



CORPORATION OF THE CITY OF NEW WESTMINSTER

REGULAR MEETING OF CITY COUNCIL

October 15, 2007 3:10 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. Jim Lowrie	- Director of Engineering Services
Ms. Judi Turner	- Assistant Corporate Officer

Council adjourned to Committee of the Whole at 3:10 p.m. and reconvened in the Council Chamber at 7:05 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 October 1, 2007.](#)

MOVED and SECONDED

THAT the minutes of the Regular Meeting of Council, held October 1, 2007, be received and adopted.

CARRIED.

All members of Council voted in favour of the motion.

PRESENTATION

- 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.**

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

DELEGATIONS

- 3. Delegations re DVP 472 (205 and 223 Phillips Street)**

A representative rose to speak on behalf of the developers regarding a proposal to create 10 equal lots from the combined properties at 205 and 223 Phillips Street. The result will be lots of 5400 square feet with 2800 square foot houses having parking and garages to the rear. The houses would be more affordable. To permit the subdivision, the proposed Development Variance Permit is required. The project would also see upgrades to the street and bring amenities to the community.

Robert Jost of #401, 320 Royal Avenue, rose to support more affordable housing in the area, allowing those who prefer to live in single family dwellings.

- 4. Development Permit #029 (Q) with variances (518 Ewen Avenue)**

Bob Rai of 245 Fenton Street rose to state he has no concerns regarding the rezoning proposal for 518 Ewen Avenue, however, he inquired into parking for the new development. Staff confirmed that parking will be located in the rear of the new development. Mr. Rai's comments were submitted in writing and will be added to the Agenda.

- 5. Delegations re DVP 474 (350 Gifford Street – Starlight Casino)**

Scott Calvert and Bernard Casumpang, representing Gateway Casino, rose to comment on their proposal for a DVP for signage for the Starlight Casino. They made a presentation demonstrating renderings of the sign designs and locations. The Mr. Gallagher noted that two of the

signs were part of the Development Permit while two others are new proposals.

David Heywood of 1141 Gifford Street rose to support the addition of electricity to the area.

6. Open Delegations

Anne-Marie Ryan sang a song for Council appealing for attention to the homeless. David Brown, Lookout Society, addressed Council on the topic of homelessness. He cited statistics on the numbers of homeless, their demographics (more youth and families), the difficulty of service providers to provide enough beds to meet the need. He announced events that are taking place during Homeless Action Week.

Mr. Brown spoke of the need for affordable housing and adequate income to make a decent living. He pointed out that each person can make a difference, urged that the homeless be treated with respect and courtesy, suggested volunteering, donating funds and items that are needed by the homeless, supporting affordable housing, donating to the Greater Vancouver Food Bank, and learning about the Greater Vancouver Homelessness Plan.

Mayor Wright proclaimed the week of October 15 to 21, 2007 as Homelessness Action Week.

Gary Pooni and Dr. Gurdev Gill, Directors of the Indo Canadian Friendship Society, rose to present information on the infrastructure construction projects undertaken by the Society in impoverished villages in the Punjab in India. Four more projects were completed over the past year and two more are planned.

Dr. Gill spoke of the benefits of infrastructure which prevent diseases which occur in India because of the lack of infrastructure. Infant mortality is one of the highest in India and gastroenteritis is also high. These conditions are significantly reduced with the installation of infrastructure. Dr. Gill also noted that sewage treatment and parks development occurs in the projects, as well as lectures on hygiene and gender rights. A project costs from \$150,000 to \$200,000.

The delegation requested the following support:

- Individuals purchase art work or donate money
- The City consider adopting a village project as a "Sister Village" or "Friendship Project". As a co-applicant, the City would help the Society in obtaining funds for the project.

The Mayor requested that the delegation make a formal proposal to the city in writing for consideration.

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)

This item was tabled to November 19, 2007 for a Public Hearing.

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: Site Area and Site Frontage.](#)

MOVED and SECONDED

THAT the City issue Development Variance Permit 472 to allow frontages of 30.7 feet (9.35 metres), which equals 7.4 percent of the lot perimeter, to permit a proposed subdivision at 205 and 223 Phillips Street.

CARRIED

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

9. [Issuance of Development Permit 029 \(Q\) with variances \(518 Ewen Avenue\) - to vary the following sections of the Zoning Bylaw: Side Yards, Number of Parking Spaces.](#)

MOVED and SECONDED

THAT the following correspondence be received:

- Letter from Bob Rai of 245 Fenton Street and Jagseer Sidhu of 247 Fenton Street.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT the City issue Development Permit 029 (Q) with the following variances to permit construction of a two-storey building with two residential units and 2032 square feet (188.7 square meters) of commercial floor space:

- *A side yard of 0.83 feet (0.24 meters) to the easterly side lot line;*
- *A side yard of 4.5 feet (1.4 meters) to the westerly side lot line; and*
- *Three parking spaces for the commercial floor space and three for the residential units for a total of six parking spaces for the project.*

CARRIED

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

10. [Issuance of Development Variance Permit 474 \(350 Gifford Street\) – to vary the following signs of the Sign Bylaw: Free Standing Sign at the South East corner of the property, Freestanding Water Feature Sign in the Centre of the Parking Area, Roof Sign Over the Main Entrance to the Building, Freestanding Tower Sign Next to the Main Entrance to the Building.](#)

MOVED and SECONDED

THAT following correspondence be received:

- *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*

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Council issue Development Variance Permit 474 to vary the Sign Bylaw requirements pertaining to four signs to be erected at the Casino at 350 Gifford Street as follows:

- *One freestanding sign at the southeast corner of the property that is 410 square feet (38 square meters) and a second sign that is 508 square feet (47.2 square meters);*
- *Four signs that include flashing lights;*
- *A freestanding sign by the entrance to the building that is 99.3 feet (30.3 meters) high and a freestanding sign by the southeast entrance to the site that is 35 feet (10.7 meters) high.*

CARRIED

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

CORRESPONDENCE

11. [Union of BC Municipalities \(Local Government Program Services\) re Community Responses to Methamphetamine Funding Program – Grant Completion.](#)

A member advised that the Family Court Committee and the City sponsored programs to share information about the dangers of methamphetamines.

MOVED and SECONDED

THAT the correspondence from Union of BC Municipalities (Local Government Program Services) regarding Community Responses to Methamphetamine Funding Program – Grant Completion be received.

CARRIED.

All members of Council voted in favour of the motion.

12. [West End Residents' Association re Pedestrian Overpass at Stewardson Way and Sixth Avenue.](#)

MOVED and SECONDED

THAT the correspondence from West End Residents' Association regarding Pedestrian Overpass at Stewardson Way and Sixth Avenue be received and referred to the Director of Engineering Services for a response.

CARRIED.

All members of Council voted in favour of the motion.

REPORTS

13. **Council Members:**

Councillor Harper

...attended: meetings of the Seniors' Task Force; the Show and Shine Volunteer Appreciation night; the Builders' Awards; the Garfield Open House; the joint Residents' Association meeting; the Khalsa Diwan Society Appreciation Day for initiatives with the community outside the Temple; the Queensborough Residents' Association meeting; the Homelessness Coalition meetings regarding Homelessness Action Week; the Fire Hall event at Glenbrook Fire Hall, which had a strong educational component to it.

Councillor McIntosh

...attended the Builders' Awards; chaired a meeting of the Seniors Advisory Committee where information was received about the Vital Information Program; attended: a memorial for Ted (Spider) Graham; the Open House at Glenbrook

Fire Hall; at Dunwood Place; the grand re-opening of Griff Lumber; Bernie Legge Theatre for a variety comedy show filmed by a local entertainer (see 2funny.ca).

Councillor Osterman

...Attended the BIA Appreciation night; chaired a meeting of the Arts and Culture Commission; attended: the Italian Person of the Year Banquet honouring Ron Toigo for his work in junior hockey; the Queensborough Fire Hall; noted that fire services staff are wearing their new red coats that offer additional protection; thanked the Fire Chief for this well done event.

Councillor Williams

...attended: the Glenbrook Fire Hall and the Open House; the joint Residents' Association meeting; a special meeting of the Labour Relations Board to accept the offer to end the Vancouver strike; chaired a meeting of the Community Heritage Commission and commented on a proposal to save items of heritage value within buildings slated for demolition; enjoyed the Heritage Awards; read at Herbert Spencer during Literacy Day; attended the announcement for the expansion of the Fraser River Discovery Centre.

Councillor Cote

...attended: the Royal City Builders' Award; the Open House for the Garfield project; the Fire Hall Open House where he volunteered to wear a fire fighter outfit and participated in a demonstration of the Jaws of Life.

Councillor Donnelly

...offered condolences to the families of Mary Toews and Ted Graham on their passing; spoke of the renovation at St. Peter's Church which is now a full facility building; attended: the re-opening of Griff Lumber as a new franchise; Show and Shine Volunteer Appreciation night; the Builders' Awards event; meetings of the Parks and Recreation Committee and the Remembrance Day Committee; the Fraser River Discovery Centre announcement regarding their expansion; the joint Residents' Association meeting; the open house for the Garfield Hotel project; Thanksgiving Tea at Dunwood Place; the Royal City Idol contest; the Fire Hall Open House event.

Mayor Wayne Wright

...attended at St. Peters where he witnessed the renovated building; the Show and Shine appreciation event; a Remembrance Day Committee meeting; the grade 3 class reading event for Literacy Day at Herbert Spencer School; the FRDC ground breaking event; the re-opening of the Griff Building Supplies; the 36th annual Royal City Builders Awards; the joint Residents' Association meeting; the Open House for the Garfield Hotel; the Westcoast Curling Classic; the Fire Hall Open House; the fundraising dinner for Friends of Monarch Place and noted that shelter beds for women and children in need are the least available; the BC Athletic luncheon for the children in the city; a "Mystical Journey" for Sufi Music and other expressions of devotion from the Muslim world; brought greetings to the Annual Western Police Labour Conference; congratulated Kim Husband on

his appointment to the New Westminster Police Board for the term ending June 30, 2007; announced the annual Citizenship Ceremony on Saturday, October 20th.

Extended condolences to Sharon Goy from Finance and Information Technology on the passing of her father in law, to the family of Ted (Spider) Graham, a former fireman; and to the family of Albert Wilhelm Thiessen, the first Director of Parks and Recreation Department.

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.](#)**

MOVED and SECONDED

THAT the minutes of the Council in Committee of the Whole meeting held October 1, 2007, be received and adopted.

CARRIED.

All members of Council voted in favour of the motion.

15. **Recommendations from Council in Committee of the Whole meeting held October 15, 2007.**

Director of Engineering Services:

- a) **[Comprehensive Road Safety Plan](#)**

MOVED and SECONDED

THAT staff be directed to incorporate the recommendations of the Comprehensive Road Safety Plan into the City's five-year financial plan, noting that financial participation of external agencies is essential to implementation of the plan.

CARRIED

All members of Council voted in favour of the motion.

- b) **[12th Street Streetscape Improvement Program](#)**

MOVED and SECONDED

THAT a presentation be made at a Regular Meeting of Council to explain the 12th Street tree replacement program and to present information on expected tree sizes, types and growth potential when mature.

CARRIED

All members of Council voted in favour of the motion.

Director of Finance and Information Technology:

c) **User Fees & Rates Bylaw**

MOVED and SECONDED

THAT proposed changes in user fees and rates as listed below be approved in principle:

- *Business License Fees*
- *Commercial Vehicle Licenses*
- *Building and Plumbing Permit Fees*
- *Planning Fees*
- *Controlled Substance Property Bylaw Fees*
- *Towing Fees*
- *Residential Parking Permits to remain at same fee as for 2007*
- *Visitor Parking Permits*
- *Continue free parking for 2008 for veterans displaying Veteran's Parking plates*
- *Consider salvage fee reductions for demolition permits*
- *Increase the temporary one day permit;*

THAT changes to Development Approval Procedures Bylaw be approved; and

THAT staff be directed to prepare necessary changes to fee bylaws.

CARRIED

All members of Council voted in favour of the motion.

Director of Development Services:

d) **Automobile Parking Requirements**

MOVED and SECONDED

THAT Council approve the scope of work to be done by a consultant for a report to Council on automobile parking requirements; and

THAT the Terms of Reference be amended in the Scope of Work to provide for the city to be divided into zones with regulations to meet the needs of each zone.

CARRIED

All members of Council voted in favour of the motion.

e) [Use of Development Variance Permits and Amenity Contributions](#)

MOVED and SECONDED

THAT the following recommendations be approved:

- *Regarding the use of Development Variance Permits for Height and Parking Requests: Option 2 be approved to amend the City's practice and process significant requests as rezoning applications;*
- *Regarding Capturing Additional Contributions From Developers: Option 3 be approved to leave the Guidelines for Staff Evaluation of Voluntary Amenity Contributions as is until the density bonusing system is in place;*
- *Regarding Timing and Implementation: Option 2 be approved to implement an Interim Policy on Processing Permits;*
- *Regarding the Scope of the Interim Policy: Option 2 be approved for a Middle Ground Interim Policy; and*
- *That the approved interim policy for development variance permits be forwarded to the development community for information.*

CARRIED

All members of Council voted in favour of the motion.

f) [Proposed Heritage Revitalization Agreement for 215 Fifth Avenue:](#)

MOVED and SECONDED

THAT Heritage Revitalization Agreement (215 Fifth Avenue) Bylaw No. 7173, 2007, be received.

CARRIED

All members of Council voted in favour of the motion.

Director of Legislative Services:

g) [Proposed 2008 Council Schedule of Regular Meetings](#)

MOVED and SECONDED

THAT the Council Schedule of Regular Meetings for January to December 2008 be approved (as set out in the October 10, 2007 report from the Director of Legislative Services).

CARRIED

All members of Council voted in favour of the motion.

h) [Youth Advisory Committee recommendations from September 27, 2007](#)

- (i) **BC Youth Parliament of British Columbia, Victoria, BC – Motion to ask City Council for the funds to send two people.**

MOVED and SECONDED

THAT the nomination of three representatives to participate in the British Columbia Youth Parliament 79th Parliament December 27 – 31, 2007 at Victoria, British Columbia be supported and that the costs for two of those representatives in the amount of \$880.00 be paid by the City of New Westminster and the cost for the third applicant be paid by Community Policing and the School District No. 40.

- (ii) **Red Cross Global Issues Symposium for Youth November 9 – 12, 2007 at Camp Howdy.**

MOVED and SECONDED

THAT the nomination of five representatives to participate and attend the Canadian Red Cross Global Issues Symposium for Youth November 9 – 12, 2007 overnight at Camp Howdy in Port Moody, BC be supported and that the registration costs for five of those representatives be partially funded in the amount of up to \$1000 by the City of New Westminster and the surplus costs be individually fund raised by the students.

CARRIED

All members of Council voted in favour of the motion.

i) [Seniors Advisory Committee meeting held October 4, 2007](#)

- (i) **Seniors Housing and Support Initiative**

MOVED and SECONDED

THAT the Social Planner be directed to work with Val McDonald of the Seniors Services Society to develop and submit an expression of interest by November 2, 2007 to Local Government Program Services, Union of BC Municipalities. This expression of interest would include the development of a centralized database and Web site and examine the establishment of a local help-line and one-stop information booth or space for seniors.

CARRIED

All members of Council voted in favour of the motion.

(ii) Member Reports – Betty Gilroy

MOVED and SECONDED

THAT concern of the licensing of electric scooters be referred to the Pedestrian and Bicycle Committee for a report back to the Seniors Advisory Committee with relevant information pertaining to this matter.

CARRIED

All members of Council voted in favour of the motion.

BYLAWS

- 15(a) Heritage Revitalization Agreement (215 Fifth Avenue) Bylaw No. 7173, 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 (215 Fifth Avenue) Bylaw No. 7173, 2007, be read a first time.

CARRIED.

All members of Council voted in favour of the motion.

MOVED and SECONDED

THAT Heritage Revitalization Agreement (215 Fifth Avenue) Bylaw No. 7173, 2007, be read a second time.

CARRIED.

All members of Council voted in favour of the motion.

A Public Hearing will be held on Monday, November 19, 2007 at 7:00 p.m. in the Council Chamber, City Hall.

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

MOVED and SECONDED

THAT Taxation Exemption and Exempt Properties Bylaw No. 7186, 2007 be adopted.

CARRIED.

All members of Council voted in favour of the motion.

UNFINISHED BUSINESS

17. Notice of Motion – Environmental Advisory Committee

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

MOVED and SECONDED

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.

CARRIED.

All members of Council voted in favour of the motion.

NEW BUSINESS

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)

The Corporate Officer announced that a Public Hearing will be held on Bylaw No. 7178, 2007, on Monday, November 19, 2007, at 7:00 p.m. in Council Chamber, City Hall.

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

ON MOTION, the meeting adjourned at 9:40 p.m.

Certified Correct,

WAYNE WRIGHT
MAYOR

RICK PAGE
CORPORATE OFFICER