



## **REGULAR MEETING OF CITY COUNCIL**

March 27, 2017 at 1:00 p.m.

With immediate adjournment to Closed Meeting  
**Regular Council reconvenes immediately following  
the Public Hearing which begins at 6:00 p.m.**

Council Chamber  
City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Coté  
Councillor Bill Harper  
Councillor Patrick Johnstone  
Councillor Jaimie McEvoy  
Councillor Chuck Puchmayr  
Councillor Mary Trentadue  
Councillor Lorrie Williams

#### **STAFF:**

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Dean Gibson	- Director of Parks and Recreation
Mr. Gary Holowatiuk	- Director of Finance & Information Technology
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Jackie Teed	- Acting Director of Development Services
Ms. Lauren Blake	- Committee Clerk

The meeting was called to order at 6:29 p.m.

#### **REMOVAL OF ITEMS FROM THE CONSENT AGENDA**

##### **1. MOVED and SECONDED**

*THAT items 16, 17, 18 and 20 be removed from the Consent Agenda.*

**CARRIED.**

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

## EXCLUSION OF THE PUBLIC

### 2. **MOVED and SECONDED**

*THAT pursuant to Section 90 of the Community Charter, members of the public be excluded from the Closed Meeting of Council immediately following the Regular Meeting of Council on the basis that the subject matter of all agenda items to be considered relate to matters listed under Sections 90(1)(a), 90(1)(e), 90(1)(f), 90(1)(j), 90(1)(k), and 90(1)(l) of the Community Charter:*

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;*
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];*

Purpose of the meeting:

Personal, property, enforcement, reporting and negotiations matters

**CARRIED.**

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

## ADJOURNMENT

**3. MOVED and SECONDED**

*THAT the Regular Council meeting in Open Session be adjourned and proceed to Closed Session.*

**CARRIED.**

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

## RECONVENE TO REGULAR COUNCIL

**4. MOVED and SECONDED**

*THAT the Regular Council meeting be reconvened in Council Chamber.*

**CARRIED.**

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

## REVIEW AND ADOPTION OF CONSENT AGENDA

**5. MOVED and SECONDED**

*THAT items 16, 17, 18, and 20 be removed from the Consent Agenda; and,*

*THAT the remaining items on the Consent Agenda be approved.*

**CARRIED.**

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

## ADDITIONS TO THE AGENDA

### **Urgent/time sensitive matters only**

**6. MOVED and SECONDED**

*THAT item 19 be withdrawn from the agenda.*

**CARRIED.**

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

**BYLAWS CONSIDERED AT THE PUBLIC HEARING**

7. **260 Twelfth Street Zoning Amendment (Calvary Worship Centre and John Knox School) Bylaw No. 7905, 2017**

**THIRD READING**

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7905, 2017 regarding 260 Twelfth Street (Calvary Worship Centre and John Knox School) be given third reading.*

**CARRIED.**

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

8. **43 Hastings Street Zoning Amendment Bylaw (Hastings Street Unzoned Right of Way) No. 7899, 2017**

**THIRD READING  
ADOPTION**

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7899, 2017 regarding 43 Hastings Street (Hastings Street Unzoned Right of Way) be given third reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Zoning Amendment Bylaw No. 7899, 2017 regarding 43 Hastings Street (Hastings Street Unzoned Right of Way) be adopted.*

**CARRIED.**

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

**OPPORTUNITY TO BE HEARD AND  
ISSUANCE OF DEVELOPMENT VARIANCE PERMITS**

9. **43 Hastings Street Road Closure and Dedication Removal Bylaw No. 7898, 2017**

Required notification has been completed.

**Attachments:**

- i. Copy of Notice of Highway Closure
- ii. Acting Director of Development Services' report dated February 6, 2017
- iii. Bylaw No. 7898, 2017

- a. **Motion** to receive the following correspondence concerning this application:

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date				

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

Jan Gibson, City Clerk, advised that there were no written submissions received.

- c. Invitation to those present to address the application

In response to questions from Sandy Hills, Resident, Julia Dugaroo, Planning Analyst, advised that the proposal is for a two storey building, with three units on the top floor, and three units on the bottom floor. Jim Lowrie, Director of Engineering Services, advised that it is not anticipated that Hastings Street will be widened as it is a low volume traffic street. A new sidewalk will be installed on the east side of the street.

- d. MOTION TO ADOPT BYLAW NO. 7898, 2017

**MOVED and SECONDED**

*THAT Council adopt 43 Hastings Street Road Closure and Dedication Removal Bylaw No. 7898, 2017.*

**CARRIED.**

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

**10. 700 Royal Avenue (Douglas College): Development Variance Permit No. DVP00623 to vary Sign Bylaw requirements**

Required notification has been completed.

**Attachments:**

- i. Copy of Development Variance Permit notice
- ii. Acting Director of Development Services' report dated March 6, 2017

- a. **Motion** to receive the following correspondence concerning this application:

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
T. Davis	March 19, 2017	March 20, 2017	Opposed	C-1
S. Griffin-West	March 19, 2017	March 20, 2017	Opposed	C-2
A. Tabacug and J. Alfeche	undated	March 20, 2017	Opposed	C-3
A. and I. Solie	March 10, 2017	March 21, 2017	Opposed	C-4

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

Jan Gibson, City Clerk, advised that there were four written submissions received in opposition to the proposal.

**MOVED and SECONDED**

*THAT the correspondence regarding 700 Royal Avenue (Douglas College): Development Variance Permit No. DVP00623 to vary Sign Bylaw requirements be received for information.*

**CARRIED.**

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

- c. Invitation to those present to address the application

Chris Gardener, Director of Facilities and Ancillary Services, Douglas College, advised that Douglas College is seeking to improve its signage at Eighth Street and Royal Avenue with a modern and simple new sign. It is anticipated that a new sign could improve aesthetics, visibility in the community, and wayfinding.

Council noted that the correspondence received did not speak to the requested sign variance, and outlined issues related to traffic on Royal Avenue.

- d. **Motion** to approve/reject issuance of Development Variance Permit No. 00623

**MOVED and SECONDED**

*THAT Council approve the issuance of Development Variance Permit No. 00623 for 700 Royal Avenue (Douglas College).*

**CARRIED.**

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

**11. 350 Johnston Street: Development Variance Permit No. DVP00621 for Frontage**

Required notification has been completed.

**Attachments:**

- i. Copy of Development Variance Permit notice
  - ii. Acting Director of Development Services’ report dated March 6, 2017
- a. **Motion** to receive the following correspondence concerning this application:

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date				

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)

Jan Gibson, City Clerk, advised that there were no written submissions received.

- c. Invitation to those present to address the application

There were no speakers.

- d. **Motion** to approve/reject issuance of Development Variance Permit No. 00621.

**MOVED and SECONDED**

*THAT Council approve the issuance of Development Variance Permit No. 00621 for 350 Johnston Street.*

**CARRIED.**

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

**UNFINISHED BUSINESS**

**12. No Items**

**REPORTS FOR ACTION**

**13. 813 Carnarvon Street: Rezoning to Allow a 245 Unit Residential Development – Preliminary Report**, Acting Director of Development Services

**a. Staff Report**

- b. Presentation**, Richard Wittstock of Domus Homes Group, Gary Glacken of Pal Vancouver and Andrew Emmerson of GBL Architects

Jackie Teed, Acting Director of Development Services, summarized the report dated March 27, 2017 regarding a proposed rezoning to allow a 245 unit residential development at 813 Carnarvon Street.

Richard Wittstock, Domus Homes Group, Andrew Emmerson, GBL Architects, and Gary Glacken, PAL Vancouver, provided an on table PowerPoint presentation summarizing details of the project as outlined in the report dated March 27, 2017.

In response to questions from Council, Mr. Glacken provided the following information:

- PAL funding is from rental revenue and donations from the public and corporations. PAL receives no government funding;
- The proposal for 813Carnarvon Street would not include a theatre due to the site's proximity to the Anvil Centre Theatre; however, the roof top amenity space could be used for rehearsals;
- The proposal would not include a child care facility;



- There is an application form and screening process that applicants must complete. PAL Vancouver currently has a waiting list of 100 pre-screened, qualified individuals;
- PAL focuses on performing artists; however, the majority of PAL members are also visual artists; and,
- The non-market housing would be completed in partnership with BC Housing, PAL, and financing.

In addition, Jim Hurst, Development Planner, provided the following information:

- The site would currently allow a Floor Space Ratio (FSR) of 5.2. The City does not currently have a policy for projects above a 5.2 FSR;
- Council would determine how to value any extra density that is applied to the project is valued;
- The inclusion of PAL as a partner is the rationale for considering density over 5.2; and,
- The proposal satisfies the Parking requirements.

Council suggested that the Family Friendly Housing Policy should be applied to the project. Support was expressed for the secured non-market rental aspect of the project, and it was noted that the site could be appropriate for higher density.

**MOVED and SECONDED**

*That Council is prepared to consider a rezoning application for a project at 813 – 823 Carnarvon Street where:*

- 1. A high quality of design is achieved and a recommendation of support for issuance of a Special Development Permit is approved by the New Westminster Design Panel, and*
- 2. The base density floor space is achieved in accordance with the Council Density Bonus Phase 2 Policy, to a maximum floor space ratio of 5.2, and*
- 3. Where the floor space required for the proposed 50 unit secured non-market rental housing component of the project be considered to a maximum floor space ratio of 1.28, outside of any bonus density provisions, and*
- 4. In consideration for the provision of a site for the secured non-market rental housing, floor space equal to 50% of the secured non-market rental housing floor space, to a maximum floor space ratio of 0.635 be*

*considered for the market condominium project, outside of any bonus density provisions, and*

5. *In consideration for the provision of a site for the secured non-market rental housing, floor space equal to 50% of the secured non-market rental housing floor space, to a maximum floor space ratio of 0.635 may be considered for the project, subject to bonus density provisions.*

**CARRIED.**

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

**14. 2017 City Partnership Grant – Appeal from Rivershed Society of BC,  
Director of Finance and Information Technology**

Council noted that the Rivershed Society of BC is an important organization to New Westminster. However, Council also expressed concerns regarding reviewing grant applications in isolation, as other grant applicants were denied funding during the initial grant application process.

**MOVED and SECONDED**

*THAT Council approve the proposed grant request received from the Rivershed Society of BC regarding their 2017 City Partnership Grant request in the amount of \$5,000.*

**CARRIED.**

Mayor Cote, Councillor Johnstone and Councilor Trentadue voted in opposition to the motion.

**CONSENT AGENDA**

**City Clerk**

**15. Minutes for Adoption  
a. Open Workshop February 20, 2017**

**MOVED and SECONDED**

*THAT the February 20, 2017 Open Workshop minutes be adopted.*

**CARRIED.**

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

**Acting Director of Development Services**

**16. 330 East Columbia Street (Royal Columbian Hospital) Development Variance Permit No. DVP00624 – Consideration of Issuance**

**MOVED and SECONDED**

*THAT Council receive the RCH Phase 1 Redevelopment (Mental Health and Substance Use building) drawings for information and direct staff to forward these drawings to the New Westminster Design Panel for input; and,*

*THAT Council issue notice to consider a resolution to issue Development Variance Permit DVP00624 to vary the front yard setback of the Public and Institutional Districts (High Rise) (P-3) Zone from 7.62 metres to 3.952 metres for portions of the proposed Mental Health and Substance Use building located at 330 East Columbia Street following an Opportunity to be Heard on April 24, 2017.*

**CARRIED.**

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

**Director of Parks and Recreation**

**19. WITHDRAWN**

**Land Use and Planning Committee**

**21. 518 Ewen Avenue: Proposed Rezoning from (C-1) to (RQ-1) to Permit Construction of a Single Detached Dwelling – Updated Application for Consideration of Public Hearing**

**MOVED and SECONDED**

*THAT Council forward Zoning Amendment Bylaw 7833, 2016 to rezone 518 Ewen Avenue from Local Commercial Districts (C-1) to Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to a Public Hearing on April 24, 2017.*

**CARRIED.**

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

22. **1002, 1012, 1016 and 1020 Auckland Street: Rezoning from Light Industrial Mixed Use Districts (M-5) to Comprehensive Development Districts (1002 Auckland Street) (CD-69) - Bylaw for Consideration of First and Second Readings**

**MOVED and SECONDED**

*THAT Council consider Zoning Amendment Bylaw 7907, 2017 for First and Second Reading and forward the Bylaw to a Public Hearing on April 24, 2017.*

**CARRIED.**

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

**Correspondence**

23. **MOVED and SECONDED**

*THAT the Inclusion BC letter received February 17, 2017 regarding the first ever Disability Pride celebration and parade and requesting a contribution be received for information and referred to staff for consideration and response.*

**CARRIED.**

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

**ITEMS REMOVED FROM THE CONSENT AGENDA**

16. **330 East Columbia Street (Royal Columbian Hospital) Development Variance Permit No. DVP00624 – Consideration of Issuance**

In response to questions from Council, Rupinder Basi, Senior Planner, advised that along Brunette Avenue, there will be a lane for fuel deliveries, as well as landscaping with street trees. It is anticipated that the lane for fuel deliveries along Brunette Avenue will be used infrequently, as there will be a permanent fuel delivery lane on Keary Street.

Council expressed concerns for implementing landscaping and a fuel truck lane along Brunette Avenue.

**MOVED and SECONDED**

*THAT Council receive the RCH Phase 1 Redevelopment (Mental Health and Substance Use building) drawings for information and direct staff to forward these drawings to the New Westminster Design Panel for input; and,*

*THAT Council issue notice to consider a resolution to issue Development Variance Permit DVP00624 to vary the front yard setback of the Public*

*and Institutional Districts (High Rise) (P-3) Zone from 7.62 metres to 3.952 metres for portions of the proposed Mental Health and Substance Use building located at 330 East Columbia Street following an Opportunity to be Heard on April 24, 2017.*

**CARRIED.**

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

**17. 328 Second Street: Heritage Alteration Permit No. 084 to Build a New House in Queen's Park – Consideration of Issuance**

**Procedural note:** Mayor Cote declared a conflict of interest and exited the meeting at 7:31 p.m.

**MOVED and SECONDED**

*THAT Council reject Heritage Alteration Permit No.084 and not permit the proposed house design at 328 Second Street as presented and direct staff to advise the applicant to revise the configuration of the garage per the feedback in the report dated March 27, 2017; and,*

*THAT Council direct staff to advise the applicant to revise the configuration and materials of the driveway per the feedback in the report dated March 27, 2017.*

**CARRIED.**

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

**Procedural note:** Mayor Cote reentered the meeting at 7:32 p.m.

**18. Walk New West Initiative**

Councillor Patrick Johnstone requested Council members to volunteer to participate in the Walk New West initiative.

In response to Councillor Johnstone's request, all members of Council volunteered to participate.

**MOVED and SECONDED**

*THAT Council receive the report dated March 27, 2017 for information and consider participating in the Walk New West initiative.*

**CARRIED.**

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

**20. 12 K de K Court Boulevard Trees**

Council discussed the on-table submission received from the Strata Council of 12 K de K Court.

**MOVED and SECONDED**

*THAT staff be directed to undertake thorough pruning of the existing three boulevard trees at 12 K de K Court and increase the tree pruning cycle to once every three years as described in Option #3 in the report dated March 27, 2017;*

*THAT staff be directed to research existing regional policies related to city tree planting and city tree maintenance in relation to the preservation of view-scapes and report back to Council; and,*

*THAT staff investigate the following requests as submitted by the Strata of 12 K de K Court:*

- 1. Reduce the overall perimeter of the trees (the height and width) by a minimum of 20% through drop crotch pruning techniques;*
- 2. Provide a crown clean to ensure that light passes through the branches, and that residents have the ability to see through the trees;*
- 3. Raise the canopy of the trees to eight feet;*
- 4. City staff conduct pruning and trimming in consultation with the Strata Council of 12 K de K Court; and,*
- 5. The City will maintain the reduced size and openness of the trees by pruning on an annual basis as necessary.*

**CARRIED.**

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

**BYLAWS**

**24. Zoning Amendment (1002 Auckland Street) Bylaw No. 7907, 2017  
TWO READINGS**

**MOVED and SECONDED**

*THAT Zoning Amendment (1002 Auckland Street) Bylaw No. 7907, 2017 be given first reading.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT Zoning Amendment (1002 Auckland Street) Bylaw No. 7907, 2017 be given second reading.*

**CARRIED.**

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

**Bylaws for adoption:**

- 25a. Heritage Revitalization Agreement (720 Second Street) Bylaw No. 7887, 2017**

**ADOPTION**

**MOVED and SECONDED**

*THAT Heritage Revitalization Agreement (720 Second Street) Bylaw No. 7887, 2017 be adopted.*

**CARRIED.**

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

- 25b. Regarding Heritage Revitalization Agreement (720 Second Street) Bylaw No. 7887, 2017**

**MOVED and SECONDED**

*THAT Council hereby resolves to exempt the new parcels created from 720 Second Street from the statutory minimum frontage requirements set out in section 512 of the Local Government Act.*

**CARRIED.**

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

- 26. Heritage Designation (720 Second Street) Bylaw No. 7888, 2017**

**ADOPTION**

**MOVED and SECONDED**

*THAT Heritage Designation (720 Second Street) Bylaw No. 7888, 2017 be adopted.*

**CARRIED.**

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

27. **Housing Agreement (295 Francis Way – Affordable Non-Market) Amendment Bylaw No. 7910, 2017**

**ADOPTION**

**MOVED and SECONDED**

*THAT Housing Agreement (295 Francis Way – Affordable Non-Market) Amendment Bylaw No. 7910, 2017 be adopted.*

**CARRIED.**

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

28. **Housing Agreement (295 Francis Way – Market Rental) Bylaw No. 7909, 2017**

**ADOPTION**

**MOVED and SECONDED**

*THAT Housing Agreement (295 Francis Way – Affordable Non-Market) Amendment Bylaw No. 7909, 2017 be adopted.*

**CARRIED.**

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

29. **Subdivision Control Amendment Bylaw No. 7908, 2017**

**ADOPTION**

**MOVED and SECONDED**

*THAT Subdivision Control Amendment Bylaw No. 7908, 2017 be adopted.*

**CARRIED.**

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

**COMMUNITY ANNOUNCEMENTS / ANNOUNCEMENTS FROM COUNCIL**

Council expressed condolences for the passing of Bob Robertson.

**NEW BUSINESS**

30. There were no items.



## **NEXT MEETING**

**April 10, 2017**

A Regular Council meeting will convene at 2:00 p.m. and immediately adjourn to a Closed meeting, and then the Regular meeting will reconvene at 6:00 p.m. Both meetings will be held in the Council Chamber on the 2nd Floor at City Hall.

## **ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 7:48 p.m.

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**JONATHAN COTÉ**  
**MAYOR**

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**JAN GIBSON**  
**CITY CLERK**