody Park Pool Construction Project**

**MOVED and SECONDED**

*THAT, in connection with the Moody Park Pool construction project, staff be directed as follows:*

- *Continue with the pool design process*
- *Conduct an analysis on grouping certain recreation functions together in one location or facility*
- *Following the outcome of the functional analysis, conduct a site planning analysis of Moody Park.*

**CARRIED.**

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

**BYLAWS**

- 13(a). Zoning Amendment Bylaw No. 7114, 2006** [a bylaw to rezone 459 Eighth Avenue East from Single Detached Dwelling Districts (RS-1) to Single Detached Dwelling Districts (Small Lots) (RS-5)] **ADOPTION**

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7114, 2006, be adopted.*

**CARRIED.**

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

**UNFINISHED BUSINESS**

**14. Notice of Motion: Flood Works**

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

**MOVED and SECONDED**

***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.*

**CARRIED.**

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

**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**

**ON MOTION**, the meeting adjourned at 9:35 p.m.

Certified Correct,

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**WAYNE WRIGHT**  
**MAYOR**

\_\_\_\_\_  
**JUDI TURNER**  
**ACTING CORPORATE OFFICER**