



Corporation of the City of
NEW WESTMINSTER

A vibrant, compassionate, resilient city where everyone can thrive.

**CITY COUNCIL MEETING
AGENDA**

Monday, July 10, 2023, 6:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

LIVE WEBCAST: Please note City Council Meetings, Public Hearings, Council Workshops and some Special City Council Meetings are streamed online and are accessible through the City's website at <http://www.newwestcity.ca/council>

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Mayor will open the meeting and provide a land acknowledgement.

2. CHANGES TO THE AGENDA

Urgent/time sensitive matters only

3. ISSUANCE OF PERMITS

3.1 Development Variance Permit DVP00696 for 300 Duncan Street, 313 to 325 Blackley Street, and 326 to 340 Mercer Street

- a. Copy of Notice
- b. Acting Director of Climate Action, Planning and Development's report dated June 26, 2023
- c. Statement concerning the number of written submissions received, including On Table submissions (Corporate Officer)
- d. Council Decision
THAT Council approve/reject issuance of Development Variance Permit DVP00696.

4. REPORTS AND PRESENTATIONS FOR COUNCIL DISCUSSION AND ACTION

4.1 City Staff's Heat Plan Response to Extreme Heat in New Westminster: Accelerated

Workplan and Funding for Summer 2023

The purpose of this report is to provide Council with the recommendations to approve and proceed with the 2023 accelerated Heat Plan response workplan and the one-time budget request of \$268,000 funded from the Climate levy, collected from electric utility bills, in the Climate Action Reserve Fund; and to seek Council approval to align the 2023 accelerated Heat Plan response workplan with the BC Hydro portable air conditioner program.

Recommendation:

THAT Council approve the accelerated Heat Plan response workplan and the \$268,000 one-time budget increase to be funded from the Climate levy, collected from electric utility bills, in the Climate Action Reserve Fund; and

THAT Council direct staff to implement Scenario 3 – Align the City’s accelerated heat response workplan with BC Hydro’s program.

- a. **ON TABLE Special Utility Commission meeting, June 29, 2023 Resolutions**
- b. **ON TABLE BC Hydro letter dated July 5, 2023 re Energy Conservation Assistance Program (Portable Air Conditioners)**

5. CONSENT AGENDA

If Council decides, all the recommendations in the reports on the Consent Agenda can be approved in one motion, without discussion. If Council wishes to discuss a report, that report is removed from the Consent Agenda. A report may be removed in order to discuss it, because someone wants to vote against the report’s recommendation, or because someone has a conflict of interest with the report. Any reports not removed from the Consent Agenda are passed without discussion.

Recommendation:

THAT Council adopt the recommendations for items # on consent.

5.1 Construction Noise Bylaw Exemption: 651 Carnarvon Street (Provincial Courthouse) (Circulated Separately)

To request that Council grant another exemption to Signia Construction Ltd from Construction Noise Bylaw No. 6063, 1992 to repair the deteriorating roof and to install exterior insulation and cladding which will increase energy efficiency of the envelope. The contractor proposes to work concurrently on multiple elevations, different stages of the project and multiple sides of the building. Of note, the construction is anticipated to occur within 100 meters of more than 400 residential units for a period of up to 18 months.

Recommendation:

THAT Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992, to Signia Construction Ltd. from 8:00 p.m. to 11:00 p.m., Monday through Friday, excluding Saturday nights and Statutory Holidays, but including alternating Sundays from 9:00 a.m. to 6:00 p.m., for the purposes of re-roofing and adding

insulation and cladding to the exterior of the Provincial Courthouse from August 1, 2023, to November 1, 2023.

5.2 Construction Noise Bylaw Exemption: 660 Quayside Drive (Bosa Developments) (Circulated Separately)

To request that Council grant a noise exemption from the Construction Noise bylaw to permit Bosa Development to deliver and offload crane sections on Saturday, July 15th, 2023. The crane pieces are heavy and lengthy making them more challenging to transport during periods of heavy traffic; therefore, an early start is advisable.

Recommendation:

THAT Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992, to Bosa Development for construction-related activity occurring on Saturday July 15th, 2023, between 7:00 a.m. to 9:00 a.m

5.3 Heritage Revitalization Agreement: 203 Pembina Street – Preliminary Report

To seek Council’s approval to process the Heritage Revitalization Agreement application for a 6-unit townhouse development and preservation and long-term protection of a heritage tree in Queensborough.

Recommendation:

That Council direct staff to work with the applicant to prepare a plan of development for the subject property suitable for consideration of First and Second Readings, as outlined in the “Application Review Process” section of this report.

5.4 Heritage Revitalization Agreement: 1426 Seventh Avenue – Preliminary Report

To seek Council’s approval to process the Heritage Revitalization Agreement application for an infill housing development, including preservation and long-term protection of a heritage house, in the West End.

Recommendation:

That Council direct staff to work with the applicant to prepare a plan of development for the subject property suitable for consideration of First and Second Readings, as outlined in the “Application Review Process” section of this report.

5.5 New Westminster School District’s 2023-2024 Eligible School Sites Proposal

To seek Council’s acceptance of the School District’s Eligible School Sites Proposal for 2023-2024.

Recommendation:

THAT Council accept the proposals included in School District 40’s 2023-2024 Eligible School Sites Proposal; and

THAT Council direct staff to send a letter to the School District:

- a. including the resolution regarding the Eligible School Sites Proposal;
- b. expressing interest in continued collaboration on school planning; and
- c. encouraging budgetary consideration for child care and other community amenities on school sites, on-site recreational/open space facilities, and high

construction costs in Queensborough.

5.6 Parks and Recreation 2024 Fees and Charges Bylaw Amendment

The purpose of this report is to provide Council with details on the 2024 Parks and Recreation proposed fee adjustments and to recommend related bylaw amendments.

Recommendation:

THAT Council consider first, second and third readings to Parks and Recreation Fees Amendment Bylaw, No. 8405, 2023, a bylaw to amend the Parks and Recreation Fees Bylaw No. 6673, 2001.

5.7 Proposed timeline to advance requirements of the Energy Step Code and the Zero Carbon Step Code for new buildings

To obtain Council direction to bring forward a bylaw amending Building Bylaw No 8125, 2019 to implement a two-option framework for Part 9 Buildings, requiring Step 5 of the Energy Step Code or Step 4 with Emissions Level 4 (Zero Carbon Ready) of the Zero Carbon Step Code, and Measure Only for Part 3 buildings beginning January 1, 2024. Also, to obtain council direction to engage with interested parties on the implementation timeline of the Energy Step Code and Zero Carbon Step Code with proposed targets in 2025 and 2027 and to explore options to facilitate installation of electric heat pumps in new construction.

Recommendation:

THAT Council direct staff bring forward for Council’s consideration a bylaw amending Building Bylaw No 8125, 2019 to implement a two-option framework for Part 9 Buildings, requiring Step 5 of the Energy Step Code or Step 4 with Emissions Level 4 (Zero Carbon Ready) of the Zero Carbon Step Code, beginning January 1, 2024.

THAT Council direct staff to require a Measure Only Carbon Performance for Part 3 Buildings beginning January 1, 2024.

THAT Council direct staff to engage with interested parties to secure feedback on the supports needed to implement proposed targets in 2025 and 2027 to reach the highest steps of the Energy Step Code and Zero Carbon Step Code by 2030.

THAT Council direct staff to explore policy, regulatory and/or incentive options to facilitate electric heat pumps, over electric resistive baseboards, in new construction.

5.8 Retail Strategy Endorsement

To report back to Council on the community review of the draft Retail Strategy, and seek Council endorsement of the final Strategy.

Recommendation:

THAT Council endorse the Retail Strategy – Phase 2.

5.9 Zoning Bylaw Amendment for Retail Liquor Store: 812 Twentieth Street – Preliminary Report

To seek Council’s approval to process the Zoning Bylaw amendment application for a proposed retail liquor store at 812 Twentieth Street as outlined within this report.

Recommendation:

That Council direct staff to work with the applicant to prepare a Zoning Amendment Bylaw for the subject property suitable for consideration of First, Second, and Third Readings, as outlined in the “Application Review Process” section of this report.

That Council direct staff to work with the applicant to address issues identified at the Land Use and Planning Committee meeting of July 21, 2021 and report back to Council.

5.10 **Proclamation: Injury Prevention Day, July 5, 2023**

5.11 **Proclamation: Pride Week, August 10-20, 2023**

5.12 **Minutes for Adoption**

- a. **June 12, 2023 City Council Meeting (1:00 p.m.)**
- b. **June 12, 2023 Council Workshop**
- c. **June 12, 2023 City Council Meeting (6:00 p.m.)**
- d. **June 19, 2023 Special Council Workshop**

6. **OPPORTUNITY FOR THE PUBLIC TO SPEAK TO COUNCIL – 7:00 PM**

7. **SPECIAL ORDER OF THE DAY**

7.1 **Break (15 minutes)**

8. **BYLAWS**

8.1 **Bylaws for readings**

- a. **Parks and Recreation Fees and Charges Amendment Bylaw No. 8405, 2023**
A bylaw to set the 2024 Parks and Recreation Fees and Charges. This bylaw is on the agenda for **THREE READINGS**.

9. **MOTIONS FROM MEMBERS OF COUNCIL**

9.1 **Motions for Discussion and Decision**

- a. **Statement of Opposition to the Trans Mountain Pipeline Project**
Submitted by Councillor Nakagawa

WHEREAS the City of New Westminster has endorsed the Fossil Fuel Non-Proliferation Treaty, has developed the Seven Bold Steps for Climate Action, and has previously opposed the Trans Mountain Pipeline expansion project as an intervenor; and

WHEREAS the City of New Westminster has concerns about the impacts to the Fraser River stemming from the pipeline crossing near the Port Mann bridge;

THEREFORE BE IT RESOLVED THAT the City of New Westminster file a Statement of Opposition to the Trans Mountain Pipeline project that is traversing the Fraser River (stafəw) to the Canada Energy Regulator website.

9.2 Notices of Motion

a. Cooling Equipment in Rental Units

Submitted by Councillor Henderson and Councillor Nakagawa

WHEREAS the majority of the 28 deaths in New Westminster during the 2021 heat dome extreme weather event occurred in rental multi-unit residential buildings in the Brow of the Hill neighbourhood; and

WHEREAS the City of New Westminster's BUSINESS REGULATIONS AND LICENSING (RENTAL UNITS) BYLAW NO. 6926, 2004 requires that heating equipment in all rental units be capable of maintaining every room at a temperature of 22 C (72 F) measured at a point 1.5 meters (5 feet) from the floor and in the centre of the room, but does not list requirements for cooling equipment or measures; and

WHEREAS extreme weather events are more frequent and increasing vulnerabilities in the built environment, particularly for lower-income households;

BE IT RESOLVED that City Council direct staff to explore the tools available for the City to adopt a bylaw that requires rental units to have cooling equipment, or passive means, that prevents at least one room of the unit from exceeding the standard recommendation of 26 C (79 F);

BE IT FURTHER RESOLVED that the City write a letter to the Minister of Housing to request clarification and confirmation that these upgrades would not trigger legal renovations or the Above Guideline Rent Increase permissible by the Province.

b. Hydro Rates

Submitted by Councillor Nakagawa

WHEREAS the City of New Westminster has included equity as a core context in the 2023-2026 strategic plan; and

WHEREAS affordability is a challenge for many residents of New Westminster;

THEREFORE BE IT RESOLVED that the City of New Westminster requests that the Electrical Commission explores piloting a program to provide rates geared to income for low income community members and engage with City Council to discuss implementation and targeting.

10. NEW BUSINESS
11. ANNOUNCEMENTS FROM MEMBERS OF COUNCIL
12. END OF THE MEETING

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13. INFORMATION REPORTS - July 10, 2023

- 13.1 **2021 Census Update**

To update Council regarding growth and change patterns shown through the results of the 2021 Census.

- 13.2 **Climate Action Decision Making Framework Project Update**

The purpose of this report is to provide Council with an update on the Climate Action Decision Making Framework project, including the anticipated project schedule.

- 13.3 **422 Sixth Street: Good Neighbour Agreement and Community Advisory Committee Terms of Reference - Information Report (Circulated Separately)**

The purpose of this report is to provide Council with the signed Good Neighbour Agreement and the Community Advisory Committee Terms of Reference which incorporate changes requested by Council at the June 26th, 2023 meeting.

- 13.4 **National Day for Truth and Reconciliation – September 30**

To update Council regarding the Province of British Columbia's (the "Province") announcement that September 30 would be designated as the National Day for Truth and Reconciliation (NDTR).

- 13.5 **Response to Council Motion Re: Parks and Recreation registration process**

The purpose of this report is to provide a response to, and outline the implications of, Council's March 27, 2023 motion regarding exploration of opportunities to improve the equity and accessibility of the Parks and Recreation registration process.