

CITY COUNCIL MEETING AGENDA

Monday, November 15, 2021, 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>

Pages

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. Temporary Use Permit TUP00027: 502 Columbia Street (former Army and Navy Store) for Emergency Homeless Shelter

The Lower Mainland Purpose Society has applied for a Temporary Use Permit (TUP) to operate an emergency shelter at 502 Columbia Street. The emergency shelter could comprise an Extreme Weather Response Program shelter, which would be operational from November 1 to March 31 and activated during extreme weather events, or an Emergency Response Centre shelter, which would operate 24/7 for up to 18 months or until new supportive housing is in place. The shelter would provide up to 50 mats or beds, serve adults, could offer support services, and would be accessed from Front Street.

a. Notice for TUP00027 for 502 Columbia Street

11

b. Director of Climate Action, Planning and Development's report

13

dated November 1, 2021

- c. **Public Input**
 - a. **Index** 26
 - b. **Public Input Submissions** 28
- d. **Council Decision**
Recommendation:
THAT Council approve/reject issuance of TUP00027

4. BYLAWS FOR WRITTEN FEEDBACK

4.1. **Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021**

An amendment to delete Part 6 from Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004. Part 6 deals with renovictions and has been made inoperative by recent changes to the Residential Tenancy Act.

- a. **Notice for Business Regulation and Licensing (Rental Units) Bylaw Amendment** 77
- b. **Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021** 78
- c. **Director of Climate Action, Planning and Development's report dated November 1, 2021** 79
- d. **Public Input**
- e. **Council Decision**
Recommendation:
THAT Council **ADOPT** bylaw No. 8302, 2021

5. REPORTS AND PRESENTATIONS FOR COUNCIL DISCUSSION AND ACTION

5.1. **Cohousing**

- a. **Presentation, Cohousing: An Overview, Rebecca Chaster, Driftwood Village Cohousing Project (On Table)** 94
- b. **Cohousing: City Options to Support This Land Use** 108
This report requests Council endorsement of a recommendation to issue a Request for Expressions of Interest in order to identify a cohousing pilot project, with whom the City will work to advance development review and public policy development.

Chuck Puchmayr declared a conflict on this item.
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yIGlziGluHRoZSBzb2NpYWwgaG91c2luZyBmaWVsZCBhbmQ
gdGhpcyBtYXkgcHJlc2VudCBhIGZ1dHVyZSAgcGVjdW5pYXJ5
IGludGVyZXN0IHRvIHVzLg==)

Recommendation:

THAT Council direct staff to issue a Request for Expressions of Interest to pursue one cohousing pilot project, with the intent to identify the appropriate balance of community and private benefits such that long-term City policy on cohousing can be drafted for Council's future consideration.

6. 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.

6.1. Budget 2022: Engineering and Electrical Utility Amendment Bylaw Report 115

To request Council give three readings to the attached Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021 and the attached Electrical Utility Amendment Bylaw No. 8303, 2021.

Recommendation:

1. **THAT** Council give three readings to the attached Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021; and
2. **THAT** Council give three readings to the attached Electrical Utility Amendment Bylaw No. 8303, 2021.

6.2. Climate Action: 2020 Corporate Greenhouse Gas Emissions Update 141

To provide Council with a report on the City's 2020 corporate greenhouse gas emissions inventory and City progress towards meeting our corporate emissions reduction targets.

Recommendation:

THAT Council receive this report for information.

6.3. Construction Noise Bylaw Exemption Extension Request: 618 Carnarvon Street 155

The purpose of this report is to request Council grant an exemption from the Construction Noise Bylaw to Urban One Builders to permit construction work that cannot be performed during permitted hours due to TransLink's restrictions on construction activity when the SkyTrain is operating.

Recommendation:

THAT Council grant an exemption from Construction Noise Bylaw No.

6063, 1992 to Urban One Builders between Monday November 15, 2021 to Thursday March 31, 2022 (excluding the period from December 24, 2021 to January 1, 2022), to permit work from the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street.

6.4. Construction Noise Bylaw Exemption Request: New Westminster Interceptor – Columbia Sewer Rehabilitation

169

To seek an exemption from the Construction Noise Bylaw for Oscar Renda Contracting of Canada (ORCC) to conduct slip-lining at the existing sewer with small sections of open cut replacement, replacement of lateral connections, and the installation of new utility holes at Eighth Street and Columbia Street and at Blackwood Street and Columbia Street during overnight hours for four nights from Tuesday, November 16, 2021 to Friday, December 17, 2021.

Recommendation:

THAT Council grant an exemption to Oscar Renda Contracting of Canada (ORCC) from Construction Noise Bylaw No. 6063, 1992 for four nights between Tuesday November 16, 2021 and Friday December 17, 2021 from 8:00 PM to 7:00 AM on weekdays, and Saturdays 6:00 PM to 9:00 AM Sundays to conduct slip-lining of the existing sewer with small sections of open cut replacement, replacement of lateral connections, and installation of new utility holes at Eighth Street and Columbia Street and at Blackwood Street and Columbia Street.

6.5. Construction Noise Bylaw Exemption Request: New Westminster Interceptor – Sapperton Connection along East Columbia Street

173

The purpose of this report is to request Council grant an exemption from the Construction Noise Bylaw to permit overnight sonar inspections of the sewer lines in Sapperton along East Columbia Street between Cumberland Street and Debeck Street.

Recommendation:

THAT Council grant an exemption to AquaCoustic Remote Technologies Inc. from Construction Noise Bylaw No. 6063, 1992 from Sunday November 21, 2021 to Wednesday December 22, 2021 for two nights from 10:00 PM to 7:00 AM to conduct overnight sonar inspections of the sewer lines along East Columbia Street between Cumberland Street and Debeck Street.

6.6. Covid-19 Task Forces: Update

180

An informational report to Council with updates from the Covid-19 Task Forces.

Recommendation:

THAT Council receives this report for information.

6.7. Crisis Response Bylaw Amendments: Consultation Summary and Second Reading of Bylaws

To present to Council with a summary of public feedback for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments.' Staff is seeking Second Readings and forwarding to a Public Hearing of the six related bylaws, including for an Indigenous affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

Chuck Puchmayr declared a conflict on this item.

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Recommendation:

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are

deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

- 6.8. District Energy Bylaw No. 8269, 2021 for First Reading** 290
The purpose of this report is to request Council to consider Bylaw No. 8269, 2021 for First Reading.

Recommendation:

THAT Council consider the District Energy Bylaw No. 8269, 2021 for First Reading.

- 6.9. Heritage Revitalization Agreement Refresh: Principles and Community Consultation** 321
To request that Council direct staff to undertake community consultation on the principles of the Heritage Revitalization Agreement Refresh project.

Recommendation:

THAT Council endorse the principles and consultation program for the Heritage Revitalization Agreement Refresh project as described in this report.

- 6.10. New Westminster School District's 2021-2022 Eligible School Sites Proposal Report: City Response** 329
To recommend that Council 1) accept the "Eligible School Sites Proposal" report referred to the City by the School Board, and 2) direct staff to continue to work closely with the School District on new school projects.

Recommendation:

THAT Council accept the proposals included in School District 40's 2021-2022 Eligible School Sites Proposal (ESSP).

THAT Council identify to School District 40 that both the Eligible School Sites Proposal and Capital Plan should also include site requirements and land acquisition costs for development of a new elementary school in the Fraser River zone.

THAT Council direct staff to continue to work closely with School District staff on identifying, developing, and seeking funding from the Province for new school projects that meet the needs of New Westminster students and the community as a whole.

- 6.11. Preliminary Application Review: OCP Amendment and Rezoning - 1084 Tanaka Court** 342
The purpose of this report is to receive feedback from Council on an updated application for Pre-Application Review for the property at 1084 Tanaka Court which, if supported, would require an amendment to the

Official Community Plan and zoning.

Recommendation:

THAT Council direct staff to discourage the applicant's further consideration of submitting an OCP amendment application on this site, with respect to seeking residential land uses be permitted on a site-specific basis.

- 6.12. Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021** 366
To request Council give three readings to the Revenue Anticipation Borrowing Amendment bylaw which is required under Section 177 of the Community Charter to authorize temporary borrowing.

Recommendation:

THAT the attached Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021 be given three reading.

- 6.13. Schedule of Council Meetings for 2022** 370
To seek Council's approval of the 2022 Council meeting schedule.

Recommendation:

THAT Council approve the attached Schedule of Council Meetings for January to December 2022.

- 6.14. Minutes for Adoption**
- a. **October 4, 2021 Special Council Workshop** 374
 - b. **October 4, 2021 City Council Meeting (3:30 p.m.)** 379
 - c. **October 4, 2021 City Council Meeting (6:00 p.m.)** 381
 - d. **October 18, 2021 Council Workshop** 390
 - e. **October 18, 2021 City Council Meeting (1:00 p.m.)** 394
 - f. **October 18, 2021 City Council Meeting (6:00 p.m.)** 396

7. PRESENTATIONS AND OPPORTUNITY FOR THE PUBLIC TO SPEAK TO COUNCIL – 7:00 PM

8. BYLAWS

- 8.1. Bylaws for readings**
- a. **Sapperton District Energy System Bylaw No. 8269, 2021** 407
To establish a renewable district energy system in the Sapperton neighbourhood. This bylaw is on the agenda for **FIRST READING.**
 - b. **Arts Commission Repeal Bylaw No. 8297, 2021** 434
The existing Arts Commission Bylaw No. 7367, 2009 is being repealed to facilitate the transition to an Arts Advisory

Committee. This bylaw is on the agenda for **THREE READINGS**.

- c. **Electrical Utility Amendment Bylaw No. 8303, 2021** 435
To establish the 2022 rates for the Electric Utility. This bylaw is on the agenda for **THREE READINGS**.
- d. **Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021** 450
To establish the 2022 fees for the Water Utility, the Sewer Utility, and the Solid Waste Utility. This bylaw is on the agenda for **THREE READINGS**.
- e. **Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021** 457
To provide the authority to temporarily borrow as required up to \$3 million in 2022. This bylaw is on the agenda for **THREE READINGS**.
- f. **Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021** 458
To permit an affordable housing development for Indigenous individuals. This bylaw is on the agenda to receive **SECOND READING**. A Public Hearing will be held for this bylaw.
- g. **Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021** 461
To permit an affordable housing development for Indigenous individuals. This bylaw is on the agenda to receive **SECOND READING**. A Public Hearing will be held for this bylaw.
- h. **Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021** 466
To permit a supportive housing development containing studio homes with various on-site support services. This bylaw is on the agenda to receive **SECOND READING**. A Public Hearing will be held for this bylaw.
- i. **Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021** 468
To permit a supportive housing development containing studio homes with various on-site support services. This bylaw is on the agenda to receive **SECOND READING**. A Public Hearing will be held for this bylaw.
- j. **Official Community Plan Amendment Bylaw (City-wide Crisis Repsonse) No. 8285, 2021** 473
To enable urgent and time-sensitive service response to local, regional and provincial crises. This bylaw is on the agenda to receive **SECOND READING**. A Public Hearing will be held for this bylaw.

- k. **Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021**
To enable urgent and time-sensitive service response to local, regional and provincial crises. This bylaw is on the agenda to receive **SECOND READING**. A Public Hearing will be held for this bylaw.

8.2. Bylaws for adoption

- a. **Bylaw Notice Enforcement Amendment Bylaw No. 8298, 2021** 477
An amendment to remove the ticketing sections related to Part 6 of Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004. This bylaw is on the agenda for **ADOPTION**.
- b. **Municipal Ticket Information Amendment Bylaw No. 8299, 2021** 481
An amendment to remove the ticketing sections related to Part 6 of Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004. This bylaw is on the agenda for **ADOPTION**.
- c. **Climate Action, Planning and Development User Fees and Rates Amendment Bylaw No. 8293, 2021** 484
To establish the 2022 fees and rates for the Climate Action, Planning and Development department. This bylaw is on the agenda for **ADOPTION**.
- d. **Cultural Services User Fees and Rates Amendment Bylaw No. 8294, 2021** 533
To establish the 2022 fees and charges for Cultural Services. This bylaw is on the agenda for **ADOPTION**.
- e. **Electric Utility Fees and Rates Amendment Bylaw No. 8295, 2021** 538
To establish the 2022 charges for the Electric Utility. This bylaw is on the agenda for **ADOPTION**.
- f. **Engineering Services User Fees and Rates Amendment Bylaw No. 8292, 2021** 543
To establish the 2022 fees and rates for Engineering Services. This bylaw is on the agenda for **ADOPTION**.
- g. **Financial Services Fees and Rates Amendment Bylaw No. 8296, 2021** 564
To establish the 2022 fees for Financial Services. This bylaw is on the agenda for **ADOPTION**.

9. **MOTIONS FROM MEMBERS OF COUNCIL**

10. **NEW BUSINESS**

11. **ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

12. END OF THE MEETING

*Some personal information is collected and archived by the City of New Westminster under Section 26(g)(ii) of the Freedom of Information and Protection of Privacy Act and for the purpose of the City's ongoing commitment to open and transparent government. If you have any questions about the collection of personal information please contact Legislative Services, 511 Royal Avenue, New Westminster, V3L 1H9, 604-527-4523.

REQUEST FOR PUBLIC COMMENT ON A TEMPORARY USE PERMIT APPLICATION

MONDAY, NOVEMBER 15, 2021 AT 6:00 PM
Meeting held electronically and in Council Chamber, City Hall

Temporary Use Permit for 502 Columbia Street

The Lower Mainland Purpose Society has applied for a Temporary Use Permit (TUP) to operate an emergency shelter on the lower floor of the former Army and Navy Department Store, located at 502 Columbia Street. The emergency shelter could comprise an Extreme Weather Response Program (EWRP) shelter, which would be operational from November 1 to March 31 and activated during extreme weather events, or an Emergency Response Centre shelter, which would operate 24/7 for up to 18-months or until new supportive housing is in place. The shelter would: provide up to 50 mats or beds, serve adults, could offer support services, and would be accessed from Front Street.

A TUP is required, as an emergency shelter is not a permitted use under the current C-8 zone (Columbia Street Historic Comprehensive Development District). The proposed TUP would allow the emergency shelter to operate for three years, with an option to renew for an additional three years subject to Council consideration.

For further information please visit: www.beheardnewwest.ca

HOW CAN I BE HEARD?

This Temporary Use Permit application will be considered for issuance on November 15, 2021. On July 12, 2021, Council approved a resolution requiring written feedback only on Temporary Use Permit applications. Send your comments by email, mail, or dropping off at the mailbox on the north side of City Hall by November 15, 2021 to:

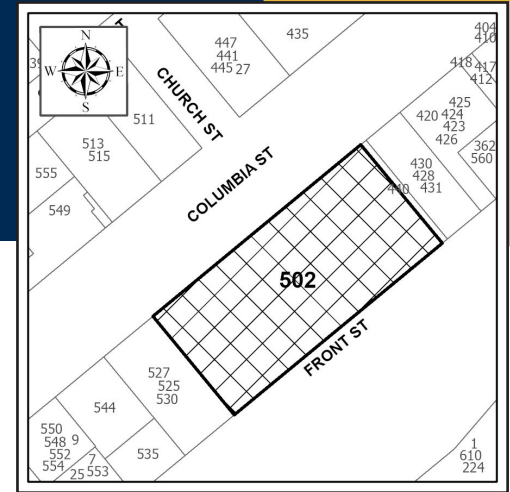
@ clerks@newwestcity.ca

✉ Legislative Services Department,
511 Royal Avenue, New Westminster, BC V3L 1H9

QUESTIONS?

📞 604-527-4523

Written comments received by 5pm, three business days before the meeting will be included in the agenda package. Later comments received until the close of the hearing will be distributed on table at the meeting. All comments are published.



File No. TUP00027

HOW DO I GET MORE INFORMATION?

From November 03 to November 15, 2021 (except for November 11), read the related material at Legislative Services, City Hall 8:30 am to 4:30 pm Monday to Friday and online at:

www.newwestcity.ca/publicnotices

WATCH THE MEETING:

www.newwestcity.ca/council

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Jacque Killawee, City Clerk

REQUEST FOR PUBLIC COMMENT ON A TEMPORARY USE PERMIT

IMPORTANT INFORMATION. Please have this translated.

此信息非常重要, 请找人帮您翻译。

此乃重要資訊, 請找人翻譯。

MAHALAGA ANG IMPORMASYONG ITO. Mangyaring ipasalin ito.

IL S'AGIT DE RENSEIGNEMENTS IMPORTANTS. Veuillez les faire traduire.

중요한 내용이므로 영어를 아는 분에게 읽어달라고 하시기 바랍니다.

ਇਹ ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਦਾ ਉਲਥਾ ਕਰਵਾਉ।

ACESTE INFORMATII SUNT IMPORTANTE. Va rugam sa solicitati o traducere.

ДАННЫЙ ДОКУМЕНТ СОДЕРЖИТ ВАЖНУЮ ИНФОРМАЦИЮ. Просьба

обеспечить его перевод.

ESTA INFORMACION ES IMPORTANTE. Pida que alguien se la traduzca.

Please note that the City of New Westminster deems any response to this notification to be public information. If you have a financial interest in property affected by this Temporary Use Permit and have contracted to sell or lease all or part of your property to any person, firm or corporation, we strongly urge you to deliver this notification, as soon as possible, to the prospective buyer or tenant.

<<Name 2>>

<<Name 1>>

<<Address1>>

<<Address2>>

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council in Regular Meeting **Date:** November 1, 2021

From: Emilie K. Adin, Director, Climate Action, Planning and Development **File:** TUP00027

Item #: 2021-492

Subject: Temporary Use Permit: 502 Columbia Street (Former Army and Navy Department Store) – For Emergency Shelter

RECOMMENDATION

***THAT** Council provide notice that it will consider issuance of a Temporary Use Permit (TUP00027) for an Emergency Shelter at 502 Columbia Street as outlined in this report.*

***THAT** Council approve a grant-in-lieu to the applicant in the amount of \$1,542.50 for the purposes of waiving the fee for the Temporary Use Permit.*

PURPOSE

For Council to consider a Temporary Use Permit for an emergency shelter on the lower floor of the former Army and Navy Department Store, located at 502 Columbia Street.

EXECUTIVE SUMMARY

The Lower Mainland Purpose Society has applied for a Temporary Use Permit (TUP) to operate an emergency shelter on the lower floor of the former Army and Navy Department Store, located at 502 Columbia Street.

The emergency shelter could comprise an Extreme Weather Response Program (EWRP) shelter, which would be operational from November 1 to March 31 and activated during extreme weather events, or an Emergency Response Centre shelter, which would operate 24/7 for up to 18 months or until new supportive housing is in place. The shelter would provide up to 50 mats or beds; serve adults, could offer support services, and would be accessible off of Front Street.

The Official Community Plan designates the land as Columbia Street Historic Mixed Use, and the property is zoned C-8 (Columbia Street Historic Comprehensive Development Districts). An emergency shelter is not permitted under the current zoning. As such, a TUP would be required, which would allow the emergency shelter to operate for three years, with an option to renew for an additional three years subject to Council consideration.

BACKGROUND

Homelessness Situation in New Westminster

Based on the 2020 Homeless Count, 52 unsheltered and 71 sheltered homeless people were enumerated in New Westminster, for a total of 123 homeless people. The count report authors note: “The count includes persons if they are found during the count period and complete a survey, which is believed to be a small proportion of the total population experiencing unsheltered homelessness.”

In September 2021, City staff reached out to service providers with a mandate to address homelessness in order to provide an update as to the estimated number of unsheltered homeless people in New Westminster. Based on the responses received, it was estimated that the unsheltered homeless population is now measured in the hundreds, and likely three to four times the pre-pandemic number. It was also reported that this population is more challenging to serve as a result of the pandemic.

Extreme Weather Response Program Shelter

The Extreme Weather Response Program (EWRP) is funded by BC Housing, operates between November 1 and March 31, and is intended to reduce the risk of illness, injury and death among unsheltered homeless people during extreme weather events. In New Westminster, the EWRP shelter was housed on the lower floor of the Cliff Block, located at 606 Clarkson Street. Prior to the pandemic, this shelter accommodated 30 men and women, and during the pandemic, it accommodated 16 men due to physical distancing requirements. The Cliff Block is currently in the process of being renovated to house a multidisciplinary health clinic for the unsheltered which will displace the shelter, thus necessitating a new location.

Emergency Response Centre Shelter

In response to the pandemic, BC Housing, based on a license agreement with School District #40, established an Emergency Response Centre (ERC) shelter with up to 40 men and women at the Massey Gymnasium. The ERC shelter was operated and staffed 24/7, provided a range of support services, and incorporated physical distancing requirements. Unfortunately, the shelter only operated from May 11 to July 13, 2020, at which time School District #40 did not renew the license agreement for a number of reasons, including the resumption of in-person learning in September 2020. BC Housing and City explored other locations but a replacement shelter was not realized.

Current Crisis Situation

Prior to the pandemic, there were 52 emergency shelter beds and 30 Extreme Weather Response Program (EWRP) shelter mats in New Westminster, with an unsheltered homeless population enumerated at a little over 50 persons. Of significance, it was almost impossible to make a placement for one of these beds, with all shelters reporting high numbers of turn-aways. As cited, 40 Emergency Response Centre (ERC) shelter beds were operationalized for a short period between May 11 and July 13, 2020.

Currently, there are 52 emergency shelter beds, no EWRP shelter mats, and no ERC shelter beds in New Westminster. The unsheltered homeless population is estimated in the hundreds, and three to four times the pre-pandemic number. Winter is fast approaching, and a fourth wave of the pandemic is threatening to be the worst yet.

A 52-unit modular supportive housing development is proposed for 60 to 68 Sixth Street; however, this development, if approved by Council, is about 18 months away. The ERC shelter, if funded by BC Housing, would operate until this new supportive housing is in place.

SITE CONTEX AND REGULATORY FRAMEWORK

Site Characteristics and Context

The site is approximately 3,411 square metres (36,715 square feet), and is surrounded by other commercial and high rise residential buildings. To the south is the Front Street Parkade and the Railway.

The building is 7,393 square metres (79,576 square feet), is leased by the Lower Mainland Purpose Society, and houses Purpose Independent Secondary School on the third and fourth floors, which is accessed off of Columbia Street. The emergency shelter is proposed to be housed on the lower floor, which is about one-quarter of the total floor space, and is accessed off of Front Street.

Proximity to Public Transit

The location is across the street from Columbia Street SkyTrain Station, thereby providing for access to rapid transit, frequent transit, and a number of other bus routes, as well as providing for strong regional connections.

Transit Facility	Frequency	Distance
SkyTrain Station	SkyTrain: 2-3 minutes (peak hours) Buses: Approximately 15 minutes	30 metres (90 feet) to Columbia Street station



Figure 1: Site Context Map and Street View

Land Use Designation and Zone

The Official Community Plan designates the land as Columbia Street Historic Mixed Use, which allows for mixed-use (commercial and/or residential) along Columbia Street, with retail, office, service, restaurant, entertainment, arts and culture, and recreation at street level. The retention of heritage buildings is expected. The property is zoned C-8 (Columbia Street Historic Comprehensive Development Districts).

The proposed use is not permitted in the property’s C-8 (Columbia Street Historic Comprehensive Development Districts) zoning district, so it would require a Temporary Use Permit. Further details on Land Use Policies and Temporary Use Permits are included in Attachment 1.

PROPOSAL

The proposed emergency shelter, located at 502 Columbia Street, could comprise an Extreme Weather Response Program (EWRP) shelter, which would be operational from November 1 to March 31 and activated during extreme weather events, or an Emergency Response Centre shelter, which would operate 24/7 for up to 18 months or until new supportive housing is in place. The shelter would provide up to 50 mats or beds; serve adults, could offer support services, and be accessible off of Front Street.

There would be no changes to the exterior of the building façade on Columbia Street, as the majority of the changes would occur on the lower floor of the interior of the building. These changes would necessitate a Building Permit review but would not trigger a design review. If the preferred option is an Emergency Response Centre (ERC) shelter, then there could be a need for enhanced physical accessibility, possibly in the form of ramping, off of Front Street.

The applicant requests that the term of the Temporary Use Permit (TUP) be for a period of three years, which is the maximum time period for a TUP. The applicant would have to discontinue the proposed emergency shelter use after three years or apply for a TUP

extension which would be subject to Council consideration. If a TUP were not to be approved by Council, the applicant would be required to apply to rezone the property or find another location that permits the proposed emergency shelter use.

DISCUSSION

The application has been evaluated using the evaluation criteria for Temporary Use Permits (TUPs), per Section 190.46 of the Zoning Bylaw. The full evaluation is available in Attachment 2. The application would provide a community benefit in regard to providing emergency shelter and support services for unsheltered homeless people, would be temporary in nature, and would generally be compatible with the surrounding properties and the mix of uses expected in an urban Downtown. The applicant has indicated that they would have the proper measures in place to address potential community concerns around management, staffing and security. The TUP would include conditions relating to maintenance and operation requirements as listed in Attachment 3.

CONSULTATION

Given the current crisis situation (see Background), the potential loss of life, and the temporary nature of the proposed use, City staff are not recommending that a public information session be held.

In alignment with the development review process, no Opportunity to be Heard will be held. The City will notify the properties within 100 metres of the proposal that feedback on the application can be provided to the City by e-mail or mail. The feedback would be provided to Council prior to consideration of a motion to issue the Temporary Use Permit.

FINANCIAL IMPLICATIONS

The applicant has requested that the fee be waived for the Temporary Use Permit application given that the emergency shelter is meeting an identified and urgent community need. In the past, the City has waived this fee for non-profit organizations addressing an identified and urgent community need. Should Council wish to waive the application fee for this project, staff would recommend a grant-in-lieu, which would be covered by the Affordable Housing Fund in the amount of \$1,542.50.

APPLICATION REVIEW PROCESS AND NEXT STEPS

Given the significant increase in homelessness, staff are proposing to expedite the development approvals process. This would mean allocating additional staff resources to the application to ensure that it can be made a priority and be processed as efficiently as possible while allowing for some opportunities for community engagement.

The anticipated steps in this application's review process are:

1. Report to Council requesting that Council provide notice that it will consider issuance of a Temporary Use Permit (TUP). (**we are here**)
2. Notices sent out by City Clerks Department, followed by Council consideration of the TUP.

OPTIONS

There are three options for Council's consideration:

1. That Council provide notice that it will consider issuance of a Temporary Use Permit (TUP00027) to allow an emergency shelter at 502 Columbia Street as outlined in this report;
2. That Council approve a grant-in-lieu to the applicant in the amount of \$1,542.50 for the purposes of waiving the fee for the Temporary Use Permit;
3. That Council provide staff with other direction.

Staff recommends options 1 and 2.

ATTACHMENTS

Attachment 1 – Land Use Policy and Temporary Use Permits
Attachment 2 – Evaluation Criteria for Temporary Use Permits

This report was prepared by:
John Stark, Supervisor of Community Planning

This report was reviewed by:
Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:
Emile Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Attachment 1

Land Use Policy and Temporary Use Permits

ATTACHMENT 1 – LAND USE POLICIES AND TEMPORARY USE PERMITS

Official Community Plan

The Official Community Plan designates the land as Columbia Street Historic Mixed Use which allows for mixed-use (commercial and/or residential) along Columbia Street, with retail, office, service, restaurant, entertainment, arts and culture, recreation at street level. The retention of heritage buildings is expected. Neighbouring properties have the same land use designation. The proposed use is consistent with the Community Plan, and no Official Community Plan amendment would be required.

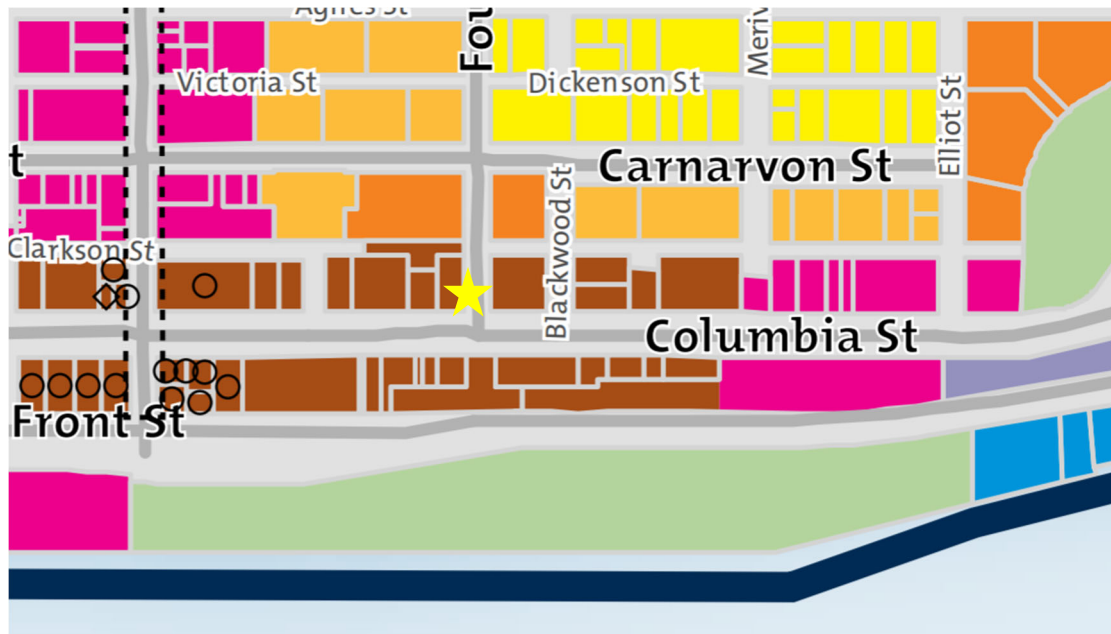


Figure 1 - Excerpt from Official Community Plan Land Use Map

Zoning Designation

The site is zoned C-8 (Commercial). The proposed emergency shelter is not permitted in this zoning district. Therefore, a Temporary Use Permit (TUP) would be required.

Temporary Use Permits

The Local Government Act authorizes municipalities to issue TUPs, which allow uses that would not normally be permitted to operate on a temporary basis. The permits can be issued for a maximum of three years. After that time, they may be extended once by application for an additional three years. Council may attach conditions to the issuance of the permit to ensure mitigation of the impacts of the temporary use on existing businesses and properties. Section 190.46 of the Zoning Bylaw sets out evaluation criteria for TUPs, which is included in Attachment 2.

Attachment 2
*Evaluation Criteria for Temporary Use
Permits*

ATTACHMENT 2 – EVALUATION CRITERIA FOR TEMPORARY USE PERMITS

Section 190.46 of the Zoning Bylaw sets out the following evaluation criteria for Temporary Use Permits (TUPs):

- a) *Whether the proposed use is consistent with the Official Community Plan designation for the land;*

The Official Community Plan designates the land as Columbia Street Historic Mixed Use which allows for mixed-use (commercial and/or residential) along Columbia Street, with retail, office, service, restaurant, entertainment, arts and culture, recreation at street level. The retention of heritage buildings or adaptive reuse of existing buildings is expected. The proposed residential use is consistent with the Downtown Community Plan, and no Official Community Plan amendment would be required. The impact of the proposed emergency shelter use would be consistent with the mix of uses expected in an urban Downtown

- b) *Whether the proposed use is consistent with any neighbourhood plan applying to the land;*

N/A

- c) *Whether the proposed use is consistent with relevant policies adopted by the Council;*

The proposed emergency shelter use is consistent with Council Strategic Priorities and City policies related to homelessness. The City is preparing a new Homelessness Action Strategy to respond to the increase in unsheltered homelessness. The City has also developed Downtown Livability Initiatives, with the addition of new emergency shelter capacity being identified a key initiative until new supportive housing is in place, which is at least 18 months away.

- d) *In the case of any proposed use that is not consistent with any such plan or Council policy, the nature and extent of any community benefit from the use;*

N/A

- e) *Whether the proposed use is of a temporary nature or whether it would be more appropriate for the City to consider permitting the use by rezoning;*

The proposed use is of a temporary nature in terms of providing emergency shelter to unsheltered homeless people. If the applicant would like to extend the TUP beyond three years, they would need to apply for a TUP extension which would be subject to Council consideration. If a TUP were not to be approved by Council, the applicant would be required to apply to rezone the property or find another location that permits the proposed emergency shelter use.

- f) *The suitability and compatibility of the proposed use with the surrounding area, including its operation, function, appearance and intensity of use;*

Operation, Function, and Intensity of Use:

The function of the proposed emergency shelter is to temporarily accommodate up to 50 unsheltered homeless people. These would include persons that would be adversely impacted by extreme weather events or that would be most at-risk during the COVID-19 pandemic, and would not be able to practice physical distancing otherwise.

Appearance: The majority of the changes are carried out in the interior of the building. The parking access would also be located at the current location. The appearance of the site would be similar to the existing appearance.

- g) *The impact of the proposed use on the operation of adjacent uses, including future land uses permitted by the zoning bylaw and designated by the Official Community Plan.*

The site's adjacent properties consist of commercial buildings and high rise residential uses. The impact of the proposed use would be consistent with the mix of uses expected in an urban Downtown and would have limited impact on the operation of current land uses.

Regarding other uses in the building, Purpose Independent Secondary School occupies the third and fourth floors of the building and is accessed off of Columbia Street. The proposed emergency shelter would be located on the lower floor of the building and accessed off of Front Street. There would be no interior connection between the uses, and there is limited access and a steep gradient between Columbia and Front Streets.

Attachment 3

Terms and Conditions

ATTACHMENT 3 – TERMS AND CONDITIONSS

The following conditions apply to the Temporary Use:

1. The permittee must cease all operation of the Temporary Use before the expiry of this Temporary Use Permit, unless the Temporary Use Permit has been renewed after consideration by Council, or the zoning applicable to the Site has been amended to allow the land use herein permitted;
2. The permittee shall operate as an Emergency Shelter only on the lower floor and accessed off of Front Street;
3. The Emergency Shelter shall not provide accommodation to more than fifty (50) persons at any given time;
4. The Emergency Shelter shall be permitted to operate 24 hours a day;
5. The permittee must apply for all required permits to complete any necessary renovations. This TUP is not a Building Permit.

**City Council Meeting
November 15, 2021
Index of Written Submissions**

3.1 Temporary Use Permit TUP00027: 502 Columbia Street (former Army and Navy store) for Emergency Homeless Shelter

Written Submissions			
Name	Correspondence Date	Date Received	#
P. Schmidt	November 3, 2021	November 3, 2021	C-1
S. Schechter	November 3, 2021	November 4, 2021	C-2
C. Evans	November 4, 2021	November 4, 2021	C-3
S. Hooper	November 4, 2021	November 5, 2021	C-4
C. Lam	November 5, 2021	November 5, 2021	C-5
E. Fletcher	November 5, 2021	November 5, 2021	C-6
B. Southam	November 5, 2021	November 5, 2021	C-7
J. Miller	November 5, 2021	November 8, 2021	C-8
K. Brandon	November 5, 2021	November 8, 2021	C-9
K. Basso	November 6, 2021	November 8, 2021	C-10
S. Austin with Staff Response	November 6, 2021	November 8, 2021	C-11
A. and R. Tamboline	November 7, 2021	November 8, 2021	C-12
G. Tomlinson	November 7, 2021	November 8, 2021	C-13
J. Mahovic	November 8, 2021	November 8, 2021	C-14
P. Wansbrough	November 8, 2021	November 8, 2021	C-15
J. Harper	November 9, 2021	November 10, 2021	C-16
J. Rezanson	November 9, 2021	November 10, 2021	C-17
Be Heard submissions Screen Names Redacted	October 31, 2021 - November 8, 2021	November 10, 2021	C-18 to C-27
L. T.	November 11, 2021	ON TABLE	C-28
F. Macarons	November 11, 2021	ON TABLE	C-29
D.	November 12, 2021	ON TABLE	C-30
J, Whiteday Wedding	November 12, 2021	ON TABLE	C-31
K. Austin	November 12, 2021	ON TABLE	C-32
S. H. J. Lee	November 12, 2021	ON TABLE	C-33
S.	November 12, 2021	ON TABLE	C-34
K. Lee	November 14, 2021	ON TABLE	C-35
R. Drake	November 14, 2021	ON TABLE	C-36
J. Won	November 14, 2021	ON TABLE	C-37
L. Xing	November 14, 2021	ON TABLE	C-38
D. Halligan	November 14, 2021	ON TABLE	C-39

Written Submissions			
Name	Correspondence Date	Date Received	#
S. Sook	November 15, 2021	ON TABLE	C-40
C. Dunn	November 15, 2021	ON TABLE	C-41
J. Yu	November 15, 2021	ON TABLE	C-42
M. Redhead	November 15, 2021	ON TABLE	C-43
L. Yu	November 15, 2021	ON TABLE	C-44

From: [Paul Schmidt](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Emergency Shelter in Army and Navy building
Date: Wednesday, November 3, 2021 11:44:53 AM

I am writing my objection to the Purpose Society's proposal to operate an Emergency Shelter in the Army and Navy building.

This mirrors and further frustrates my (and many downtown residents) concerns about the proposed housing on 6th Street, in that within a 4 block radius there are 4 other types of transitional/supportive housing systems already here, and that it results in many of the problems that come with drug addiction (such as dangerous discarded needles, dodgy drug dealers lurking about, petty crime, women feeling like they can't go out after dark, dirtiness, human waste, etc). With another type of supportive housing or shelter in the downtown core, the negative effects on our community will be amplified. If we wish to rejuvenate Columbia Street (which we desperately need to) we need to focus on attracting businesses and cleaning it up. Businesses will not want to come here if the drug scene is further proliferated. How about trying to entice some type of grocery store to operate in the Army and Navy building, and then perhaps the high school that is there now could move to an upper floor or the basement? I thought the high school was a great idea, but an emergency shelter, not a great idea.

It's really not fair for downtown NW residents that we have so many of these types of supportive housing/shelters concentrated in such a small area. Again, I would not be complaining if this were the first one. It's absolutely unfair that areas like Queens Park, west of the Quay, or Sapperton don't have any or nearly the amount that the downtown core has. When you have to live with this every day, watching your step to avoid needles, human waste, seeing boarded up storefronts with broken windows, your opinion changes. Also, this supports the elephant-in-the-room problem, which is proliferated drug addiction and the challenging impact it is having on our community. Why always right downtown? It's too much, honestly.

Thank you for listening,
Paul Schmidt
Downtown NW resident

From: [Sam Schechter](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Temporary Use Permit for 502 Columbia Street
Date: Wednesday, November 3, 2021 9:13:06 PM

Dear Mayor and Councillors,

I'm writing in support of the Temporary Use Permit for 502 Columbia Street being considered by Council on Monday, November 15th.

From my home, I can see the Columbia Street entrance to this building; it is a two-minute walk from the front of my building. Our neighbourhood needs additional social supports for the underhoused population living here and this site would be ideal, both in its location for users of the temporary shelter and for its ability to improve the neighborhood.

Ideally, all of my neighbours would have a roof over their head while they sleep, but this is not currently the case, and I urge our Council to take this step to help ensure a higher quality of life and better health outcomes for those who will benefit from this service. Further, I anticipate that a better quality of life, better access to social supports, and improved health outcomes for these neighbours will result in an improvement in the living experience for housed residents in the neighbourhood, as well.

During the three years (or six, on renewal) of this TUP, I urge Council to look for long-term options for both additional supportive housing and emergency shelter beds in the Downtown area.

Thank you for your time and consideration.

Sam Schechter
XXX-328 Clarkson Street
New Westminster

From: [carla evans](#)
To: [External-Clerks](#)
Cc: [Carla Evans](#)
Subject: [EXTERNAL] The Temporary Extreme Weather Response Plan: Shelter for the Homeless
Date: Thursday, November 4, 2021 1:37:59 PM

The Temporary Extreme Weather Response Plan; Shelter for the Homeless as described by New Westminster City, appears to be well planned and highly necessary. With the Lower Mainland Purpose Society in charge of much of the implementation, I feel this action will also have an important component of "Trauma Informed", person centred care for the homeless needing to use this shelter. Such support lends greater hope for these people to reach more positive, personal and citizenship goals, through the practical advantage of having a clean, warm and safer environment.

Thank you all for your work in this area.

Carla Evans,

From: [Susan Hooper](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Temporary use permit for 502 Columbia Street
Date: Thursday, November 4, 2021 5:04:17 PM

Regarding the temporary use permit for 502 Columbia Street... I am happy that New West is providing shelters for our homeless population but the proposal to increase our shelter beds by 100% is alarming. It must be acknowledged that providing services for the homeless which are lacking in neighbouring communities comes with an additional strain on our community resources (police, medical, addiction, mental health, by law enforcement, etc). New West already provides more homeless shelters than Burnaby and Coquitlam even though we have a much smaller population. If you drive through both Burnaby and Coquitlam you'll see they're tearing down block after block of older apartment buildings which I'm sure is just going to increase the housing problem. New Westminster is a small city and it is not reasonable to expect us to continue to absorb such large numbers of homeless coming from all around us. If we alone keep increasing our capacity to house homeless people there will be a never ending supply from neighbouring municipalities. Is there any effort to get other municipalities to step up and do their fair share?

Susan Hooper

From: [Ceci Lam](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] TUP 00027
Date: Friday, November 5, 2021 6:45:38 AM

After watching the struggles of the City to ‘raise up’ a tired and run down Columbia Street, and finally succeed, I am disappointed that the City is considering this proposal.

It is obvious from the wording that the intent of Purpose is to run a ‘center’ 24/7 for the three year period. Years of working in government has taught me to read the ‘could s’, and the ‘ors’.

I am not without compassion for homeless youth, but the center of the main street of the City is not the appropriate location to invite transient youth groups. Do not think for one second that this will not negatively affect business on Columbia, tourism to the area, crime, graffiti, and it will bring the myriad of other issues that have plagued neighborhoods where transient youth congregate. Sadly, this is simply a fact.

Cecile Lam
XXXX Dublin Street
New Westminster
V3M 2Y9

From: [Fletcher, E. H. \(Eric\)](#)
To: [External-Post Master - Pln](#); [External-Clerks](#)
Subject: [EXTERNAL] APC Correspondence - TEMPORARY USE PERMIT FOR 502 COLUMBIA STREET (TUP00027)
Date: Friday, November 5, 2021 8:41:18 AM

RE: TEMPORARY USE PERMIT FOR 502 COLUMBIA STREET (TUP00027)

I live a comfortable life and am not likely to find myself in need of an emergency shelter; however, as a resident and licensed business owner in New Westminster I would like to be counted in support of this application. I ask that council take all steps necessary to ensure that the operator has the approvals necessary to commence operation this winter.

Thank you for the opportunity to comment.

E. H. (Eric) Fletcher

From: [Brenda Southam](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] TUP00027 - Public Comment
Date: Friday, November 5, 2021 12:42:21 PM
Attachments: [NO to TUP 11-21.pdf](#)

Attached please find my submission for the TUP public comment.

Thank you
Brenda

November 5, 2021

City of New Westminster
 City Council
 511 Royal Avenue
 New Westminster, BC V3L 1H9

I am writing today regarding the temporary use permit that is being requested by Lower Mainland Purpose Society to run an emergency shelter at 502 Columbia St., the Army & Navy Department Store building. I live at 549 Columbia Street, which is directly across the street from the proposed shelter.

The information received advises it could be an Extreme Weather Response Program Shelter which would be open from November 1, 2021 to March 31, 2022 and my understanding is it would be for sleeping only and then the occupants would be on the streets during the day.

The other piece that is in the notice is that it could be an Emergency Response Shelter, which would operate 24/7 for up to 18 months or until new supportive housing is in place. The shelter would provide up to 50 mats or beds, serve adults and could offer support services. What services this Emergency Response Shelter would provide has not been specified. How do I know that the services provided will actually help the community?

The last piece of information says that this temporary use permit would allow the emergency shelter to operate for three years, with an option to renew for an additional three years subject to Council consideration. That is ambiguous at best.

As a resident of New Westminster who will be living across the street from this facility, and the ONLY residential housing across street, I am opposed to this type of usage for the Army & Navy Department Store building. I do understand that there is some sort of a need, although there are four transition houses within a three-block radius of my home as well as a safe injection site. This brings its own element with it and in the last 6 months I have been overwhelmed with the different element on our street. I have harassed, yelled at and scared to leave my home after dark and that is not an acceptable way to live as a taxpayer.

I ask that this permit not be approved for the following reasons:

1. I do not know what exactly the permit is being approved for? I would like some clarity on what exactly is being approved.
2. I believe that is type of shelter will bring more of the above noted element to our community which I do not want. How afraid do I have to be in order for me to get assistance?
3. I have no idea what services are being offered by the provider.
4. There is no data to tell me what the benefit will be to the community, if any.

Why does this shelter need to be in the downtown core again where there are already 4 transition houses? The number of homeless I hear about continues to rise; this proves to me that these are not residents of New Westminster, they are from elsewhere coming to our community where it's easy to do as they wish.

As a taxpayer in the City, I ask that this temporary use permit not be approved.

Sincerely,

Brenda Southam
549 Columbia St., Unit #####

From: [Joy Miller](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] TUP 502 Columbia Street
Date: Friday, November 5, 2021 5:02:13 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the issuing of a TUP for an emergency shelter at 502 Columbia Street. I own and reside in a condo nearby.

Joy Miller, #####-420 Carnarvon Street, New Westminster

From: [Kathy Brandon](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Responding to Temporary Use Permit for 502 Columbia Street
Date: Friday, November 5, 2021 5:11:29 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in support of allowing a temporary use permit for 502 Columbia Street for the purpose of an Emergency Centre Shelter. I live downtown NW and frequently see the need for supportive housing for unhoused individuals.

I hope the shelter will provide supportive services, including; substance use disorders counselling, and assistance finding permanent homes.

Kathy Brandon, MSW

*It's not up to you to finish the task, but neither are you free to neglect it.
We ALL do better when we ALL do better.*

From: kbasso@rcj.ca
To: [External-Clerks](#)
Cc: [Jonathan Cote](#)
Subject: [EXTERNAL] TUP for 502 Columbia Street
Date: Saturday, November 6, 2021 12:46:33 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the opportunity to address this important decision that will affect the future of the downtown area in New Westminster.

City council should be congratulated on the compassionate efforts to address and reduce homelessness in New Westminster as should the Purpose Society, however; we do not believe that this location is ideal.

We all witnessed the effects of last summer's heat wave and the tragic consequences. A plan or suggestion to make transit buses available for extreme weather events makes the most sense. Either as warming/cooling facilities or for transit to a more appropriate location (shelter).

The downtown area needs new development and to attract new businesses. This idea is the exact opposite of that. As it is Columbia Street is starting to resemble Vancouver's Hastings Street at night. Would City Hall entertain this idea if it were proposed for a vacancy at Royal City Centre or the Anvil Building?

Open drug use, car theft, and vandalism keep customers away from the little remaining downtown businesses; meanwhile the drug dealers that set up shop nightly on Deck B of the parkade are having a banner year. As reported in the Record Newspaper the New Westminster Police Department have made it clear that they do not want to respond to calls of open drug use, people using doorways as toilets and non-violent confrontations. You have dropped this problem on our laps and by allowing a TUP for this shelter will only increase the burden.

We are opposed to the proposed TUP at this location.

Respectfully,

Ken Basso
General Manager,
Royal City Jewellers & Loans Ltd.
rcj.ca

From: [Shannon Austin](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] No to Emergency Shelter
Date: Saturday, November 6, 2021 10:02:06 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am commenting upon the request for opinion on a potential emergency shelter opening at 502 Columbia Street.

My parents live close by, at ### Columbia Street. They are retired, and they spent their savings on this beautiful condo. However, with the current epidemic of addicts, their own safety is challenged daily, whether they're trying to walk their dog or bring groceries home. I refuse to welcome more of this obvious hazard to the neighbourhood that my parents have spent their live savings on. I refuse to accept the littered needles, human feces, and outright VIOLENCE that would put my senior parents in danger. I refuse to let Columbia Street become a hang-out for those who partake in illegal activity.

In a perfect world, an emergency shelter would be just that: a shelter to provide housing for those during vulnerable times. That being said, until the drug epidemic can be taken care of, this is simply going to be everyone's problem and I refuse to allow my parents, who have done nothing but CONTRIBUTE to society, to suffer. Thank you.

--

Shannon P. Austin, Certified Esthetician and Makeup Artist

Gillian Day

From: External-Clerks
Subject: FW: Emergency Shelter Temporary Use Permit at 502 Columbia Street - Response to Inquiry

From: John Stark <jstark@newwestcity.ca>
Sent: Tuesday, November 9, 2021 2:43 PM
To: Shannon Austin
Cc: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: Emergency Shelter Temporary Use Permit at 502 Columbia Street - Response to Inquiry

Shannon:

Thank you for your e-mail and sharing your concerns.

The emergency shelter in question will be temporary in nature and is intended to get individuals off the street and into shelter. It could either be an extreme weather response program shelter, which would operate between November 1 and March 31 each year and be operational during extreme cold weather events; or an emergency response centre shelter, which would be in place for about 18-months or until new supportive housing in place. The former would provide up to 50 mats and would reduce the risk of exposure or death due to extreme cold weather and the latter would operate 24/7 and potentially provide support services. BC Housing would fund the emergency shelter.

For clarity, the emergency shelter would be accessed off of Front Street, and not Columbia Street, with Front Street being located several storeys below Columbia Street.

The emergency shelter would address the issues you have identified in your e-mail, including limiting the incidence of discarded needles, human waste and litter; reducing visible homelessness and camping; and enabling service providers to better meet the needs of shelter guests, including related to mental health.

I hope that answers some of your questions but I would be more than willing to discuss them further. Please feel free to phone or-email me directly.

Thank you.

John

John Stark, MCIP RPP
Supervisor of Community Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

I am commenting upon the request for opinion on a potential emergency shelter opening at 502 Columbia Street.

My parents live close by, at 668 Columbia Street. They are retired, and they spent their savings on this beautiful condo. However, with the current epidemic of addicts, their own safety is challenged daily, whether they're trying to walk their

dog or bring groceries home. I refuse to welcome more of this obvious hazard to the neighbourhood that my parents have spent their live savings on. I refuse to accept the littered needles, human feces, and outright VIOLENCE that would put my senior parents in danger. I refuse to let Columbia Street become a hang-out for those who partake in illegal activity.

In a perfect world, an emergency shelter would be just that: a shelter to provide housing for those during vulnerable times. That being said, until the drug epidemic can be taken care of, this is simply going to be everyone's problem and I refuse to allow my parents, who have done nothing but CONTRIBUTE to society, to suffer. Thank you.

--

Shannon P. Austin, Certified Esthetician and Makeup Artist

From: [Robert Tamboline](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Temporary Use Permit for 502 Columbia Street
Date: Sunday, November 7, 2021 11:21:43 AM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We are opposed to the temporary shelter at 502 Columbia Street.

This is a band aid solution. Where are the people going to reside from April - October? Pier Park? It is already too scary to walk Columbia Street and access the skytrain station.

Council's last announcement was to improve the downtown core and try to bring businesses back. This will deter any new businesses.

Build it and they will come! Just like the downtown eastside. Is that what we want? This is an open invitation to grow the homeless population in downtown New Westminster..

Thanks,
Anne & Rob Tamboline
Carnarvon Street

From: [G. Tomlinson](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Support for a TUP 502 Columbia New West
Date: Sunday, November 7, 2021 12:32:15 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear New Westminster City Council and Mayor,

I am in full support of the Temporary Use Permit Application for the ghost of the Army and Navy Store at 502 Columbia.

I am proud to live in a city that provides services and protection to meet the fundamental human rights for all its residence. This application is a continuance of the work of volunteers and NGO's that make this a better city.

My thoughts on this project:

1. We need to provide a extreme weather shelter for anyone that needs shelter from extreme cold and now, extreme heat.
2. The location is a good choice as to my understanding the building recently had an upgrade to it fire suppression system. Making it a safe place to have these services.
3. The building is large enough to facilitate the additional inclusion of a homeless shelter.
4. The building has an entrance on Front Street that will minimize the negative visual exposure that can work against this kind of facility. I hope for a day that the facility uses the Columbia doors for the pride of the residence.
5. The proximity to Skytrain and bus service will offer the people using the facility easy access to other serviced they need.
6. Finally, there is a need and Purpose Society if a good choice to meet that need,

Further thoughts include adding businesses that could offer services to the neighbourhood and offer employment, training, and growth of experience to the people needing these services. Be it a restaurant, a depot for receiving packages from online shopping. The location is large enough to hold a dental centre, a medical centre, a safe injection site and other health related services.

This is a good idea that I support whole heartedly. I live less than a block from the location and have no fear of increased criminal activity. I can and will encourage my fellow Condo residence to step up resident responsibility in security, something they should already be doing.

Finally let me encourage that the folks that operate this service include the surrounding residence in their plans. They can look to the efforts of Genesis Society and their cooperation with the downtown residence. They are the model that I refer to when speaking about how a service provider can become part of the community.

Thank you for the opportunity for New Westminster to further its success of providing services and

facilities for all residents; it is a human right.

Yours sincerely,

George

George Tomlinson
– 420 Carnarvon Street
New Westminster, BC V3L5P1

From: [Jodie M.](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] TUP00027 - Public Comments
Date: Monday, November 8, 2021 12:13:21 AM
Attachments: [Untitled document.docx](#)

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

New Westminster City Council

November 5, 2021

I am writing this letter in response to the proposal to New Westminster city council to grant a temporary use permit to use the empty Army and Navy store on Columbia Street as a shelter (either temporarily or permanently).

We are going through an unprecedented time right now with the pandemic, the opioid crisis and the large number of vacant storefronts on Columbia Street contributing to the derelict conditions in the downtown area. The increase in garbage, graffiti, vandalism, and petty crime in the past few years is extremely concerning to me. I have seen human excrement on the street (once even on the steps of our garage exit, which is shared by the police department), syringes and condoms on the sidewalk, and people passed out after injecting drugs.

I have lived in New Westminster for twenty years. My grandmother lived on eighth Street. My aunt worked at Woodwards uptown and my father worked at Columbia Dodge for more than thirty years. When I moved here I found the "grittiness" of the city to be a part of its appeal (when you live next door to a pawn shop you can expect to see some unsavory characters). At this time however, the grittiness has gone too far. I don't feel safe here anymore. I don't feel like I can walk around my own neighborhood anymore without encountering something I don't particularly want to see or experience. Between the constant construction noise and the horrible conditions on the street, I am actually considering whether I want to live here anymore.

I want to emphasize that I am not a NIMBY, I absolutely support social housing and caring for those who are less fortunate and I do not have a problem having these services in my neighborhood. At this point however, the sheer number of shelters and social services in the downtown area is simply overwhelming. It isn't surprising that an increase in support for the unhoused and addicted has had a negative impact on the area.

Why are all of the social services and shelters concentrated in the downtown area? I am on board with helping the less fortunate but, what about the rest of us? Do we matter? With the three new towers being built in the area, there will soon be hundreds more people living here. The amount of property taxes that comes in to the city from this neighborhood must be substantial. Do we, the taxpayers, have any say in what goes on in our own neighborhood? It really doesn't feel like we do.

Jodie Mahovlic
###-549 Columbia Street
New Westminster V3L1B3

From: [Patrick Wansbrough](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Army & Navy Shelter Comments
Date: Monday, November 8, 2021 8:43:58 AM

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From: Patrick Wansbrough/ ##### 668 Columbia Street

Supportive of Shelter @ Army and Navy Store Columbia Street

I support this shelter proposal. Let New West citizens put their BEST FOOT FORWARD.
Historically there has been a sad and vicious history of political abuse and intentional neglect towards marginalized communities. There has been a giant leap forward in BC (in my opinion) in the last 5 years.

Homeless people are PEOPLE- best not to JUDGE.

Thank You

Patrick Wansbrough

Sent from [Mail](#) for Windows

From: [Jeanine Harper](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] 502 Columbia Street Temporary Use Permit Comment
Date: Tuesday, November 9, 2021 3:44:05 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of the Downtown area, I would like to register my full support for the use of this space as an emergency shelter and would like to encourage you to consider making it as accessible for those in need as possible and with as many resources as possible including showers, laundry facilities, space for those with pets and places to get warm and dry. I would encourage the availability of support services for nutrition and health needs. It would be nice to see something open 24/7 and hope there would be tables, chairs, and things to do for day time use, as well as the beds and mats proposed.

Jeanine Harper

From: [JUDY REZANSON](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] No to Temporary Use Permit for 502 Columbia Street.
Date: Tuesday, November 9, 2021 9:49:25 PM

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No to Temporary Use Permit for 502 Columbia Street.

The report does not support the case for this size and type of emergency shelter in this location.

Proximity to skytrain station will turn this into a regional center for people who are living rough. We have already been experiencing an increase in tenting, camping and littering in the downtown streets and public areas. Having this sort of large shelter will make it more attractive for people anywhere along the skytrain line to make New Westminter their on-the-street or in-the-park residence.

Seems more humane and liveable for both the community and those in need to have a few different locations of smaller size.

The emergency beds and temporary 24/7 beds should be somewhere along bus routes that would be accessible to the New Westminster residents that become temporarily homeless, but not so convenient to access for people from outside of New Westminster.

Downtown residents have recently lost most of the Downtown waterfront to the Pier Park fire and the Bosa Towers development and have lost businesses on Columbia to fire, such as the Heritage Grill building, and going out of business, such as the Army and Navy. The last thing we need now is a large homeless emergency or 24/7 homeless shelter next to what is remaining of our park space and our Columbia street businesses.

The Downtown already appears to support more than its share of social housing and social services.

Please make plans that help the downtown be more liveable for the many thousands of people that have already bought or rent their residences here, and the thousands more that are expected to move into the towers currently being built and being planned.

J. Rezanson
 Resident, Carnarvon Street
 New Westminster Downtown.

Q1 Please provide your comments about the Emergency Shelter in the section below.

Screen Name Redacted 10/31/2021 06:37 PM	The winter will be cold. It makes sense to use that building as a shelter. I hope a lot of people can benefit from it.	C-18
Screen Name Redacted 11/03/2021 08:37 PM	Please make this happen - it is much needed. I live on Columbia backing front street and I believe my unhoused neighbours have a right to safe shelter and resources. Please do not pay attention to my privileged neighbours who may be negative about this space being used. It is the perfect place for it, it is in the centre of the need and just an empty space waiting to be utilized for the community and for the greater good.	C-19
Screen Name Redacted 11/04/2021 09:22 AM	I support the emergency shelter for up to three years but the city needs to find a permanent solution for the homeless in our city. Consider building housing like Vancouver did to serve as a place for the homeless.	C-20
Screen Name Redacted 11/04/2021 10:10 AM	I feel that an emergency shelter is a great idea and good use of the empty building, Providing there is also enough support personal to guide people away from setting up camp on the adjacent streets.	C-21
Screen Name Redacted 11/04/2021 01:31 PM	I want all humans to have adequate shelter and food. I also want to be able to walk down front street again, visit the juice bar, and go to the park without stepping on needles and being overwhelmed by the smell of urine under that viaduct. It is a fact that the disease of addiction contributes to a vulnerable population. It is also a fact that the downtown core of new west is at a crossroads and residents are waiting to see if it becomes a vibrant place to do business again or if it will succumb to social challenges like east hastings. If this application is approved the city needs to ensure money and services are in place to address the repercussions of attracting individuals that are not interested in contributing to our community. I have serious doubts the city has adequate resources for this right now. Downtown small business owners deserve better than this dangerously incomplete plan. Homeowners deserve better than this. Those without homes deserve better than to be lured to a location that is insufficient to ensure their safety and success. Please bring us a more complete idea before you vote on a zoning change.	C-22

Screen Name Redacted 11/04/2021 06:07 PM	This is a great idea!	C-23
Screen Name Redacted 11/05/2021 02:26 PM	I think this is a fantastic idea and should definitely be put in place	C-24
Screen Name Redacted 11/08/2021 10:55 AM	Great idea. Emergency shelter is necessary.	C-25
Screen Name Redacted 11/08/2021 06:47 PM	I do not agree with the use of the former Army and Navy building as a shelter. Columbia Street and the downtown New Westminster has potential as a great neighborhood but is already stressed with vacant buildings, burnt down structures and businesses closing. Bosa construction and sewer work on Columbia street adds to the stress. There are other shelter facilities in very close proximity and adding more places will further stress the neighborhood.	C-26
Screen Name Redacted 11/08/2021 09:23 PM	I support providing shelter to those who need it. I do NOT have concerns about crime or the atmosphere of the neighbourhood. Everyone deserves basic shelter.	C-27

Optional question (10 response(s), 0 skipped)

Question type: Essay Question

From: [Lillian T](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] 502 Columbia Street
Date: Thursday, November 11, 2021 7:19:15 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

Please do not go forward with putting more homeless shelters in downtown New Westminster.

Downtown residents pay a decent amount to live near amenities and it would be a pity to have downtown New Westminster turn into the Downtown Eastside Vancouver. It appears it is already heading in that direction but it would be appreciated if it is not expedited with more housing for the homeless.

The quay area for families will no longer be safe and parts of it (toddlers' playground) was already recently damaged by arsonists.

How will residents handle the likely increase in crimes in downtown?

Please reconsider.

Thank you for your consideration,

A New West resident

From: [Fresh Macarons](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] No to 502 Columbia
Date: Thursday, November 11, 2021 7:43:06 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My young family and my elderly neighbours would not like to have an emergency shelter when there are many vagrants hanging around downtown New Westminster already: drug users yelling at each other on the streets at all hours of the night and making regular citizens feel like a minority in downtown New Westminster.

Would there not be another place available where there are fewer people to fall victim to random attacks by drug users?

New Westminster was a more peaceful, quieter place to live even as recently as a couple of years ago.

Thanks for your time.

From: [D](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Temporary Use Permit for 502 Columbia Street (TUP00027)
Date: Friday, November 12, 2021 12:41:18 AM

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I have a question about the city properly supporting small businesses in the downtown core. And yes, this is somewhat related to the proposed use of the army navy building. I learned that Santosha Yoga studio was forced to close down because the landlord wanted to "more than double" their rent. Which is outrageous. It's so outrageous that the city prohibits this kind of rent increase in residential rentals. Why is this allowed to happen to a small business owner in our downtown?
The location of Santosha Yoga? In an otherwise vacant building next to the old army navy building.
This is the exact type of thing I question the city's preparedness to deal with if the temporary use permit goes through. Everyone needs shelter, and small businesses deserve to thrive in downtown new west.

Deborah

From: [Whiteday Wedding](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Shelter at current Army&Navy Location
Date: Friday, November 12, 2021 1:19:13 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We are running a business on a street across from an Army & Navy store.
We are a wedding shop which has been running this business since 2004.
We are seriously concerned for this location being used as a shelter where there are many businesses currently operating.
This will affect our business seriously negatively as we are already having a hard time during the pandemic.
Please reconsider the location for the shelter location.
Your help is greatly appreciated.

Warm regards,
Jenifer

--

Whiteday Wedding
P. 604 528 9797 / 604 528 6007
F. 604 528 9088
A. 511 Columbia Street, New Westminster, B.C
E. info@whiteday.ca

H.O. Mon-Fri 11am-6pm
Sat - 10am-5pm

W. www.whiteday.ca
IG. <https://www.instagram.com/whitedaywedding/>

From: [Karyn Austin](#)
To: [External-Dev Feedback](#); [External-Clerks](#)
Subject: [EXTERNAL] Proposed Homeless Shelter on 502 Columbia Street
Date: Friday, November 12, 2021 3:30:35 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karyn Austin November 12, 2021
- 668 Columbia Street
New Westminster
British Columbia
V3M 1A9

To Whom it May Concern,

Please do **NOT** proceed with the planned temporary homeless shelter on **502 Columbia Street** in New Westminster.

My husband and I have recently moved into the Trapp & Holbrook condo building on 668 Columbia Street. It has been a dream of ours to relocate to British Columbia from London, Ontario, for over two decades. We have both worked incredibly hard for over the last 20 plus years to financially get to a point where a cross country move could be our reality.

Prior to choosing New Westminster as our new home, we did the research. We read about the various areas in BC and we were drawn to New West for many reasons, one of which was the safety factor. Another was that New West was described as a place consisting of young families, young professionals and retirees....a place that seemed to have such an inviting energy to it.

It was our goal to make New Westminster our retirement place....our new community in which we would spend our twilight years here together, enjoying the mountains, waterfront, supporting the small businesses, etc.

When I first read the notice of the proposed plan for the temporary shelter in our condo elevator, my heart dropped. The realization that our dream to live in a beautiful and safe area was in danger of not coming to fruition. All the hard work my husband and I did to get here. All the money we saved. Our home value and our nestegg would be taking such a financial hit.

We walk our dog everyday along Columbia street and our dog has been cut by shards of broken glass from the garbage that these people who are experiencing homelessness leave everywhere. It's an everyday occurrence to dodge trash, human waste, and occasionally drug paraphernalia. I have been shouted at numerous times by these individuals. Simply put, it is not safe. And to think that having a shelter here will fix those problems is asinine.

If it indeed is the desire of New West's "higher ups" to upgrade this city...to make it actually be the place it advertises it as being, please do better. DO NOT proceed with this shelter.

A Very Concerned Resident,

Karyn Austin

From: [Seung Hyuk Jason Lee](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Regarding an Emergency Shelter at the Army & Navy Store!
Date: Friday, November 12, 2021 5:33:36 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I Strongly Disagree with the Idea of having an Emergency Shelter at the Army and Navy Store. First of all, I believe there is a School which has many young students, right across the street from Army and Navy. It would definately not be safe for them!! There are kids age from 5~High School. Parents will be really worried about it! Also, there aren't many active business in New West thesedays and we will lose more business on Columbia St. We use to have Beautiful Columbia Street. Please do not make it like Vancouver Hastings Street. There are many Wedding Shops or a Pawn Shop and it holds expensive items. It could also increase the crime rate. New West is getting many new people these days because of the New Condos. However, please dont break that away by making the Columbia St. like another East Hastings Street! Once again, I STRONGLY DISAGREE!

From: [이승혁](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Disagree with the Shelter for Army and Navy Store
Date: Friday, November 12, 2021 6:20:37 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I DISAGREE with the shelter at the Army and Navy Store. We would lose many current active business. Many business already had hard times because of Covid-19 and Emergency Shelter will make it worse for Columbia St. Also, the crime rate will definately go up. Isn't there a School near current Army and Navy Store?? It is a very bad idea having a shelter there. New West will lose many population and many people will not even come to New West. Even myself is thinking to MOVE OUT already from New West once this approves. Please think right and make the Heritage Columbia St. Beautiful once again. Like it used to be! By one mistake, we could become East Hastings. ONCE AGAIN DISAGREE!!!

From: [Kimberly Lee](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Strongly Disagree with the Shelter at the Army and Navy Store
Date: Sunday, November 14, 2021 4:35:33 AM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name Kimberly and I own one of the buildings on Columbia St. New Westminster BC. Also, I have lived in New Westminster for almost 20 Years.

I STRONGLY DISAGREE with the idea of having an emergency shelter at the Army and Navy store.

We all had hard times after Covid-19 hit us. It effected negatively on many business owners as well as myself. Many business owners closed their business in New Westminster. Even all my tenants had very hard times and they told me that if the City accepts idea of having an emergency shelter at the Army and Navy Store, they all going to move out and not continue with the Lease on Columbia St. They worried that it will make worse for their business and many people will not come to Columbia St. Will the City of New Westminster going to responsible for all the financial damages that business owners and building owners would get?

I believe emergency shelter should be on the location where there is less or no business and where there arent many people. I believe there are many Academy and School (Starting from Young Ages) on New Westminster Columbia St. It would not be safe for them as well. Please think about East Hastings St. for an example!

Many business owners and building owners living depends on this and I know that many will Disagree on this. We all had hard times already and please do not make worse for us!

Please think about people in New Westminster and please DO NOT ACCEPT the idea of Emergency Shelter on Army and Navy Store. I trust that the Council will make the right decision for People in New Westminster!

Thank You for Reading this Email!

Thanks

From: [Drake Richard](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Shelter at Army and Navy Store (Disagree)
Date: Sunday, November 14, 2021 5:27:33 AM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Richard and I own a small business on Columbia St. I am afraid that my customers will not come to my business if the city accepts the shelter at army and navy store. I had hard times already because of the Virus and I do not want another hard situation on my life. I have spoken with few of my customers regarding this situation and I already felt that they will be avoiding coming to my business. Please help business owners in New West. I totally disagree! Thank you.

From: [Jenifer Won](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Shelter at New Westminster
Date: Sunday, November 14, 2021 8:14:27 AM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I work nearby the Army and Navy store.

I heard there is possibility to have a former Army and Navy store may be used for the emergency shelter.

Even before, I had a experienced of my car parked at a street across, and my car logo has been stolen.

I don't feel safe working if there will be more homeless people around the area.

I am very concerned for allowing more homeless people around the business area.

Please reconsider the shelter.

Thank you,
Jen

From: [Liang Xing](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Emergency Shelter at the Army and Navy Store
Date: Sunday, November 14, 2021 10:58:47 AM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi There

This is Liang the director of Royal Principal Ballet Academy located in 511 Columbia St New Westminster.

It is just right on the opposite side of Army and Navy Store.

I saw the news about the

New West considers a 50-bed shelter at the former Army & Navy store on Columbia Street

I am really worried about my students Security Issues. This ballet school has the most students are around 3 years to 16 years old and we normally working until 9:30 pm from Monday to Saturday at night .

Also you can imagine if this project is carried out at night, there will be some kinds of people wandering in the street.

This happened before. Some strange people ran into school at night, interrupted our class, asked for some strange things, and occupied the school bathroom. The children are very scared about that .

So please considering the safety of surrounding businesses, we have been hit by the epidemic and we don't want to be hit by security issues again. If something bad thing happens, we might close the businesses and move to another city.

And if something happen who will take this responsibility? This will be the school or the people who decide approve this project?

Thank you for paying attention to our opinions

Liang Xing

From: [Dennis Halligan](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Feedback on Temporary Use Permit for 502 Columbia Street
Date: Sunday, November 14, 2021 10:31:49 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council

I am writing today to provide feedback on the proposed Temporary Use Permit for 502 Columbia Street.

I have several points I want to make with regards to this notice first.

The first is the radius of which this notice was served to residents on Columbia Street. I am a tax paying owner who lives in the condo high rise complex located at 668 Columbia Street (The Trapp Holbrook Building), two blocks to the west of the address of the proposed change. I did not receive any notification regarding this proposal in my post box, neither did any of the neighbours in my building that I spoke with. The only reason I heard of this proposed permit change was from a friend of mine who lives in the 500 block of Columbia street who received a notice in his Canada Post box. This change in permit if successful will profoundly change Columbia street and the effects of this change will be felt several blocks in all directions of 502 Columbia Street. I understand this notice may have been printed in the local papers, but I, like many of my neighbours, do not read the local papers on a regular basis. A change in the purpose of an anchor building such as the former Army and Navy building should have been distributed to every residential tower on Columbia street. The methodology you asked for feedback will leave many residents who will be affected by this change with no real opportunity to provide feedback as they were not aware of the proposed change.

Second the language used in this notice calls this shelter an Emergency Response Shelter. This notice should have been clearly worded for what the intended purpose of this facility is, a "Homeless Shelter".

Thirdly, a three year change in permit usage although not permanent is not a "temporary" change. Temporary implies a short duration three years is a substantial period of time and during which this shelter could greatly change the entire direction, feel and demographic of Columbia Street. This is not a minor request being made and in my opinion Council should have canvassed a much wider area for feedback than what they did with a much clearer message.

Feedback on the actual request:

I see first hand on a daily basis the realities of Columbia Street and the ramifications of Council's decisions as I have a dog and walk him 3 times a day every day on Columbia Street (at approximately 4 am, mid day and around 8 pm).

Hyak Square and Columbia Street, especially in the warmer months, have attracted a large group of homeless that have made this area their regular residence. I regularly see homeless people urinating, defecating, consuming alcohol, using marijuana, and using harder drugs via needles and crack pipes all in plain sight of passerby's. This summer I saw a homeless man drop his pants in Hyak square, straddle the public water fountain and wash his anal area. This is disgusting and completely unacceptable.

There are many times I do not feel it is safe for my wife to walk alone on Columbia Street and quite frankly there are times I do not feel it is safe for me to walk alone on Columbia Street. Yet I rarely if ever see foot patrols by police in this area. My understanding is Council does not want the homeless to feel oppressed by the police. As a person who has chosen to be an owner of a home on Columbia Street and who pays Council's salary this is an unacceptable situation. Council needs to serve the people who are law abiding and pay their taxes.

In addition to being a frequent walker of the neighbourhood, I am also on the Strata council in my building and I know the realities of the crimes that the homeless and drug users bring to this neighbourhood. For a period of several weeks this summer on a near daily basis criminal(s) scaled the public stairs located near Front and Mackenzie Street climbing past fencing and onto the roof of the Paramount followed by climbing onto the common property and breaking into the Trapp Building. On a near daily basis cars and storage lockers were broken into and bicycles were stolen. Additionally, there was thousands of dollars of damage done to several of the building's doors and locks. Even after the break in's slowed via the roof of the Trapp building the break in's continue to happen via the garage door facing Front Street, most recently last week. My understanding is the plan for this proposal is to have the homeless residents access 502 Columbia Street via Front Street. Meaning there will be a frequent stream of homeless clients walking past the Trapp Building's garage door on Front street and the stairwell that was used to break into the building. I do not see how this will lead to anything but an increase in break in's and thefts in the Trapp Building and surrounding residential towers. Once again, why was our building and other buildings

in this neighbourhood not given a formal notice in the mail?

If Council allows this 3 year homeless shelter permit to pass I believe it will increase the open air drug use, increase the break and enters and the overall crime level in this neighbourhood. I do not see many businesses wanting to open new ventures on Columbia Street and any pre-existing business will likely look to move to more desirable and safe neighbourhoods. Similarly, I also believe the shelter will make the neighbourhood completely family unfriendly, making it a marginalized neighbourhood during the day and a dangerous neighbourhood at night.

Columbia street and the "Original Downtown" area of 502 Columbia Street is on the precipice of becoming the new Downtown Eastside, filled with crime, drugs and a magnet for the Lower Mainland's homeless. I see this 3 year "Temporary" permit application as being the watershed moment for the direction of Columbia Street. I understand Council wants to assist with the homeless problem, and I am not opposed to opening a homeless shelter, but not at this location and not at the expense of the entire neighbourhood's safety and economic future.

I am strongly opposed to this proposal. Council needs to start serving residents that live in this neighbourhood, pay taxes, financially invest in its future and want a safe neighbourhood to live in. If this proposal goes through I will seriously consider voting with my feet and look at discontinuing to call New West my home.

Thank you

Dennis HALLIGAN

From: [A](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Emergency Shelter
Date: Monday, November 15, 2021 11:49:43 AM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am running a business across the street of Army and Navy.
It is a wedding business and we even hold a wedding ceremony as a venue.
If shelter is being used to attract homeless people, this will effect our business very negatively
and we are seriously concerned.
Please reconsider the location.

Thank you very much,
Sung sook

From: [Carmen Dunn](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Brooklyn or East Hastings?
Date: Monday, November 15, 2021 12:13:04 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillors,

I, like you, want to see New West revitalized and respected, especially downtown New West.

I'd like to invite my Vancouver friends (who make fun of us for moving here) come and see our nice restaurants, shop along Columbia and see how great New West really is.

However, it has been brought to my attention that the Army & Navy on Columbia street is being turned into a homeless shelter. I am absolutely gobsmacked!

I thought for sure it would be turned into condos and that that block could be cleaned up.

I am a business owner and residential owner in the process of renovating a historic home here in New West - trying to uphold the historic nature of our city.

Within the 6 weeks of taking occupancy into our new home just off the 6th Street in May, we experienced, not 1 but 2 break-ins, including a person who broke into our car and left behind drug paraphernalia, within inches of my child's car seat.

In talking with the police officers that came to my house, they told me there has been a massive rise in crime since Covid. I asked what changed? They said, the opening of the shelters near our home in Brow of the Hill and on Carnarvon street. They laughed and said our stolen goods were probably on a sheet on Carnarvon street and in a pawn shop on Columbia.

In addition, us and our neighbours, dealt all summer with 3 particular homeless men outside the 7/11 drinking and doing drugs and there was human faeces being left on the side walk. I had to walk past this daily with my kids on our way to daycare. On the other side of our house, we dealt with a homeless camp in front of a church where garbage, beer bottles and drug paraphernalia were smeared all over the lawn. I am paranoid about my kids running over there for fear they'll pick up a needle. We were really questioning our move here.

Because of the shelters around Carnarvon, I don't feel safe walking along Columbia, especially with my toddlers. There always seems to be half-drunk/inebriated men, smoking against the walls and now, I am witnessing people shooting up in broad daylight. I witnessed one inebriated person light a

garbage can on fire. I know one store (whose name I won't mention) continues to have homeless/drug addicts entering her store, making her young employees feel uncomfortable and they're stealing her goods. Another hair salon has been victimized. Unfortunately, they don't feel comfortable bringing these matters up for fear of looking like the 'bad guys'.

My heart is bleeding for all the store owners on Columbia, who have been dealing with crime, drug addicts, homelessness, Covid lockdown, lack of parking due to sewer upgrades and now this. We simply cannot afford to bring more crime to our city.

A detective from the VPD told me straight up that when you open up a homeless shelter, you 100% bring in more crime.

I am sympathetic to this challenge you have on your hands and have no issues helping the less fortunate, but not at the expense of, hard working, tax payers who are trying to revitalize our city. Please find another location.

This is going to make a lot residents and store owners angry and I already know one store owner is forgoing her lease when it's up.

If there is anything I can do to help you change this (if there's still time), please let me know.

Sincerely,

Carmen Dunn

PS - For reference, I'm attaching the baggy left in my car which may have been contaminated with fentanyl according to the NRPD and a needle found at Tipperary park by the Farmer's Market where my kids were running barefoot...





From: [Jack Yu](#)
To: [External-Dev Feedback](#); [External-Clerks](#)
Subject: [EXTERNAL] Comments for temporary use permit at former "Army and Navy"
Date: Monday, November 15, 2021 12:42:10 PM

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Hi City of New West,

The idea to set up a temporary shelter at the former Army and Navy makes me feel uncomfortable. I feel like the businesses and storefronts along Columbia Street are already lifeless compared to Uptown, Brow of the hill, or Sapperton. So the addition of a temporary shelter may further impact the businesses and the neighbourhood.

I live on Columbia Street and I have noticed in the past year (since COVID) that things have gotten worse in the area around Carnarvon Street. People have been loitering around Hyack square, behind the parking lot of Ki Sushi on Eighth street, and near the stairwells on Lorne Street by the Law Court. I have seen people openly doing drugs. I have seen needles and drug paraphernalia littered around these areas as well. I agree that these people need help but the help shouldn't impact the business in the surrounding vicinity.

I know we already have a shelter and safe injection site around Carnarvon Street but the way the City is handling the current drug addiction and homelessness in the Downtown area does not inspire me any confidence that the addition of a temporary shelter will bring a net improvement to the Downtown Core.

I want to see Downtown businesses flourish and the neighbourhood improve and I don't think setting up a temporary shelter is the right decision when the storefronts have been struggling to stay afloat.

Thank you for taking your time to read my comments.

Sincerely,
Jack

From: [Mike Redhead](#)
To: [External-Clerks](#)
Subject: Re: [EXTERNAL] Temporary Use Permit for 502 Columbia Street
Date: Monday, November 15, 2021 4:00:54 PM
Attachments: [NO to TUP 11-21.docx](#)

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On Tuesday, 9 November 2021, 12:10:31 GMT-8, External-Clerks <clerks@newwestcity.ca> wrote:

Good afternoon Mr. Redhead,

The PDF you sent yesterday is damaged and I was unable to open it. Could you please re-send it to clerks@newwestcity.ca or send it as a Word document.

Thank you,

Gillian Day (she/her) | Agenda Secretary

T 604.527.4612 | E gday@newwestcity.ca

City of New Westminster | Legislative Services

511 Royal Avenue, New Westminster, BC V3L 1H9

www.newwestcity.ca

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Mike Redhead
Sent: Monday, November 8, 2021 12:33 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: [EXTERNAL] Temporary Use Permit for 502 Columbia Street

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached letter re our objection to the above proposal

Regards

Mike Redhead

Strata President

549 Columbia Street

New Westminster

We are writing on behalf of Strata LMS 4065 which is located at 549 Columbia Street in respect to the temporary use permit that is being requested by Lower Mainland Purpose Society to run an emergency shelter at 502 Columbia Street, the Army & Navy Department Store building.

The information we have received to date regarding the proposed use has been unclear and at times contradictory, and therefore, at this time, we must object to the proposal.

In the numerous press releases from City Council, we understand that a number of potential uses are proposed, as noted below, and we request clarity on Council's position:

- Short term Extreme Weather Response Program Shelter; open from November 1 to March 31, 2022 for sleeping only with no additional supports or services for the vulnerable populations accommodated overnight
- Medium term Emergency Response Shelter, operating 24/7 for up to 18 months or until new supportive housing is in place. The shelter would provide up to 50 mats or beds to adults, with the potential for support services, details of which have not been outlined.
- Long term (3 year) Emergency Response Shelter, with undefined availability of supports or services for residents, with an option to renew for an additional three years subject to Council consideration.

We understand the need for accommodation and services for vulnerable people in our community and we raise no objection to the creation of the safe injection site and four existing transition houses, and the newly proposed 50 bed unit of 6th, all within a three block radius of our location.

However, as residents who will be living directly across the street from this as yet undefined facility, and on behalf of the residents of our building who are increasingly concerned and afraid to walk in our neighbourhood, we are forced to oppose the application for a Temporary Use Permit for 502 Columbia Street.

Indeed, in the past months, several owners within our building as well as our longstanding neighbours in the Lookout SRO building of 6th Street (at Clarkson), have sought to leave the area on account of increased violent and threatening activity in the neighbourhood, compounded by the Police's Board's recent policy decision to cease non-enforcement interaction with street involved persons. Therefore, without a coherent strategy outlining in detail the proposed services to be available to shelter residents, we are offered no reassurance regarding the ongoing safety of the existing residents of the area.

We respectfully request that City Council provide access to a detailed plan for the proposed shelter, that we may share this with our strata members and make an informed decision as to our position on the request for a Temporary Use Permit.

Regards

Mike Redhead

549 Columbia Street.

From: [Lu Yu](#)
To: [External-Dev Feedback](#); [External-Clerks](#)
Subject: [EXTERNAL] Comments for Emergency Shelter Temporary Use Permit at former "Army and Navy"
Date: Monday, November 15, 2021 4:23:13 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of New West Council,

I would like to share some feedback on the proposal for operating an emergency shelter located at 502 Columbia Street (the former Army and Navy department store).

I read that the emergency shelter might operate as:

1. An Extreme Weather Response Program shelter, which would operate from November 1 to March 31 and be activated during extreme weather events, and/or
2. An Emergency Response Centre shelter, which would operate 24/7 for up to 18 months or until new supportive housing is in place.

For context, I lived on Columbia street since 2014. I think an extreme weather response program shelter is important for preventing tragedies. If 502 is the only suitable location then using it as a temporary shelter during the cold winter months instead of leaving it vacant while people are freezing on the streets makes a lot of sense.

However, when I read the second proposed use of **a center that operates 24/7 for up to 18 months or until new supportive housing is in place**, I felt a bit uneasy. I also read in a local new article that the shelter might operate for up to 3 years?

Emotionally I am feeling concerned about the possibility of having another shelter in the neighborhood in addition to the various shelters we have in the downtown new west area. Does this mean the new shelter might not actually be temporary once it's set up and the demographic of the current downtown new west community could change even more in the next few years?

As I'm not knowledgeable in the area of social work, I guess I can only share what my feelings and experiences have been while I'm living in downtown new west. When I first moved into this neighborhood it seemed like it was reviving and very livable due to many new businesses opening up and new families moving in. But in the past few years, I don't feel as safe walking around the neighborhood anymore. Especially during late evenings and at night. I've seen a person openly trying to break into a car and others doing drugs in the area despite there being a police station located just a few blocks away. I've experienced some verbal hostility near Skytrain stations. Yes, these are symptoms of more complicated social issues at large and aren't caused by a

shelter. But I'd also be skeptical of a shelter's geographical location having no impact on the community it's in and the demographics of that community.

I'm in favor of operating a seasonal temporary emergency shelter for the winter months, but I feel concerned about the city committing to another long-term shelter that may operate indefinitely in this specific area.

Thank you for taking the time to read my comments.

Sincerely,
Lu Yu



NEW WESTMINSTER

REQUEST FOR PUBLIC COMMENT

MONDAY, NOVEMBER 15, 2021 AT 6:00 PM
Meeting held electronically and in Council Chamber, City Hall

Business Regulation and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021

WHAT IS THIS BYLAW ABOUT?

Business Regulation and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021 amends the Business Regulations and Licensing (Rental Unit) Bylaw by removing Part 6 of the bylaw. Part 6 was enacted by City Council in May 2019 to deter renovictions and provide protection to those tenants who may be displaced by large scale renovation work. The amendment was successful and resulted in a significant decrease in the number of reported renovictions and inquiries of concern. In July 2021 the Province introduced new legislation that amended the Residential Tenancy Act for the purpose of addressing renovictions. The new legislation requires landlords to apply for dispute resolution to obtain an Order to End Tenancy and an Order of Possession of the units. This process does *not* require a Notice to End Tenancy and, since the trigger in the City's Part 6 provisions is the issuance of the Notice to End Tenancy, the current Part 6 is rendered inoperative. Good public administration includes updating bylaws that are inoperative and do not serve a purpose.

HOW DO I GET MORE INFORMATION?

From November 03 to 15, 2021 (except November 11), read the bylaw and related material online at www.newwestcity.ca/publicnotices and in person from 8:30 a.m. to 4:30 p.m. Monday to Friday at Legislative Services, Second Floor City Hall, 511 Royal Avenue, New Westminister, BC V3L 1H3.

HOW CAN I BE HEARD?

This Bylaw Amendment will be considered for adoption on November 15, 2021. Pursuant to a July 12, 2021, Council resolution, written feedback is welcomed. Send your comments by email, mail, or dropping off at the mailbox on the north side of City Hall by November 15, 2021 to:

Email: clerks@newwestcity.ca

Address:

Legislative Services Department,
511 Royal Avenue, New Westminister, BC V3L 1H9

Council will consider adoption of Business Regulation and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021 at its City Council meeting on November 15, 2021. The meeting will be broadcast live on the City's website and can be viewed by going to <http://newwestcity.ca/council> and clicking on the meeting in the meeting calendar.

Written comments received by 5 pm, three business days before the meeting will be included in the agenda package. Later comments received until Council considers the item will be distributed on table at the meeting. All comments are published.

Jacque Killawee, City Clerk

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8302, 2021**

A Bylaw to Amend Business Regulations and Licensing (Rental Units) Bylaw No. 6926,
2004

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021.”

Amendments

2. Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 is amended by:
 - a. Deleting Part 6 in its entirety.
3. Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format, numbering and table of contents.
4. These amendments shall come into effect upon adoption.

GIVEN FIRST READING THIS 1st day of November 2021.

GIVEN SECOND READING THIS 1st day of November 2021.

GIVEN THIRD READING THIS 1st day of November 2021.

ADOPTED THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 1, 2021

From: Emilie K. Adin, MCIP **File:** 05.1020.20
Director, Climate Action, Planning and
Development

Item #: [Report Number]

Subject: Business Regulations and Licensing (Rental Unit) Bylaw: Next Steps

RECOMMENDATION

THAT Council give three readings to:

- Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021 to repeal Part 6 of Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004;
- Bylaw Notice Enforcement Amendment Bylaw No. 8298, 2021 to amend Bylaw Notice Enforcement Bylaw No. 7318, 2009; and
- Municipal Ticket Information Amendment Bylaw No. 8299, 2021 to amend Municipal Ticket Information Bylaw No. 8077, 2019.

THAT Council direct staff to give notice regarding an Opportunity to Be Heard on November 15, 2021 to enable interested parties to provide comment on the amendment to Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 that results in the repeal of Part 6.

THAT Council direct staff to proceed with the proposed communications strategy.

PURPOSE

To update Council regarding the implications of recent changes to the Residential Tenancy Act (RTA) that correlate to Part 6 of Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 and provide options for consideration.

BACKGROUND

On May 27, 2019, in response to numerous complaints regarding renovictions, City Council amended the *Business Regulations and Licensing (Rental Units) Bylaw* to include Part 6, a section that specifically aimed to deter renovictions and to provide protection to those tenants who may be displaced by large scale renovation work. The amendment was successful and resulted in a significant decrease in the number of reported renovictions and inquiries of concern. The City is considered a leader among municipalities across the nation for this work.

On July 1, 2021 the Province introduced new legislation that amended the Residential Tenancy Act (RTA) for the purpose of addressing renovictions. The new legislation requires landlords to apply for dispute resolution to obtain an Order to End Tenancy and an Order of Possession of the units. This process does *not* require a Notice to End Tenancy and, since the trigger in the City's Part 6 provisions is the issuance of the Notice to End Tenancy, renders the current Part 6 amendments inoperative.

DISCUSSION

The City's goal was to address renovictions and protect tenants from unscrupulous landlords. Part 6 of the City's bylaw achieved that goal. The Province has since stepped in to address the issue with legislation that protects tenants with a new, stronger process landlords must follow before doing any type of renovation. The new process requires application to the Residential Tenancy Branch for an Order to End Tenancy and an Order of Possession of the units. As Part 6 of the City's bylaw relied upon the old process which required a Notice to End Tenancy, this change to the RTA makes Part 6 inoperative.

There are two options for next steps for Council's consideration.

Option 1 – Repeal Part 6 of the bylaw and delete the corresponding sections from the municipal ticketing bylaws.

Good public administration means repealing bylaws that are inoperative and do not serve a purpose. Following the repeal of Part 6 Council can take time to observe the application of the new RTA provisions to confirm the need for, and inform their future consideration of new City regulations. While the amendments to the RTA are welcome, they may not go far enough to protect tenants and the City may need to re-enter this regulatory area should further problems be identified.

If Council chooses this option, staff recommend repealing the relevant sections of both municipal ticketing bylaws at the same time, as they are also inoperative.

Amending bylaws for consideration are in the Attachments of this report.

Option 2 – Do not repeal Part 6 of the bylaw and do not repeal the corresponding sections in the municipal ticketing bylaws.

Council is not required to repeal the bylaw, despite the fact that it is inoperative as currently drafted. However, it is not good public administration to have bylaws that are obsolete and do not serve a purpose. If, after observing the new RTA provisions, Council determines additional protections are required at the municipal level, repealing Part 6 and amending the municipal ticketing bylaws would be required prior to enacting new regulations.

NEXT STEPS

If Council endorses the staff recommendation, notice will be given to the community regarding an Opportunity to be Heard to be held on November 15, 2021 for interested parties to provide written representation for Council consideration.

Once staff has received Council's direction, staff will communicate with the community and relevant stakeholders regarding the status of the bylaw and the implications of changes to the RTA including but not limited to: a press release, FAQs, updates to City webpage, and a notice in Citypage.

INTERDEPARTMENTAL LIAISON

Planning, Communications and Economic Development staff provided input to this report.

OPTIONS

The following options are available for Council's consideration:

1. That Council give three readings to:
 - Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021 to repeal Part 6 of Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004;
 - Bylaw Notice Enforcement Amendment Bylaw No. 8298, 2021 to amend Bylaw Notice Enforcement Bylaw No. 7318, 2009; and
 - Municipal Ticket Information Amendment Bylaw No. 8299, 2021 to amend Municipal Ticket Information Bylaw No. 8077, 2019.
2. That Council direct staff to give notice regarding an Opportunity to Be Heard on November 15, 2021 to enable interested parties to provide comment on the amendment to *Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004* that results in the repeal of Part 6.
3. That Council direct staff to proceed with the proposed communications strategy.

4. That Council does not repeal Part 6 of Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 nor the corresponding sections in the municipal ticketing bylaws, and proceeds with proposed communication strategy.
5. That Council provide staff with alternative direction.

Staff recommend option 1, 2, and 3.

ATTACHMENTS

Attachment 1 – Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021

Attachment 2 – Bylaw Notice Enforcement Amendment Bylaw No. 8298, 2021

Attachment 3 – Municipal Ticket Information Amendment Bylaw No. 8299, 2021

APPROVALS

This report was prepared by:

Jackie Teed, Senior Manager, Climate Action, Planning and Development

Kim Deighton, Manager, Licensing and Strategic Services

This report was reviewed by:

Blair Fryer, Manager, Communications & Economic Development

Craig MacFarlane, Manager, Legal Services

This report was approved by:

Emilie Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

Attachment 1

Business Regulations and Licensing (Rental Units) Amendment Bylaw

No. 8302, 2021

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8302, 2021**

A Bylaw to Amend Business Regulations and Licensing (Rental Units) Bylaw No. 6926,
2004

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8302, 2021.”

Amendments

2. Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 is amended by:
 - a. Deleting Part 6 in its entirety.
3. Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format, numbering and table of contents.
4. These amendments shall come into effect upon adoption.

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

ADOPTED THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

Attachment 2

Bylaw Notice Enforcement Amendment Bylaw No. 8298, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8298, 2021

A Bylaw to amend New Westminster
Bylaw Notice Enforcement Bylaw No. 7318, 2009

WHEREAS the Council of the Corporation of the City of New Westminster has adopted Bylaw Notice Enforcement Bylaw No. 7318, 2009;

AND WHEREAS the Council of the Corporation of the City of New Westminster wishes to amend Bylaw Notice Enforcement Bylaw No. 7318, 2009;

NOW THEREFORE the Council of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Bylaw Notice Enforcement Amendment Bylaw No. 8298, 2021”.

Amendments

2. Bylaw Notice Enforcement Bylaw No. 7318, 2009 is hereby amended by:
 - i) Deleting Schedule A – Contraventions and Penalties, Part 5 in its entirety and replacing it with Schedule A – Contraventions and Penalties, Part 5 attached to and forming part of this Bylaw.

GIVEN FIRST READING this day of , 2021.

GIVEN SECOND READING this day of , 2021.

GIVEN THIRD READING this day of , 2021.

ADOPTED this day of , 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

SCHEDULE A – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty (\$)	Early Payment Penalty (\$)	Late Payment Penalty (\$)	Compliance Agreement Available (50% of Penalty)
6926, 2004	9(a)I	Fail to Comply With Order	500.00	450.00	525.00	YES
6926, 2004	9(a)II	Obstruct Inspector	500.00	475.00	525.00	NO
6926, 2004	11(c)	Rental unit/no licence	250.00	200.00	275.00	NO
6926, 2004	17	Fail to Maintain Tenant Registry	200.00	150.00	225.00	NO
6926, 2004	21	Infestation of Pests	200.00	150.00	225.00	NO
6926, 2004	22(a)	Improper Storage of Garbage	200.00	150.00	225.00	NO
6926, 2004	22(b)	Improper Storage of Garbage Bags	200.00	150.00	225.00	NO
6926, 2004	22(c)	Insufficient garbage storage	200.00	150.00	225.00	NO
6926, 2004	22(d)	Maintenance of Garbage Receptacles	200.00	150.00	225.00	NO
6926, 2004	22(e)	Unclean garbage chute/room	200.00	150.00	225.00	NO
6926, 2004	22(f)	Temporary garbage storage area not maintained	200.00	150.00	225.00	NO
6926, 2004	23	Structural components not maintained	200.00	150.00	225.00	NO
6926, 2004	24	Foundation not maintained	200.00	150.00	225.00	NO
6926, 2004	25(a)	Exterior walls not maintained	200.00	150.00	225.00	NO
6926, 2004	25(b)	Exterior wall extensions not maintained/anchored	200.00	150.00	225.00	NO
6926, 2004	25(c)	Exterior wall facings not maintained/anchored	200.00	150.00	225.00	NO
6926, 2004	25(d)	Mechanical ventilating system not maintained	200.00	150.00	225.00	NO
6926, 2004	26(a)	Doors/windows not maintained/weather tight	200.00	150.00	225.00	NO
6926, 2004	26(b)	Exterior openings not protected	200.00	150.00	225.00	NO
6926, 2004	26(c)	Locks not provided/maintained	200.00	150.00	225.00	NO
6926, 2004	26(d)	Ventilation/natural light not provided/maintained	200.00	150.00	225.00	NO
6926, 2004	26(e)	Ventilation system not maintained	200.00	150.00	225.00	NO
6926, 2004	26(f)	No Ventilation in Sanitary Facility	200.00	150.00	225.00	NO
6926, 2004	27	Leaking roof	200.00	150.00	225.00	NO

SCHEDULE A – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty (\$)	Early Payment Penalty (\$)	Late Payment Penalty (\$)	Compliance Agreement Available (50% of Penalty)
6926, 2004	28	Stairways/balconies/porches not maintained	200.00	150.00	225.00	NO
6926, 2004	29(a)	Basement floor drains not maintained	200.00	150.00	225.00	NO
6926, 2004	29(b)	Basement floor not maintained	200.00	150.00	225.00	NO
6926, 2004	30(a)	Floors not maintained	200.00	150.00	225.00	NO
6926, 2004	30(b)	Unsafe floor covering	200.00	150.00	225.00	NO
6926, 2004	30(c)	Moisture resistant flooring not provided	200.00	150.00	225.00	NO
6926, 2004	31(a)	Walls/ceilings not maintained	200.00	150.00	225.00	NO
6926, 2004	32(a)	Plumbing/plumbing fixtures not maintained	200.00	150.00	225.00	NO
6926, 2004	32(b)	Inadequate supply of hot/cold water	200.00	150.00	225.00	NO
6926, 2004	33(a)	Unsafe gas systems/appliances	200.00	150.00	225.00	NO
6926, 2004	33(b)	Appliance venting not maintained	200.00	150.00	225.00	NO
6926, 2004	34(a)	Heating system not maintained / turned on	200.00	150.00	225.00	NO
6926, 2004	34(b)	Improper heating sources	200.00	150.00	225.00	NO
6926, 2004	35(a)	Electrical systems not maintained	200.00	150.00	225.00	NO
6926, 2004	35(b)	Artificial lighting inadequate / not maintained	200.00	150.00	225.00	NO
6926, 2004	36(a)	Interior fire and health safety hazards	200.00	150.00	225.00	NO
6926, 2004	37(a)	Laundry facilities not provided	200.00	150.00	225.00	NO
6926, 2004	37(b)	Laundry rooms not maintained	200.00	150.00	225.00	NO
6926, 2004	37(c)	Insufficient laundry facilities	200.00	150.00	225.00	NO
6926, 2004	38(a)	Elevator not maintained / certified	200.00	150.00	225.00	NO
6926, 2004	38(b)	Elevator fixtures not maintained	200.00	150.00	225.00	NO
6926, 2004	39	Store wrecked vehicle / rubbish in parking area	200.00	150.00	225.00	NO
6926, 2004	40(a)	Disconnect services and utilities	200.00	150.00	225.00	NO
6926, 2004	41(a)	Inadequate ceiling height	200.00	150.00	225.00	NO

SCHEDULE A – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty (\$)	Early Payment Penalty (\$)	Late Payment Penalty (\$)	Compliance Agreement Available (50% of Penalty)
6926, 2004	41(b)	Inadequate floor area for sleeping units	200.00	150.00	225.00	NO
6926, 2004	41(c)	Inadequate floor area for housekeeping unit	200.00	150.00	225.00	NO
6926, 2004	41(d)	Inadequate floor area per occupant sleeping / housekeeping unit	200.00	150.00	225.00	NO
6926, 2004	41(e)	Inadequate floor area for dwelling unit used by one person	200.00	150.00	225.00	NO
6926, 2004	41(f)	Inadequate floor area for dwelling unit used by more than one person	200.00	150.00	225.00	NO
6926, 2004	42(a)	Store / permit storage of foods or permit facility for cooking	200.00	150.00	225.00	NO
6926, 2004	42(b)	Prepare or permit preparation of food	200.00	150.00	225.00	NO
6926, 2004	42(c)	Community kitchen not provided / maintained	200.00	150.00	225.00	NO
6926, 2004	42(d)	Kitchen area not provided / maintained for housekeeping / dwelling units	200.00	150.00	225.00	NO
6926, 2004	43(a)	Hand basin / toilet not provided / maintained for sleeping / housekeeping units	200.00	150.00	225.00	NO
6926, 2004	43(b)	Bathtub / shower not provided / maintained for sleeping / housekeeping units	200.00	150.00	225.00	NO
6926, 2004	43(c)	Bathtub / shower, toilet, hand basin not provided / maintained in dwelling units	200.00	150.00	225.00	NO
6926, 2004	43(d)	Rooms containing sanitary facilities not maintained	200.00	150.00	225.00	NO

Attachment 3

Municipal Ticket Information Amendment Bylaw No. 8299, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8299, 2021

A Bylaw to amend New Westminster
Municipal Ticket Information Bylaw No. 8077, 2019

WHEREAS the Council of the Corporation of the City of New Westminster has adopted "Municipal Ticket Information Bylaw No. 8077, 2019";

AND WHEREAS the Council of the Corporation of the City of New Westminster wishes to amend "Municipal Ticket Information Bylaw No. 8077, 2019";

NOW THEREFORE the Council of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as "Municipal Ticket Information Amendment Bylaw No. 8299, 2021".

Amendments

2. Municipal Ticket Information Bylaw No. 8077, 2019 is hereby amended by:
 - i) Deleting Schedule B – Contraventions and Penalties, Part 5 in its entirety and replacing it with Schedule B – Contraventions and Penalties, Part 5 attached to and forming part of this Bylaw.

GIVEN FIRST READING this day of , 2021.

GIVEN SECOND READING this day of , 2021.

GIVEN THIRD READING this day of , 2021.

ADOPTED this day of , 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

SCHEDULE B – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

1	2	3	4
Bylaw No.	Section	Description	Penalty (\$)
6926, 2004	9(a)I	Fail to Comply With Order	1,000.00
6926, 2004	9(a)II	Obstruct inspector	1,000.00
6926, 2004	11(c)	Rental unit/no licence	1,000.00
6926, 2004	17	Fail to Maintain Tenant Registry	750.00
6926, 2004	21	Infestation of Pests	750.00
6926, 2004	22(a)	Improper Storage of Garbage	750.00
6926, 2004	22(b)	Improper Storage of Garbage Bags	750.00
6926, 2004	22(c)	Insufficient garbage storage	750.00
6926, 2004	22(d)	Maintenance of Garbage Receptacles	750.00
6926, 2004	22(e)	Unclean garbage chute/room	750.00
6926, 2004	22(f)	Temporary garbage storage area not maintained	750.00
6926, 2004	23	Structural components not maintained	750.00
6926, 2004	24	Foundation not maintained	750.00
6926, 2004	25(a)	Exterior walls not maintained	750.00
6926, 2004	25(b)	Exterior wall extensions not maintained/anchored	750.00
6926, 2004	25(c)	Exterior wall facings not maintained/anchored	750.00
6926, 2004	25(d)	Mechanical ventilating system not maintained	750.00
6926, 2004	26(a)	Doors/windows not maintained/weather tight	750.00
6926, 2004	26(b)	Exterior openings not protected	750.00
6926, 2004	26(c)	Locks not provided/maintained	750.00
6926, 2004	26(d)	Ventilation/natural light not provided/maintained	750.00
6926, 2004	26(e)	Ventilation system not maintained	750.00
6926, 2004	26(f)	No Ventilation in Sanitary Facility	750.00
6926, 2004	27	Leaking roof	750.00
6926, 2004	28	Stairways/balconies/porches not maintained	750.00
6926, 2004	29(a)	Basement floor drains not maintained	750.00
6926, 2004	29(b)	Basement floor not maintained	750.00
6926, 2004	30(a)	Floors not maintained	750.00
6926, 2004	30(b)	Unsafe floor covering	750.00
6926, 2004	30(c)	Moisture resistant flooring not provided	750.00
6926, 2004	31(a)	Walls/ceilings not maintained	750.00
6926, 2004	32(a)	Plumbing/plumbing fixtures not maintained	750.00
6926, 2004	32(b)	Inadequate supply of hot/cold water	750.00
6926, 2004	33(a)	Unsafe gas systems/appliances	750.00
6926, 2004	33(b)	Appliance venting not maintained	750.00
6926, 2004	34(a)	Heating system not maintained / turned on	750.00
6926, 2004	34(b)	Improper heating sources	750.00
6926, 2004	35(a)	Electrical systems not maintained	750.00
6926, 2004	35(b)	Artificial lighting inadequate / not maintained	750.00

SCHEDULE B – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

1	2	3	4
Bylaw No.	Section	Description	Penalty (\$)
6926, 2004	36(a)	Interior fire and health safety hazards	750.00
6926, 2004	37(a)	Laundry facilities not provided	750.00
6926, 2004	37(b)	Laundry rooms not maintained	750.00
6926, 2004	37(c)	Insufficient laundry facilities	750.00
6926, 2004	38(a)	Elevator not maintained / certified	750.00
6926, 2004	38(b)	Elevator fixtures not maintained	750.00
6926, 2004	39	Store wrecked vehicle / rubbish in parking area	750.00
6926, 2004	40(a)	Disconnect services and utilities	1,000.00
6926, 2004	41(a)	Inadequate ceiling height	750.00
6926, 2004	41(b)	Inadequate floor area for sleeping units	750.00
6926, 2004	41(c)	Inadequate floor area for housekeeping unit	750.00
6926, 2004	41(d)	Inadequate floor area per occupant sleeping / housekeeping unit	750.00
6926, 2004	41(e)	Inadequate floor area for dwelling unit used by one person	750.00
6926, 2004	41(f)	Inadequate floor area for dwelling unit used by more than one person	750.00
6926, 2004	42(a)	Store / permit storage of foods or permit facility for cooking	750.00
6926, 2004	42(b)	Prepare or permit preparation of food	750.00
6926, 2004	42(c)	Community kitchen not provided / maintained	750.00
6926, 2004	42(d)	Kitchen area not provided / maintained for housekeeping / dwelling units	750.00
6926, 2004	43(a)	Hand basin / toilet not provided / maintained for sleeping / housekeeping units	750.00
6926, 2004	43(b)	Bathtub / shower not provided / maintained for sleeping / housekeeping units	750.00
6926, 2004	43(c)	Bathtub / shower, toilet, hand basin not provided / maintained in dwelling units	750.00
6926, 2004	43(d)	Rooms containing sanitary facilities not maintained	750.00

ON TABLE
City Council Meeting
November 15, 2021
re: Item 5.1.a.



Presentation to New Westminster City Council

November 15, 2021

Rebecca Chaster,
MCIP RPP

Cohousing: An Overview



Presentation Outline

- What cohousing IS
- What cohousing IS NOT
- History of cohousing
- Cohousing development process
- Cohousing development models
- Cohousing development financing



“Strong social connections are the greatest contributors to human health, happiness, resilience”
- Charles Montgomery
(Happy City)

What cohousing IS

- A **governance & community-living** structure
- Architecturally designed to encourage **interaction & connection**
- **Private homes** combined with extensive shared indoor & outdoor **amenities**
- Developed & designed **by the future residents** (units priced at cost)
- Typically **strata-titled** (1 rental community in Seattle)



“The beauty is I can lead a private life and a community life...but only as much of each as I want!”
- Catherine

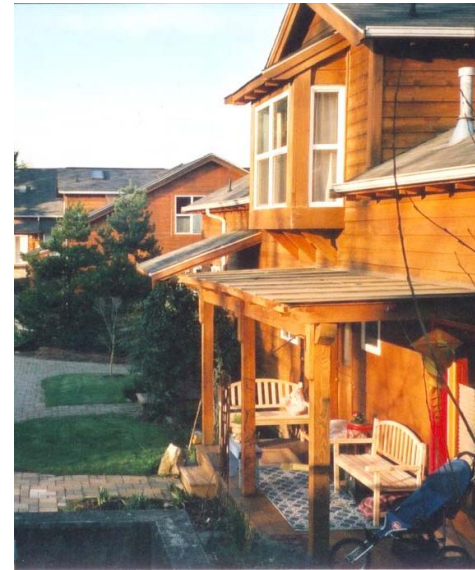
What cohousing IS NOT

- A legal or ownership structure
- Co-ops
- Affordable/low-cost housing
- ‘Communal’ living (e.g. units without private bathrooms/kitchens)
- Easy or fast to develop
- A standard building form

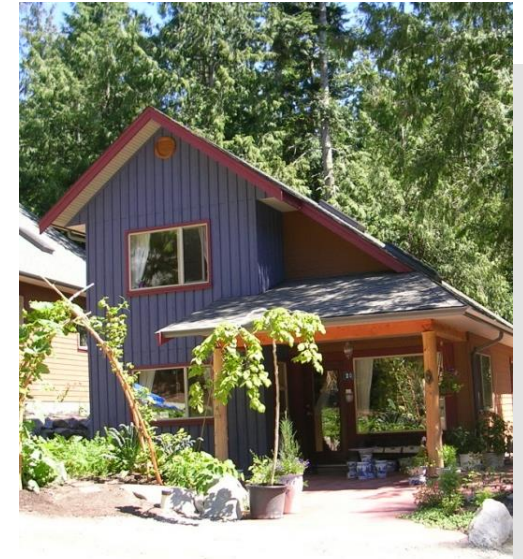
Urban & rural with various building forms



Midrise



Townhouse



Single Family



Midrise



Lowrise



Duplex

Common kitchen & dining



Guest suite

Outdoor space

Extensive shared amenities as the 'heart' of a cohousing community



Kids playroom



Workout room

Lounge



Shared office

Workshop



"... has become something of a bible for the cohousing movement."
— *New York Times*

COHOUSING

A Contemporary Approach to Housing Ourselves

*The revised edition of the definitive book – updated and expanded
with accounts of the new American communities.*



Kathryn McCamant and Charles Durrett
Second Edition with Ellen Hertzman

Foreword by
Architect Charles W. Moore

History of cohousing

- Denmark (1960s)
- United States (1980s)
- Canada (1996)
- 160 communities + 100 in development (North America)
- 20 communities (Canada) with 15 in BC

Cohousing Development Process



“The development phase is a lot of stress fun!”
- Carol

Group Formation Phase
(building membership)



Development Phase
(pool \$\$, hire consultants, buy land)



Living In Community Phase
(governance structures, systems, policies)



“You can't go wrong when you have twice as many places to park your bike as park your car.”
- Wayne

Cohousing Development Models

1. Group as Developer ('DIY')
2. Group as Developer (Project Management)
3. Partner with Developer (Cohousing 'Lite')



“I'm looking forward to cooking in large quantities.”
- Jennifer

Group as Developer ('DIY')

- Group functions as **developer and project manager**, without external consultant support (development management)
- **Pros:** group has most control, fewer consultant fees
- **Cons:** Non-development-savvy members running development process, more time/schedule delays (can mean more cost)
- **Examples:** Cariboo Cohousing (Quesnel, BC), Radiance Cohousing (Saskatoon, SK)

Group as Developer (Project Management)



“This is a crazy huge project, but my future neighbours make it fun!”
- Mackenzie

- Group functions as **developer** but hires **external cohousing project manager** for development management
- **Pros:** professional consultants managing development process (more efficient, lower costs due to schedule delays)
- **Cons:** more consultant fees (project manager)
- **Examples:** all recent urban BC cohousing projects



“I can't wait to walk our community's little ones to Van Horne Elementary in the morning. It's just 2 blocks away!”
- Kathy

Partner With Developer (Cohousing 'Lite')

- Group partners with a developer who owns land & customizes project to group
- **Pros:** less risk & \$\$ required of group up front
- **Cons:** less customization & input in design, paying developer profit, limited development partners (so far)
- **Examples:** Our Urban Village

Cohousing Development Financing



“I can’t wait to have so many new pet friends”

- Lucy

- Equity membership contributions for **initial financing** (consultant costs)
- Additional membership loans for **land loan downpayment**
- Top up to **10% of unit cost** at construction start (similar to presale)
- Additional membership loans for **further equity required for construction loan**
- Loans as discount on unit price at occupancy
- **Municipal CACs:** in kind (affordable ownership or rental units), cash (typical)



“I couldn’t imagine a more perfect wedding venue – sharing my new home and community with all my loved ones”
- Rebecca



Questions?

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie Adin, MCIP **File:** 13.2620.20
Director, Climate Action, Planning and
Development

Item #: 2021-547

Subject: Cohousing: City Options to Support This Land Use

RECOMMENDATION

THAT Council direct staff to issue a Request for Expressions of Interest to pursue one cohousing pilot project, with the intent to identify the appropriate balance of community and private benefits such that long-term City policy on cohousing can be drafted for Council's future consideration.

PURPOSE

This report requests Council endorsement of a recommendation to issue a Request for Expressions of Interest in order to identify a cohousing pilot project, with whom the City will work to advance development review and public policy development.

BACKGROUND AND POLICY CONTEXT

New Westminster

As set out in the City's 2017 Official Community Plan (OCP), "an increase in housing choices will allow families to meet their changing needs, enable empty nesters and seniors to downsize and stay in their neighbourhood, provide accessible and integrated homes for new immigrants and refugees, and retain and attract youth and young professionals [who] are just entering the housing market." (p.29) Per the OCP, New Westminster has housing for different tenure styles, including (as of 2015) 415 co-op units, 1,069 social housing units and 369 supportive housing units. However, the City doesn't have any cohousing units in its housing stock at this time.

Also per the OCP:

Well designed housing and public spaces encourage inclusion and social interaction, and result in improved mental health. We understand that it will be increasingly important to plan our community with physical and mental health in mind as our population ages. (p.29)

Welcoming common spaces in new buildings provide the chance to bump into a neighbour. Shared outdoor areas provide places for kids to play and parents to meet. (p.30)

Active transportation increases when communities include a mix of housing sizes, types and densities... (p.69)

The city's limited diversity in housing options means that many people must look for homes outside New Westminster. To meet housing needs, the city must be able to offer housing options that are diverse in terms of cost, location, number of bedrooms, tenure and type in each neighbourhood. (p.95)

In 2016 single detached dwellings and apartments made up more than 95% of the city's housing stock, resulting in limited housing options appropriate for people of all abilities, ages and family types. (p.101)

In terms of endorsed strategy, the OCP (2017) lays out the following Goal and Policies on page 96:

Goal 8: New Westminster's neighbourhoods are great places to live and have diverse housing choices that meet the needs of the community.

Policy 8.4: Create neighbourhoods with housing options for people of all ages, abilities and household types to meet their changing needs.

Policy 8.5: Design housing to be livable and to foster social cohesion and connectivity.

Policy 8.6: Provide housing to meet the needs of the projected population in ways that ensure growth contributes positively to the neighbourhood context.

In addition to policy support existing within the OCP, the City's 2019-2022 Strategic Plan includes the goal to "aggressively pursue creative approaches to housing policy and on the ground projects to transform the way housing is provided in New Westminster."

Metro Vancouver

The current Metro 2040 – Shaping Our Future (i.e., the current Regional Growth Strategy, or RGS, adopted in 2011) is intended to manage population expansion while advancing livability and sustainability – a shared commitment by Metro Vancouver and its member municipalities. The current RGS recognizes the importance of a mix of housing types with good access to local-serving transit.

The draft Metro 2050, a proposed update to the RGS currently in circulation, also supports member municipalities’ pursuit of diverse housing types and choices.

While the Regional Affordable Housing Strategy (2016) focuses on the rental housing supply, it also supports municipalities’ expansion of the supply and diversity of housing to meet a variety of needs.

DISCUSSION

At the Regular Meeting of Council on November 15, 2021, there will be a presentation from one or more experts on cohousing around the known number of options that have been pursued in achieving cohousing projects in the Metro Vancouver housing market.

It is staff’s understanding that the following four options for developing a cohousing project can prove successful in the greater Vancouver context.

1. Self-Organized (“DIY”) Cohousing Group

Early cohousing projects relied on group members to organize all aspects of the land purchase, approvals, financing, and construction phases. It is not clear if this model works any more in the Metro Vancouver region, given the high costs of land, labour, materials, etc., as well as the complexity of approval processes.

Example of this type:

Unknown in local region
No developer

Benefits:

- Every unit can be customized
- Some units can be secured for affordable rental or affordable homeownership in perpetuity; sometimes even more innovative arrangements can be secured (e.g., Quayside has a secured commercial retail unit which provides a corner store for the neighbourhood)
- Municipalities are generally willing to assist cohousing projects through conferring value through OCP and zoning amendments (density, variances to setbacks, site coverage and other regulations, etc.)
- Some municipalities are willing to waive community amenity contributions or other municipal requirements for not-for-profit cohousing projects

Drawbacks:

- Generally not discounted housing or affordable housing, due to the high costs of design, legal agreements, etc.
- These independent cohousing projects can take longer to get off the ground
- These projects have a hard time advancing in the current regional housing market unless there are cohousing group members who have deep savings to fund initial capital outlays for purchase of the property and other initial expenses

2. Cohousing Group Works with Consultant:

A consultant with cohousing expertise can help a group to navigate development approvals and creation of agreements between all cohousing group members. The consultant sometimes has advice for addressing challenges that arise.

Example of this type:

Driftwood Village Cohousing
<https://www.driftwoodvillagecohousing.com/>
Chesterfield Avenue, City of North Vancouver
No development partner

Benefits:

- Consultant can arrange for some of the buyers to anonymously put up more capital to cover upfront capital costs, in exchange for receiving a return on investment over time
- Every unit can be customized
- Some units can be secured for affordable rental or affordable homeownership in perpetuity
- Municipalities are generally willing to assist cohousing projects through conferring value through OCP and zoning amendments (density, variances to set backs, site coverage and other regulations, etc.)
- Some municipalities are willing to waive community amenity contributions or other municipal requirements for not-for-profit cohousing projects

Drawbacks:

- Not discounted housing (generally about 20% more than market to deliver)
- These somewhat independent cohousing projects can take longer to get off the ground
- These projects have a hard time advancing in the current regional housing market unless there are cohousing group members who have deep savings to fund initial capital outlays for purchase of the property and other initial expenses

3. **Cohousing Group Working in Partnership with a Private Developer:**

Historically, cohousing has been typically achieved without entering into a partnership with a developer. However, in some recent cases a partnership of this kind has proven itself to be a key component of getting a project designed, approved, and constructed in the local housing market.

Example of this type:

Our Urban Village Cohousing Community (approved and under construction)

<https://www.oururbanvillage.ca/>

Main Street, City of Vancouver

Private Development Partner: Tomo Spaces

Benefits:

- Developer can cover initial capital outlay
- Developer can assist in locating an appropriate site and negotiating a purchase price
- Developer can be an experienced agent for the cohousing group with regard to the municipal development review process

Drawbacks:

- Residents are not as involved in the design process
- Units are not customized to suit the initial co-housing members who have stepped forward as members
- This is not affordable housing, except that some units can be secured for affordable rental or affordable homeownership in perpetuity
- This model is sometimes referred to as “Cohousing Lite”

4. **Private Developer Initiated “Cohousing” Project:**

Cohousing has been identified as an in-demand alternative for prospective community-minded buyers in the local housing market. Several cohousing projects that seem entirely initiated by private designers, consultants and developers are currently pursuing presales.

Example of this type:

Victoria Drive Cohousing (preliminary stages of presales and approvals)

<https://dunefield.ca/victoria-drive-cohousing/>

Victoria Street, City of Vancouver

Developer: Dunefield

Benefits:

- Developer covers all capital expenses, soft costs, etc.
- Housing product is somewhat different than other market options (due to existence of additional communal spaces and opportunities)

Challenges:

- Residents are not involved in the design process
- Units are not customized
- This is not affordable housing
- This model is referred to as “Cohousing Lite” and does not fit many people’s definition of cohousing

In looking at a number of cohousing projects that have been approved in the City of Vancouver and the City of North Vancouver, it is typical for comprehensive development zoning to be developed and applied to site-specific cohousing projects (i.e. spot rezoning). Variances from City policies and regulations are typically supported on a site-specific basis through Council consideration and potential approval.

Given that it is difficult to make a cohousing project’s pro forma work in the current Metro Vancouver housing market, staff recommend that Council direct staff to issue a Request for Expressions of Interest to explore with one proponent what would be needed to make their project financially workable and municipally supportable (should any special considerations be sought by the cohousing group).

By working through a real life situation with a local group or proponent, it is staff’s expectation that this learning will form the basis of further policy work that can outline how the City can support other cohousing proposals going forward.

FINANCIAL IMPLICATIONS

The Planning Division can issue a Request for Expressions of Interest utilizing current budget resources. Any financial implications associated with pilot project consideration and approvals will be explored in subsequent reports, once a potential pilot project partner has been identified.

OPTIONS

The following options are provided for Council’s consideration:

1. That Council direct staff to issue a Request for Expressions of Interest to pursue one cohousing pilot project, with the intent to identify the appropriate balance of community and private benefits such that long-term City policy on cohousing can be drafted for Council’s future consideration.
2. That Council provide staff with alternative direction.

Staff recommends Option 1.

APPROVALS

This report was prepared by:

Emilie Adin, Director, Climate Action, Planning and Development

This report was reviewed by:

Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:

Emilie Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

REPORT

Finance

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Harji Varn
CFO/Director of Finance **File:**

Item #: [Report Number]

Subject: **Budget 2022: Engineering and Electrical Utility Amendment Bylaw Report**

RECOMMENDATION

- 1) **THAT** Council give three readings to the attached Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021; and
 - 2) **THAT** Council give three readings to the attached Electrical Utility Amendment Bylaw No. 8303, 2021.
-

PURPOSE

To request Council give three readings to the attached Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021 and the attached Electrical Utility Amendment Bylaw No. 8303, 2021.

ANALYSIS

On November 1, 2021, Council was presented with the proposed Electric, Water, Sewer and Solid Waste Utility user rate adjustments to be effective as of January 1, 2022.

Council approved in principle the following increases:

- Electric Utility: 2.8%
- Water Utility: 7.0%
- Sewer Utility: 7.0%
- Solid Waste Utility: 14.5%

These changes are reflected in the *Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021 in Attachment 1 to this report and Electrical Utility Amendment Bylaw No. 8303, 2021 in Attachment 2 to this report.*

OPTIONS

There are three options presented for Council’s consideration:

Option 1: That Council give three readings to the attached Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021.

Option 2: That Council give three readings to the attached Electrical Utility Amendment Bylaw No. 8303, 2021.

Option 3: That Council provide other direction.

Staff recommend options 1 and 2.

ATTACHMENTS

Attachment 1 – Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021

Attachment 2 – Electrical Utility Amendment Bylaw No. 8303, 2021

This report was prepared by:

Lorraine Lyle
Senior Manager Financial Services

This report was approved by:

Harji Varn
CFO/Director of Finance

Lisa Spitale
Chief Administrative Officer

Attachment #1

*Engineering User Fees and Rates Amendment
Bylaw No. 8301, 2021*

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8301, 2021**

A Bylaw to Amend Engineering User Fees and Rates Bylaw No. 7553, 2013

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021.”

Amendments

2. Engineering User Fees and Rates Bylaw No. 7553, 2013 is amended by replacing the following “Parts and Sections” of Engineering User Fees and Rates Bylaw No. 7553, 2013 with the relevant “Parts and Sections” as attached herein:

Part 4.0 Solid Waste Fees and Rates
Section A, Section B, Section E

Part 6.0 Sewerage System User Fees and Rates
Section A, Section B

Part 10.0 Waterworks Fees and Rates
Section B, Section C, Section D

Effective Date

3. These amendments shall come into effect on January 1, 2022 with the exception of Residential and Multifamily Glass Collection rates which shall come into effect on July 1, 2022

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

ADOPTED THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

Part 4.0 Solid Waste Fees and Rates

A. RESIDENTIAL RATES					
	Basic Flat Rate		5% Discount If Applicable		Net Flat Rate
For each 120 Litre garbage collection cart, as provided by the City - Annually	\$322.08		\$16.10		\$305.98
For each 240 Litre garbage collection cart, as provided by the City - Annually	\$497.62		\$24.88		\$472.74
Discount applicable if paid within 60 days of billing date.					
Glass Collection (Effective: July 1, 2022) For each glass collection receptacle as provided by the City – Annually					\$12.00
B. MULTIFAMILY RATES					
Organics For each dwelling unit in an Apartment Building (apartment building does not include hotel, boarding house or rooming house) and for each Townhouse dwelling unit.					\$31.39
Glass Collection (Effective: July 1, 2022) For each dwelling unit in an Apartment Building (apartment building does not include hotel, boarding house or rooming house) and for each Townhouse dwelling unit – Annually					\$10.00
E. RENTAL AND PICKUP CHARGES FOR CITY CONTAINERS					
Garbage	Monthly Charge for Pick-ups per Week				
Container Size	Bi-Weekly*	Weekly	Twice Weekly	Each Additional Pick-up	Container Rental Only
2 Cubic Yard	\$165.85	\$271.41	\$501.71	\$60.29	\$41.13
3 Cubic Yard	\$200.16	\$328.96	\$603.13	\$72.66	\$54.85
120 Litres	\$26.98	\$43.20	\$63.00	\$8.97	n/a
240 Litres	\$43.20	\$63.00	\$91.83	\$13.53	n/a
360 Litres	\$59.75	\$82.79	\$120.60	\$18.01	n/a
Recycling	Monthly Charge for Pick-ups per Week				
Container Size	Bi-Weekly*	Weekly	Twice Weekly	Each Additional Pick-up	Container Rental Only
120 Litres	\$13.53	\$21.59	\$31.53	\$8.97	n/a

240 Litres	\$21.59	\$31.53	\$45.88	\$13.53	n/a
360 Litres	\$29.88	\$41.39	\$60.29	\$18.01	n/a
<i>*Where collection is less than bi-weekly, the minimum monthly charge shall be the same as the bi-weekly rate.</i>					
Organics	Monthly Charge for Pick-ups per Week				
Container Size	Bi-Weekly*	Weekly	Twice Weekly	Each Additional Pick-up	Container Rental Only
120 Litres	\$13.53	\$21.59	\$31.53	\$8.97	n/a
240 Litres	\$21.59	\$31.53	\$45.88	\$13.53	n/a
360 Litres	\$29.88	\$41.39	\$60.29	\$18.01	n/a

Part 6.0 Sewerage System User Fees and Rates

A. RESIDENTIAL RATES	ANNUAL USER CHARGE PER DWELLING UNIT		
Classification of user as defined by Zoning Bylaw No. 6680, 2001 at the time of adoption of this bylaw	Basic Flat Rate	5% Discount If applicable	Net Flat Rate
Single Detached Dwelling Annually	\$1,026.98	\$51.35	\$975.63
Duplex and Row House Annually	\$1,026.98	\$51.35	\$975.63
Secondary Suite Annually	\$513.49	\$25.67	\$487.82
Townhouse Annually	\$802.28	\$40.11	\$762.17
Apartment Building Annually (Apartment building does not include a hotel, boarding house or rooming house).	\$577.56	\$28.88	\$548.68
<i>Discount applicable if paid within 60 days of billing date.</i>			
B. OTHER			
<p>i) Any owner or occupier of real property other than those subject to the user charge listed above shall be charged for the use of the sewerage system on the basis of the quantity of water discharged into the sewerage system which, subject to (iii) and (iv), is deemed to be eighty percent of the water delivered to the real property by the municipal waterworks system. This charge shall be calculated according to the following table of rates and shall be based on the water delivered to the real property in the month.</p>			
Quantity	Monthly		
0 – 700 cu. ft. (minimum charge)	\$81.27 (minimum charge)		
Next 24,300 cu. ft.	9.764 per 100 cu. ft.		
Next 25,000 cu. ft.	6.884 per 100 cu. ft.		
Next 50,000 cu. ft.	3.972 per 100 cu. ft.		
In excess of 100,000 cu. ft.	1.977 per 100 cu. ft.		
<p>(ii) A user of the sewerage system who establishes to the satisfaction of the City Engineer that the discharge into the sewerage system is less than eighty percent of the water delivered by the municipal waterworks system to his parcel of real property.</p> <ul style="list-style-type: none"> ▪ By using in whole or in part the water so delivered in an industrial or commercial process or product, or in irrigation; or ▪ By discharging the water so delivered or part thereof directly into a natural water course or body of water; <p>shall have the user charge reduced corresponding to the actual quantity of discharge.</p>			

(iii) A user of the sewerage system who obtains water from a source other than or in addition to the municipal waterworks system shall have the charge increased corresponding to the actual quantity of discharge.

Part 10.0 Waterworks Fees and Rates

B. RESIDENTIAL RATES	ANNUAL USER CHARGE PER DWELLING UNIT		
Classification of user as defined by Zoning Bylaw No. 6680, 2001 at the time of adoption of this bylaw	Basic Flat Rate	5% Discount If applicable	Net Flat Rate
Single Detached Dwelling Annually	\$727.87	\$36.39	\$691.48
Secondary Suite Annually	\$363.91	\$18.20	\$345.71
Duplex and Row House Annually	If one water service, a Single Detached Dwelling basic flat rate for each unit. If served by two services, then Single Detached Dwelling basic flat rate for each service.		
<i>Discount applicable if paid within 60 days of billing date.</i>			
C. COMMERCIAL AND INDUSTRIAL RATES (metered)			
Monthly Consumption		(rate per 100 cubic feet)	
1 to 10,000 cubic feet		\$6.01	
next 20,000 cubic feet		\$4.37	
next 20,000 cubic feet		\$3.45	
in excess of 50,000 cubic feet		\$2.60	
Minimum monthly charge, if under 1,000 cubic feet – plus meter rental		\$60.08	
D. SPECIAL RATES			
Apartment House		Commercial metered rate	
2 or more single detached dwellings on one lot		Single Detached Dwelling basic flat rate for each house.	
Building containing three or more sleeping units or housekeeping units (as defined by Zoning Bylaw 6680, 2001 at the time of adoption of this bylaw)		Commercial metered rate	
Any service to a building which is used for commercial or industrial purposes		Commercial metered rate.	
Irrigation rate – application to all services over ¾ inch where such service is designed to be or used wholly or partially for irrigation purposes.		\$2.58 per 100 cubic feet Minimum monthly charge \$60.16	
Charges for water used for construction or building purposes:		Minimum monthly charge \$60.16	

Meter rentals – monthly charge	
5/8 inch	\$16.91
3/4 inch	\$16.91
1 inch	\$25.36
1 1/4 inch	\$38.89
1 1/2 inch	\$47.41
2 inch	\$69.09
Stand-By Charges For Fire Service Only – annual charge	
1 1/2 inch	\$207.34
2 inch	\$258.36
2 1/2 inch	\$338.36
3 inch	\$603.64
4 inch	\$861.51
6 inch	\$1,033.51
8 inch	\$1,723.09
10 inch	\$2,869.67
12 inch	\$4,155.53

Attachment #2

Electrical Utility Amendment Bylaw

No. 8303, 2021

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8303, 2021**

A Bylaw to Amend Electrical Utility Bylaw No.6502, 1998

The Council of The Corporation of the City of New Westminster in open meeting assembled
ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as "Electrical Utility Amendment Bylaw No.8303, 2021"

Amendments

2. The Schedule of Rates attached to Electrical Utility Bylaw No.6502, 1998 as Schedule "A" is hereby repealed and the Schedule of Rates attached hereto is hereby substituted therefor.

Effective Date

3. The amendments shall come into effect on January 1, 2022, in accordance with established billing cycles.

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

ADOPTED THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

SCHEDULE "A"

SCHEDULE OF RATES – Effective January 1, 2022

RATES 101, 102 and 103

Rate 101

Residential Service, Single Family Dwelling for a period of two months:

Basic Charge per period	\$14.20
All kW.h per period	0.1182 per kW.h
Minimum Charge	Basic Charge per period

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Rate 102

Residential Service - Common Use Areas of strata corporations and owner occupied multiple residential premises for a period of two months:

Basic Charge per period	\$14.20
All kW.h per period	0.1182 per kW.h
Minimum Charge	Basic Charge per period

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Rate 103

Residential Service, Multiple Occupancy in Single Family Dwelling for a period of two months:

Basic Charge per single family dwelling unit per period	\$14.20
All kW.h per single family dwelling unit per period	0.1182 per kW.h
Minimum charge per single family dwelling unit	Basic Charge per period

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Special Condition:

The maximum capacity of all heating elements energized at any one time in any water heater served under these rates shall not exceed 45 watts per liter (200 watts per imperial gallon) of tank capacity, except with the prior written permission of the City.

RATES 131 and 133

ALL PURPOSE MULTI-RESIDENTIAL SERVICE

Availability:

For residential use on a single parcel of land, or in a building or buildings thereon, containing more than two single family dwellings, and for ancillary uses, if all electricity for the aforesaid residential and ancillary uses is purchased through one meter. This rate is not available for service to non-residential occupants (e.g. stores, offices, restaurants) nor for service to space or equipment used in common by such non-residential occupants, whether or not such space or equipment is also used by residential occupants. Supply is 60 hertz single or three phase at the potential available.

Rate 131

For a period of two months:

Basic Charge per single family dwelling per period	\$14.20
First 400 kW.h per single family dwelling per period	0.1182 per kW.h
Next 200 kW.h per single family dwelling per period	0.1328 per kW.h
All additional kW.h per period	0.1182 per kW.h
Minimum charge - The basic charge per single family dwelling per period	

Note: The number of single family dwellings shall not be reduced because of vacancies.

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Rate 133 - Discount for Ownership of Transformers:

A customer may elect to supply the transformation from the primary potential to his utilization potential. If so he will be billed on the rate set out above subject to a discount of \$.50 per kW of maximum demand. The minimum charge set out above will apply. The City will install a demand meter in addition to a kW.h meter. The City will install its meters at the secondary potential unless the customer owns more than one transformer bank.

RATES 134 and 135

ALL PURPOSE MULTI-RESIDENTIAL SERVICE
(100% Rental Buildings only)

Availability:

For residential use on a single parcel of land, or in a building or buildings thereon, containing more than two single family dwellings, and for ancillary uses, if all electricity for the aforesaid residential and ancillary uses is purchased through one meter. The owner of the building must provide sub-metering to each individual unit so the customer can still manage their energy efficiencies through their own individual meter. Supply is 60 hertz single or three phase at the potential available.

Rate 134

For a period of two months:

Basic Charge per period/per meter	\$14.20
All kWh per period	0.1182 per kW.h

Minimum charge - The basic charge per period/per meter

A rate rider equal to 2.5% of the billed amount shall apply.
A climate action levy equal to 3.5% of the billed amount shall apply

Rate 135 - Discount for Ownership of Transformers:

A customer may elect to supply the transformation from the primary potential to his utilization potential. If so he will be billed on the rate set out above subject to a discount of \$.50 per kW of maximum demand. The minimum charge set out above will apply. The City will install a demand meter in addition to a kWh meter. The City will install its meters at the secondary potential unless the customer owns more than one transformer bank.

RATES 201, 202, and 203

GENERAL SERVICE (Under 35 kW)

Availability:

For all purposes where a demand meter is not installed because the customer's demand as estimated by the City is less than 35 kW. Supply is 60 hertz single or three phase at a secondary potential.

Rate 201 - Applies to general commercial service.

Rate 202 - Applies to service to common use areas of rental apartment buildings and mixed use buildings owned by strata corporations.

Rate 203 - Applies to temporary service.

Rate:

For a period of two months:

Basic Charge per period	\$16.98
All kW.h per period	0.1328 per kW.h
Minimum charge for a period of two months	Basic Charge per period

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Special Conditions for unmetered service:

1. The City may permit unmetered service under these Rates if it can estimate to its satisfaction the energy used in kilowatt-hours over a period of two months based on the connected load and the hours of use.
2. The customer if required by the City shall provide and maintain such controls, including timing devices, as the City considers may be necessary, and facilities satisfactory to the City for the maintenance of the aforesaid controls.
3. The hours of use per period shall be either:
 - (a) those specified by the customer, or
 - (b) those estimated by the City.whichever is the greater.
4. The customer shall supply, install and maintain all wiring, fixtures, control devices and equipment including the controls and devices described in Condition 2 at the expense of the customer.

GENERAL SERVICE (Under 35 kW) (Cont'd)

5. All wiring, fixtures, control devices and equipment and the method of installing, operating and maintaining the same are subject to the approval of the City which approval may be withdrawn by the City, at any time, at the City's sole discretion.
6. The customer shall notify the City immediately of any proposed or actual change in load, or load characteristics, or hours of use.
7. The City may at any time in its sole discretion install a meter or meters, and thereafter bill the customer at the appropriate Rate as a metered account.
8. For display signs and signboard lighting, where hours of use are controlled by timing

devices, the following turn-on times shall apply, unless the City shall otherwise agree in writing:

<u>Period</u>	<u>Turn on Time</u>
1 January - 15 January	4:00 p.m.
16 January - 28 February	4:30 p.m.
1 March - 30 April	6:30 p.m.
1 May - 15 August	8:30 p.m.
16 August - 10 September	6:30 p.m.
1 October - 15 November	4:30 p.m.
16 November - 31 December	4:00 p.m.

9. In all cases, where hours of use of display signs or signboard lighting commence at dusk and are controlled either by timing devices or by photo-electric cells, the following hours of use for a period of two months shall be deemed for billing purposes.

Dusk to 10:00 p.m. - 216 hours
Dusk to 11:00 p.m. - 270 hours
Dusk to 12:00 p.m. - 330 hours
Dusk to 1:00 a.m. - 380 hours
Dusk to Dawn - 666 hours

(All times are Pacific Standard Time)

10. Cable television amplifier equipment units, bus shelters and phone booths which are individually energized from and at the City's secondary potential shall be assessed from the date on the nameplate rating. The assessed kW demand of each individual piece of equipment shall be deemed to be the greater of either:

- (1) 100% of the kW nameplate rating, or
- (2) 80% of the kV.A nameplate rating.

Hours of use for a period of two months shall be deemed to be 1460 and power factor surcharge shall not be applied.

RATES 210, 211, 212, 213, 220, 230 and 240

GENERAL SERVICE (35 kW and over)

Availability

For all purposes. Supply is 60 hertz single or three phase at secondary or primary potential. The City reserves the right to determine the potential of the service connection.

Rate 210 - applies to general commercial service if a customer's supply of electricity is metered at a secondary potential and the City supplies transformation from a primary potential to a secondary potential (No discount).

Rate 211 - applies to service to common use areas of rental apartment buildings if a customer's supply of electricity is metered at a secondary potential and the City supplies transformation from a primary potential to a secondary potential (No discount).

Rate 212 - applies to service to common use areas of mixed use buildings owned by strata corporations if a customer's supply of electricity is metered at a secondary potential and the City supplies transformation from a primary potential to a secondary potential (No discount).

Rate 213 - applies to a temporary service if a customer's supply of electricity is metered at a secondary potential and the City supplies transformation from a primary potential to a secondary potential (No discount).

Rate 220 - applies if a customer's supply of electricity is metered at a primary potential and the City supplies transformation from a primary potential to a secondary potential (Discount 1½%).

Rate 230 - applies if a customer's supply of electricity is metered at a secondary potential and the customer supplies transformation from a primary potential to a secondary potential (Discount \$.25 per kW of billing demand).

Rate 240 - applies if a customer's supply of electricity is metered at a primary potential and the customer supplies transformation from a primary potential to a secondary potential (Discount 1½% of total bill and then discount \$.25 per kW of billing demand).

GENERAL SERVICE (35 kW and over) (Cont'd)

Rate:

Basic Charge \$8.49 per month

Demand Charge

First 35 kW of billing demand per month	NIL
Next 115 kW of billing demand per month	\$6.82 per kW
All additional kW of billing demand per month	\$13.07 per kW

Plus

Energy Charge

First 14,800 kW.h per month	\$0.1328 per kW.h
All additional kW.h per month	\$0.0639 per kW.h

Discounts

1. A discount of 1½% shall be applied to the above Rates if a customer's supply of electricity is metered at a primary potential.
2. A discount of \$.25 per kW of billing demand shall be applied to the above Rate if a customer supplies transformation from a primary potential to a secondary potential.

3. If a customer is entitled to both of the above discounts the discount for metering at a primary potential shall be applied first.

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Special Conditions:

A demand meter will normally be installed; prior to the installation of such a meter, or if such a meter is not installed the demand for billing purposes shall be the demand estimated by the City.

RATE 241 (Pilot Program)

GENERAL SERVICE (35 kW and over) MULTI-UNIT RESIDENTIAL BUILDING THERMAL HEATED (RENTAL BUILDINGS ONLY)

Availability

For all purposes. Supply is 60 hertz single or three phase at secondary or primary potential. The City reserves the right to determine the potential of the service connection.

Rate 241 - applies to a Multi-Unit Residential Building (MURB) Thermally Heated (Rental Building only)

- applies if a customer's supply of electricity is metered at a primary potential and the customer supplies transformation from a primary potential to a secondary potential (Discount 1½% of total bill and then discount \$.25 per kW of billing demand).

Rate:

Basic Charge \$9.22 per month

Demand Charge

All kW of billing demand per month \$5.86 per KW

PLUS

Energy Charge

All kW.h per month \$0.1052 per kW.h

Discounts

1. A discount of 1½% shall be applied to the above Rates if a customer's supply of electricity is metered at a primary potential.

2. A discount of \$.25 per kW of billing demand shall be applied to the above Rate if a customer supplies transformation from a primary potential to a secondary potential.
3. If a customer is entitled to both of the above discounts the discount for metering at primary potential shall be applied first.

A rate rider equal to 2.5% of the billed amount shall apply.
A climate action levy equal to 3.5% of the billed amount shall apply

Special Conditions:

A demand meter will normally be installed; prior to the installation of such a meter, or if such a meter is not installed the demand for billing purposes shall be the demand estimated by the City.

RATE 302

STREET LIGHTING - CUSTOMER OWNED

Availability;

For lighting of public highways, streets and lanes in those cases where the customer owns, installs and maintains the standards, fixtures, conductors and controls.

Rate:

For each fixture: \$0.0393 per watt per month

The number of watts per fixture includes the wattage of the lamp and where applicable, the ballast.

A rate rider equal to 2.50% of the billed amount shall apply.
A climate action levy equal to 3.5% of the billed amount shall apply

Special Terms and Conditions:

1. Service Connections:

Where necessary the City will provide at the expense of the customer a drop, dip or underground service for a maximum distance of 45 metres. No service connection shall be made to add any ornamental street lighting system which does not provide for 8 or more street lighting fixtures except that, if the potential is 120/240 volts then, at the City's discretion, a service connection may be made for a system of less than 8.

2. Extension Policy:

The customer shall contribute to the cost of any extension required by paying to the City at the time when the application for the extension or extensions is made an amount equal to the estimated cost thereof (including cost of removing overhead fixtures and the original

value, less depreciation, of the fixtures removed) less the anticipated revenue for the first four years from the lamps, including ballasts, in the system at the time when the service connection is made. A customer which is a municipality may for the purposes of calculating the cost payable by it add together the estimated costs of all extensions ordered by it for installation at the same time and deduct from the total sum so determined, the total anticipated revenue calculated as aforesaid from the lamps including ballasts in all the said extensions.

3. Power Factor

All installations of mercury vapour, sodium vapour or fluorescent lamps shall be equipped with the necessary auxiliaries to assure that a power factor of not less than 90% lagging, shall be maintained.

4. Contract Period

The term of the initial contract shall be not more than five years; renewal periods shall be for five years.

RATE 303

STREET LIGHTING SERVICE

Availability:

For lighting of public highways, street and lanes in those cases where the customer owns, installs and maintains the fixtures, conductors and controls on City poles.

Rate:

The rate shall consist of two components:

(a) an energy charge of \$0.0393 per watt per month

PLUS

(b) a contact charge of \$1.1887 per contact per month

With respect to the Energy Charge - the number of watts per fixture includes the wattage of the lamp and where applicable the ballast.

With respect to the Contact Charge - this is a charge per fixture for the use of pole space.

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Special Terms and Conditions:

1. Extension Policy:

No extensions will be made to serve street lighting under this Rate.

2. Power Factor:

All installations of mercury or fluorescent lamps shall be equipped with the necessary auxiliaries to assure that a power factor of not less than 90% lagging shall be maintained.

3. Contract Period:

The term of the initial contract shall be not more than five years; renewal periods shall be five years.

RATE 304

TRAFFIC SIGNALS, TRAFFIC SIGNS and TRAFFIC WARNING DEVICES

Availability:

For traffic signals, traffic signs and traffic warning devices on public highways where the customer installs, owns and maintains the standards, fixtures, wiring controls and associated equipment.

Rate:

\$0.1182 per kW.h

1. Service Connections:

Where necessary the City will provide, at the expense of the customer, a drop, dip or underground service connection for a maximum distance of 45 metres.

2. Unmetered Service:

- (a) The City may permit unmetered service under this Rate if it can estimate to its satisfaction the energy used in kilowatt hours over a period of one month based on the connected load and hours of use. Hours of use shall be deemed to be continuous. The customer shall notify the City immediately of any proposed or actual change in load, or load characteristics or hours of use.

- (b) The City, in its discretion, may at any time install a meter or meters and thereafter bill the customer on the consumption registered.

3. Contract Period:

The term of the initial contract shall be not more than five years, renewal periods shall be for five years.

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

NEW RATE 500 - NET METERING SERVICE

DEFINITION:

Customer-Generator – An electric Service Customer of the New Westminister Electric Utility that also utilizes the output of a Net Metered System.

Multi-Unit Residential Building - is a classification of [housing](#) where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. A common form is an [apartment building](#).

Net Consumption – Occurs at any point in time where the electricity required to serve the Customer-Generator's load exceeds that being generated by the Customer-Generator's Net Metered System.

Net Generation – Occurs at any point in time where electricity supplied by New Westminister Electric Utility to the Customer-Generator is less than that being generated by the Customer-Generator's Net Metering System.

Net Excess Generation – Results when over a billing period, Net Generation exceeds Net Consumption.

Net Metering – A metering and billing practice that allows for the flow of electricity both to and from the customer through a single, bi-directional meter. With Net Metering, consumers with small, privately-owned generators can efficiently offset part or all of their own electrical requirements by utilizing their own generation.

Net Metered System – A facility for the production of electric energy that:

- (a) uses as its fuel, a source defined as a clean and renewable resource in the BC Energy Plan;
- (b) has a design capacity of not more than 50 kW;
- (c) is located on the Customer-Generator's Premises;
- (d) operates in parallel with the New Westminister Electric Utility's transmission or distribution facilities; and
- (e) is intended to offset part or all of the Customer-Generator's requirements for electricity.

APPLICABLE: To New Westminster Electric Utility Customers receiving service under Rate 101, 102, 103, 131, 133, 201, 202, 203, 210, 211, 212, 213, 220, 230 and 240 of the Schedule of Rates attached to the Electric Utility Bylaw No.6502, 1998 as Schedule “A” as amended from time to time.

ELEGIBILITY: To be eligible to participate in the Net Metering Program, customers must generate a portion or all of their own retail electricity requirements using a renewable energy source. The generation equipment must be located on the customer’s premises, service only the customer’s premises and must be intended to offset a portion or all of the customer’s requirements for electricity.

Clean or renewable resources include sources of energy that are constantly renewed by natural processes, such as water power, solar energy, wind energy, geothermal energy, wood residue energy, and energy from organic municipal waste, and shall have a maximum installed generating capacity of no greater than 50 kW.

RATE: A customer enrolled in the Net Metering Program will be billed as set forth in the rate schedule under which the customer receives electric service from the New Westminster Electric Utility and as specified in the New Metering Billing Calculation section in this schedule.

BILLING CALCULATION:

1. Net metering shall be, for billing purposes, the net consumption at New Westminster Electric Utility’s service meter(s).
2. If the eligible Customer-Generator is a net consumer of energy in any billing period, the eligible Customer-Generator will be billed in accordance with the Customer-Generator’s applicable rate schedule.
3. If in any billing period, the eligible Customer-Generator is a net generator of energy, the Net Excess Generation shall be valued at the rates specified in the applicable Rate Schedule and credited to the customer’s account.
4. In the event that the operation of a renewable energy generating system results in a credit balance on the Customer-Generator’s account at the end of a calendar year, the credit will be purchased by the New Westminster Electric Utility. If such amounts are not large, they will be carried forward and included in the billing calculation for the next period at the discretion of the utility.

SPECIAL CONDITIONS:

1. Prior to the interconnection of a Net Metering System, the Customer-Generator must submit a Net Metering Application for review and execute a written Net Metering Interconnection Agreement with the New Westminster Electric Utility.
2. The Net Metered System and all wiring, equipment and devices forming part of it, shall conform to New Westminster Electric Utility's "GUIDELINES FOR OPERATING, METERING AND PROTECTIVE RELAYING FOR NEW METERING SYSTEMS UP TO 50 kW AND VOLTAGE BELOW 750 VOLTS" and shall be installed, maintained and operated in accordance with those requirements.
3. Unless otherwise approved by the New Westminster Electric Utility, the Customer-Generator's service shall be metered with a single, bi-directional meter.
4. The contract period for service under this schedule shall be one (1) year and thereafter shall be renewed for successive one-year periods. After the initial period, the customer may terminate service under this Rate by giving at least sixty (60) days previous notice of such termination in writing to New Westminster Electric Utility.
5. If the Customer-Generator voluntarily terminates the net-metering service, the service may not be renewed for a period of twelve (12) months from the date of termination.
6. The utility maintains the right to inspect the facilities with reasonable prior notice and at a reasonable time of day.
7. The utility maintains the right to disconnect, without liability, the Customer-Generator for issues relating to safety and reliability.
8. Inflow of electricity from the New Westminster Electric Utility system to the Customer-Generator, and outflows of electricity from the Customer-Generators Net Metering system to the New Westminster Electric Utility system, will normally be determined by means of a single meter capable of measuring flows of electricity in both directions.
9. Alternatively, if New Westminster Electric Utility determines that flows of electricity in both directions cannot be reliably determined by a single meter, or that dual metering will be more cost-effective, New Westminster Electric Utility may require that, at the customers cost, separate meter bases be installed to measure inflows and outflows of electricity.
10. Except as specifically set forth herein, service supplied under this Rate is subject to the terms and conditions set forth in the New Westminster Electric Utility's Electric By-Law 6502, 1998
11. A Net Metered System used by a Customer-Generator shall meet all application safety and performance standards established as set forth in the New Westminster Electric Utility's Rules and Regulations.

12. A Customer-Generator shall, at its expense, provide lockable switching equipment capable of isolating the Net Metered System from the New Westminster Electric Utility system. Such equipment shall be approved by the utility and shall be accessible to the utility at all times.
13. The Customer-Generator is responsible for all costs associated with the Net Metered System and is also responsible for all costs related to any modifications to the Net Metered System that may be required by the utility including but not limited to safety and reliability.
14. The customer shall indemnify and hold New Westminster Electric Utility or its agents harmless for any damages resulting to New Westminster Electric Utility or its agents as a result of the customer's use, ownership, or operation of the customer's facilities other than damage resulting to the utility or its agents directly as a result of New Westminster Electric Utility or its agents own negligence or willful misconduct, including, but not limited to, any consequential damages suffered by the utility or its agents. The customer is solely responsible for ensuring that the customer's facilities operate and function properly in parallel with New Westminster Electric Utility's system and shall release New Westminster Electric Utility's or its agents from any liability resulting to the customer from the parallel operation of the customer's facilities with New Westminster Electric Utility's system other than damages resulting to the customer from the parallel operation of the customer's facilities with New Westminster Electric Utility's system directly as a result of New Westminster Electric Utility or its agents own negligence or willful misconduct.

REPORT

Climate Action, Planning and Development

To: Mayor Coté and Members of Council **Date:** November 15, 2021

From: Emilie K. Adin
Director, Climate Action, Planning and
Development **File:** 09.1742.02

Item #: [Report Number]

Subject: **Climate Action: 2020 Corporate Greenhouse Gas Emissions Update**

RECOMMENDATION

THAT Council receive this report for information.

PURPOSE

To provide Council with a report on the City's 2020 corporate greenhouse gas emissions inventory and City progress towards meeting our corporate emissions reduction targets.

EXECUTIVE SUMMARY

As of 2020, the City has reduced the greenhouse gas emissions produced by our internal (corporate) operations by 20.2% (852 tCO_{2e}) from the 2010 baseline year. This is 14.5% lower than what would have been expected in the business as usual (BAU) scenario and within 2.3% of the trajectory for being on track to meet Council's Climate Emergency targets. The City is actively working to accelerate these reductions through Bold Step #1 (Carbon Free Corporation), whereby the City will strive to be net-zero by 2030, Bold Step #5 (Carbon Free Energy), whereby the City is undertaking enhanced electrification and low-carbon district energy, and the implementation of the newly updated Corporate Energy and Emissions Reduction Strategy (CEERS). As planned by the CEERS, 2020 is the first year that contractor emissions are being included in the City's corporate emissions inventory.

In 2020, the City experienced multiple unanticipated challenges that impacted our operations and ability to reduce corporate emissions. Most notably, the COVID-19 pandemic has required the City to adjust our operations, resulting in energy being consumed or conserved in different and unexpected ways. Provincial changes to the methodology for determining annual electricity emissions have increased the City's accuracy in measuring the GHG emissions produced by electricity. While GHGs are now more accurately measured, this change will mean greater unpredictability in electricity emission outcomes each year, and demonstrate less progress on meeting our corporate GHG reduction targets.

BACKGROUND

City GHG Emission Reduction Targets

On March 11, 2019, Council declared a climate emergency and established GHG reduction targets for the City's internal (corporate) operations. These targets follow the global recommendation set out by the Intergovernmental Panel on Climate Change for collaboratively achieving the GHG reductions required to keep global temperature increases below 1.5 degree Celsius. The established targets are as follows:

- 45% (below 2010 emission baseline levels) by 2030
- 60% (below 2010 emission baseline levels) by 2040
- Net zero by 2050

To support the climate emergency declaration, the City established 7 Bold Steps for Climate Action, with the goal of moving New Westminster towards a zero-carbon future by 2050. Through Bold Step #1: Carbon Free Corporation, the City pledged to work to exceed its 2030 climate emergency target of 45% below 2010 emissions levels, by striving to be net-zero by 2030.

City Steps to Accelerate Emissions Reductions

Following establishment of the 7 Bold Steps, Council also supported creation of a new Climate Action Division within the Climate Action, Planning and Development Department. As part of this team, a Corporate Energy & Emissions Specialist position was created to provide interdepartmental support and leadership for corporate climate action initiatives.

In 2020, the City updated its ten-year Corporate Energy Emissions Reduction Strategy (CEERS), providing direction as to how the City can accelerate achieving the targets set forth by the climate emergency declaration. Included in the CEERS are a number of initiatives that have been identified as having energy saving and emissions reduction potential for the City's operations. The City is actively working towards implementing the initiatives outlined in the CEERS and is making progress towards achieving its corporate emission reduction targets.

Update to Previous Corporate Emission Measurement

In 2021, the Province updated the methodology for determining the annual electricity emission factor (EEF). Local governments use the EEF to calculate the GHG emissions produced by the electricity they consume. This update has retroactively impacted the City’s corporate GHG emissions calculations from 2010 to 2019. As a result of these changes, the City’s previously reported annual corporate GHG emissions are measured differently such that the numbers being reported out have increased, as seen below in Table 1. Overall, corporate emissions appear to be higher by about 6% year over year, on average, as compared to the City’s previously reported emissions inventory.

Table 1: Impact of EF Change on Total Corporate Emissions (tCO₂e)

Year	Previous Emissions	Updated Emissions
2019	3510	3741
2018	3725	3897
2017	4037	4289
2016	3936	4227
2015	3801	4126
2014	3857	4133
2013	3914	4165
2012	4030	4220
2011	4321	4536
2010	4089	4227

The Province’s methodological update comes in recognition that the previous methodology did not account for BC’s imports of electricity generated by higher-emitting sources (i.e. coal, natural gas). This higher-carbon electricity is purchased by the Province whenever there is not enough local supply to serve customers.

Benefits of the New Provincial Methodology

Through this methodological update, the accuracy of reporting the emissions produced by the City’s operations is improved. Beneficially, the new methodology will also give the City a better understanding of how fluctuations in annual weather patterns influence our corporate emissions performance. In turn, this will better position the City to identify opportunities to improve operational resiliency. The Provincial methodology update improves comparability in emissions data across economic sectors and holds government to the same reporting standards as industry.

Challenges of the New Provincial Methodology

The new methodology causes increased variability in reported GHG emissions when comparing across years. Under the previous methodology, the EEF was a consistent value over time. However, the update has now made the EEF dynamic. In other words, the proportion of high-carbon and low-carbon electricity in British Columbia changes

from year to year, depending on weather and other circumstances beyond any local government’s control. This means that the amount of GHG emissions produced per unit of electricity consumed will change each year.

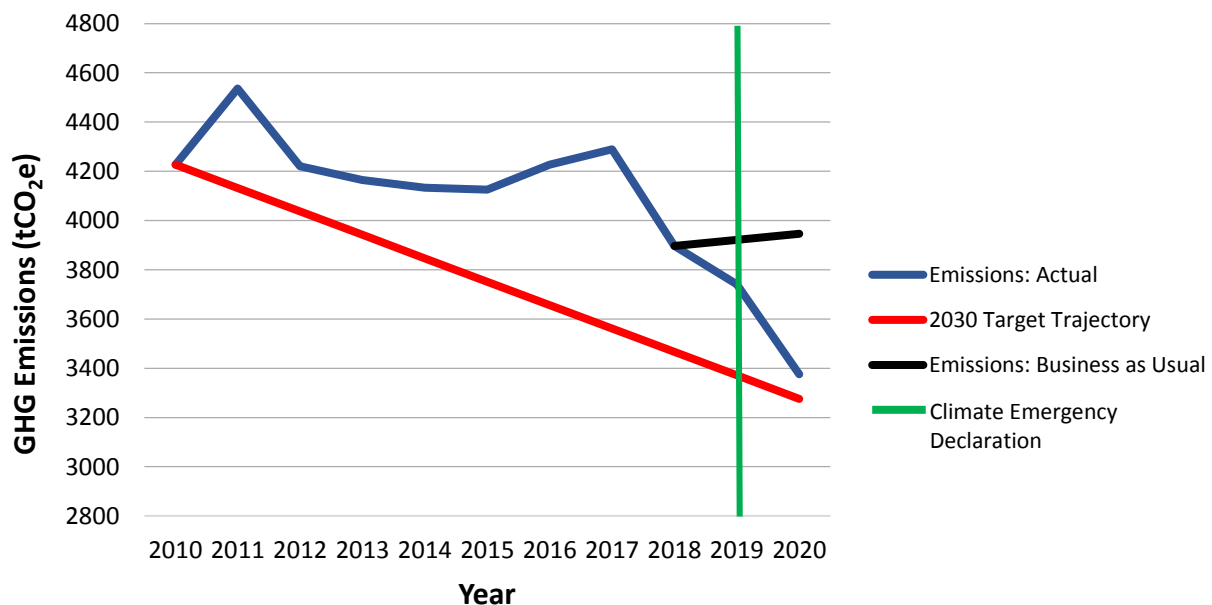
The new Provincial methodology places additional emphasis on the role of energy conservation and efficiency efforts as a means of accelerating GHG emissions reductions or mitigating GHG emission increases. To be clear, moving forward, the City’s actions and plans for fuel-switching and electrification are still the preferred emission reduction strategies. In comparison to fossil fuels, electricity still produces fewer emissions.

ANALYSIS

2020 Total Corporate Emissions

The City’s 2020 total corporate GHG emissions were 3,375 tCO₂e, approximately 20.2% below the baseline year of 2010. This is 14.5% lower than what would have been expected in the BAU scenario, without the Climate Emergency Declaration and update to the CEERS having occurred. This brings the City to within 2.3% of the City’s current reduction target trajectory for 2020 of 22.5% (Figure 2). This illustrates that Council’s declaration of a climate emergency in early 2019, followed with additional capital resources and staffing for corporate climate action, has been successful in accelerating emissions reductions.

Figure 2: Corporate GHG Emission Inventories and Targets



It is expected that the completion of the t̄m̄əsew̄tx̄w Aquatic and Community Centre will result in a significant future reduction. The existing Canada Games Pool accounted for 16.8% of total corporate emissions in 2020. Its decommissioning will therefore be a major contributor to meeting the City's corporate GHG objectives.

Annual variations in seasonal weather temperatures can influence GHG emissions outcomes from year to year by causing fluctuations in energy consumption to accommodate thermal comfort. In 2020, the added implications of COVID-19 have made it difficult to determine the extent to which either of these factors influenced the City's corporate emissions.

2020 Corporate Emissions by Sector

To calculate the City's annual corporate GHG emissions, energy consumption for five key sectors (buildings, lighting, fleet, water/wastewater, and contractors) is tracked. Based on this energy consumption, the resulting GHG emissions are calculated for each sector and aggregated to produce the City's total corporate GHG emissions. Compared to the 2010 baseline year, the City's total corporate GHG emissions decreased by 20.2% (or 852 tCO_{2e}) in 2020. This means that the City needs to further reduce our emissions by 24.8% from 2010 baseline levels to reach the 2030 climate emergency target. Energy consumption and GHG emissions for each sector in 2010 (baseline year), and for 2019 and 2020, are summarized in Attachment 1.

A discussion of the City's performance in each of the sectors contributing to our GHG emissions is provided in the following sections. As detailed below, emissions from sectors that rely on electricity consumption were impacted by the Province's updated methodology, including Buildings, Lighting, and Water/Wastewater.

1. Buildings Sector

GHG emissions produced by the City's buildings and facilities have decreased by 25.5% between 2010 and 2020. Natural gas consumption decreased by 22.5% (8583 GJ) from 2019 to 2020, which translates to an emissions reduction of 429 tCO_{2e}. Electricity consumption decreased by 11.8% (1,063,510 kWh) from 2019 to 2020 but the GHG emissions produced by electricity consumption increased by 19.6% (53 tCO_{2e}). This is due to electricity's increased carbon intensity in 2020 compared to 2019, as identified with the Province's updated methodology. Electricity was roughly 34% more carbon intensive in 2020 than it was in 2019. Some of the decreased electricity consumption can be associated with the ongoing energy conservation and efficiency measures being implemented. For example, floor lighting at Moody Park Arena and Queen's Park Arena was converted to LEDs, and a dimmer system was added at Queen's Park Arena. Positive feedback has been received about these upgrades, indicating that the new lighting is better and brighter.

The COVID-19 pandemic influenced the City's corporate GHG emissions. Provincial stay-at-home orders caused some facilities to close or reduce occupancy, thereby eliminating or reducing the need to heat and illuminate them for a period of time. On the other hand, Public Health and Work Safe BC recommendations called for an increase in fresh air intake as a measure to reduce the risk of transmission. This results in HVAC systems to consume more energy than at lower levels of fresh air intake. These competing outcomes have made it difficult to understand the true GHG impact COVID-19 has had on our buildings.

2. Lighting Sector

Emissions from the lighting sector (streets, parks, outdoor facility lighting, etc.) increased by 33% (26 tCO_{2e}) from 2019 to 2020 despite an overall decrease in electricity consumption of 27,081 kWh. This was due to electricity's increased carbon intensity in 2020. Overall, electricity consumption decreased due to continued conservation and efficiency efforts. For example, ongoing efforts to convert metal halide/HPS overhead lighting to LEDs along multi-use pathways continues to conserve energy in this sector.

COVID-19 also presented challenges to the lighting sector, as supply chain issues meant that inefficient lighting was able to operate longer than planned while the City waited for efficient LED replacements.

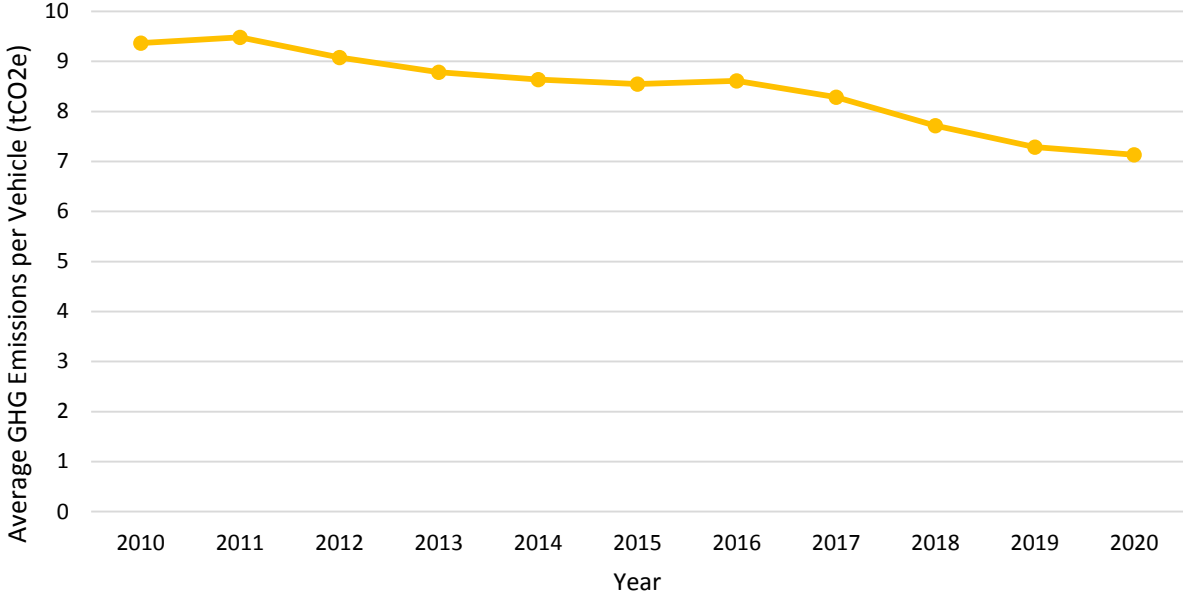
3. Water and Wastewater Sector

In comparison to 2019, the consumption of electricity for the water and wastewater sector increased by 19.6% (77,689 kWh) in 2020. This is compounded by the increased carbon intensity of electricity in 2020, and translates to an emissions increase of 58% (7 tCO_{2e}) from 2019 to 2020. This sector currently has a minimal effect on total corporate emissions. The increased occurrence of more significant weather events as a result of climate change could cause emissions in this sector to increase. For example, rain events can result in annual variations in energy consumed by pump stations.

4. Vehicle Fleet Sector

In 2020, emissions produced by the City's fleet decreased by 35 tCO_{2e} from 2019, and have decreased nearly 13% (211 tCO_{2e}) from the baseline year. The City's Low Carbon Fleet Policy has played a key role in this success, resulting in a 23.7% reduction in the average GHG emissions produced per vehicle using fossil fuels, as seen in Figure 1. This is despite a 14.6% growth in the fleet's size to serve the needs of the growing community.

Figure 1: Average GHG Emissions (tCO₂e) per Vehicle



These reductions have been achieved despite unanticipated challenges that influenced fuel consumption, primarily related to the COVID-19 pandemic. For example, In order to adhere to COVID-19 physical distancing measures, additional vehicles were used to maintain physical distancing, resulting in increased vehicle trips, fuel consumption and resulting emissions. The pandemic also restricted the City’s ability to use propane, a cleaner and cheaper fuel option, as physical distancing measures limited staff enrollment in the required propane safety and handling certification course.

5. Contractor Emissions Sector

Contractor emissions are defined as those emissions coming from the vehicles and equipment used to provide a typical municipal service (e.g. tree trimming, line painting) on contracts valued at over \$25,000. In 2020, contractor emissions contributed 79 tCO₂e to the corporate emissions inventory, a 72% decrease from 2019 (284 tCO₂e). This decrease was likely related to the COVID-19 pandemic and the reduced use of certain contracted services while Provincial health orders were in effect.

Although reducing contractor emissions is not within our direct control, the City may be able to influence these emissions by considering the sustainability of contractor’s operations during the vendor selection process. More organizations are beginning to report these types of emissions to understand the full GHG impacts of their operations and leverage their position to encourage sustainability throughout their purchasing.

As recommended by the updated CEERS, 2020 is the first year that contractor emissions are being included in the City’s corporate emissions inventory. As seen in Attachment 1, contractor emissions are reported separately to differentiate which emissions the City can control, and which emissions the City can only influence.

This approach will also maintain consistency in measuring the City's progress to reaching its corporate emission reduction targets, since the 2010 baseline year did not include the emissions produced by this sector.

NEXT STEPS

The City continues to undertake projects that reduce fuel and electrical consumption, which increasing the ratio of energy use reliant on low-carbon electricity. Despite the challenges presented by the COVID-19 pandemic, the City has a clear path forward through implementation of the updated CEERS, which provides a detailed outline of planned actions and strategies for the 10 year horizon. Attachment 2 provides a summary of energy conservation, efficiency, and measures that are currently underway or were completed in 2020.

FINANCIAL IMPLICATIONS

Under the Provincial Climate Action Charter, the City currently receives back 100% of the annual carbon tax paid to the Province as part of the Climate Action Revenue Incentive Program (CARIP). The City has been receiving approximately \$115,000 annually through CARIP and reports to the Province on our progress each year. The City uses CARIP resources to help implement corporate energy projects. On May 11, 2021 the Province announced the end of the CARIP program, outlining that 2020 will be the final year for reporting, with the final grant paid to local governments in 2021.

In 2019 the City allocated capital funds that would be used to implement CEERS building and fleet-related projects within the 2020-2024 Financial Plan based on the carbon price of \$150/tCO₂e applied to total corporate emissions. Following the announcement of the end of the CARIP program, the proposed 2022 Capital Plan was adjusted to reflect the loss of this funding.

INTERDEPARTMENTAL LIAISON

This report has been developed by the Climate Action, Planning and Development Department in consultation with the Engineering Services Department and the Electrical Utility. Additional interdepartmental staff consultation has occurred within the Energy Management Committee in the preparation of this report.

OPTIONS

The following options are presented for Council's consideration:

1. That Council receive this report for information; or
2. That Council provide alternative direction to staff.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1: 2010, 2019, and 2020 Corporate Energy & Emissions Inventories (tCO_{2e})
with New Electrical Emission Factors Applied

Attachment 2: Committed Initiatives and Future Considerations by Sector

APPROVALS

This report was prepared by:

Benjamin John, Corporate Energy & Emissions Specialist

This report was reviewed by:

Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action

Jackie Teed, Senior Manager, Climate Action, Planning and Development

Tobi May, Manager of Civic Buildings & Properties

Kevin Thorpe, Fleet Services Superintendent

Mike Nash, Manager of Electrical Services

This report was approved by:

Emilie K. Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

Attachment 1

2010, 2019, and 2020 Corporate Energy & Emissions Inventories (tCO₂e) with New Electrical Emission Factors Applied

Scope 1 and Scope 2 Emissions

Sector	Energy Type/Unit	2010*			2019			2020			Overall % Change GHGs 2010 - 2020
		Consumption	tCO ₂ e	Sector Total tCO ₂ e	Consumption	tCO ₂ e	Sector Total tCO ₂ e	Consumption	tCO ₂ e	Sector Total tCO ₂ e	
Buildings	Elect (kWh)	8,577,852	306	2,412	9,022,500	270	2,172	7,958,990	323	1,796	-25.5%
	Nat Gas (GJ)	41,849	2,105		38,116	1,902		29,533	1,473		
	Propane (L)	966	1		0	0		0	0		
Outdoor Lighting	Elect (kWh)	3,734,709	133	133	2,618,850	78	78	2,591,769	104	104	-21.8%
Water & Wastewater	Elect (KWh)	415,121	15	15	395,817	12	12	473,506	19	19	26.7%
Vehicle Fleet	Diesel (L)	349,696	955	1667	281,245	743	1479	286,929	757	1456	-12.7%
	Gasoline (L)	293,878	712		186,421	415		167,246	373		
	Propane (L)	0	0		209,022	321		214,994	326		
Total		4227			3741			3375			-20.2%

Scope 3 Emissions

Sector	Energy Type/Unit	2010*			2019			2020			Overall % Change GHGs 2010 - 2020
		Consumption	tCO ₂ e	Sector Total tCO ₂ e	Consumption	tCO ₂ e	Sector Total tCO ₂ e	Consumption	tCO ₂ e	Sector Total tCO ₂ e	
Contracted	Diesel (L)							28,607	75	79	N/A
	Gasoline (L)							1,798	4		
Total								79			

*Corporate emission inventories for this period were not kept. The emissions for the 2010 baseline are based on a regression model and actual emissions calculated in 2009 and 2011.

Attachment 2

*Committed Initiatives and Future
Considerations by Sector*

Existing Policy/ Policy Levers and Practice

- Updated the Corporate Energy and Emissions Reduction Strategy
- Updating the Green Buildings Policy
- Exploring the development of an Energy Efficient Equipment Selection Policy
- Updating the Low Carbon Fleet Policy
- Developing a Vehicle Needs Assessment Form

Buildings Sector

- Replaced domestic hot water heater at Engineering Operations with electric on-demand water heater
- Repaired and recommissioned the heat recovery chiller at the Anvil Centre
- Opened the new Sportsplex, which operates on 100% electric energy
- Began an ice plant compressor replacement project at Queens Park Arena and Moody Park Arena
- Building internal awareness across departments about the CEERS recommendations and how all future facility projects need to contribute toward the elimination of GHG results
- Replacement of Canada Games Pool
- Continued implementation of energy efficiency and electrification opportunities identified in existing ASHRAE Level 1 energy study
- Commitment to an ASHRAE Level 1 energy study on remaining City buildings within 5 years

Vehicle Fleet Sector

- Purchased a fully electric UTV (utility task vehicle)
- Purchased a fully electric Chevy Bolt
- Four hybrids purchased in 2020 and ten planned for 2021 – these will replace current internal combustion engine vehicles
- Electric Ford Transit Vans are being explored
- Electric vehicle charging infrastructure
- EV infrastructure deployment strategy development (Green Fleet Action Plan)

Lighting Sector

- Replacing metal halide lighting with LED retrofit kits along multi-use pathways
- Existing streetlights requiring new fixtures are being replaced with LEDs

- HPS bulb failures in existing streetlights are replaced with bulbs rather than new fixtures to maximize the assets useful life and significantly reduce costs
- LED light installations are a requirement for new development and capital projects. This will significantly reduce electricity consumption, extend the service life of the luminaires, and reduce maintenance costs.

Water & Wastewater Sector

- Aging pump station equipment (i.e., motors) will be replaced with high efficiency models as older equipment is phased out or repaired.

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K. Adin, Director, Climate Action, Planning and Development **File:** 05.1020.20

Item #: 2021-545

Subject: Construction Noise Bylaw Exemption Extension Request: 618 Carnarvon Street

RECOMMENDATION

THAT Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Urban One Builders between Monday November 15, 2021 to Thursday March 31, 2022 (excluding the period from December 24, 2021 to January 1, 2022), to permit work from the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street.

PURPOSE

The purpose of this report is to request Council grant an exemption from the Construction Noise Bylaw to Urban One Builders to permit construction work that cannot be performed during permitted hours due to TransLink's restrictions on construction activity when the SkyTrain is operating.

BACKGROUND

Site Characteristics and Context

The subject site is a multi-unit residential high rise under development by City Point Real Estate Development Co Ltd. The site slopes downward significantly from Carnarvon Street toward Clarkson Street. The site is also occupied by a SkyTrain guideway that runs east-west along the southern edge of the site emerging from an underground tunnel at the east end of the site and rising to the raised guideway elevation beyond the west property line. The development proposal submitted to the City includes encapsulating this guideway and using the space above for vehicle parking and for private outdoor open space for building residents.

DISCUSSION

Previous and Current Exemption Request

Urban One Builders was granted a Council exemption from Construction Noise Bylaw No. 6063, 1992 to perform work occurring between Monday July 5, 2021 to Saturday October 30, 2021 from the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street. See the previous Council report attachment as Appendix A.

Urban One Builders encountered a number of encumbrances during their underground civil works at Clarkson Street in the preparation of the installation of the pre-cast panels. This created unexpected delays. Urban One Builders also needs additional time to replace the existing tunnel fans in Columbia Station with more powerful fans as part of TransLink’s requirement that they extend the tunnel length. Urban One Builder is currently awaiting TransLink approval to proceed with the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street and.

Urban One Builders is requesting Council grant an exemption from Monday November 15, 2021 to Thursday March 31, 2022 (excluding the period between December 24,2021 to January 1, 2022) from the hours of 8:00 PM to 5:00 AM to enable the work.

Construction Noise Mitigation, Traffic and Business Impact

Overnight noise disturbances are expected. Detail regarding noise mitigation measures and area notification are in the previous Council report attached as Appendix A.

Urban One Builders has applied for a Street Occupancy Permit from the City and has provided a traffic management plan. Half a block of Clarkson Street between Sixth Street and McKenzie Street has been closed to traffic since late August 2021 as part of the approved construction plan. All businesses along the half a block closure of Clarkson Street will be notified about the extended deadline in the same manner as described in the previous report.

OPTIONS

There are two options to consider.

1. That Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Urban One Builders between Monday November 15, 2021 to Thursday March 31, 2022 (excluding the period from December 24, 2021 to January 1, 2022), to permit work from the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street.

2. That Council provide staff with alternative direction.

Staff recommends option 1.

ATTACHMENT:

Appendix A: Council Report dated November 30, 2020

APPROVALS

This report was prepared by:
Nav Dhanoya, Construction Impacts Coordinator

This report was reviewed by:
Kim Deighton, Manager of Licensing and Integrated Services

This report was approved by:
Emilie Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Appendix A
Council Report Dated November 30, 2020



REPORT

Development Services and Engineering Services

To: Mayor Côté and Members of Council **Date:** 11/30/2020

From: Emilie K Adin, MCIP **File:** 05.1020.20
Director of Development Services

Jim Lowrie, Eng.L, MBA
Director of Engineering

Item #: 397/2020

Subject: **618 Carnarvon Street (Urban One Project): Request for Construction Noise Bylaw Exemption**

RECOMMENDATION

THAT Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Urban One Builders to perform work occurring between Monday July 5, 2021 to Saturday October 30, 2021 from the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street.

PURPOSE

The purpose of this report is to present a request from Urban One Builders for an exemption to the Construction Noise Bylaw to permit construction work that cannot be performed during permitted hours due to TransLink's restrictions on construction activity when the SkyTrain is operating.

POLICY AND REGULATIONS

Construction Noise Bylaw 6063, 1992 restricts the time period when construction work is Permitted. Construction activities that may create noise and negatively impact the

Surrounding community are only permitted between 7:00 AM and 8:00 PM on weekdays and Saturdays. Construction noise is not permitted on Sundays or on statutory holidays. The bylaw does, however, give Council the authority to grant exemptions.

BACKGROUND

Site Characteristics and Context

The subject site is a multi-unit residential high rise under development by City Point Real Estate Development Co Ltd and occupied by a sub-surface SkyTrain guideway. The site slopes downward significantly from Carnarvon Street toward Clarkson Street. The SkyTrain guideway runs east-west along the southern edge of the site emerging from an underground tunnel at the east end of the site and rising to the raised guideway elevation beyond the west property line. The development proposal submitted to the City included encapsulating this guideway and using the space above for vehicle parking and for private outdoor open space for building residents. The map showing the project location is attached in Appendix A.

DISCUSSION

This noise bylaw exemption request is to enable the installation of pre-cast walls and panels for approximately 220 feet to encapsulate this portion of the SkyTrain guideway. The encapsulation will improve safety and mitigate noise for residents who will live in the residential tower above when the development is completed.

TransLink does not permit construction during SkyTrain's operating hours. While some preparation work is permitted to occur as early as 10 PM, construction work can only take place from 1:30 AM to 5:00 AM Sunday to Saturday.

The limited hours permitted by TransLink makes this work difficult to schedule in advance and creates challenges in performing the work in a consecutive manner. For that reason, the requested exemption is for four months from July 2021 to October 2021. This window of time will provide flexibility in case there is a stretch of inclement weather or unexpected problems are encountered with construction. Staff considers the requested exemption to be reasonable under these circumstances.

Traffic Impact

The work zone involves the section of Clarkson Street between McKenzie Street and Sixth Street. Clarkson Street is classified as a local-narrow type road with vehicular traffic flow in one direction only, westbound. Vehicle volume along this section of Clarkson Street is low. Pedestrian activity along the south sidewalk is also considered low volume and is not anticipated to be impacted by this work. There are no driveway access concerns along this section of Clarkson Street.

A full closure of Clarkson Street between McKenzie Street and Sixth Street during the four month period from July 2021 to October 2021 is required to accommodate the staging of a 90T crane and associated outriggers, which shall occupy the entire width of the street, to perform the work described. A final review of the traffic management plan will be performed by the Transportation Division during the Street Occupancy Permit application stage.

Recent short-term closures of this section of Clarkson Street were observed to have a negligible impact to vehicle and transit traffic in the surrounding area.

Given the scope of work and corresponding TransLink time restrictions described by Urban One Builders, City staff considers the requested street closure to be reasonable under these circumstances.

Business Impact

The closure of Clarkson Street is expected to impact several commercial tenants.

- The Cliff Block, which accommodates 23 supportive housing units, is located across the street, southeast from the construction site. Tenants will likely be impacted by nighttime noise, which may be disruptive and contribute to interrupted sleep. Most tenants do not own private vehicles therefore the street closure is not expected to impact mobility.
- The Union Gospel Mission (UGM), which feeds about 150 people each weekday, is also located across the street, southwest from the construction site. UGM will primarily be impacted by limitations to food deliveries. These deliveries could occur off of MacKenzie Street; however, this would involve additional distance and an uphill sloped sidewalk. Guests of the UGM typically do not own private vehicles therefore the street closure is not expected to impact their ability to access food security programming.
- The West Coast College of Massage Therapy has 150 students enrolled in their programs, 25 staff members working at the college, and 100 clients attending on a daily basis. It is located directly across the street from the construction site and the closure will affect access to their rear entrance. At the current time and due to Covid protocols, use of the rear entrance is restricted to wheelchair access only (there are no elevators near the Columbia Street). During the road closure those using wheelchairs will have to be dropped off and picked up at the corner of Sixth Street and Clarkson Street by HandyDART, a distance of 51.50 meters to the back door. HandyDART will send out a road supervisor to take a look at the site and advise HandyDART staff of the issue prior to the street closure. The driver or an attendant can assist the handicap client in the HandyDART buses.

Construction Noise Mitigation

Encapsulation of the SkyTrain guideway is expected to create noise disturbances in the overnight hours. Construction and heavy equipment noise is expected from both the 90T diesel crane required for erecting the pre-cast planks and panels, and from construction workers hammering, welding, and grinding steel and concrete.

Urban One Builders is committed to completing the work as quietly as possible and has committed to the following mitigation measures:

- Ensuring all equipment is in good operating order.
- Operating equipment at minimum engine speeds consistent with effective operation.
- Educating and supervising construction personnel to ensure potential noises are minimized.
- Avoiding unnecessary idling, revving, and use of airbrakes and banging of tail gates.
- Turning off equipment when not in use.
- Consider use of alternative back-up warning systems such as white noise reversing alarms instead of tonal beepers.
- Locating stationary noise generating equipment as far away as possible from noise sensitive receiver.
- Scheduling construction activities and limiting equipment usage times to minimize noise, especially during nighttime hours and near sensitive receivers.
- Having a night time contact person available to respond to any calls from affected residents or businesses.
- Performing spot checks using hand held noise monitors.
- Installing hoarding if necessary to further reduce the sound impact.

Area Notification

Urban One Builders distribute weekly notices advising of upcoming work to approximately 2,870 residents and businesses by hand, email, Canada Post and notice boards in the following downtown areas:

- 400 to 700 block of Columbia Street and Carnarvon Street;
- 500 and 600 block of Clarkson Street;
- 500 to 700 block of Victoria Street and Agnes Street;
- 20 unit block to 100 block of Sixth Street;
- 20 unit block of Church Street;
- 700 block of Lorne Street;
- 30 unit block and 40 unit block of Begbie Street and Alexander Street.

The map showing the notification area is attached in Appendix B.

OPTIONS

There are two options to consider.

1. That Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Urban One Builders to perform work occurring between Monday July 5, 2021 to Saturday October 30, 2021 between the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street.

2. That Council provide staff with alternative direction.

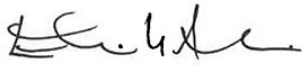
Staff recommends option 1.

ATTACHMENTS

- Appendix A: Map Showing the Project Location
- Appendix B: Map Showing the Notification Area

This report has been prepared by:
Nav Dhanoya, Construction Impacts Coordinator
Michael Nguyen, Transportation Technologist

This report was reviewed by:
Kim Deighton, Manager Licensing and Integrated Services
Lisa Leblanc, Manager Transportation



Emilie K Adin, MCIP
Director of Development Services

Approved for Presentation to Council



Jim Lowrie, Eng.L, MBA
Director of Engineering



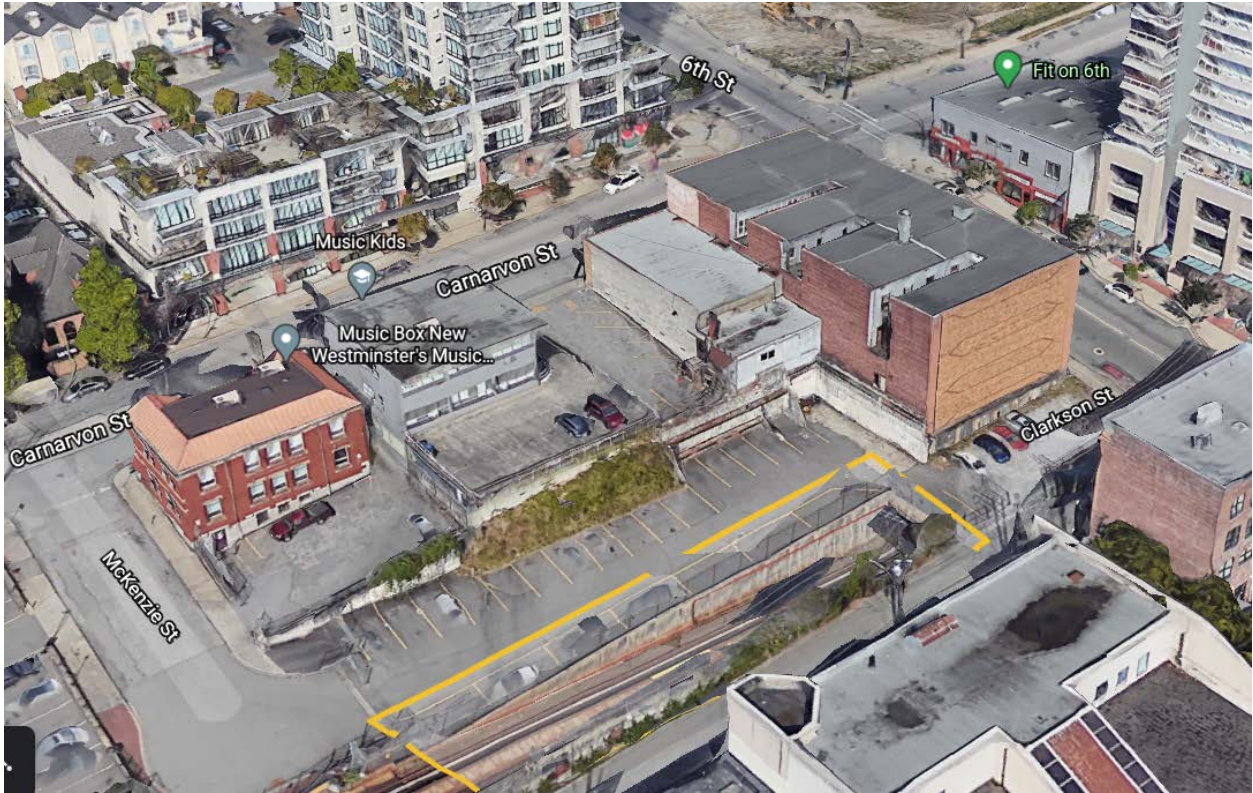
Lisa Spitale
Chief Administrative Officer

Appendix A

Map Showing the Project Location

Appendix A

Map showing the project location (in yellow area)

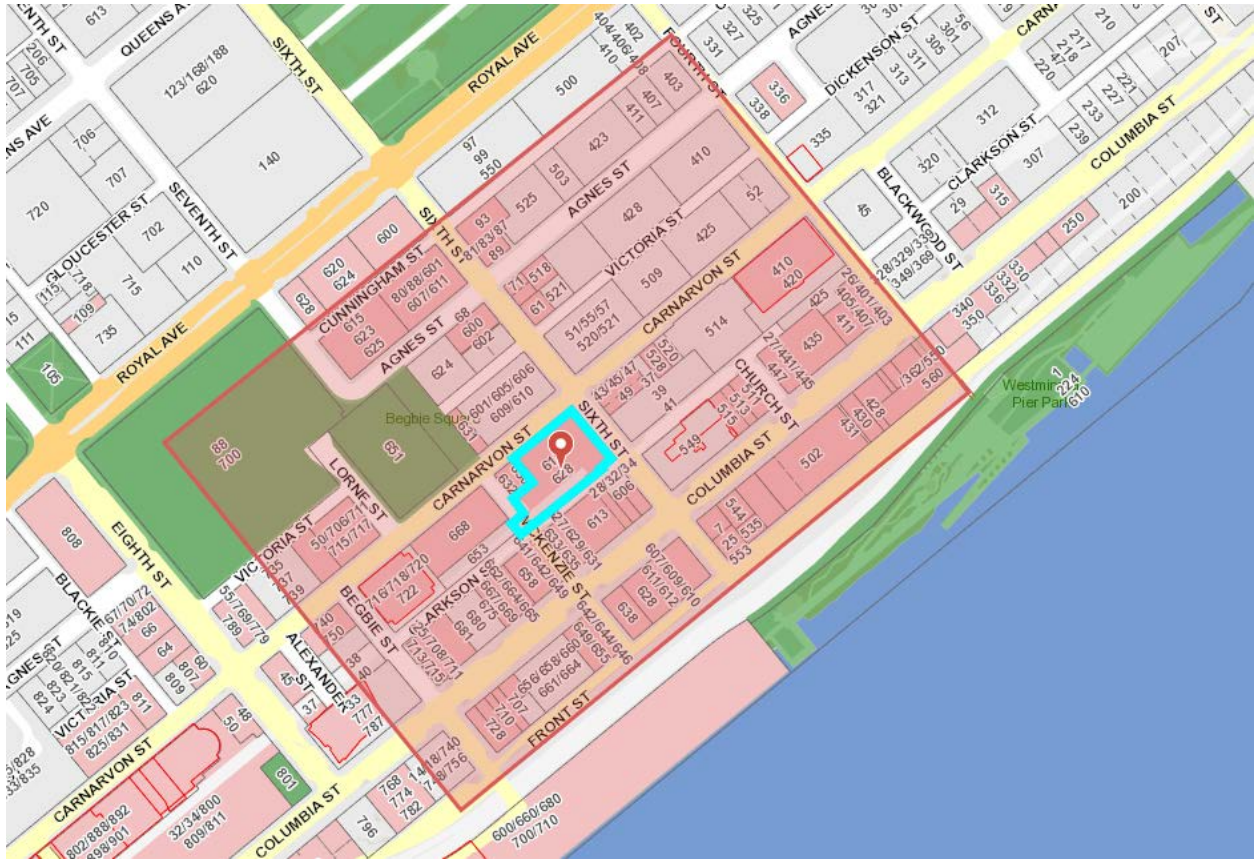


Appendix B

Map Showing the Notification Area

Appendix B

Map showing notification area (in red)



REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K. Adin, MCIP **File:** 05.1020.20
Director, Climate Action, Planning and
Development

Item #: 2021-559

Subject: Construction Noise Bylaw Exemption Request: New Westminster
Interceptor – Columbia Sewer Rehabilitation

RECOMMENDATION

THAT Council grant an exemption to Oscar Renda Contracting of Canada (ORCC) from Construction Noise Bylaw No. 6063, 1992 for four nights between Tuesday November 16, 2021 and Friday December 17, 2021 from 8:00 PM to 7:00 AM on weekdays, and Saturdays 6:00 PM to 9:00 AM Sundays to conduct slip-lining of the existing sewer with small sections of open cut replacement, replacement of lateral connections, and installation of new utility holes at Eighth Street and Columbia Street and at Blackwood Street and Columbia Street.

PURPOSE

To seek an exemption from the Construction Noise Bylaw for Oscar Renda Contracting of Canada (ORCC) to conduct slip-lining at the existing sewer with small sections of open cut replacement, replacement of lateral connections, and the installation of new utility holes at Eighth Street and Columbia Street and at Blackwood Street and Columbia Street during overnight hours for four nights from Tuesday, November 16, 2021 to Friday, December 17, 2021.

BACKGROUND

Project Description

The New Westminster Interceptor Columbia Section sewer is a section of a Metro Vancouver sanitary collection system that runs from McBride Boulevard at the upstream end to the junction of Columbia Street and Front Street at the downstream end totaling

approximately 1,600 m. The existing condition of the sewer is poor and it has had numerous minor, localized repairs completed in the last few years. Due to its condition the sewer's entire length is undergoing rehabilitation. The rehabilitation work consists of slip-lining the majority of the existing sewer with small sections of open cut replacement, replacement of lateral connections, and installation of new utility holes.

DISCUSSION

The slip-lining phase of the New Westminster Interceptor Columbia Replacement project represents a key stage in the project as it is this activity that directly addresses the threat of aging sewer pipe failure. The specific task requiring the noise exemption is the concurrent movement of pipe into position with a loader and the slip-lining of 700 metres of the existing sewer line with a jacking frame along Columbia Street from Front Street to Blackwood Street. Although completion of this activity exclusively during the day was originally planned, the window to complete this critical phase is at risk due to the seasonal weather along with the urgency to complete this phase to avoid conflicting with the Pattullo Bridge Replacement project in 2022. Therefore having the ability to work continuously through the night has significant advantages:

- This construction work is weather dependent, and the work revolves around the sewer line surcharging, which occurs during heavy rain events. During this period of high levels, no work can occur. As such, continual work through nighttime hours will reduce the number of continuous dry days needed, thereby allowing ORCC to address the urgency and schedule this activity within a smaller weather window.
- The faster completion of the slip-lining will reduce the number of required construction days and thereby reduce impacts to Downtown businesses.
- The faster completion will also reduce the likelihood of construction conflicts with the planned Pattullo Bridge replacement project construction scheduled in 2022. Simultaneous construction work of the two projects is expected to have a significant impact to the community from a transportation, business, and overall livability perspective.

Notification and Noise

Updated construction notification will be provided to residents and businesses in the area by the contractor and Metro Vancouver. Noise will be kept to a minimum during the slip-lining activity. Only essential tasks for slip-lining will occur outside the permitted construction hours. There will be no dump truck delivery or soil removal during the overnight work.

ORCC has applied for and received a Street Occupancy Permit from the City's Engineering Transportation Division.

Road Closure Impact

In conjunction with the noise exemption, the slip-lining of approximately 700 metres of pipe, from the entry shaft at Eighth Street and Columbia Street to the receiving shaft at Blackwood Street and Columbia Street, will also involve the full closure of Columbia Street to two-way vehicle travel between Front Street and Begbie Street. A complete closure is necessary to provide adequate road space for construction crews to both safely move pipe material to the launch shaft and simultaneously perform the slip-lining activity. An additional benefit of a complete closure is that it will simplify the work zone and will permit the contractor to focus on their task more efficiently without having to manage traffic simultaneously. With a noise exemption granted by Council, a 24-hour closure of Columbia Street of up to 4 days is expected. However, with these measures in place, it will allow ORCC to complete this task more safely and potentially in a shorter period of time than the maximum time period of 4 days that has been requested.

ORCC has submitted Transportation Management Plans for this closure, which includes accommodation for pedestrians, cyclists, affected transit routes, and vehicle movements. These plans are currently being reviewed by City staff, and are expected to be approved before the slip-line work takes place. This also includes coordination with the 660 Quayside Drive development (Pier West, Bosa Development) to ensure road safety and whistle cessation at the Begbie rail crossing are maintained. Digital signs will be updated to advise motorists of road closures. City staff will coordinate with Metro Vancouver’s communications group on messaging to residents, businesses and regional partners to promote that businesses are still open during construction but some vehicle access will not be available through downtown.

Given that this is a critical phase of the project, the limited weather window to complete this work, expected low noise impacts, and a shorter Columbia Street closure that should lessen impacts to Downtown businesses, City staff consider the requested exemption to be reasonable under these circumstances.

OPTIONS

There are two options to consider:

- 1. That Council grant an exemption to Oscar Renda Contracting of Canada (ORCC) from Construction Noise Bylaw No. 6063, 1992 for four nights between Tuesday November 16, 2021 and Friday December 17, 2021 from 8:00 PM to 7:00 AM on weekdays, and Saturdays 6:00 PM to 9:00 AM Sundays to conduct slip-lining of the existing sewer with small sections of open cut replacement, replacement of lateral connections, and installation of new utility holes at Eighth Street and Columbia Street and at Blackwood Street and Columbia Street.

- 2. That Council provide staff with alternative direction.

Staff recommend Option 1.

APPROVALS

This report was prepared by:

Nav Dhanoya, Construction Impacts Coordinator

Michael Nguyen, Engineering Technologist - Transportation

This report was reviewed by:

Kim Deighton, Manager of Licensing and Integrated Services

Kanny Chow, Transportation Engineer

Mike Anderson, Acting Manager of Transportation

This report was approved by:

Emilie K. Adin, Director, Climate Action, Planning and Development

Lisa Leblanc, Acting Chief Administrative Officer

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K. Adin, MCIP **File:** 05.1020.20
Director, Climate Action, Planning and
Development

Item #: 2021-539

Subject: Construction Noise Bylaw Exemption Request: New Westminster
Interceptor – Sapperton Connection along East Columbia Street

RECOMMENDATION

THAT Council grant an exemption to AquaCoustic Remote Technologies Inc. from Construction Noise Bylaw No. 6063, 1992 from Sunday November 21, 2021 to Wednesday December 22, 2021 for two nights from 10:00 PM to 7:00 AM to conduct overnight sonar inspections of the sewer lines along East Columbia Street between Cumberland Street and Debeck Street.

PURPOSE

The purpose of this report is to request Council grant an exemption from the Construction Noise Bylaw to permit overnight sonar inspections of the sewer lines in Sapperton along East Columbia Street between Cumberland Street and Debeck Street.

BACKGROUND

Project Description

The Metro Vancouver Sewer Interceptors convey the City's and other municipalities' wastewater to a treatment plant before being discharged into the waterways. Maintenance of the sewerage system benefit all lower mainland residents. Sonar inspections of these sewer lines are needed to support ongoing maintenance programs to avoid any future failures for nearby residents and businesses.

The New Westminster Sewer Interceptor carries extremely high sewage flows during daytime hours. To capture the maximum surface area of the pipe's interior, maintenance work on the interceptor can only be performed during dry weather and during low flow periods. Low flow periods typically occur between the hours of midnight and 6:00 AM.

AquaCoustic Remote Technologies Inc. has been contracted by Metro Vancouver to conduct sonar inspections of the sewer lines during overnight hours.

DISCUSSION

AquaCoustic is requesting an exemption for two nights from 10:00 PM to 7:00 AM to occur between Sunday November 21, 2021 and Wednesday December 22, 2021 to conduct sonar inspection of Metro Vancouver sewer lines along East Columbia Street between Cumberland Street and Debeck Street. Sewer flows are at their lowest overnight and low flows expose the maximum surface area of the pipe's interior. Traffic impact is also lowest overnight. The work is weather dependent and should take place during a light to no rain period in order for the sonar to detect scans below the water line. To enable AquaCoustic to capture the right conditions, a one month window for the two day exemption is requested.

During the sonar inspection, work crews will be stationed at both the upstream and downstream utility holes at the same time. The work would involve removing the utility hole lids and inserting an inspection platform into the sewer line. It is operated remotely from the surface and will travel the length of the required sewer segment. Once complete, the inspection platform is retrieved, utility hole lids replaced and the site cleaned as required. An overview of the New Westminster Interceptor Project along East Columbia Street is attached as Appendix A.

Area Notification and Traffic Impact

Noise will be generated from the operation of two small generators and two work vehicles. The following steps will be taken by the contractor to mitigate the noise at the work site:

- Sound deadeners will be used to minimize the noise from the generators.
- Vehicles and equipment will be operated only as needed.
- Crew members will keep their conversation volume to a minimum.
- Site contact information (provided in notifications) will enable residents and/or businesses to have their questions or concerns quickly addressed.
- Equipment will be checked to ensure good working order prior to mobilizing at the work site.

Businesses and area residents potentially impacted by the noise will be notified a week prior to the work. Field crews will deliver hard-copy notices to individual residences and/or businesses, or post a notice at the front door lobby entrance of multi-dwelling units. A sample of notification is attached as Appendix B.

AquaCoustic will be applying for a Street Occupancy Permit with City Engineering – Transportation division as utility holes are located on the south bound right lane on Columbia Street. Crews will use traffic cones around the work zone and place advanced warning signs for drivers. Pedestrians should not be affected by the work area.

OPTIONS

There are two options to consider:

- 1. That Council grant an exemption to AquaCoustic Remote Technologies Inc. from Construction Noise Bylaw No. 6063, 1992 from Sunday November 21, 2021 to Wednesday December 22, 2021 for two nights from 10:00 PM to 7:00 AM to conduct overnight sonar inspections of the sewer lines along East Columbia Street between Cumberland Street and Debeck Street.
- 2. That Council provide staff with alternative direction.

Staff recommends option 1.

ATTACHMENTS

- Appendix A: Overview of the New Westminster Interceptor Project along East Columbia Street.
- Appendix B: Sample of notification for area residents and businesses.

APPROVALS

This report was prepared by:
Nav Dhanoya, Construction Impacts Coordinator

This report was reviewed by:
Kim Deighton, Manager of Licensing and Integrated Services

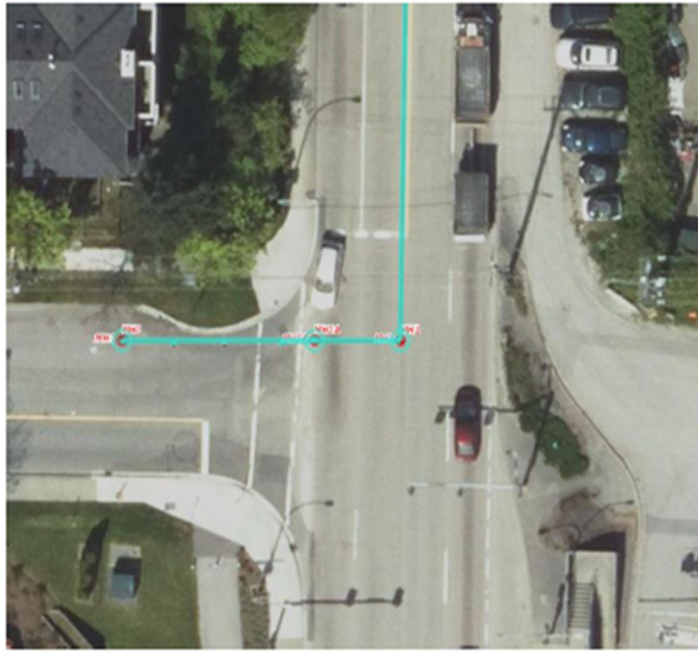
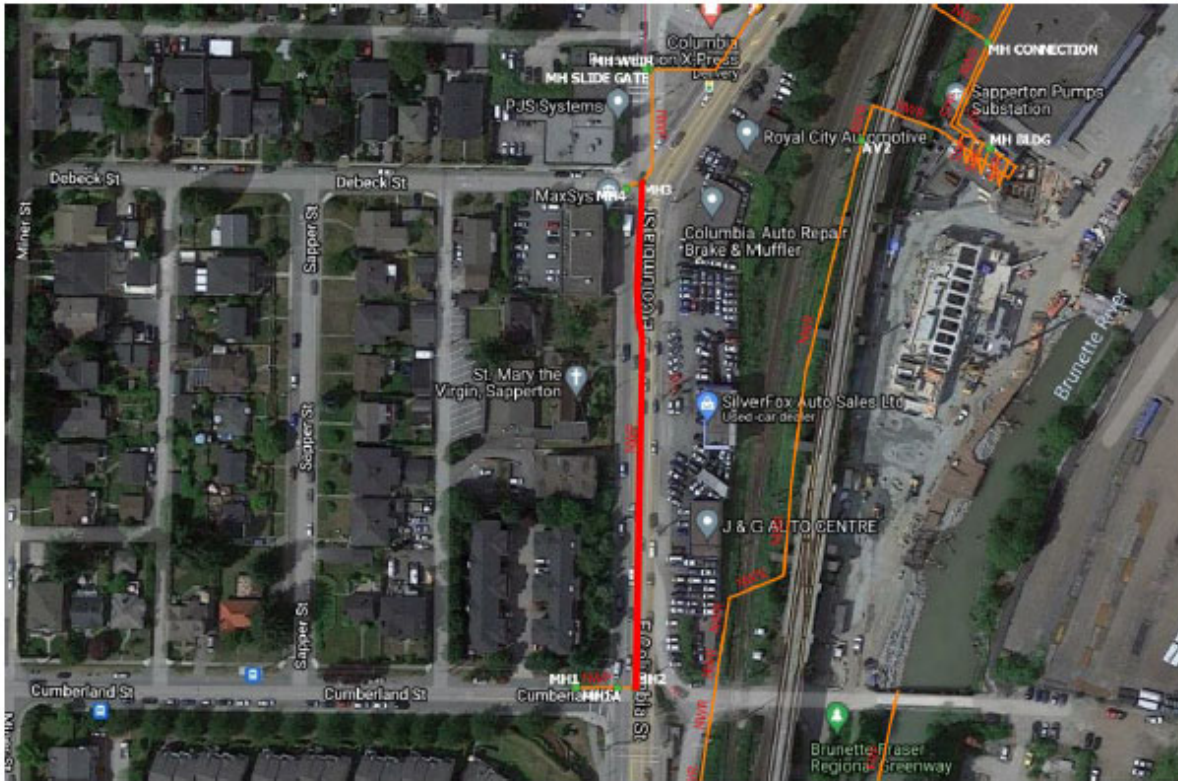
This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Appendix A

Overview of the New Westminster Interceptor Project along East Columbia Street

Appendix A

Overview of the New Westminster Interceptor Project along East Columbia Street



Appendix B

Sample of Notification for Area Residents and Businesses

Appendix B

Sample of notification for area residents and businesses.

Nighttime Work

Sewer Video Inspections

METRO VANCOUVER, in coordination with its contractor, AquaCoustic Remote Technologies Inc, will be inspecting a sewer main in your neighbourhood.

To complete the above-mentioned work, a small crew and work vehicle may be on site between the hours of 10:00 p.m. to 6:00 a.m. from Jun 2 to _____, 2021.

During this period, workers will be videotaping the sewer interior between manholes. This process provides the contractor with a first-hand look at the deteriorating pipe conditions.


Videotaping must be carried out during the early morning hours when sewer flows are at their lowest. Please note that this work is highly weather dependant.

Associated activities are not expected to cause excessive noise or disturbance to area residents.

Your patience and understanding during this work is appreciated.

Contact Us
For more information, please contact AquaCoustic Remote Technologies Inc at 604-730-8117.

For after-hours emergencies, please call Tate Kindrick at 604-618-9001.

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ਇਸ ਖ਼ਬਰ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਸ਼ਾਹੀ ਹੋ ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉੱਲਥਾ ਕਰਨ ਲਈ ਮਾਗੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

REPORT

Office of the Chief Administrative Officer

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Lisa Spitale
Chief Administrative Officer **File:**

Item #: 2021-544

Subject: Covid-19 Task Forces: Update

RECOMMENDATION

THAT Council receives this report for information.

PURPOSE

An informational report to Council with updates from the Covid-19 Task Forces.

BACKGROUND

Outlined below are the Covid-19 pandemic response task forces; they are:

1. At-Risk and Vulnerable Populations
2. Seniors and Persons Living with Disabilities
3. Business and the Local Economy

The updates and accomplishments from each task force for the period September 22 to November 9 are outlined in Attachment 1.

CONCLUSION

The work being fulfilled by the COVID-19 pandemic response task forces are a top priority for the City. Staff workplans are prioritized to the pandemic response.

ATTACHMENTS

Att 1: COVID-19 Task Forces Update September 22 to November 9, 2021.

APPROVALS

This report was prepared by:
Lisa Spitale, Chief Administrative Officer

This report was approved by:
Lisa Spitale, Chief Administrative Officer

Attachment #1
Covid-19 Task Forces Update
September 22 to November 9, 2021

COVID-19 Task Forces: Update – September 22 to November 9, 2021

Vulnerable and At Risk Populations

Enhanced Homeless Outreach Referral and Advocacy Services

Lookout Housing and Health Society, which was the successful proponent of a request for proposals for enhanced outreach, has retained a second outreach worker. The two outreach workers are responding to City staff requests for assistance, with one of the workers available 10:00 a.m. to 6:00 p.m., Sunday through Thursday, and the other worker available 11:00 a.m. to 7:00 p.m., Friday and Saturday.

Enhanced Emergency Shelter Capacity

The Lower Mainland Purpose Society has applied for a Temporary Use Permit (TUP) to allow for an emergency shelter on the lower floor of the former Army and Navy Department, which would be accessible off of Front Street. The emergency shelter could be either an extreme weather response program shelter, which would be operational from November 1 and March 31 and activated during extreme weather events, or an emergency response centre shelter, which would be operational for 18 months or until new supportive housing is developed and would operate 24/7 and possibly offer support services. The TUP, if approved by Council, would permit up to 50 mats or beds and meet the needs of unsheltered adults. BC Housing would fund the emergency shelter.

Health Contact Centre

The Health Contact Centre, which includes an overdose prevention site and other harm reduction services, has been operational for about seven months. As of September 2021, it had recorded over 700 visits and there were no overdose deaths. The centre operates from 3:30 to 10:00 p.m. and offers witnessed consumption, community referrals, drug testing, and peer support. There is increasing evidence that illicit drug use and overdoses are happening early in the day and when the centre is not operational. The City is preparing a case for support for expanded operating hours for the centre, including during the morning and early-afternoon, and when complete, will hold discussions with Fraser Health.

Personal Identification Services

City staff have circulated a request for proposals for a non-profit organization to offer personal identification services to those who are unsheltered or who are precariously housed. Of note, not having personal identification limits an individual's ability to access government benefits and services, including related to COVID-19. Based on the request for proposals, the City received two submissions, and after an evaluation, it will select a non-profit provider.

Seniors and Persons Living with Disabilities

Friendly Caller Program- Ongoing

Many seniors live in isolation and COVID-19 has only enhanced the social challenges that impact them. The Friendly Caller Program continues to operate through the Seniors Services Society reaching out to seniors in our community that are seeking social interaction. The number of people called during this time period are as follows:

Number Registered: 20

Volunteers: 9

Avg. Age: 78

Total calls: 36

Total Min.: 705

Average length of call: 19 minutes

Food Securement

The Century House Food Program has been relocated to Legion Manner allowing for meals to better reach the vulnerable seniors population. This has resulted in an increased distribution of 30 meals per week for a total of 50 meals every Tuesday and Thursday.

Business and Local Economy

- Continued bi-weekly distribution of the *InvestNewWest* newsletter (850 current business subscribers).
- Business and Local Economy Task Force meeting bi-weekly for the remainder of 2021.
- The fourth quarter of the collaborative marketing campaign, ReDiscover New West, features strategic media buys in neighbouring communities to encourage nearby local visitors to rediscover what New Westminster has to offer and is complemented by a new video and coordinating assets, and runs until the end of 2021. The 2022 ReDiscover New West campaign will feature “superfans” to amplify and personalize messaging around supporting local business.
- VENN# 6 (Virtual Education and Networking Night) was held on September 22nd with a focus on social media. VENN# 7 is scheduled for November 17th on the topic of board recruitment. All VENN recordings are available: <https://www.newwestcity.ca/business-and-economy/arts-culture-and-non-profit-culture-sector#virtual-education-and-networking-nights>
- Info sheets and coordinated signage have been developed and distributed for businesses regarding mask wearing and enforcement.

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K Adin, MCIP
Director, Climate Action, Planning and
Development **File:** 13.2680.20
OCP00038 &
REZ00218
OCP00034 &
REZ00203

Item #: 2021-546

Subject: Crisis Response Bylaw Amendments: Consultation Summary and Second Reading of Bylaws

RECOMMENDATION

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021

- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City’s Capital Expenditure Program as contained in the Five Year Financial Plan and the Region’s Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

PURPOSE

To present to Council with a summary of public feedback for three separate but closely related projects that are being bundled together as the ‘Crisis Response Bylaw Amendments.’ Staff is seeking Second Readings and forwarding to a Public Hearing of the six related bylaws, including for an Indigenous affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The City of New Westminster, along with its project partners, has bundled three separate but closely related projects into one review process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. The three projects are:

- 1. City-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.**
 - an OCP amendment to permit, in all land use designations, any land uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster;
 - a general Zoning Bylaw amendment that includes a definition for Crisis Response Use, outlines transportation related provisions for Crisis Response Use, permits Crisis Response Uses in all zoning districts and outlines criteria with which Crisis Response Uses must comply;

- 2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.**
 - an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings;
 - a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site;

3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

- an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing;
- a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The City and project partners have undertaken public consultation including four virtual information sessions. The proposal was also presented to the Advisory Planning Commission.

There are several imminent funding opportunities by senior levels of government that would contribute to affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications, and resulting condensed public engagement phase by the City on these three projects, reflect the understanding by all levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Should the projects receive funding, it would be significant investment into New Westminster in support of affordable housing for some of our vulnerable populations.

BACKGROUND

Policy Context

There are many policies that actively support the City’s advancement of the Crisis Response Bylaw Amendments. An overview of these enabling and action-focused policies, as well as information about site characteristics, context, proximity to transit and supportive policies for 350-366 Fenton and 60-68 Sixth Street, are included in Attachment 1 to the report.

Project Descriptions

1. City-Wide Crisis Bylaw Amendments

The proposed adoption of some general Official Community Plan and Zoning Bylaw amendments would offer a way for the City to respond more quickly to possible future and current crises such as the COVID-19 pandemic, recent fires and heat waves, the overdose crisis, the regional homelessness crisis. The proposed OCP and zoning bylaw amendments would be limited to projects that meet all four of the following criteria:

- a) The property/properties must be owned or under long-term lease by the City, BC Housing, or another public agency;
- b) The project(s) must be government agency funded;
- c) The project(s) must be non-profit society or public agency operated; and

- d) The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

Future projects that meet all of the criteria would no longer need a rezoning. However, projects would still be subject to other City approvals. Application review would follow the City's typical development review process, including public notification and an opportunity to comment, though special consideration for waiving certain steps may be considered on a case-by-case basis. For projects on City-owned land, the City would still have the authority as landowner to approve the proposed land use, including setting any appropriate conditions on the use (e.g. limiting the use to a specific time period).

The proposed Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021 which relate to this project are included as Attachment 2. Since 1st Reading of the Zoning Bylaw amendment, a subsequent amendment to the Zoning Bylaw has been brought forward which has resulted in a minor adjustment to the numbering of the Off-Street Parking section for this Zoning Bylaw amendment. The change is as follows:

- c) Adding the following under Section 140 (Off-Street Parking):

140 .15 .1 For crisis response uses, off-street parking shall be provided to the satisfaction of the Director of Engineering.

Revised To:

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 "Institutional Off-street Parking Space Requirements" table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

2. 350-366 Fenton Street

In partnership with Vancouver Native Housing Society, the City has continued work on developing a non-market affordable housing project for Indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Canada Mortgage and Housing Corporation's Rapid Housing Initiative Round Two, and updated information on site geotechnical and construction technology, a modified project that meets the funding program requirements is proposed, including:

- Culturally-appropriate housing to meet the needs of urban Indigenous individuals and families, including a target of 50% units for women and children;
- Three-storey 58-unit building built above the Flood Construction Level;

- Mix of studios, one and two bedroom units with rents geared to tenant incomes;
- 20% fully accessible units;
- A central elevator, which would provide access to all floors and units;
- Common laundry and green space;
- Property management services, including a building maintenance worker;
- Reduced building siting and off-street parking and loading requirements;
- Aiming for high environmental design standard and energy efficiency.

The project would require an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings; and a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021, both of which relate to this project, are included as Attachment 3.

3. 60-68 Sixth Street

A supportive housing project is being proposed by the City and BC Housing, with the intention to submit a grant application in 2021 to Canada Mortgage and Housing Corporation's [Rapid Housing Initiative](#) program. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street (owned by the City). The concept includes:

- Four-storey modular building with approximately 52 supportive housing units, some exterior programming space (e.g. a smoking gazebo), and no commercial at grade;
- 100% Deep Subsidy Income Limit with monthly rents set at the maximum Income Assistance Shelter rate, which is currently \$375;
- Resident supports including: meal programs, laundry facilities, 24/7 support staff, life skills and employment training, referrals to other community services, and on-site medical and other health support;
- BC Housing would have multiple on-site staff to operate the building, as well as other building support staff as needed (e.g. cook, cleaners);
- Limited, if any, parking would be accommodated on-site.

An Open Request for Proposals for operators is expected to be issued in the coming months.

The project would require an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing; and, a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 which relate to this project are included as Attachment 4. On review of the bylaws between 1st and 2nd reading, a wording change in the OCP Bylaw has been made to ensure language consistency with the Zoning Bylaw. The change is as follows:

- *Section 2. Affordable rental housing changed to supportive housing*

DISCUSSION

City-Wide Crisis Response Bylaw Amendments

Staff considers that the proposed City-wide Crisis Response OCP and Zoning Bylaw amendments to be reasonable as they would:

- Proactively respond to the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local – by "pre-approving" specific land uses on publicly-owned/leased land that respond to these emergency situations;
- Increase the City’s and/or future project partners’ chances of successful senior government grant applications, thus resulting in increased amounts of investment in New Westminster in support of affordable housing and urgently needed services for some of our vulnerable populations;
- Facilitate the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Align with the mandate of the Strategic Plan to create a welcoming, inclusive, and accepting community that promotes a deep understanding and respect for all cultures; and with the City’s DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative;
- Demonstrate the City’s deep commitment to partnering with other levels of government to address crises that are affecting our community.

350-366 Fenton Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- House multigenerational members of the Indigenous community including Elders, families, and individuals, aligning with the City's reconciliation initiative;
- Contribute City-owned land for the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster;
- Provide affordable housing units in Queensborough, which has the lowest number of non-market housing units by sub-area in New Westminster;
- Be consistent with affordable housing principles regarding locating projects near everyday needs, services and amenities such as Queensborough Landing Shopping Centre, parks, bus stops, schools and Queensborough Community Centre.

If funding is successful and the project proceeds, staff would work with the applicant to refine the proposal during the site and building design development phase, including exploring:

- Architectural design that appropriately transitions the building to the neighbouring properties;
- Encouraging and supporting walking, cycling and transit transportation demand management measures;
- Achieving a reasonable amount of on-site parking (the design concept currently includes proposed onsite parking availability at approximately 0.5 /unit ratio).

60-68 Sixth Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- Allow the use of existing, new modular units which, though they cannot accommodate commercial uses at grade, would make the project feasible within the limited site size, and support the City's Climate Action goals by eliminating the need for new wood-frame construction to achieve the project;
- Be consistent with good planning principles regarding locating density along a major transportation corridor and within service centres, such as the downtown regional centre;

- Be consistent with good planning principles regarding locating residential density close to residents' everyday needs (shops, services, transit and other amenities) – particularly important for projects housing those with lower incomes;
- Deliver much needed supportive housing units in New Westminster, in response to the regional housing crisis, the Provincial opioid crisis and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Result in a significant amount of Provincial investment in New Westminster in support of affordable housing for some of our vulnerable populations.

The site is located along Sixth Street, which is a Great Street identified in the City of New Westminster's Master Transportation Plan and OCP. Allocation for loading and parking for staff would be explored during the detailed building design phase. In many supportive housing buildings, very few residents have vehicles. With the proximity to transit and services, the need for resident parking is anticipated to be low.

CONSULTATION

Public Consultation

The City has received feedback on this application through the public engagement approach endorsed by Council at the September 27, 2021 Council meeting. Comments received included correspondence or phone calls submitted directly to staff and Council, through the Be Heard New West engagement page, and during four virtual information sessions. All of the feedback received has been reviewed by staff and is summarized in Attachment 5.

City Notifications: Per City practice, postcards were mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street; emails were sent to Residents Associations and other local groups such as Business Improvement Associations; project information signs were placed on-site at 350-366 Fenton Street and 60-68 Sixth Street; and advertising for the information sessions and the projects' Be Heard webpage were conducted via the local newspaper and the City's social media channels.

Be Heard New West Project Webpage: Be Heard New West is the City's online community engagement space. A Be Heard page specific to this project was launched on October 1, 2020. The webpage saw more than 450 visitors as of October 24, 2021. A summary of the content is included in Attachment 6.

Other feedback: A number of emails have been sent directly to the City regarding the projects and are included in Attachment 7. Feedback submitted by phone is incorporated into the summary in Attachment 5.

BC Housing: BC Housing also prepared correspondence and information sheets that were distributed to project neighbours and community members, and will continue to engage with stakeholders if this project moves forward. BC Housing staff were also

available to meeting with anyone who wanted to discuss the project outside of the virtual information sessions. A project page on the BC Housing Let’s Talk website went live on September 20, 2021. As of October 27, 2021, there have been a total of 35 views from 29 unique visitors. A summary from BC Housing is included in Attachment 8.

Stakeholder Consultation

The Local Government Act includes specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The Act requires the municipality to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed amendment. At their meeting on September 27, 2021 Council endorsed consultation with the New Westminster Board of Education and with First Nations which have been identified as having an interest in New Westminster through the Province’s Consultative Area Database (CAD).

Acknowledges of receipt for request for consultation were received from the Qayqayt First Nation, Kwantlen First Nation Council and Tsleil-Waututh Nation.

Committee Consultation

Advisory Planning Commission: The project was presented for information to the Advisory Planning Commission on September 21, 2021 and was received positively by members.

FINANCIAL IMPLICATIONS

Senior government funding is being sought for both of the site-specific housing projects, and the City’s expediting of the OCP amendments and rezonings support these funding requests by signaling the emergency nature of these proposals, and the level of commitment the City has to addressing the housing crisis.

- 1. The grant submission for 350-366 Fenton Street was for approximately \$32M which was requested to cover 100% of the capital required for this project. While the City would be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.
- 2. Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate submitting a grant application in winter 2021/2022.

ADOPTION REQUIREMENTS

Prior to the adoption of the proposed Zoning Bylaw Amendment, the City’s project partners will need to register a Section 219 Restrictive Covenant (No Build Covenant) which is to the satisfaction of staff and which outlines that the following requirements must be met prior to any construction on the site:

- Enter into a legal agreement that would secure the rental units; and
- Enter into a Works and Services Agreement.

NEXT STEPS

On September 13, 2021 Council directed staff to use the following application review process, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents Associations, Business Associations, etc.) and other consultation stakeholders (School District, First Nations, etc.); (September 20-24, 2021);
3. Advisory Planning Commission consideration (September 21, 2021);
4. Council consideration of First Reading of Zoning and OCP amendment bylaws (September 27, 2021);
5. City and project-partner consultation; (October 5 – 24, 2021);
 - a. Crisis Response – October 5, 2021
 - b. 60-68 Sixth Street – October 19, 2021
 - c. 350-366 Fenton Street – October 20, 2021
 - d. Crisis Response – October 21, 2021
6. Council consideration of Second Reading of Zoning and OCP amendment bylaws; (anticipated November 15, 2021) (**we are here**)
7. Formal referral and consultation with School District, First Nations and Ministry of Transportation and Infrastructure;
8. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (estimated December 6, 2021);
9. Adoption of all bylaws that are given Third Reading (to be determined).

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the advancement of the Crisis Response Bylaw Amendments initiative. Staff working on the Affordable Housing Portfolio include staff from Parks & Recreation, Finance, Engineering Services,

Electrical, Planning & Development, Mayor’s Office, and Office of the CAO. The policy and projects were also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are offered for Council’s consideration:

- 1. That Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the ‘Crisis Response Bylaw Amendments’;
- 2. That Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:
 - a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
 - b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
 - c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
 - e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 - f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
- 3. That Council consider:
 - a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
 - b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City’s Capital Expenditure Program as contained in the Five Year Financial Plan and the Region’s Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

- 4. That Council provide staff with alternate direction.

Staff recommend Options 1, 2 and 3.

ATTACHMENTS

Attachment 1: Policy and Site Context

Attachment 2: Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

Attachment 3: Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

Attachment 4: Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

Attachment 5: Summary of Community Feedback

Attachment 6: Be Heard New West Feedback

Attachment 7: Verbatim Written Correspondence

Attachment 8: BC Housing Summary

Attachment 9: Official Community Plan Amendment Memos

APPROVALS

This report was prepared by:

Carolyn Armanini, Planner, Economic Development

This report was reviewed by:

Emilie Adin, Director, Climate Action, Planning and Development

Jackie Teed, Manager, Climate Action, Planning and Development

This report was approved by:

Emilie Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

Attachment 1

Policy and Site Context

CONTEXT INFORMATION: 350- 366 Fenton Street

Site Context

Site Characteristics and Context

The project site is located in the Queensborough neighbourhood. It is approximately 3,789 square metres (40,784 sq. ft.) in size consisting of just over four (4) of 9 City-owned properties which are each zoned to allow for a single detached dwelling. The site is relatively flat.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

The site is located within walking distance of the Queensborough Landing Shopping Centre (1.0 km away), which has a full range of shopping amenities. Furthermore, the Fenton Street site will be located within walking distance (0.88 km) of the Queensborough Eastern Node shopping area at Mercer Street between Ewen Avenue and Duncan Street once the Queensborough Eastern Node project is completed. The site is also located within a short walk (0.45 km) from Old Schoolhouse Park, which has a wide range of amenities, including a playground, nature play area, basketball court, tennis court, sports field, picnic shelter and outdoor fitness circuit.

The site is a short walk away from the bus stop, which provides access to two schools (Queen Elizabeth Elementary School and Queensborough Middle School), three parks (Ryall Park, Port Royal Park and Port Royal Riverfront Walk) and the many amenities (library, fitness centre, community centre, and meeting rooms) of the Queensborough Community Centre).

Proximity to Transit Service and Other Sustainable Transportation Options

Transit Facility	Frequency	Distance
Bus Service (104 – 22nd St Station/Annacis Island)	Approximately 13 minutes during peak hours	330-400 metres (0.33 – 0.4km) to the bus stop located on Ewen Avenue.

The 104 bus, which operates every 13 minutes during peak hours, also connects the Fenton Street site with the Skytrain System (at 22nd Street) and workplaces on Annacis Island.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is (RL) (Residential Low Density). The purpose of this designation is to allow single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.

The proposed building form (three storeys above the Flood Construction Level) is not consistent with the Official Community Plan (OCP) land use designation. An amendment to the OCP would be required to change the land use designation to (RM) Residential – Multiple Unit Buildings. The principal forms and uses permitted in this land use designation include a mix of small to moderate sized multiple unit residential buildings

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned RQ-1 (Single Detached) which would permit single detached dwellings and secondary suites. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (350-366 Fenton Street) (CD-50), a zoning district that would be created specifically for this project.

Policy Context

Affordable Housing Strategy (2010)

Strategic Direction #3 is to “Facilitate community partnerships”. Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Queensborough Community Plan (2014)

This project aligns with Policy 7.1, which is to “Facilitate the provision of affordable housing options”. Specifically, this project aligns with action 7.1a, which states that:

- *City should continue to implement the strategic directions of the City’s Affordable Housing Strategy.*

Small Sites Affordable Housing Projects

In order to help address the housing crisis in the region, the City is actively pursuing creative approaches to providing affordable housing in New Westminster. Through the Small Sites Affordable Housing Program, the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

Community Poverty Reduction Strategy (2016)

This project aligns with section 7.3 (Housing and Shelter) of the City’s Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.2 of the City’s Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019)

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

CONTEXT INFORMATION: 60-68 Sixth Street

Site Context

Site Characteristics and Context

The project site is located in the Downtown neighbourhood. It is approximately 843 square metres (9072 sq. ft.) in size. The sites are relatively flat and are zoned to allow mixed use development at a high density.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade, and offices above. Across Sixth Street to the east are two storey commercial buildings.

Proximity to Transit Service and Other Sustainable Transportation Options

Being located in the Downtown, the site is well-served by transit, including multiple bus routes and SkyTrain, as well as greenways and cycling routes, providing access to services and amenities throughout the city. The site is within a five minute walking distance to SkyTrain to Columbia Street Station and 260 New Westminster Station and is located directly on Sixth Street which is part of the Frequent Transit Network.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is Mixed Use High Density. The purpose of this designation is to allow mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses). As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

An amendment to the OCP would be required to change the land use designation to include text that the requirement for at grade commercial does not apply if all housing on the two sites are affordable rental housing (RM) Residential – Multiple Unit Buildings.

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted for staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address

any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned Commercial (C-4) which use development at a high density. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (60-68 Sixth Street) (CD-94), a zoning district that would be created specifically for this project.

Policy Context

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Downtown Community Plan (2010)

This project relates to section 8.0 (Community Well-Being). Specifically, it address strategy 8.5 of section 8.0:

- *Address the needs and issues related to homelessness, including business and resident concerns related to street homelessness and its associated impacts.*

Within strategy 8.5, it addresses the following actions:

- *Develop a continuum of housing, including emergency shelter beds as entry points or gateways, and longer-term supportive housing, to permanently transition people out of homelessness.*
- *Facilitate the provision of adequate emergency shelter and supportive housing.*

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key direction:

- *Explore strategies to reduce homelessness, including developing opportunities for supportive housing.*

Supportive Policies – City-Wide Crisis Response Bylaw Amendments

2019-2022 Strategic Plan

Council's strategic plan, which acts as the road map for steering the City's activities, lays out the vision for New Westminster: A vibrant, compassionate, sustainable city that includes everyone. The Plan also includes core values that are interwoven into everything the City does towards fulfilling the vision. One of these core values is: Inclusion - we place high value on the principles of equality and equity and strive to build an environment where everyone is included, valued, and treated with dignity and respect.

The principle of equity is key in the way the City provides services that ensure our community is safe, healthy, and meets our residents' needs. Equity requires fair treatment according to each person's needs and situation, which is different from equality which involves everyone receiving exactly the same treatment. Equality only works if everyone starts from the same place. Equity recognizes that everyone does not.

The City, in facilitating the provision of affordable housing, gives equal consideration to the full spectrum of housing needs, from non- and below-market housing through to affordable home ownership. Through that the City identifies where there are gaps in housing types along the spectrum, and work to create policy and facilitate projects to fill those gaps. One of the gaps identified in the spectrum is housing for at-risk and vulnerable populations who have more difficulty than others in accessing affordable housing in New Westminster, and across the region.

The principle of equity requires that more support be given to accommodate persons with multiple barriers to housing, which is why many of the affordable housing projects in the City are focused on groups such as women and their children fleeing abusive situations, persons living with disabilities, and those who are homeless or at risk of homelessness. It is only by providing the most assistance to those having more barriers to housing that the City will be able to achieve our vision of a vibrant, compassionate, inclusive and sustainable city.

Affordable Housing Strategy (2010):

Strategic Direction #3 is to "Facilitate community partnerships". Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve*

partnership with other levels of government and identification of priority target groups.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017):

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

This project aligns with Policy 8.2 of the City's Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Attachment 2

*Official Community Plan Amendment (City-wide
Crisis Response) No. 8285, 2021 and
Zoning Amendment Bylaw (City-wide Crisis
Response) No. 8286, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

- 3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

* **Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

- 4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this 27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminister. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 “Institutional Off-street Parking Space Requirements” table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, *off-street parking* shall be provided to the satisfaction of the Director of Engineering.

- d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, *accessible off-street parking* shall be provided to the satisfaction of the Director of Engineering.

- e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) immediately after the Section 150.7 “Recreation, Assembly and Institutional Bicycle Parking Requirements” table:

Crisis Response Uses Bicycle Parking Requirements

150 .7 .1 For *crisis response uses*, *off-street bicycle parking* shall be provided to the satisfaction of the Director of Engineering.

- f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this

_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment 3

*Official Community Plan Amendment Bylaw
(350-366 Fenton Street) No. 8281, 2021
and Zoning Amendment Bylaw (350-366
Fenton Street) No. 8282, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
_____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021
Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 4

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021 and
Zoning Amendment Bylaw (60-68 Sixth
Street) No. 8284, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminister, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021".
2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this day of
, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminister, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

1094 .6 For a *supportive housing* use, *off-street parking*, *off-street bicycle parking*, and *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

Attachment 5
Summary of Community Feedback

Overall Summary of Community Feedback

Introduction

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community.

1. Potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.
2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.
3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

The City hosted four different virtual information sessions to present the three proposed projects, address questions and hear from community members. Attendance (excluding staff and project partners) across the four sessions was as follows.

- October 5, 2021 (Presentation on all three projects) – 9 participants
- October 19, 2021 (Focus on 60-68 Sixth Street) – 26 participants
- October 20, 2021 (Focus on 250-366 Fenton Street) – 12 participants
- October 21, 2021 (Presentation on all three projects) – 10 participants

The community was also able to provide their feedback on the proposed projects by:

- Completing an online Comment Form on Be Heard New West;
- Submitting comments via BC Housing's Let's Talk webpage for 60-68 6th Street;
- Emailing their comments to City staff;
- Requesting a phone or in-person meeting with City staff; or
- Mail a letter to City Hall.

City staff has summarized the feedback received through Be Heard New West, phone calls or correspondence submitted directly to City staff, as well as the comments provided during the Virtual Information Sessions. The primary comments expressed relate to the following:

City-wide Crisis Response Bylaw Amendments

- **Rapid response to community needs** – Comments in support of bylaws that would enable the City to respond more readily in the future to emergency or time-sensitive needs, with set criteria. A comment was also made that the criteria should be expanded.
- **Bundling of projects** – Comments were made that the city-wide bylaws seemed to be over shadowed by the individual projects.
- **Non-support** – Comments were made in non-support of these amendments, citing leaving the current process as-is and providing housing for specific users.

60-68 Sixth Street

- **Unfair burden on neighbours and neighbourhood** – Concerns were raised that this development would be an unfair burden on those who live in close proximity to the development with respect to litter and crime. Comments were made that the Downtown neighbourhood already has a high concentration of services and housing for vulnerable populations and this project would exacerbate nuisance activities. Other comments were received from nearby residents in support of the building.
- **Adjacent uses** – Concerns were raised regarding the adjacency to a cannabis store, liquor stores, daycare, schools and existing shelters/transition housing.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region's housing crisis and a need to increase the amount of affordable housing in the city. Some comments expressed that housing is a human right and should be treated as a priority in the community.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on nearby property values.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.
- **Tenant Agreements/Conduct** – concerns were raised regarding tenant behaviours (in and outside the units/building) and how the operator could enforce the tenant agreements.

350-366 Fenton Street

- **Size/density of the development in relation to the surrounding neighbourhood**– Issues were raised about the overall size and height of the building compared to the surrounding single detached dwellings. Other residents stated the benefits of this project outweigh concerns about the size and fit of the building.

- **Proposed location of the development within the city** – Some residents questioned the appropriateness of this location citing a lack of services and transit as opposed to elsewhere in the city (e.g. on the mainland). Other residents expressed support.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region’s housing crisis and a need to increase the amount of affordable housing in the city.
- **Existing infrastructure** – Comments were made that the current infrastructure on Fenton street is inadequate (street lighting, uncovered ditches, localized flooding from blocked culverts, lack of sidewalks). Requests were made for the City to cover the ditches, complete sidewalks and raise street lighting for the entire length of the block.
- **Pedestrian Safety** – Concerns were raised that the street is narrow and in poor condition and sidewalks should be provided to better access transit.
- **Traffic and parking impacts** – Issues were raised about potential impacts to on-street parking. Issues were also raised related to increased traffic volumes in the area.
- **Soil/Settling issues** - Concerns were raised regarding pile driving and potential ground settlement from during construction activities.
- **Increased demand for schools** – Questions were raised regarding the impact of the proposed new units on demand for schools especially given the number of family-friendly units.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on property values nearby.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.

Attachment 6

Be Heard New West Feedback

Attachment 6: Summary of Be Heard New West Feedback

Be Heard New West Feedback

Be Heard New West is the City's new online community engagement space. A Be Heard project page for the overall the Crisis Response Bylaw Amendments initiative was developed, along with specific information on the three related but individual projects. The project page was launched on October 1, 2021 and had 453 total visits, 370 aware participants (viewed a page), 167 informed participants (clicked on something), and 48 engaged participants (provided input), as of October 24, 2021.

The project page included:

- Project Summary – including an outline of what is being proposed, site plan of the proposed development, and information about how to engage.
- Development Review Timeline & Links – outlining the key milestones in the review process, including links to relevant material (e.g. Council reports).
- Community Questions – could be asked through the page. Two questions were asked through the page and are included below.
- Comment Form – comments could be submitted from October 1 to October 24, 2021. A total of 8 comments from unique users were submitted for City-wide Crisis Response, 34 for 60-68 Sixth Street and 14 for 350-366 Fenton Street. The comments received have been included below.
- Location Maps – indicated the location of the proposed projects.
- Project Contact – providing contact details for the Planning Division as well as a link to BC Housing's project webpage.

Below is the input provided by participants who shared their questions and comments on Be Heard. Note that responses are not edited for spelling and grammar – they are reported exactly as entered by participants.

Community Questions Received on Be Heard Project Page

60-68 Sixth Street

Regarding the 68 Sixth St supportive housing, will residents be prohibited (possibly via the mandatory "good neighbour agreement") from recreational substance use (alcohol and marijuana products)? Is it a good idea to build supportive housing less than two blocks from a liquor store and directly across the street from a cannabis retailer?

Many residents in this area have had negative experiences with assisted housing in the neighbourhood (e.g., the area around 740 Carnarvon St has become a hotspot for frequent open displays of substance abuse and petty crime). Calls for assistance from NWPD as a result of break-ins and theft appear to be treated as low-priority or zero priority.

While most can probably get behind helping out those who are less fortunate, community members are understandably concerned by the proposition of this project (which is, of course, slightly different than the one referenced above) and the impact it is going to have on the neighbourhood.

My questions are as follows: What assurances can the City of New Westminster provide to community members that this facility will not become another 'hot spot' of issues that make others in the area feel unsafe or vulnerable? Is NWPD going to be able to take a more active role in policing downtown New Westminster to assist? Do we have sufficient social support to assist the vulnerable in these areas and also make neighbours feel safe?

350-366 Fenton Street

None received.

City-wide Crisis Response Bylaw Amendments

None received.

Comments Received: City-wide Crisis Response Bylaw Amendments

support - very important issue to fast track
I support these amendments and commend the City for recognizing and addressing systemic barriers to quickly address community needs.
This not required. This is political power grab, leave the process as is.
This bylaw amendment is excellent in creating some provisions for emergency response from the public sector. It unfortunately limits the opportunities for other non-governmental agencies, such as non-profit housing providers, to be included in the housing crisis response. Please consider broadening the criteria to include non-profit groups as project and land owners. Additionally, the criterion for government funding excludes the private sector from participating in a response. There are market solutions to the issues being described in the bylaw, which are unfortunately excluded by the restrictive requirements of the bylaw. Due to the severity of the housing crisis, the rigidity of these criteria does not seem appropriate. A case-by-case mechanism for inclusion could alleviate this issue.
Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities)
Fully supportive of this and welcome with open arms to our community.
In full support
Strongly support potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis:

Comments Received: 60-68 Sixth Street

This plan does not care for homeowners around the area. It will definitely have an adverse effect on the homeowners' livelihoods and living standards.

We believe that this location is a bad idea for many reasons: 1) you are right across the street from the cannabis store, 2) only 2 blocks from the local elementary school, 3) 2 blocks from a CEFA school, 4) walking distance to the middle school on 8th Street and 5) 624 Agnes Street houses many single, senior women who are afraid what element of additional security fears this will bring to our neighbourhood. This is not a good location. Agnes Street dead ends into Douglas College and Begbie Steps (Courthouse) where illicit drug activity takes place on a daily basis. This is a bad location.

I am fully in support of this proposal! We absolutely need more housing-first initiatives, especially in downtown and even more especially near Carnarvon. A few questions I have which I hope will be answered in the meeting: what services would the housing staff be providing? Will the occupants be exclusively New West citizens or come from other parts of BC? Will occupancy include families, or single adults or couples only?

Thank you!

DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)

Please do not go forward with this. It would be a disaster in the city of new Westminster

Considering the location that homelessness homes, it will be very close to the École Qayqayt Elementary School, the Qayqayt Children's Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St. the students of Douglas college, Fraser River middle school, and qayqayt elementary school can all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.

No matter how good you state for the new homes. The homelessness homes at 750 Carvannon St, it also has some services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from they causing to us, for example, beside the building of 750 Carvannon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place. Therefore, you guys cannot ensure your promise, the "GOOD" of your saying on the proposal cannot come true!!! we only trust THE FACT!!! the fact from 750 Carvannon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project. We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver. How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children

who living in this community and requiring the basic clean environment for living. So please create the homelessness homes to another place, Stop doing this project.

Very disappointed with City of NW and BC Housing to create this homelessness homes, that can cause safety and security issues around this community, which already has so many problems causing from homelessness and drug users around this area. this project will bring more and more homelessness and illness people come to this area, what are you doing City and BC Housing????

I live in a nearby building and am fully supportive of this project. I do not like seeing the police force my unhoused neighbours to pack up their tents and tarps when there is only "public/private" outdoor spaces for them to live on. I hope these ones get housed in the new homes. Dignity for all :-)

I am strongly in favour of this project. Supportive housing is one of the best ways of helping people in our community. Doing this downtown, close to services and transportation options, is ideal. I'm not sure how much more needs to be said, but supportive housing for people is a way better use of this space than an empty lot. Let's help our underhoused neighbours by providing this necessary supportive housing!

The only thing I would change about this is its size -- if you can make it bigger to help more people find housing, that would be ideal.

I am happy to hear that more supportive housing is coming! My concern is that other related programs receive increased capacity and are sustained. These include things like street clean up, and patrolling to reduce crime. I also believe that there should be a "parklet" type of space (maybe behind this development or behind the Purpose Society?) that could be a safe space to hang out for those who are homeless or whose friends are. This is specifically an idea to reduce the use of sidewalks and private property as a space for loitering. Our neighborhood has been so heavily impacted by increased homelessness, street drug use, crime and litter that our family feels it has become an undesirable place to live.

I'm against this project since the location is too close to the school and residential area. I don't want my kids growing up with this kind of bad influence around them.

This is very bad news for us. New west is already abandoned. The huge increase of homeless from 6th street to the new west Skytrain station. It looks like hastings street. And now, this bad idea of having " supportive housing" in a residential area just confirms that New West is gone.

Many people were already planning to leave New West and now, from this new idea, more people is already planning to leave new west.

I live in new west for 6 years and it's incredible how the city changed and how the city is crowded of homeless making mess all around the streets.

Really cant continue living in a city where the homeless people are taking control of everything. It's not the city I chose in the past to leave., so we will leave the city as so many other residents will as well.

New West is being known as the homeless city.

Hello, I am voicing my apprehension to the building of the supportive housing at 68 6th Street. Putting at risk people in an area that has a cannabis dispensary directly across the street, not to mention extensive drug use and selling around the courthouse steps area, to me is not the best idea. We have chosen to live in an urban area and have put up with people urinating in every corner our complex, not forgetting that Hyack Tire's parking lot is being used as a toilet as well. My question is, are the city or BC Housing going to pay us for the loss when our property values go down?
Thank you

We oppose this plan. Creating one more homeless shelter will make our community to become a gathering place for homeless and drug users. It will ruin our entire life!!

I oppose this plan!!

Are you serious to create homeless shelter near schools? Do you never concern the safety of the kids?

I oppose this plan!!

With this area already having a homeless home located at 750 Carnarvon St, creating another homeless home will add more fire to make this area become a gathering place for homeless and drug users. This plan will damage the reputation and images of this location, destroy our house value, and ruin our family's life in the future.

I oppose this project!!

There are too many schools near to the proposed project. this project will create a huge security risk for our young generation.

We are against this project!!

We shouldn't create homeless shelter near school zone. We need to keep our children safe first and foremost.

I oppose this proposed project!!

Creating homeless shelter near schools will destroy the safety for our children.

We are all against this plan!!

Would you please change the location to somewhere else far away from the school zone

support - housing and services downtown new west are much needed, I am a downtown resident and am happy if this will go ahead to support our unhoused neighbours

I fully support the development of supportive housing on Sixth Street! I live right next door at *Personal Information Removed* Victoria, and I want to make sure that the members of my community are taken care of and have their basic needs met.

The past 18 months has been difficult for everyone, we need to come together to support and protect the most vulnerable. Vancouver already has thousands of people homeless with nowhere to live, let's be part of the solution and support this initiative!

I OPPSE THIS PROJECT!!! this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here.

Hello, I am writing with some concerns about the proposal for supportive housing at 60-68 Sixth Street and what exactly is meant by 24 hour staffing.

While I support the need for supportive housing and homelessness initiatives I am concerned about the concentration of these in both the downtown core and the proximity to schools in general. In the downtown neighbourhood we already have Rhoda Kaellis, the Russell, Genesis House and Maria Keary Cottage (although Genesis is a CRF and is not, strictly speaking, supportive housing).

The Russell is a plague on the neighbourhood and local businesses. It is a hub of stolen goods and drug trafficking and while the police do their best there have been no improvements over the years. I used to attend the local gym across the street and often struggled with interactions with the residents or the people who prey on the residents of the Russell. I have had to help people who have staggered into the middle of the street because they are under the influence, and while everyone deserves caring and compassion, the block around that facility is highly problematic.

In contrast, Rhoda Kaellis and Maria Keary appear to be well run operations. I don't know a lot about RK but I have significant experience with MKC - they do not tolerate criminal behaviour in or around their facility, they have excellent staff and security, and they have demanding standards for their residents. This is probably in large part because they are required to maintain a particularly strict standard to keep their contract with Corrections Canada for the CRF beds on the other side of the house. Overall they provide excellent long term support for their residents.

When you speak of 24 hour staffing I am concerned that you mean the type of staffing and support that places like the Russell and the SRO's in the downtown eastside provide. Which is to say that they advocate for their residents alone and do not give any thought or consideration to the surrounding community. It is not in their mandate. If you want people to support these initiatives then they need to not victimize the neighbourhood. If you are talking about 24 hour staffing such as what MKC provides then this could potentially be a valuable, safe place but we are not talking about such an agency running this facility.

Young children walk past that address to get to the middle school and Qayqayt. 5-15 year olds. I find it an intolerable proposition that they would have to face those same encounters that I have had outside the Russell at that age. Or any age really.

What would be valuable here is more rental inventory, more permanent affordable residences for families, and to ensure that children have safe housing and are elevated out of poverty. I am less supportive of shelter and transient beds for people who have no emotional investment in the community and whose facilities are staffed by people whose are not tasked with a secondary priority to keep the community safe and habitable.

Lastly, I feel like it is all well and good for New Westminster to do its part, but it appears as though we are doing everyone's part. I don't see other municipalities stepping up. We are a tiny city. Burnaby has one supportive housing site in the entire city. Coquitlam has none that I am aware of. Pitt Meadows/Maple Ridge has one, Port Moody has none. This burden does not need to fall solely to New West. And certainly not to the already low-income residents who populate the majority of the Carnarvon/Agnes corridor and can't afford (and are too busy working to survive) to fight back - unlike the more wealthy areas of New West.

Thank you for your time and consideration.

Personal Information Removed

Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities).

I attended the online meeting about the proposal for supportive housing on Sixth Street. To be honest, you could tell by most of the comments from downtown residents that many people are concerned, based on the fact that within a 3 block radius there are 4 other types of transitional/supportive housing systems already here, and that it results in many of the problems that come with drug addiction (such as dangerous discarded needles, petty crime, women feeling like they can't go out after dark, dirtiness etc). You said that this supportive housing will be different, but I really think that if you don't commit future residents to drug rehabilitation, it will be exactly the same as the other housing and the negative effects on our community will be amplified. If we really want to rejuvenate Columbia Street, we really need to focus on enticing businesses and cleaning it up. Businesses will not want to come here if the hard drug scene is further proliferated. It's really not fair for downtown NW residents that we have so many of these types of supportive housing concentrated in such a small area.

I would not be complaining if this were the first one. I am not against supportive housing (although I think there needs to be stricter rules about drug use), but feel like it's not fair that areas like Queens Park, west of the Quay, or Sapperton don't have any or nearly the amount that the tiny downtown core has. When you have to live with this every day, your opinion actually changes. Another problem I thought of, is that if you put these units close to Skytrain stations like Columbia Station, you are increasing the risk of users having to only walk a few blocks to their supply. I have seen drug deals in front of this station, and I've actually been asked myself if I wanted to buy drugs. Having supportive housing so close to this kind of drug hub will do nothing to solve the elephant-in-the-room problem, which is proliferated drug addiction and the challenging impact it is having on our community.

Please consider changing this type of housing, perhaps it could be useful for seniors who need support? Are people with disabilities? And please consider relocating this type of supportive housing to an area that does not have it yet.

Our family will go against BC housing's proposal, during this Covid-19 pandemic time, you guys should take care of people's health, don't bring homelessness to our neighborhood, our house value will going down because of this new housing.
STOP DOING MESS TO THIS BUEATIFUL CITY!!!

we need more green spaces to set off the carbon footprint , from all traffic going thru royal avenue there is already enough supportive housing in metro vancouver

I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC, because there are too many schools near to the proposed project. This proposed project will destroy our community's safety and create a huge risk for our young generation.

I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC. This is school area, and creating homeless shelter will cause huge security issue for the kids.

We are again this plan. It is crazy to create another homeless shelter in the same area.

I live in the complex next to this proposed site. *Personal Information Removed* and we have lived in this area more generally for the last six years. I have a great deal invested in this community being a safe supportive and inclusive community and as a result I want to just put forth my whole hearted support for this project. When we support those who are struggling, we build stronger communities, make them safer and support those who need it. I see nothing but good in this initiative. Some have asked me if I am concerned about safety: no! People who struggle with homelessness are not inherently dangerous, and the whole point of this project is to help support them. The evidence of how this sort of project works is evident from other projects I've seen that have had clear benefit for their communities. My kids will be just as safe, if not safer! I am also not concerned with home values: as someone fortunate to own a home, I must care for those less fortunate than myself. This is what it means to be a good citizen. I am so heartened to see such an initiative being proposed and hope that it will be successful. I really just wanted to make sure that it was known that there are people living next door to this project who welcome it and support it. Thank you, *Personal Information Removed*

Why? The City already has the highest per cap shelter rate for the LowerMainland. We can not afford any more. The City would be better served with a regional plan and not centralizing services. Please do not create a new Downtown East Side in New Westminster. This plan has not worked so why are we centralizing services in 6 block area. New Westminster is to small and has reached the max in terms of social services.

As above. All properties should be maintained and cared for to the same degree as if it was the personal home of a proud and responsible homeowner. The residents will be vulnerable members of society and deserve to be treated with dignity and provided with well maintained residences and surroundings that are a source of pride.

Why do you guys do not think about our children who will pass by all these homelessness go to elementary school, and children center, which very close to this new homes. Such a careless considering proposal, we all oppose this project. please stop ruin our life!!!!!! STOP

I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.

100% support. This project is critical to supporting ALL members of our community.

Supportive housing is desperately needed in this area. I am an employee at a shop on Sixth and Clarkson, and there is consistently 1-2 patrons who sleep in front of the shop and often store their belongings there all day. My boss has taken to providing some of the support and safety that social housing needs to provide. These people are human beings who need a safe place to sleep, be, go to the washroom and bathe, store their belongings and have a sense of home. More needs to be done as the opioid and housing crisis in our area continues on, as well as the challenges the pandemic have caused.

Fully supportive of this and welcome with open arms to our community.

Pls proceed! We need more like this

Obviously we want people to receive help and the big concern is probably that this will lower the value of properties in the surrounding area especially for young people who are relying on reselling their condos either for retirement or when they have families. My second big concern is that it's going to result in a downgrade in the cleanliness of the area and that there will be people lingering outside like The Russel on Carnarvon. It gives the appearance and honestly feels very upsetting to walk by cause even if they're not going to lunge at you or anything I've often had the men make comments as I walk pst and this new location will be in a direct walking/riding route to Douglas college and young people shouldn't have to feel uncomfortable on their way to school. If this is actually a residence and there will be staff 24/7 making sure no ones hanging around and leaving carts of stuff around the building then I guess I don't care but I will care if my safety feels threatened

In full support

Strongly support supportive housing New Westminster. There is a real need for a safe space where people can eat food that's distributed by the Union Gospel Mission. Need space that is next to important social services but not infringing on the space of nearby towers. Need a permanent porta potty.

I would love for this project to be moved forward. I am a local home owner that has lived in downtown new Westminster for the past 7 years, just two blocks from this site. I have seen the increase in people needing housing. The community is only going to benefit from having supportive housing in our community.

Please plant native around the building and have gardening opportunities and opportunity to interact with nature and watch the natives attract pollinators and life bloom.

Comments Received: 350-366 Fenton Street

<p>Will city allow the rezoning for rest of the street? My house is on <i>Personal Information Removed</i> Fenton Street. Am I allowed to get the same rezoning? Is City going to upgrade the sewer system on the street because ditches are flooded in case of rain and residents on this street already complaint so my time to city.</p>
<p>support - housing is much needed and very important to the city</p>
<p>DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)</p>
<p>Against having a 3 storey low rise in a single family home neighborhood</p>
<p>There is a project on 8th and 6th being built for indigenous people, 92-96 units. Two builds only non market priced ONLY for indigenous people is not fair, as there are plenty of low income individuals in need of these units. Open one or both up to everyone. There is no other non market housing for low income in New Westminster.</p>
<p>Ensuring that non profit society has demonstrated capacity and willingness and a legal obligation to adequately repair, maintain, and update housing as necessary.</p>
<p>I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.</p>
<p>100% support. This project is critical to supporting ALL members of our community. Not to mention that New West is built on stolen Indigenous lands.</p>
<p>Fully supportive of this and welcome with open arms to our community.</p>
<p>Ensure that this housing considers how the space being built and how the public spaces around them encourages and integrates the wider community with the marginalized indigenous residents. If there is deficiency in the design of immediate and nearby spaces to allow for the community to welcome and participate in living in harmony with the residents, they will feel isolated and segregated. Public amenities must accommodate the growing and densifying area, and the city must be held accountable to making sure they are balancing and prioritizing public spaces for everyone to meet and coexist.</p>
<p>Pls proceed! We need more like this</p>
<p>In full support</p>
<p>Strongly support new non-market in New Westminster</p>
<p>Please see below e-mails exchanged with the City :</p> <p>First e-mail</p>

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Friday, October 15, 2021 4:27 PM

To: *Personal Information Removed*

Cc: *Personal Information Removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:

It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here: <https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.

The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-

zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned "RQ-1 (Single Detached)" and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: "Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite." A subdivision and consolidation of the sites would also be required. More information about the specific bylaws are available in the Council report here.

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.

The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would

mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ? Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households.

For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Thursday, October 14, 2021 4:01 PM
To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time Topic Zoom Meeting ID Number

Tuesday, October 5

7:00 – 8:30 PM Hear a presentation from staff on all three projects, and participate in a Q&A.
613 7876 2413

Tuesday, October 19

7:00- 8:00 PM This session will focus on the proposed supportive housing project at 60-68
Sixth Street. 694 5265 3302

Wednesday, October 20

7:00- 8:00 PM This session will focus on the proposed long-term affordable housing at 350-
366 Fenton Street. 664 1060 0731

Thursday, October 21

7:00 – 8:30 PM Join us for the final session on all three projects, hear a presentation from
staff and participate in a Q&A. 616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 13, 2021 12:41 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal Information Removed* which is adjacent to the 350-366 Fenton
Street location proposed for the housing project.

I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link
2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.
4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk,

ditches and very low street lighting that is currently leading to a lot of safety concerns ?

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal Information Removed* and would need City's response on all of the above items.

Thanks

Personal Information Removed

Second e-mail

.

From: *Personal Information Removed*

Sent: Saturday, October 16, 2021 6:26 PM

To: External-Post Master - Pln

Cc: *Personal Information Removed*

Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photos removed for privacy*) taken at 5.50pm today. The flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity , has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches , flooding , sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

Personal Information Removed
Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture ((*photos removed for privacy*)) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.

Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*
This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks , street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit.
With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Friday, October 15, 2021 4:27:05 PM

To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:

It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here: <https://www.beheardnewwest.ca/crisis-response-bylaws>.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned "RQ-1 (Single Detached)" and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: "Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite." A subdivision and consolidation of the sites would also be required. More information about the specific bylaws are available in the Council report here.

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?

Please see above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

9. How can council make a decision of site selection without completing the community and

neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Thursday, October 14, 2021 4:01 PM
To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Coun

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

" A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is eminent from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This is must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal Information Removed

Attachment 7
Email Correspondence

Verbatim Comments from Correspondence to Staff

In addition to providing feedback and comments on the Be Heard project page, community members were able to contact City Staff and share their input by email. Below are the emails received by staff, sorted by project. Note that responses are not edited for spelling and grammar – they are reported exactly as received.

60-68 Sixth Street

as much as I absolutely agree something should be done in regards to the homelessness because everyone should be entitled to have a home and feel safe and secure i dont agree with this proposal it is not the right place for this - across the street is The Maple Leaf: marijuana shop (get marijanua other goodies edibles gummiesetc...) why would you build modular homes for adults at risk or experiencing homelessness right across the street? It would be the same building modular homes for recovered alcoholics w a liquor store right there - it is actually kind of lack of empathy towards the adults at risks for the City of New Westminster/ BC Housing to even think of doing this at this precise location and there is a daycare just up the street maybe a block and half up corner of sixth street and royal ave - again not the best location for this project.

We the residents (around the area) were never consulted on this (no survey was done or residents were asked about their input) we were put in front the facts after the land was purchased now we are asked our feed back should it not have been the other way around first?

For us owners our properties will go down in value while we are paying huge amount of taxes because taxes are very high in New Westminster.

New Westminster had a huge drug homelessness years and years ago specially downtown new west could not walk there at night or during the day it finally got cleaned up but now the city of New Westminster will be allowing this to happen again.

Going through the parking lot of the Church on Carnavron that leads to the Columbia Skytrain station often drug addicts are there doing their drugs openly a very disturbing sight and I am not being condescending towards drug addicts (I have lost family members to drug addiction)because addiction is a terrible horrible disease and lots homeless people are drug addicts not all them are some are homeless due to complete different circumstances.

The Russel on Carnavron st that side of the street not a safe place to walk around late in the evening or even the day sometimes the same more lilely will happen at this new location on sixth street and we will not be able to sell our homes to get out of the area because BC housing will have made our homes worthless that is really not fair to the residents/owners? but I dont think BC Housing/City of New Westminster gives a crap about that or they would not have purchased the land without input from the residents. Will we have to be afraid to walk around the streets in the evening? the break ins will be even worst? what about the safety of children, elderly, women etc.. that does not matter at all to City of New Westminster/BC Housing?

responding to can i be heard

From: "devfeedback" <devfeedback@newwestcity.ca>

To: personal information removed

Sent: Friday, October 1, 2021 3:36:24 PM

Subject: RE: 60-68 sixth street project new westminster

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will also be summarized and included in the report to Council for consideration.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential.

There are over 210 provincially funded supportive housing developments across the province that are within 500 metres of a school, and 52% of these have been operating for 10+ years with limited issues and with support from the community. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing is staffed 24 hours a day, seven days a week. All residents sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

We welcome you to attend one of the upcoming virtual information sessions to find out more about the proposed development and provide any additional comments you may have. In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Thank you for responding.

It really does not matter you asked for feedback because it does not seem that our thoughts, concerns are being taken seriously. BC housing and the city of new westminster bought the land without any consultation from any of the home owners who live near by they did not extend any sort of courtesy at all.....

The project will go ahead and we home owners will have to live with the garbage spued around the area increasing rats, mice, feces etc...needles spread everywhere as it is in most cases, not being able to walk around the area at certain times of day or night, it will be a more likely a nightmare courtesy of BC housing and the City of New Westminster. We wont be able to sell our homes because nobody will want to live near it - so it is a win for BC housing and the city of new westminster but a loss for us tax payers and home owners living around the area.

Again i believe everyone is entitled to live in a safe home and not be homeless but if it comes to the safety and livelihood of others then the location as such must be reconsidered and this is absolutely the case in this one. Why would you even consider having this built across from the marijuana shop that is still baffling?

Condos are being built around there at a very high cost up to the millions but did the city of new westminster inform those potential owners they will be living next door to a homeless shelters and people at risk? more likely no.

i dont need to have another respond from you i know where you stand and how little our concerns will be taken into consideration so it is a dead issue from now on.

Hello,

I am hoping that this letter will be considered by the City when making the decision about 60-68 Sixth Street rezoning.

I really appreciate all the work that the City is doing and am really amazed how all the complaints are taken seriously and resolved in a timely manner.

Unfortunately, potential modular housing is not something I can agree with. I find that the downtown area is already bustling with social housing of similar types and services for people with addiction and it hasn't been working great for the residents or a positive image for the city. I believe that building a 52-unit modular housing will increase crime rate (there has been a lot of research suggesting that there was such increase in other communities), increase the number of homeless people from other areas, increase illegal drugs business, and damage the positive image of the city. The fact that BC Housing will not even require the residents of the site to abstain from drug use, tells me that Agnes street will soon look like Carnarvon (between 6th and 8th), where you can see people injecting drugs on the street. I am already avoiding walking anywhere between 6th and 8th and Carnarvon and Columbia as it seems dangerous even in daylight. I don't want to have the same feeling when I leave my building or when I am at home on the ground floor.

I was present at the zoom meeting regarding this site and found that most arguments about location did not make sense. It seems that the only reason why this site is being proposed here is because the land was still available. What was not considered, is the proximity of cannabis store, multiple daycares and schools, as well as other similar sites on Clarke and Carnarvon. Majority of the comments and questions were against the new modular housing but the session was not recorded and I am not sure that the City will receive the full feedback.

We are a young family that moved to New Westminster from downtown Vancouver before having kids in search of the family oriented community. We bought our place and are paying property taxes. My husband facilitated the move of the main office of the company he works for from Vancouver to New West. I am working from home and expanding my practice with plans of opening an office in New West as soon as pandemic goes away. Our child is enrolled in daycare less than 2 blocks away from the proposed site. As you can see we are a part of this community, we spend most of our time and disposable income here. But if the city will keep neglecting the interests and safety of young families we will have to move elsewhere. I want to assure you that our friends and neighbours have the same opinion. We do agree that homeless and vulnerable people need help, but we also think that by localizing so much help in one area (literally a few blocks) we are attracting more of the same people and changing the demographics of this part of the city.

Just 10 years ago New West didn't have a great reputation, but you worked so hard to make it better. And the New West became so popular again. I know so many families who moved here over the last 5 years attracted by multiple family activities, beautiful Quay, great Community and much cleaner city. But over the last 2 years, the course has changed again. I am really hoping that together we will be able to make this place enjoyable and safe for people and their families.

I would be happy to continue this conversation and will happily provide more facts to support my point of view if this has a real chance to influence the decision of the City. There are many people who want to share their views but might need more time than the October 24 deadline for comments (considering that the info session was only 5 days before deadline).

Finally, I wonder if a petition against this site would make a difference? What is the deadline to submit such a petition and how many signatures from residents and business will you require to even consider?

Best Regards,
Personal information removed

Hello,

We are concerned for a number of reasons by the supportive housing project planned on 68 Sixth Street, New Westminster:

- Too much concentration of problems in few blocks: there are already similar programs and supportive housing in the area, it should be shared among the different neighbourhoods of the city instead of affecting only downtown residents.
- Lot of drugs use around the area already and new tenants will be allowed to use substances in their suite. Not a good idea to concentrate all the users in a same area. Sidewalk will be cleaned only in the vicinity of the supportive housing but there will be even more drug use in the area and neighbours will be the ones having needles and other paraphernalia around on benches and in parks.
- Security/ safety: tenants may sign a good neighbour agreement but not their friends, family and acquaintances visiting, increasing the risk of vandalism in the neighbourhood.
- Trauma for us neighbours: we have witnessed multiple times ambulances and fire services coming and the worst was to see people overdosing from our balcony.
- The coordination of agencies doesn't seem very efficient so far because downtown, vandalism is high, sidewalks and surroundings are constantly dirty, and people use drugs openly making downtown looks really bad. This is prime real estate between the two main skytrain stations of New West and it should look good for residents, visitors and investors.

For all those reasons, we are against this project here and we hope those arguments will make you relocate this project.

Thank you for reading,

Personal information removed and personal information removed

Hello,

I just wanted to send a note saying I support the modular housing development on 6th street and the project in Queensborough with the Vancouver Native Housing Society.

Thanks so much,
Personal information removed

To whom it may concern,

I am writing to express my concern about the proposal for supportive housing at 60-68 Sixth Street which I think would be to the detriment of the City of New Westminster.

I support making available supportive housing within BC and homelessness initiatives. But I am concerned that New West is bearing the brunt of these initiatives within the GVA.

I have myself witnessed appalling and threatening behavior as a result of The Russell and other supportive housing initiatives, being followed home at night and being uncomfortable on 6th street.

As a resident of New West I witnessed multiple times intoxicated behavior from the residents of the Russell and throughout the quayside area. I hesitate to think of children being around these kinds of resident - the proposed development is within blocks of two schools and very close to major public transport hubs.

New West does not have the resources deployed currently to manage the existing supportive housing, let alone provide more spaces in the quayside area.

There are other needs that must also be considered in this area. The people who are in supportive housing have very little hope of finding rental accommodation, given the lack of available rented housing at reasonable costs.

In summary, I am not in support of this initiative. The burden of managing the community impacts of supportive housing is not equally balanced across the tri-cities and wider GVA. New Westminster must refrain from increasing the availability of supportive housing until the city can appropriately mitigate negative impacts from the existing projects i.e. until it is again a safe and welcoming place for all residents including children. It is also unacceptable that schools and supportive housing be placed in such close proximity.

Thanks you for your consideration,
Personal Information removed

Hi,

I'm just writing my respectful objection to putting more supportive housing in downtown New West. This is from an email I wrote before about the proposal for supportive housing on 6th.

I think if we want to revitalize Columbia Street, we really need to focus on attracting businesses, but this won't happen until we clean up the drug problem, dirtiness, and sketchiness, and if we keep putting more shelters (even supervised ones), needle insites and services for homeless people right downtown, they are not only closer to drug dealers around places like Columbia Station, but also will prevent New West residents from wanting to be downtown and businesses, in turn, will not want to open up their doors. There are already a ton of services, transitional homes and shelters for homeless people downtown, and I think putting more and more is a mistake. Honestly, it also feels unfair for downtown residents that we have so many concentrated in our area. I don't see any of these places west of the Quay, in Sapperton, or in the Queens Park area. It really needs to be spread out, and I also wonder why Burnaby doesn't have many of these services.

Sorry, I really think too much is too much, and the small New West downtown core has so many services already.

Thank you for listening,
Personal information removed

Hello,

I am a resident and owner at *Personal information Removed* Victoria Street. We have lived in New Westminster for over ten years. My wife and I understand the need and support for homelessness within the area. We see the need by walking around the area; there seems to have been an uptick recently.

I believe that this proposed property will have a negative effect on the residents nearby because of the consolidation of support buildings already in the area. Spacing out the problem so that it is not solely condensed to one area (our area) will prove to be better planning.

For example, the Cliff Building/shelter is just two blocks away. This property has some serious issues with fights, drug use, crime, and violent incidents. Frequently, we hear yelling and see a lack of respect from these residents for our neighbourhood. The Russel shelter and the Purpose Society are a few blocks away and these properties compound the same negative issues.

We need to look at better city planning; meaning, not having all the shelters within two blocks of each other. I understand and sympathize with the city; there is a need and a lot of the support systems are nearby. But having all the shelters condensed in one area will prove to be a liability. I am afraid to see our four-block radiance turn into a zombie town where the shelter residents continue to litter and cause a negative experience for the other residents.

Is there another site that can be used? I must say, if you continue to have all these support shelters in one area, it will ruin the fabric of the city and make many reconsider staying. After receiving many of these city-led community proposals in the past, this is the FIRST that I felt the need to act on.

Thank you for your time.

Personal information removed

Dear Council,

I am a resident and business owner based in downtown New Westminster and I wanted to voice my whole hearted support for this much needed supportive housing project at 60-68 Sixth Street.

My business has been located *Personal information removed* for 5 years. I've observed the positive changes that can take place for my unhoused neighbours when they have the opportunity to enter this supportive housing facility. I've also witnessed the heartbreaking results of being left without support or care after being evicted from a supportive housing environment. While supportive housing is not the right choice for everyone due to a variety of reasons, these homes improve the quality of life for many who have the opportunity to live there.

My business's front door step has often been a place where underhoused and unhoused people connect with others, take rest, use substances and sleep away from the elements. I never displace these folks as there is nowhere for them to go. Having an additional supportive housing facility will have a positive impact on folks who have no other options but to use these public spaces to meet certain needs. We also need 24/7 shelter services and an indoor "living room" space where folks can spend time together and be supported during the day.

I have spent a lot of time and energy advocating for and supporting my loved ones and community members struggling with mental health and substance use disorders. It is disheartening the severe lack of resources and shelter/housing available to those who are looking and ready for them. This site is a crucial step the City of New Westminster can take to

create more homes and support for those who need them.

We are currently living through multiple crises - a global pandemic, a housing and poverty crisis, a poisoned drug supply crisis and a failed treatment system. I've watched the conditions of the neighbourhood change considerably over the last year and a half during the pandemic. I've also lost friends and familiar faces to the overdose crisis and it has been devastating. We need this supportive housing residence opened in our community as soon as possible for those who are vulnerable and marginalized.

Thank you to BC Housing and the City of New Westminster for increasing our supportive housing units in New Westminster for our loved ones and unhoused neighbours.

Personal information removed

Mayor and Planning Division
City of New Westminster
Sep 29, 2021
Residents of *Personal information removed*
New Westminster, BC *Personal information removed*

Dear Sir or Madam,

We are residents of *Personal information removed*, New Westminster, BC, this letter is in opposition to the BC housing's Supportive Housing plan at 68 6th Street, New Westminster, BC.

We just received the letter from BC housing regarding plan to create 52 modular homes for homelessness at 68 6th Street, New Westminster.

We have been living at Downtown New Westminster for about 15 years, and we love the peaceful and beautiful environment around our house. But unfortunately, this plan will add more fire to create a homelessness and drug users gathering place, will ruin our family's life in the future, our safety will be threatened, thus our house value will go down dramatically, leading to no developer or buyer to purchase our homes in the future.

The location of our house is just beside BC court and has a gorgeous garden view, very quiet and safe when we moved into this location 15 years ago. But now, our families and our neighbors are all concerned about the safety and security issues, especially at this unprecedented Covid-19 pandemic time putting our future housing plan on hold.

Nowadays, more and more drug users and homeless people coming to our areas especially our garden place camping and smoking, drug-using, and defecating under our balconies. Although they could go when we reported them to the police, but these issues still happening with nonstop. There is also a marijuana store located at the corner of Sixth Street and Agnes Street, with this plan will damage the reputation and images of this location.

I understand that you guys' intention for support the homeless and at-risk people, but who will protect and support us? With this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here. We just want a peaceful, drug-free, and clean environment around our houses.

We have our human right that are requiring a peaceful and security life. If this plan threatens our safety and human being right, that obviously break the law.

We need you take care of our issues; Can you guys hear our voice before you plan for create this homes just beside a cannabis store? Now we are all against this plan!! Would you please change the location to somewhere else?

There are tons of vacant land that best suit what BC HOUSING listed, why choose this location? The fact you cannot denied that there is a Cannabis store just located the corner of Sixth St. and Agnes St., and also a homelessness homes located at 750 Carnarvon St. more and more homelessness come to this area, this place will become a gathering location for them.

Considering your plan will leave our houses in the very awkward situation, which neither buyers nor developers would like to buy our houses or creating a new building at our location in the future. Therefore, we are thinking that a good solution would be for either the City, BC housing or a developer to tear down our own building *Personal information removed* and build either another homeless shelter, or a new condominium, which would move us all out of the area, and we would have that capital to move out of Downtown of New Westminster.

Our family members and my neighbours will go against this plan, we want you provide us a safety plan during this Covid-19 pandemic time. Your duties are not only creating the house to support people at risk or experiencing homelessness, but also to support us – the taxpayers and residents of the City of New Westminster.

Based on BC housing response, we need to address our issues more seriously.

We have more questions that need to be answered.

Which phase is this plan at now, is this plan already settle down? Is it a final decision for BC housing and City of New Westminster? We just want to know, do we have right to oppose this plan?

Regarding the value of our houses evaluation, the research that BC HOUSING provided to us is not valid, because this plan contains more worse points than the other homelessness homes, such as it will be very close to another homelessness homes which located at 750 Carnarvon St. and it will be just a next door of a Cannabis store. Our houses value will absolutely going down.

Also, the research is just done by 2019, it won't count since the situation have changed a lots when Covid 19 pandemic starting.

We already see the fact that now days more homelessness and drug users came to the BC court garden, it is visible from our windows, block our view, and they have damaged this garden already, and causing anxiety and depression among the residents at our building.

How do you guys to explain to our young generation, if you put a huge homelessness gathering place in our peaceful community, and a cannabis store?

Just let you guys know that you have responsibilities to ensure a clean environment in our community, you cannot put a huge bomb in the heart of the city.

Sincerely,

Hopefully, you can understand.

We are looking forward to your response. If you have any questions, please feel free to contact us at email *Personal information removed* or call *Personal information removed* at *Personal information removed*.

Sincerely,

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

On Tuesday, October 5, 2021, 04:04:43 p.m. PDT, External-Dev Feedback <devfeedback@newwestcity.ca> wrote:

Hello *Personal information removed* and residents of *Personal information removed*,

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will be summarized and included in the report to City Council for consideration. I also understand BC Housing has reached out to you directly to set up a meeting, and I hope this will provide more specific information and answer additional questions you may have.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing would be staffed 24 hours a day, seven days a week and all residents would sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

This project is currently in the community input stage of the review process. This project is being combined into a review and consultation process with two other projects in the interest of meeting grant funding deadlines, as well as respond more readily to urgent needs in the community. These Bylaw amendments would enable urgent housing and time-sensitive crisis services, including housing project opportunities at 350–366 Fenton Street and 60-68 Sixth Street.

A summary of the next steps of the review process are:

- Community information sessions and input collection (**October 1 to 24, 2021**) – Event details below and posted on the [Be Heard project page](#).
- Community feedback summarized and presented to City Council (**November, 2021**)
- Public Hearing (**anticipated early December, 2021**) – this is the time where City Council would formally decide on whether or not to approve the project. You can provide feedback directly to Council related to whether or not you support the proposed bylaw changes. You will

receive a letter about the opportunities to provide feedback to Council once the hearing date has been set.

In addition to the individual meeting proposed by BC Housing, we welcome you to attend one of four upcoming virtual information sessions (details below) to find out more about the proposed development and provide any additional comments you may have. **In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

You can join one of the sessions via:

Computer: Open [Zoom](#) and enter Meeting ID when prompted, and click “Join”.

Smartphone/tablet: Download the Zoom Cloud Meetings app, open it, select “Join a meeting”. Enter meeting ID, and select “Join”.

Phone: Call 778-907-2071. Enter the meeting ID followed by #.

Kind regards,

 City of New Westminster
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

Thanks you to give us quick respond, we are appreciated your info that you have provided for us. there are more issues should be seriously addressed as well:

LOCATION, LOCATION, LOCATION!!!!

Considering the location that homelessness homes, it will be very close to the [École Qayqayt Elementary School](#), the Qayqayt Children’s Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St.

Considering of Douglas college, Fraser River middle school, and gayqayt elementary school, students all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.

No matter how good you state for the new homes. The homelessness homes at 750 Carvarnon St, it also has 24 hours services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from them causing to us, for example, beside the building of 750 Carvarnon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place.

Therefore, you guys cannot ensure your promise, the "GOOD" on your proposal cannot come true!!! we cannot trust you but **THE FACT!!!** the fact from 750 Carvarnon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project.

We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver.

How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children who living in this community and requiring the basic clean environment for living.

So please create the homelessness homes to another place, Stop doing this project.

Thank you.

Sincerely,

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

350-366 Fenton Street

Good morning,

My name is *Personal information removed*. My wife and I are homeowners and residents of *Personal information removed* Street. I am writing to express my opposition to the proposed affordable housing development project at 350-366 Fenton Street.

First and foremost, we feel that the occupants of this proposed complex would likely have needs that are better served in a higher density, more urban area that is not car dependent. There is already significant pressure on the public transit that takes one in and out of Queensborough and I am certain you are well aware of the general gridlock along the Howes St/Queensborough connector.

Secondly, this type of development is not consistent with the immediate surrounding area. The single family detached character of the neighborhood should be retained. Residents in the area are generally quite frustrated with the mish mash of land use that seems to garner approval in QB.

It is our understanding that the Vancouver Native Housing Society often lends tenancy to individuals who may suffer from mental health or substance abuse considerations. The supports necessary for such individuals may also be better found in an area that is either quite remote or closer to an urban/high density centre and not right smack in the middle of an area where people are trying to raise young families.

I am curious to know what the City of New Westminster has planned with respect to servicing the demands that this development will place on Queensborough?

Thank you
Personal information removed

Dear Council,

I am a New Westminster resident writing to vocalize my support for the proposed non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.

New Westminster exists upon stolen and unceded Qayqayt, Musqueam, Tsleil-Waututh, Sḵwxwú7mesh, Katzie, and Kwantlen land. This is a step toward upholding the 94 Calls to Action by the Truth and Reconciliation Commission. As Canada continues its legacy of g*nocide against Indigenous people, it is our responsibility to take individual and collective action by learning and re-educating ourselves, listening and challenging our beliefs as well as increasing our comprehension of and advocacy for upholding these 94 Calls to Actions.

This project addresses the increasing need for affordable housing for families, as well as ending the displacement of people who are at risk, underhoused, or homeless while taking steps towards reconciliation within our community. There is an urgent need for housing that supports Indigenous individuals and families which also offers culturally appropriate support. The approval of this project will work towards meeting those goals and I look forward to seeing it welcome in new residents once it's complete.

Thank you,
Personal information removed

Hi there,

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

" A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is eminent from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This is must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal information removed

From: *Personal information removed*

Sent: October 18, 2021 3:25 PM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal information removed

From: *Personal Information Removed*

Sent: Saturday, October 16, 2021 6:26 PM

To: External-Post Master - Pln

Cc: *Personal Information Removed*

Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photo removed for privacy*) taken at 5.50pm today. The

flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity, has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches, flooding, sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

Personal Information Removed
Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture (*photo removed for privacy*) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.
Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*

This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks, street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit. With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Friday, October 15, 2021 4:27 PM
To: *Personal information removed*
Cc: *Personal information removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card. Please see the following message when I tried accessing the link:
It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here:
<https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood?
In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.
The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the

basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required. More information [about the specific bylaws are available in the Council report here.](#)

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange. How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process. The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?

Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households. For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future? A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal information removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal information removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Thursday, October 14, 2021 4:01 PM

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

,

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile *Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough*.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and

participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. **In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
 T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
 511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*
Sent: October 13, 2021 12:41 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Cc: *Personal information removed*
Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal information removed* Street which is *Personal information removed* to the 350-366 Fenton Street location proposed for the housing project.


I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link

Page not found | Be Heard New \ x +

← → ↻ 🏠 beheardnewwest.ca/crisis-reponse-bylaws

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- 97 Braid Street (Sapperton Gr
- Agnes Street Greenway

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2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?
7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?
8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?
9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal information removed* this site and would need City's response on all of the above items.

Thanks

Personal information removed

Attachment 8
BC Housing Summary

BC Housing Summary

The 68 Sixth Street [Let's Talk page](#) on the BC Housing website went live on September 20, 2021. Since then, there have been a total of 35 views from 29 unique visitors. This data is accurate up to October 27, 2021.

There were six inquiries to the Let's Talk page during this time. Three inquisitive and included questions about operations, engagement and development plan. There was one supportive comment and there were two negative comments regarding concern about property values. Additionally, BC Housing and the City of New Westminster did meet virtually with a local resident who was concerned about the location of the proposed supportive housing to answer questions and provide any clarification.

Attachment 9

OCP Memos

Memorandum

To: Jacque Killawee,
City Clerk

Date: November 2, 2021

From: Harji Varn,
CFO/Director of Finance

File: OCP00038
OCP00039

Subject: **Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021-2025) Bylaw No.8252, 2021).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Capital Expenditure Program. Accordingly I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Harji Varn,
CFO/Director of Finance

Memorandum

To: Jacque Killawee
City Clerk

Date: November 3, 2021

From: Lisa Leblanc
Director of Engineering Services

File: OCP00038
OCP00039

**Subject: Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the GVRD Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan (both of which were adopted by the Greater Vancouver Regional District after liaison with the City).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Waste Management Plans. Accordingly, I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Lisa Leblanc, P.Eng., M.Sc.
Director of Engineering Services

REPORT
***Utility Commission and
Climate Action, Planning and Development***

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Rod Carle **File:**
GM Utility Commission

Emilie K Adin – Director - **Item #:** 2021-541
Climate Action, Planning and
Development

Subject: District Energy Bylaw No. 8269, 2021 for First Reading

RECOMMENDATION

THAT Council consider the District Energy Bylaw No. 8269, 2021 for First Reading.

PURPOSE

The purpose of this report is to request Council to consider Bylaw No. 8269, 2021 for First Reading.

SUMMARY

Council endorsed the recommendation that had been put forward by staff to proceed with the Sapperton District Energy system. Included in Council’s direction to staff was the following:

“That a connection by-law be put in place that mandates all developments in the connection area (including the Sapperton Green development) be connected to the system or at a minimum be hydronic ready.”

See Appendix A – District Energy Bylaw.

BACKGROUND

The City has been working for over seven years to explore a low-carbon district in the Sapperton neighbourhood to serve the expanded Royal Columbian Hospital and rapid commercial and residential growth in the area. A business case was developed to demonstrate the financial viability of a district energy system using renewable energy. This work included creation of a conceptual design for the entire system.

The business case referenced above was presented to the Utility Commission and subsequently to Council. All recommendations presented to Council were supported and approved.

SUSTAINABILITY IMPLICATIONS

The District Energy system is considered to be one of the most important projects the City has identified to help achieve its climate targets and bold steps. The project is very innovative and will result in a significant amount of greenhouse gas emission reductions. Delaying the implementation of this bylaw could potentially impact the number of buildings being connected to this renewable energy source. In turn, this could negatively impact the sustainability benefits otherwise accrued.

FINANCIAL IMPLICATIONS

Although the future adoption of a bylaw requiring either connection to the City’s district energy system or hydronic-ready development in itself has little to no financial impact on the City, it will have a financial impact on the developers and building owners within the Sapperton Green District Energy System specified area.

INTERDEPARTMENTAL LIAISON

The Utility Commission has endorsed the project and the recommendation of this report. The bylaw has been developed in conjunction with Climate Action team, the development planning staff and the Director of the Climate Action, Planning and Development department.

OPTIONS

- 1. That Council consider First Reading for Bylaw No. 8269, 2021;
- 2. That Council provide staff with alternative direction.

ATTACHMENTS

Appendix A – District Energy Bylaw 8269, 2021

This report was prepared by:

Steven Faltas, Business Process manager

This report was approved by:

Rod Carle, GM Utility Commission

Emilie K. Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

Attachment # 1
Draft District Energy Connection Bylaw

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8269, 2021**

A Bylaw to Establish the Sapperton District Energy System

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Sapperton District Energy System Bylaw No. 8269, 2021.”
2. Council hereby adopts Appendix A attached to this Bylaw as “Sapperton District Energy System Bylaw No. 8269, 2021.”
3. The schedules attached to this Bylaw form part of this Bylaw.
4. Each provision of this Bylaw is intended to be severable and if any provision is determined by a court of competent jurisdiction to be illegal or invalid or unenforceable for any reason whatsoever such provision shall be severed from this Bylaw and will not affect the legality, validity or enforceability of the remainder of or any other provision of this Bylaw.
5. This Bylaw will come into force and take effect on the date of its enactment.

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

ADOPTED THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

Appendix A to Bylaw No. 8269, 2021
Sapperton District Energy System Bylaw

CITY OF NEW WESTMINSTER



NEW WESTMINSTER

SAPPERTON DISTRICT ENERGY SYSTEM BY-LAW 8269, 2021.

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SECTION ONE: INTERPRETATION

1.1. Name of By-law

This By-law shall be known and cited for all purposes as “Sapperton District Energy System By-law No. XXXX”.

1.2. Definitions

In this By-law,

“building” means any structure used or intended for supporting or sheltering any use or occupancy either of a temporary or permanent nature;

“Building By-law” means the City of New Westminster’s “Building By-law No. 8125, 2019”, as amended from time to time;

“Building Inspector” means the Chief Building Official, Development Services Building Division, or his or her duly appointed representatives and assistants;

“building mechanical system” includes the internal space heat energy and domestic hot water distribution system for a building;

“charge” means a variable consumption fee based on the amount of heat energy measured in watt-hours used in, and recorded at the meter or estimated by the Collector under this By-law for, a designated property as shown in Schedule C;

“City” means City of New Westminster;

“Collector” means the individual appointed by Council to be the Collector of Taxes or a person duly authorized to carry out the powers and duties of the Collector of Taxes;

“cooling” means the energy transferred from the district energy system through the distribution system for the purpose of lowering the ambient air temperature in a designated property;

“Council” means the council of the City of New Westminster;

"delivery point" means the outlet of the heat exchanger at a designated property;

“designated building” means a building to which this By-law applies by virtue of section 2.1 or 2.2;

“designated property” means a parcel of real property on which a designated building is situated;

“distribution system extension” means that part of the distribution system that is situate on, over, under, or in a parcel of real property on which a designated building is situate or in a designated building;

“district energy system” means the district energy system referred to in section 3.1, and consists collectively of the community energy centre, distribution system and energy transfer station in each designated building, and all necessary appliances and equipment;

“energy transfer station” means equipment owned by the City and used to meter, for billing purposes, the amount of energy consumed in a designated building, and to transfer heat energy from the distribution system to the building mechanical system in a designated building, and includes pipes for the supply and return of hot water, valves, controls, meters, and separate heat exchangers for domestic hot water and space heating;

“entry points” mean two openings in an exterior wall of a designated building for the passage of the supply and return pipes connecting the distribution system extension and energy transfer station;

“floor area ratio” means the figure obtained when the area of all the floors of the buildings constructed or proposed to be constructed on a parcel is divided by the area of the parcel;

“full DES compatibility” means a building for which all space heating and domestic hot water needs are serviced by the district energy system;

“General Manager” means the General Manager of the Electric Utility or Utility Commission;

“heating” means the energy transferred for the purpose of raising the ambient air or domestic hot water temperature in a designated property;

“heat exchanger” means the equipment, including ventilation systems and electrical pumps, installed at a designated property transfer of energy from the district energy system to a designated property;

“levy” means a fixed capacity fee based on the design, and the estimated peak heat energy demand, approved or varied by the General Manager under this By-law for a designated building as shown in Schedule X;

“meter” means a thermal energy meter at an energy transfer station consisting of a water flow meter, temperature sensors, and associated electronics used to measure and record the heat energy supplied to the designated building which houses the energy transfer station;

“owner” means an owner of a parcel of real property including the registered owner of an estate in fee simple, the tenant for life under a registered life estate, the registered holder of the last registered agreement for sale, the holder or occupier of land held in the manner referred to in the definition of "Owner" in the Schedule to the *Community Charter*, S.B.C. 2003, c.26, and a strata corporation established or continued under the *Strata Property Act*, S.B.C. 1998, c.43.

“parcel” means any lot, block, or other area in which land is held or into which it is subdivided, but does not include a highway.

“peak heat energy demand” means the maximum amount of heat energy, measured in kilowatts, required for a designated building, after completion of the installation or alteration of the building mechanical system, at any one point in time in a calendar year;

“person or persons” means any individual, corporation, limited-liability company, partnership, firm, joint venture, association, trust, or other entity or organization, including a government authority;

“points of delivery” mean the valves on the building side of the heat exchangers at an energy transfer station;

“rates” means, collectively, the fixed monthly charges, capacity charges and volumetric charges specified in Schedule C for services, as amended from time to time;

“registered professional” means an architect or engineer registered in the Province of British Columbia, as a member in good standing in the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia;

“service” means the delivery by the City to a designated building of heat energy by way of the district energy system;

“Service Area” means the geographic location or area for which the service is or will be available from the City and is defined in Schedule A;

“service connection” means that portion of the district energy system that extends from the distribution system to the delivery point;

“service provider” means the company that the City has designated to operate the district energy system. If the City has not appointed a service provider, the City will be deemed to be the service provider.

1.3. Office and Authority of the General Manager, Utility Commission

1.3.1 The General Manger has sole authority to designate and determine the position of all distribution structures and the relative distance to other objects; and

1.3.2 The General Manger has sole authority to regulate all additions or alterations to the City’s district energy system and the points at which services may enter any building.

1.3.3 The General Manager may at all reasonable times enter on any property to ascertain whether the provisions of this Bylaw have been and are being complied with. A person employed from time to time by the City may be designated to act in the place of the General Manager for the purposes of this subsection.

1.3.4 No person shall interfere with or obstruct the entry to any property by the General Manager or the designate, while either person is performing the duties described in this by-law.

1.3.5 Where the General Manager is of the opinion that any work or equipment located on any premises is of immediate danger to any person or property, he may without notice to anyone, disconnect or cause to be disconnected such equipment from any source of energy, provided that he shall, upon doing so, give notice in writing to the owner of the premises upon which the electrical equipment is located, within a reasonable time thereafter.

1.3.6 No person shall make any attachment whatever to any district energy related infrastructure located on or in the City streets or elsewhere without the express written permission of the General Manager.

1.4. Application of and conflict with other By-laws

The requirements of this By-law are in addition to the requirements of the Building By-law and other City By-laws, except that in case of conflict between the Building By-law or other City By-laws and this By-law, this By-law will prevail.

1.5. Table of contents

The Table of contents and section headings of this By-law are for convenience of reference only and shall not affect the interpretation or enforcement of this By-law.

1.6. City Equipment and Facilities

1.6.1 All meters and other facilities furnished by the City shall be and remain the City's property and the right to remove, replace, or repair the same is expressly reserved.

1.6.2 It shall be unlawful for any persons to in any manner injure, mutilate, destroy, remove, disconnect or in any way interfere or tamper with any equipment belonging to or in any manner included in the district energy plant of the City or any other associated equipment related to the district energy distribution network.

1.6.3 Notwithstanding the provisions set out in any sub-clause, the General Manager may give special permission to any person to do work deemed necessary and proper in the circumstances.

SECTION TWO: APPLICATION OF THE BY-LAW

2.1. Compulsory use of district energy system

Each owner in the Service Area of:

- (a) a new Part 3 buildings (as defined by the BC Building Code) proposed for construction or under construction for which the Building By-law requires submission of a building permit and issuance of an occupancy permit to which the owner, as at the date of enactment of this By-law, is not yet entitled; or
- (b) an existing building where the estimated value of proposed alterations or alterations under construction which require submission under the Building By-law of a building permit application is more than the greater of \$100,000 or 100% of the building's latest assessed value according to the records of the British Columbia Assessment Authority; or
- (c) an existing building where the square footage is greater than 10,000 square feet;

must make use of the district energy system in accordance with the terms and conditions of this By-law.

2.2. Permissive use of district energy system

An owner of property located outside the Service Area but within the City may apply to the General Manager, to utilize the district energy system if:

- (d) the General Manager is of the opinion that the district energy system is capable of servicing the building that is the subject of the application;
- (e) the General Manager is of the opinion that servicing the building is necessary or desirable; and
- (f) the owner enters into an agreement with the City, in form and substance satisfactory to the General Manager, undertaking, among other matters, to wholly or partially, in the City's sole discretion, fund the capital cost of extending the district energy system to the owner's property in an amount and at a time determined by the General Manager,

the General Manager may approve the application, in which case the owner must utilize the district energy system in accordance with the terms and conditions of this By-law.

2.3. Exemption from compulsory use of district energy system

Despite sections 2.1 and 2.2, certain buildings may be exempt from the provisions of this By-law as identified in the partnering agreement entered into by the building owner and the City. Exemptions from the provisions of this By-law will be determined at the sole discretion of the General Manager.

SECTION THREE: ESTABLISHMENT OF THE DISTRICT ENERGY SYSTEM

3.1. Authorization for district energy system

Council hereby authorizes the design, construction, installation, operation, maintenance, repair, and management of a district energy utility system for the generation, storage, transmission, and distribution of energy for the heating and cooling of space and water at any designated property within the Service Area.

3.2. Ownership of district energy system

Ownership of the district energy system, including any expansion or extension of the district energy system, is to remain vested in the City or its successors and assigns, and is not to pass to any owner, or other person who has an interest in a designated property, and, despite any attachment or annexation to a designated property or other real property, the distribution system extension and energy transfer station are not to become part of a designated property or other real property.

3.3. Role of the Collector and General Manager

For the purposes of this By-law, the Collector shall have charge of the levies, charges and fees and their collection and the General Manager shall have charge and control of all properties and works in connection with the district energy system and of all connected engineering and mechanical work.

3.4. Authority for policies and criteria

The Collector and the General Manager may establish or amend policies and criteria relating to the district energy system.

SECTION FOUR: BUILDING PERMIT REQUIREMENTS FOR BUILDING MECHANICAL SYSTEM

4.1. Application to designated buildings

All conditions of Section 4 apply to designated buildings.

4.2. Building permit application

A person who applies, under the Building By-law, for a permit to authorize the installation or alteration of a building mechanical system must include in, or submit with, the application:

- (a) an acknowledgment signed by the owner that the building is a designated building;
- (b) a certificate, signed by the registered professional who is responsible for design of the building mechanical system, estimating
 - i. peak heating load for space heating
 - ii. peak heating load for domestic hot water
 - iii. combined peak heating load for any uses other than space heating and domestic hot water
 - iv. average annual heating energy demand for space heating
 - v. average annual heating energy demand for domestic hot water
 - vi. annual average heating energy demand for any uses other than space heating and domestic hot water;
- (c) a cheque in the amount of the excess demand fee referred to in section 10.1;
- (d) the proposed location of the energy transfer station;
- (e) the proposed location of the distribution system extension;
- (f) the proposed location of the distribution system extension entry points;
- (g) the proposed schedule for installation or alteration of the building mechanical system;
- (h) the proposed commencement date for the delivery of heat energy by the City to the energy transfer station; and
- (i) such other information as the Building Inspector or General Manager, Utility Commission may require.

4.3. Submission of copy of application

The owner must submit a copy of the building permit application described in section 4.2 to the General Manager.

4.4. Approval of estimated maximum heating energy load

The estimated peak heating energy load submitted under section 4.2(b) is subject to approval by the General Manager.

4.5. Approval of locations

The proposed location of each of the:

- (a) energy transfer station, submitted under section 4.2(d);
- (b) distribution system extension, submitted under section 4.2(e); and
- (c) entry points, submitted under section 4.2(f),

is subject to approval by the Building Inspector and General Manager.

4.6. Approval of alternate locations

If:

- (a) the location which the owner proposes for the energy transfer station, distribution system extension, or entry points would be acceptable to the Building Inspector and General Manager except for increased costs the City would incur to install the energy transfer station or distribution system extension in that location; and
- (b) before issuance of the building permit, the owner:
 - i. pays the City the estimated increased costs calculated by the General Manager, and
 - ii. agrees to pay the City on demand any amount by which the actual increased costs calculated by the General Manager, exceed the estimated increased costs,

the Building Inspector and General Manager, may approve the alternate location.

4.7. Approval of schedule

The proposed schedule for installation or alteration of the building mechanical system is subject to approval by the General Manager.

4.8. Design of building mechanical system

The design of the building mechanical system is subject to approval by the Building Inspector and General Manager.

4.9. Approval of building permit

The building permit is subject to approval by the:

- (a) Building Inspector under the Building By-law; and
- (b) Building Inspector and General Manager under this By-law.

4.10. No work before permit issuance

A person must not begin to install or alter a building mechanical system until the Building Inspector has issued the building permit.

SECTION FIVE: DESIGN AND INSTALLATION OR ALTERATION OF BUILDING MECHANICAL SYSTEM

5.1. Site preparation

Owners of designated buildings will be responsible for all necessary site preparation including but not limited to clearing building materials, construction waste, equipment, and soil and gravel piles over the proposed service line route, to standards established by the service provider. The City may recover from owners any additional costs associated with delays or site visits necessitated by inadequate or substandard site preparation.

5.2. Integration with district energy system

The design and installation or alteration of the building mechanical system must integrate the building mechanical system and district energy system in a manner that enables the building mechanical system to derive the most benefit possible from the district energy system and the district energy system to operate at peak efficiency.

5.3. Prohibited components

A building mechanical system must utilize the district energy system for all the space heating and domestic hot water requirements for a designated building, and must not incorporate any heat production equipment including but not limited to boilers, furnaces, hot water heaters, heat pumps, or make-up air heaters, except that:

- (a) an owner who is constructing a new building or altering an existing building may incorporate, as part of the building mechanical system, equipment to acquire waste heat energy from the refrigeration or cooling system of the building or of another building in the vicinity, for the purpose of supplementing the heat energy provided by the district energy system;
- (b) a solar system to generate heat energy may be considered at the discretion of the General Manager; and
- (c) a person who is altering an existing building may retain components otherwise prohibited under this section 5.3 to the extent permitted by the Building Inspector under the Building By-law or by the Building Inspector and General Manager, under this By-law.

For further details, owners should consult *the Technical Design Guide for Compatibility with the Sapperton District Energy System*.

5.4. Technical and design requirements

The building mechanical system must comply with the following design and technical requirements:

- (a) the City's Technical Design Guide for Compatibility with District Energy, or as stipulated by the General Manager;

- (b) the Building By-law; and
- (c) the applicable edition of the BC Building Code; and
- (d) the design must not incorporate features that increase the difficulty of efficiently integrating the building mechanical system and energy utility system.

5.5. Installation of energy transfer station

The City will install the energy transfer equipment up to and including the isolation valves on the building side of the heat exchangers.

5.6. Scheduling

An owner must:

- (a) ensure that installation of the building mechanical system proceeds in accordance with the schedule approved under section 5.7, and any changes to the schedule approved under this section 5.6; and
- (b) advise the Building Inspector and General Manager within 24 hours of any proposed changes to the schedule for installation or alteration of the building mechanical system, which proposed changes are subject to approval by the Building Inspector and General Manager.

5.7. Approval of installation or alteration of work

Completion of the installation or alteration of a building mechanical system in a designated building or future designated building is subject to approval by General Manager under this By-law.

5.8. Adjustment of increased installation costs

Upon completion by the City, if installation of the energy transfer station and distribution system extension or either of them in an alternate location under section 4.6:

- (a) after notice from the General Manager of the amount by which the actual increased costs calculated by the General Manager, Utility Commission exceed the estimate, the owner referred to in section 4.6 must pay the City the difference; or
- (b) the City must pay the owner the amount by which such actual increased costs are less than the estimate.

5.9. No occupancy permit

An owner is not entitled to issuance of an occupancy permit under the Building By-law for a designated building until the General Manager has given approval under section 5.7, and, where applicable, the owner has paid the City any shortfall under section 5.6(a).

SECTION SIX: ENTRY ONTO AND ACCESS TO REAL PROPERTY

6.1. Entry with respect to district energy system

The General Manager and other authorized employees, contractors or agents of the City, may enter onto real property at any reasonable time for the purpose of installation, maintenance, repair, or removal of a district energy system.

6.2. Entry with respect to building mechanical system

The General Manager and other authorized employees, contractors or agents of the City, may enter onto real property at any reasonable time to inspect the real property and appliances and equipment, including any building mechanical system, and to enforce this By-law.

6.3. Work on entry

Without limiting the generality of sections 6.1 and 6.2, the General Manager and other authorized employees, contractors or agents of the City, for the purposes of those sections, may conduct investigations, expose pipes, calibrate instruments, and read and test meters.

6.4. Access to designated property

The owner of a designated property that is to receive the service must sign and deliver to the City a Section 219 covenant and a statutory right of way to be registered against title to the designated property, in the format specified by the City, for the installation, operation and maintenance on the designated property of all necessary facilities for supplying the service to the designated property.

6.5. Access to intervening property

If one or more privately-owned intervening properties are located between the designated property and the district energy system, then the owner of the designated property will obtain, at the owner's sole cost, a registered easement and a statutory right of way in favour of the City, in a form specified by the City, for the installation, operation and maintenance on each intervening property of all necessary facilities for supplying the service to the designated property.

SECTION SEVEN: OPERATION OF DISTRICT ENERGY SYSTEM AND BUILDING MECHANICAL SYSTEMS

7.1. Operation of district energy system

The City will maintain, repair, and manage the district energy system including the energy transfer station in each designated building up to and including the points of delivery.

7.2. No obligation to provide service

Nothing in this By-law shall obligate the City to provide the service to any person when:

- (a) the cost of laying the piping and any other equipment necessary to service a building or development would be excessive and create an additional burden upon the revenues of the district energy system, unless the Owner shall pay to the City the cost of such works; or
- (b) the capacity of the district energy system is insufficient to provide the service.

7.3. No guarantee of service

The City does not guarantee service, or any particular level of service, to any designated building.

7.4. Tampering with district energy system

A person must not tamper, interfere with, damage, or destroy any part of the district energy system. All costs associated with repairing the damaged infrastructure will be attributed back to the perpetrator.

7.5. Operation of building mechanical system

An owner of a designated property must maintain and repair the building mechanical system to the points of delivery including:

- (a) keeping the building mechanical system free of foreign material so as to prevent fouling of the energy transfer station; and
- (b) treating water in the building mechanical system sufficiently to prevent corrosion of the heat exchangers at the energy transfer station, and in accordance with the minimum criteria set out in the City's *Technical Design Guide for Compatibility with the Sapperton District Energy System*.

7.6. Damage to district energy system components

An owner of a designated property must advise the City immediately of any damage to the energy transfer system or distribution system extension. Cost associated with any and all repairs will be born by the property owner.

7.7. No obstruction

An owner of a designated property must not construct any structure, which in the sole opinion of the General Manager, Utility Commission, obstructs access to a distribution system extension, energy transfer station, or any part of the district energy system above ground or underground.

7.8. Protection of equipment

An owner of a designated property must take reasonable care of and protect all equipment installed by the City on the owner's designated property.

7.9. No unauthorized changes

No equipment such as heat exchangers, meters or related equipment will be installed, connected, moved or disconnected except by the City's authorized employees, contractors or agents or by other persons acting with the City's written permission.

7.10. Removal of equipment

If the supply of services to an owner's designated property is discontinued or terminated for any reason then, the service provider may, but is not required to, remove the energy transfer station and related equipment from the owner's designated property.

7.11. Service calls

An owner of a designated property may apply to the General Manager to temporarily interrupt service to a designated building by closing the appropriate valves or by such other means as the General Manager, Utility Commission may find appropriate.

7.12. Changes to energy transfer station or distribution system extension

An owner of a designated property may apply to the General Manager to remove, relocate, or alter the energy transfer station or distribution system extension servicing a designated building.

7.13. Cost of changes to energy transfer station or distribution system extension

If the General Manager agrees to remove, relocate, or alter the energy transfer station or distribution system extension referred to in section 7.12:

- (a) the General Manager will give the owner an estimate of the cost;
- (b) the owner must pay the City the amount of the estimate before commencement of the work;
- (c) after completion of the work, the General Manager will notify the owner of the actual cost;
- (d) if the actual cost is more than the estimated cost, the owner must pay the City the shortfall within 30 days after demand by the City; and
- (e) if the actual cost is less than the estimated cost, the City must pay the owner the excess except that if the owner owes the City money under this By-law at that time, the City may apply the excess against such debt.

7.14. Removal of Service Connection

If the supply of services to an owner's designated property is discontinued or terminated for any reason then, the service provider may, but is not required to, remove the service connection from the owner's designated property.

SECTION 8: METERING

8.1. Meter test

When an owner of a designated property notifies the General Manager in writing that a past charge for service is excessive the General Manager will arrange to have the meter tested at the expense of the owner.

8.2. Payment of meter testing fee

Before the City conducts the test outlined in section 8.1, the owner of the designated property requesting the test must pay the fee set out in Schedule B.

8.3. Accuracy of meter

A meter will be considered to be accurate unless the meter testing result indicates that the percentage accuracy of the meter is outside the tolerable range as stipulated by Measurement Canada.

8.4. Meter found to be not accurate

If the test outlined in section 8.1 shows that the meter is not accurate, the meter testing fee will be refunded to the owner, the meter will be replaced or repaired by the City, and the excess charge for service will be refunded to the owner.

8.5. Meter found to be accurate

If the test outlined in section 8.1 shows that the meter is accurate, the meter testing fee will be retained by the City, no refunds or adjustments will be made in favour of the owner and the meter will not be replaced or repaired by the City.

SECTION NINE: APPLICATION REQUIREMENTS AND FEES

9.1. Application for services

An owner of a designated property must apply to the General Manager to commence service to a designated building at least 120 days before the earlier of:

- (a) the date the owner requires service; and
- (b) the date of issuance of any occupancy permit for occupancy of the building.

9.2. Required documents

An owner applying for services is required to sign an application form and an Energy Services Agreement provided by the service provider.

9.3. Fee for application

Each person who submits an application under this By-law must pay the applicable fee set out in Schedule B.

9.4. Returned cheques

If a person's cheque is returned to the City, that person must pay to the City on demand the amount set out in Schedule B.

9.5. Separate properties

If an owner is requesting services from the service provider at more than one designated property, then the owner will be considered a separate Customer for each designated property.

SECTION TEN: LEVIES AND CHARGES AND OTHER COSTS

10.1. Excess demand fee

Pursuant to section 4.2(c), a building owner must pay the City the excess demand fee set out in Schedule B.

10.2. Imposition of levy

From and after the earlier of the date the owner of a designated building requires service, as indicated in the application referred to in section 8.1, and the date of issuance of any occupancy permit for occupancy of the building, the owner must pay the City the levy set out in Schedule C.

10.3. Imposition of charge

From and after the date upon which service to a designated building begins, the owner of the designated property must pay the City the charge set out in Schedule C.

10.4. Billing for levy or charge

The Collector will send a bill for the amount of each levy or charge to each owner according to the frequency set out in Schedule C and the bill will include:

- (a) the date when payment of the amount of each levy or charge is due and payable;

- (b) the number of megawatt hours of heat energy supplied to the energy transfer station; and
- (c) the number of megawatt hours of heat energy returned from the energy transfer station.

10.5. Payment of levy or charge

The owner of a designated property must pay the City the amount of each levy or charge on or before the due date set out in each bill referred to in section 10.4.

10.6. Amount added for late payment

Council hereby imposes a penalty or loss of discount of an amount equal to 5% of any levy or charge that remains unpaid after the date it is due under this By-law.

10.7. Insertion in tax roll

The Collector may insert each levy or charge in the real-property tax roll of the designated property.

10.8. Adjustment for partial period

The Collector may pro rate the amount of a levy or charge for a partial billing period on a daily basis.

10.9. Non-registering meter

If a meter for a designated building fails to register accurately the consumption of heat energy, the Collector will estimate the consumption, and render a bill based on the average previous consumption adjusted to take into account seasonal variations, changes in occupancy, or other factors which, in the opinion of the Collector or the General Manager, may affect the consumption of heat energy in the designated building.

10.10. Variation in matters affecting levy

With respect to a designated building:

- (a) the owner must give the General Manager written notice at least 30 days in advance of any variation in use, occupancy, building alteration, or other matter that may affect the amount of the levy, and must include in the notice the date the owner anticipates such variation to take effect;
- (b) the owner may apply to the General Manager to vary the estimated peak heat energy demand;
or
- (c) the General Manager may notify the owner that the General Manager is varying the estimated peak heat energy demand,

and, if the General Manager is of the opinion that, as a result of any such variation, the amount of the levy for the designated building should increase or decrease, the General Manager may order such increase or decrease to take effect on a date specified by the General Manager after taking into account the incremental costs to the City as a consequence of the variation.

10.11. Calculation of City's costs

Calculation of the costs or estimated costs the City incurs or expects to incur under this By-law will include, without duplication, amounts spent by the City using its own work force or engaging an independent contractor for gross wages, employee fringe benefits, materials, equipment rentals at rates

paid by the City or set by the City for its own equipment, and fees and other charges payable to an independent contractor, plus an amount equal to 20% of those costs to cover the City's overhead and administrative expenses.

10.12. Back-billing

On discovery that service provided in the past by the City has not been billed yet to a designated property, the City may bill the cost associated to the owner of the designated property, providing details and, on submission of the bill to the owner, the amount billed will be due.

10.13. Historical billing information

An owner who requests historical billing information may be charged the cost of processing and providing the information. The cost will be charged based on the actual hours of work performed by the City in retrieving and preparing the information.

SECTION ELEVEN: OFFENCES AND PENALTIES AND ENFORCEMENT

11.1. Termination of service for failure to pay

Without limiting the City's other rights or remedies under this By-law, if an owner of designated property fails to pay to the City any levy, charge, fee, or cost for more than 30 days after the due date:

- (a) the Collector may serve notice upon the owner; and
- (b) such notice will:
 - i. set out the amount owing,
 - ii. demand payment of that amount within 10 days from the date of such notice,
 - iii. notify the owner that failure to pay that amount within such 10 days will result in the City ceasing service to the owner's building, and
 - iv. notify the owner that the City will not restore such service until the owner has paid to the City the amount owing together with any additional costs incurred by the City in connection with such cessation and restoration of service.

11.2 Notice of violation

An inspector or official of the City, or a By-law Enforcement Officer, may give notice to any person ordering or directing that person to:

- (a) discontinue or refrain from proceeding with any work or doing anything that contravenes this By-law; or
- (b) carry out any work or do anything to bring a building mechanical system into conformity with this By-law,

within the time specified in such notice.

11.3. Service of notice

An inspector or official of the City, or a By-law Enforcement Officer, may serve a notice under this By-law:

- (a) by mailing it by registered post to an owner at the address of the owner shown on the real property assessment roll prepared pursuant to the *BC Assessment Act*;
- (b) by handing it to the owner or other person who is the addressee of the notice; or
- (c) if the notice refers to real property, by posting it on the real property.

11.4. Offences under By-law

A person who:

- (a) violates any provision of this By-law, or does any act or thing which violates any provision of this By-law, or suffers or allows any other person to do any act or thing which violates any provision of this By-law;
- (b) neglects to do or refrains from doing anything required to be done by any provision of this By-law; or
- (c) fails to comply, or suffers or allows any other person to fail to comply, with an order, direction, or notice given under any provision of this By-law,

is guilty of an offence against this By-law, and liable to the penalties imposed under this Section 10.

11.5. Fine for offence

Every person who commits an offence against this By-law is punishable on conviction by a fine of not less than \$250.00 and not more than \$10,000.00 for each offence, except that:

- (a) a person who commits an offence under section 8.10 that results in fouling of the heat exchangers is liable to a fine of not less than \$2000.00 for each offence; and
- (b) a person who fails to comply, or suffers or allows any other person to fail to comply, with an order, direction, or notice given under any provision of this By-law is liable to a fine of not less than \$500.00 for each offence.

11.6. Fine for continuing offence

Every person who commits an offence of a continuing nature against this By-law is liable to a fine for each day such offence continues.

11.7. Termination of service for failure to comply

Without limiting the City's other rights or remedies under this By-law, the City may enforce compliance with the requirements of this By-law against the owner by discontinuing the service to the designated building.

11.8. Transfer of Outstanding Fees and Fines

Without limiting the City's other rights or remedies under this By-law, the City may transfer any and all outstanding fees and/or fines to the owner's property tax statement.

SECTION TWELVE: LIMITATIONS ON LIABILITY

12.1. City not liable for failure of the district energy system

The City will not be liable for the failure of the district energy system in consequence of any accident or damage to the district energy system, breakdown or malfunction of the district energy system, or any temporary stoppage from breaks, alterations or repairs, whether the failure arises from the negligence of any person in the employ of the City or any other person or through natural deterioration or obsolescence of the district energy system, or otherwise.

12.2. City's ability to change operating conditions without liability

The City reserves the right at any and all times, without notice, to change operating conditions of the service, for the purposes of making repairs, extensions, alterations or improvements, or for any other reason, and neither the City, its officers, employees, contractors or agents shall incur any liability of any kind whatever by reason of the cessation in whole or in part of the district energy system or changes in operating conditions.

12.3. Responsibility before and after points of delivery

An owner of a designated property is responsible for all expense, risk and liability for:

- (a) the use or presence of energy being delivered from the district energy system to the owner's property before it passes the points of delivery;
- (b) the use or presence of energy being returned from an owner's property to the district energy system after it passes the points of delivery; and
- (c) the City-owned facilities serving the owner's property,

if any loss or damage caused by or resulting from failure to meet that responsibility is caused, or contributed to, by the act or omission of the owner or a person for whom the owner is responsible.

12.4. Responsibility after points of delivery

The owner of a designated property is responsible for all expense, risk and liability with respect to the use or presence of energy being delivered to the owner's property after it passes the points of delivery.

12.5. Responsibility for energy transfer station

The owner of a designated property is responsible for all expense, risk and liability with respect to all energy transfer station related equipment at the owner's property unless any loss or damage is:

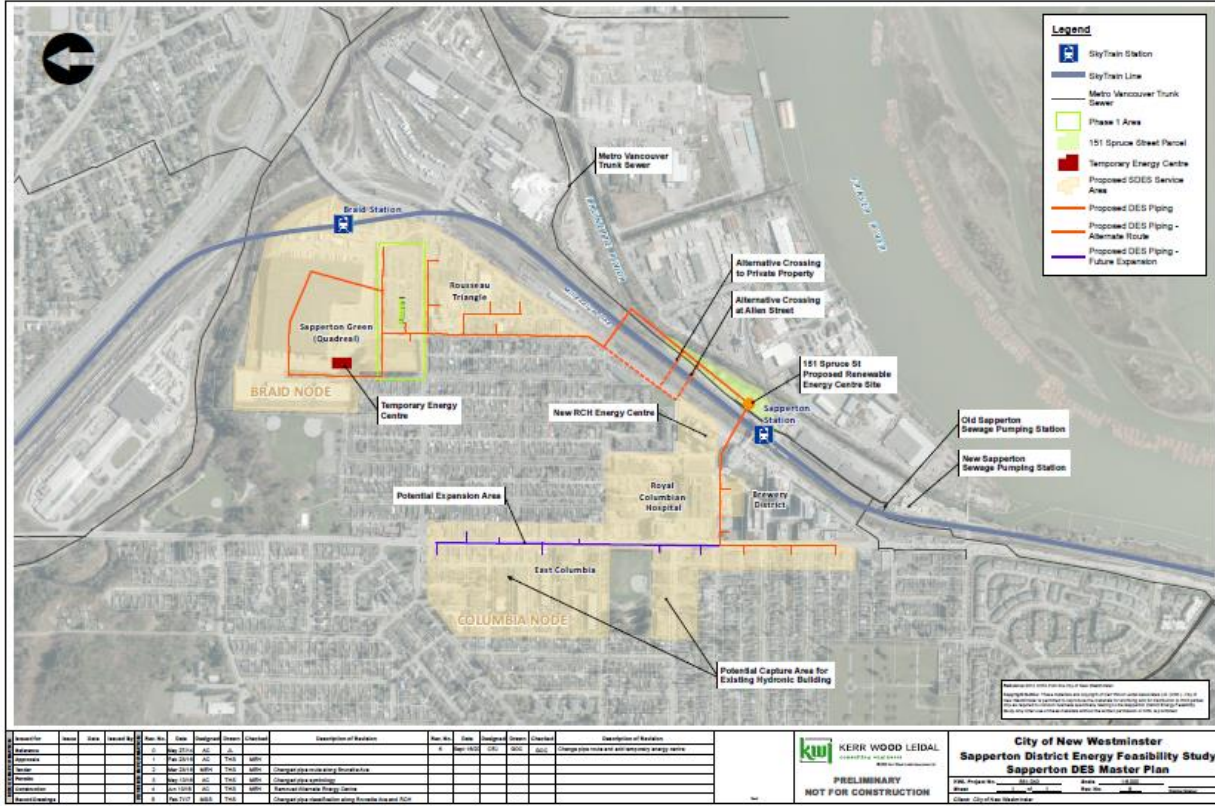
- (a) directly attributable to the negligence of the City, its employees, contractors or agents; or
- (b) caused by or resulting from a defect in the equipment, and the owner must prove that negligence or defect.

For greater certainty and without limiting the generality of the foregoing, the owner is responsible for all expense, risk and liability arising from any measures required to be taken by the City to ensure that the energy transfer station related equipment on the owner's property are adequately protected, as well as any updates or alterations to the distribution system extension on the owner's property necessitated by changes to the grading or elevation of the owner's property or obstructions placed on such distribution system extension.

12.6. Owner indemnification

The owner of a designated property will indemnify and hold harmless the City and its elected and appointed officials, employees, contractors and agents from all claims, loss, damage, costs or injury (including death) suffered by the owner or any person claiming by or through the owner or any third party caused by or resulting from the use of energy by the owner or the presence of energy in the owner's property, or from the owner or owner's employees, contractors or agents damaging the City's facilities.

SCHEDULE A Map of Service Area



SCHEDULE B
Application and Other Fees

[TBD]

SCHEDULE C
Rate Schedule (Residential/Commercial)

[TBD]

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K. Adin, RPP, MCIP **File:** 13.2608.40-21
Director, Climate Action, Planning and
Development

Item #: 2021-530

Subject: Heritage Revitalization Agreement Refresh: Principles and Community Consultation

RECOMMENDATION

THAT Council endorse the principles and consultation program for the Heritage Revitalization Agreement Refresh project as described in this report.

PURPOSE

To request that Council direct staff to undertake community consultation on the principles of the Heritage Revitalization Agreement Refresh project.

EXECUTIVE SUMMARY

The current (2011) policy for the use of Heritage Revitalization Agreements (HRAs) created a strong foundation for the program. One of the key elements of the policy is that applications balance private benefits (created through development incentives such as Zoning Bylaw relaxations) and public benefits (community amenities such as heritage retention). The HRA Refresh project looks to update and standardize these relaxations and requirements for small-scale residential projects in order to achieve that desired balance more quickly, easily, and transparently. In addition, the HRA Refresh seeks to ensure that the policy is reflective of the City's 2017 Official Community Plan.

The HRA Refresh is based on the City's current heritage policy and extensive past practice. Analysis of past applications identified five development incentives for further exploration in the Refresh:

1. density,
2. subdivision,
3. stratification,
4. conversion, and
5. infill.

Community benefits identified to balance those development incentives are proposed in four key policy areas:

1. heritage conservation,
2. housing choice,
3. community diversity and inclusion, and
4. energy reductions and environmental sustainability.

Two rounds of community consultation are proposed in the HRA Refresh project. The first round would be held immediately (November 2021 - January 2022) with identified stakeholders, City Committees, and Task Forces. The consultation would focus on the nine areas listed above, from which the findings would be used to draft the updated policy. The second round of consultation would engage the wider community on the draft policy and would be held in the early spring (likely February- March) of 2022, following which the final policy would be considered by Council for endorsement (April-May 2022).

BACKGROUND

Previous Council Direction

On August 30, 2021, Council endorsed a work plan for an update to the 2011 policy for the use of Heritage Revitalization Agreements (HRAs). The update would align the policy with the language of the 2017 Official Community Plan (OCP) and consider the City's designation in 2017 of the Queen's Park Heritage Conservation Area.

The scope of the project includes small-scale residential applications (houses, laneway houses, duplexes, etc.) in those areas designated for "Detached and Semi-Detached Housing" in the OCP.

The project's goals, as endorsed on July 12, 2021, are as follows:

1. Increase clarity, certainty, and expectations for applicants and the community;
2. Provide equitable incentives and requirements city-wide; and
3. Integrate with current City programs, policies, and Council priorities.

Heritage Revitalization Agreements (HRAs)

Heritage Revitalization Agreements (HRAs) are negotiated agreements between the City and a property owner which typically exchange long term legal protection (a Heritage Designation Bylaw) and exterior restoration for consideration of certain zoning relaxations.

HRAs are an important and successful component of the City's heritage program. They are the primary method through which Heritage Designation is secured. Along with Vancouver, and Victoria, New Westminster is one of the leaders in the use of this tool in the province.

Many components of the City's heritage program support the use of HRAs. For example, buildings which have been identified as having heritage merit (through listing on the Inventory or Register) are eligible for an HRA. As another example, demolitions of houses fifty years and older are reviewed by staff and/or the Community Heritage Commission for heritage value and, if warranted, are offered an HRA as incentive to protect and restore the building.

Policy for the Use of HRAs (2011)

The key elements of the City's current policy are that HRAs should:

- be integrated with other important City policies and priorities (specifically the OCP and strategies related to housing);
- balance development benefits with community benefits;
- have a clear application process;
- include methods for accountability in construction; and
- meet "The Standards and Guidelines for the Conservation of Historic Places in Canada".

The current policy has established a strong foundation of practice in the past 10-15 years, and will continue to guide large-scale HRA applications (which are outside of the scope of the Refresh project). As such, the principles proposed later in this report would build on, rather than replace, those above.

ANALYSIS

Past Small-scale Residential HRA Applications

The Refresh is intended to build on lessons learned from the City's extensive past practice. Over 60 HRAs have been completed in New Westminster to date. 65% of these were for small-scale residential projects. Queen's Park and Brow of the Hill are the most common neighbourhoods for which those applications are received, with about 25% of those applications in each of the two neighbourhoods. Moody Park/Kelvin, Sapperton, and Glenbrooke North each represented about 10% of the applications.

Though HRAs are not legally precedent setting, as each one is unique to a specific site, there are patterns which emerge from analysis of past applications. Through the analysis, five categories of development incentives were identified, as listed below:

1. *Density*

Primarily in the form of an addition to a heritage building, expanded basement or attic space; commonly over several floors.

2. *Subdivision*

Of the small scale HRAs, over 60% included subdivision. This incentive is commonly paired with roughly 20% increased density (usually from 0.5 to 0.65 floor space ratio/FSR).

a. *Small lot sizes* (3,000-4,000 sq.ft./ 280-370 sq.m.)

About half of subdivisions were to small lot sizes.

b. *Compact lot sizes* (<3,000 sq.ft./ <280 sq.m.)

Near 30% of subdivisions were to compact lot sizes.

3. *Stratification*

Without a small lot subdivision; this functions as a detached duplex or triplex. Though rare a decade ago, this is becoming a more common request as it allows creation of new units that are sold while providing more flexibility in the division of land and its responsibilities than a standard subdivision (e.g. shared spaces with shared maintenance).

4. *Conversion* (multiple units in a building)

Single-unit to multi-unit conversion of an existing larger building. Generally this involves duplexing or triplexing. The units could be rental or strata (ownership) or a mix of both.

5. *Infill*

Often rental infill tends to appear like a large or otherwise non-standard laneway or carriage house.

DISCUSSION

Complementary Goals

Foundational to the current policy (2011) is the balance of private and public benefits. The goal of the Refresh project is to make the balance of benefits more standardized, in order to:

1. provide greater clarity for applicants as well as the public, and
2. reduce the level of negotiation on each project, which otherwise draws out project timelines.

Reduced timelines and uncertainty help support small-scale infill projects, like HRAs, which are key to meeting the City's housing goals around the creation of "missing middle" housing, ground-oriented building forms, and family-friendly units. In this way, the City's housing goals can work in tandem with the City's goals to encourage heritage preservation.

Development Incentives

The five development options identified through analysis of past HRA projects (i.e., density, subdivision, stratification, conversion, and infill) not only support infill housing in low density neighbourhoods, but are also an important element of the HRA program as they provide the incentive for legal protection as well as generate the funds needed for exterior heritage restoration work. These incentives would be the focus of the first round of this project's community consultation (proposed in the following section of this report).

Community Benefits

Below is a list of proposed principles for the refreshed HRA policy, which identify the community benefits against which (the above listed) private development benefits would be balanced. The principles are consistent with best practice and have been grouped into four key policy areas, which reflect those of current City policies and priorities in Council's Strategic Plan: (1) heritage conservation; (2) housing choice; (3) community diversity and inclusion; and (4) energy reductions and environmental sustainability. They would also be the subject of the first round of community consultation (see the following report section).

Heritage Conservation

Recognize and protect

- Include a site with confirmed heritage value
- Protect the heritage elements with a Heritage Designation Bylaw

Conserve

- Not require major restoration (which incentivizes neglect for the purposes of unlocking development potential)
- Include a Heritage Conservation Plan and long-term Maintenance Plan
- Engage a heritage professional for guidance in both the application review and construction phases of the project

Incentivize

- Consider heritage as a community amenity contribution
- Create sufficient development benefit to incentivize conservation and retention
- Be comparable in time, cost, flexibility, and complexity to other application types

Housing Choice

Development

- Allow development and change on sites with heritage assets
- Be consistent with the existing OCP land use designation and related heritage incentive

Infill

- Focus on “missing middle” ground-oriented infill housing forms (family-friendly sized units preferred)
- Prioritize on-site space for living (e.g. housing, green-space, etc.) rather than for vehicle parking

Rental

- Encourage the creation of rental units (such as through suite readiness)
- Do not reduce the number of existing rental units

Community Diversity and Inclusion

Equity and access

- Consider physical accessibility in both building and site design
- Provide a range of tenure and affordability options to expand the housing continuum
- Have equitable eligibility, benefits, and requirements for similar projects city-wide

More diverse stories

- Support projects with histories that are not already represented in the program
- Broaden the definition of heritage value to include more diverse narratives (across economic, social, and cultural groups)

Expanded values

- Define “heritage” as historic significance, not as an aesthetic
- Consider intangible heritage values or non-building attributes and places (e.g. trees, views, uses etc.)

Energy Reductions and Environmental Sustainability

Green space

- Provide access to at-grade on-site outdoor space for each residential unit
- Achieve appropriate storm water management and permeable surface ratios, with an emphasis on natural rather than engineered systems

Tree protection

- Emphasize tree retention (on-site and in the public realm)
- Process a Tree Permit application concurrently with the HRA review process

Green building

- Apply Step Code for new construction
- Ensure access to “green building” incentive programs (e.g. thick wall density or Energy Save New West)
- Identify energy upgrades for the heritage building in its Conservation Plan

Sustainable transportation

- Provide secured, weather protected bicycle parking for each residential unit
- Support relaxations for on-site vehicle parking spaces where alternative transportation options exist

CONSULTATION PROGRAM**Round 1: Principles (Nov 2021-Jan 2022)**

The first round of consultation will focus on the five development incentives and the four groups of principles detailed above. The first round of consultation is proposed to include two main groups, and take place over the winter 2021-2022.

1. Invitational Meetings
 - a. Past applicants from Heritage Revitalization Agreement (HRA) projects
 - b. Builders, designers, architects, and heritage professionals who have worked on HRA projects in the city
 - c. New Westminster Heritage Preservation Society Directors
 - d. Queen’s Park and Brow of the Hill Residents’ Association Directors
2. City Committees and Task Forces
 - a. Community Heritage Commission
 - b. Advisory Planning Commission
 - c. Reconciliation, Social Inclusion, and Engagement Task Force
 - d. Environment and Climate Advisory Committee

Each of the four City committees above would review their corresponding principles. Other Task Forces would be engaged for feedback should issues for discussion be identified through consultation with other groups.

Round 2: Draft Policy (Feb-March 2022)

Following the first round of consultation, staff would report back to Council with a draft framework for the refreshed policy. The draft framework would build on the principles above, responding to the feedback gathered and Council’s direction.

The draft would then be presented to the general community to seek feedback through:

- a. an online community survey;
- b. in-person community information session, should Provincial Health Guidelines be achievable; and
- c. virtual, telephone, or small in-person appointments with staff upon request, should an online or public event not be comfortable for the individual.

NEXT STEPS

Should Council endorse the consultation program above, staff would proceed with Round 1 of community consultation immediately (November 2021 – January 2022).

OPTIONS

The following options are provided for Council's consideration:

1. That Council endorse the principles and consultation program for the Heritage Revitalization Agreement Refresh Project, as described in this report; or
2. That Council provide staff with alternative direction.

Staff recommend option 1.

APPROVALS

This report was prepared by:
Britney Dack, Senior Heritage Planner

This report was reviewed by:
Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action
Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie Adin, Director, Climate Action,
Planning and Development **File:** 01.0195.10

Item #: 2021-535

Subject: New Westminister School District's 2021-2022 Eligible School Sites
Proposal Report: City Response

RECOMMENDATION

THAT Council accept the proposals included in School District 40's 2021-2022 Eligible School Sites Proposal (ESSP).

THAT Council identify to School District 40 that both the Eligible School Sites Proposal and Capital Plan should also include site requirements and land acquisition costs for development of a new elementary school in the Fraser River zone.

THAT Council direct staff to continue to work closely with School District staff on identifying, developing, and seeking funding from the Province for new school projects that meet the needs of New Westminister students and the community as a whole.

PURPOSE

To recommend that Council 1) accept the "Eligible School Sites Proposal" report referred to the City by the School Board, and 2) direct staff to continue to work closely with the School District on new school projects.

BACKGROUND

2021-22 Eligible School Sites Proposal

As required by the Local Government Act (LGA) the School Board must consult with the City and make all reasonable efforts to reach agreement on: (1) student projections; (2) the size and number of school sites required to accommodate these students; and (3)

the approximate location of these school sites. The Board must prepare a written Eligible School Sites Proposal summarizing these items, forward a copy of the proposal to the City, and request City consideration.

The 2021-2022 Eligible School Sites Proposal (ESSP) was presented to the Board at their public meeting on September 28, 2021. The Board approved a resolution to adopt the proposal and forward it to the City of New Westminster for acceptance. With the referral of this report, the City has 60 days to review and respond. The proposal is included in Attachment 1.

As outlined by the LGA, the City has three options for a response:

1. Accept the eligible school sites proposal.
2. Do not accept the eligible school sites proposal, which will result in a facilitator being appointed by the Ministry.
3. Decline to provide written response, which will result in the City being deemed to have accepted the eligible school sites proposal.

2022-23 Major Capital Plan Submission Amendment

At the same Board meeting, School District (SD) staff presented a report outlining a 2022-23 Major Capital Plan Submission Amendment. The Board approve the revised Capital Plan for submission to the Ministry, which included new funding requests for land acquisition and school construction.

DISCUSSION

Summary of Proposed City Response

The City is committed to working in partnership with the SD to creatively solve the challenges of building new schools in a fully built-out urban environment, and to advocate to the Province for the funding to provide those schools to meet the needs of our community.

Staff reviewed the 2021-2022 Eligible School Site Proposal alongside the 2022-2023 Major Capital Plan Submission Amendment. The new schools and school expansions proposed are detailed in Attachment 2.

Staff has identified a misalignment between the (ESSP) and the Capital Plan regarding a new elementary school in the Fraser River zone. The ESSP works in conjunction with the SD Capital Plan to identify and plan for future school needs, and fund land acquisition and construction of new school projects, the former by informing the setting of appropriate school site acquisition charges and the latter including seeking funding from the Ministry of Education. However, the ESSP does not include site requirements

for the elementary school proposed for the Fraser River zone, while the Capital Plan only includes a request for the construction costs of a new school in that zone, but not for land acquisition.

Overall, staff are supportive of the ESSP and recommend acceptance of the proposals currently included therein. Staff recommends that the City's acceptance of the ESSP also identify to the SD that they should ensure that both that document and the Capital Plan include site requirements and land acquisition funding to construct the elementary school the SD has identified for the Fraser River zone. Staff therefore recommend:

That Council accept the proposals included in School District 40's 2021-2022 Eligible School Sites Proposal.

That Council identify to School District 40 that both the Eligible School Sites Proposal and Capital Plan should also include site requirements and land acquisition costs for development of a new elementary school in the Fraser River zone.

City staff would continue to work collaboratively with SD staff on identifying, developing, and seeking funding from senior government for new school projects that meet the needs of New Westminster students and the community as a whole.

Additional City Response

In addition to the recommendation noted above staff also emphasizes the following:

- The City will continue to work collaboratively with the SD to support the delivery of new schools in New Westminster that achieve the best outcomes for students and the community as a whole.
- The SD can help deliver other amenities, including before and after school care, infant/toddler and preschooler child care, and outdoor play space. The City hopes to work with the SD to deliver these amenities as part of new school projects.
- Historically the City has allowed joint-use of city parks to support outdoor recreation for schools. Many existing City sports fields are at capacity with current shared use by schools and the growing community. Due to this, it is anticipated the SD will need to plan for recreational/open space needs within a portion of the school sites in some zones. Insufficient access to sports fields and other places to be active can contribute to lower levels of physical activity and lower health outcomes for the community's children.
- Due to high demand for park space, and the City's principle of no net loss of park space, where joint use of city parks is considered, the City is willing to support a joint use agreement for non-exclusive use of city park space. This approach would allow other community members to have access to the entire park during school hours.

- Delivery of new schools, including the identification of new sites, will require the SD to retain appropriate professionals to assist with the process (e.g. geotech, architect, civil engineers).
- Budgeting for a project in Queensborough should account for the higher cost of construction in the neighbourhood (e.g. due to soil quality, floodplain requirements, and off-sites servicing upgrades).

Projections for Eligible Development and Student Yield

The LGA requires that the SD and City make reasonable efforts to agree to a projection of the number of new residential units to be approved or built, and a projection of the number of children of school age. The materials submitted with the ESSP include the School District's Projections for Eligible Development and Student Yield (Schedule A of Attachment 2). A review by City staff indicates:

1. The number of units proposed appears to account for both in-stream development and the growth anticipated in the Official Community Plan.
2. The distribution of unit types anticipates more rowhousing than anticipated by City staff. If adjusted, the result would mean the overall projected number of students would decline.
3. The City's family friendly housing requirements could result in more children living in multifamily developments than in the past, meaning yields from low and high rise dwellings may increase.

Staff considers the SD's projections as proposed to be reasonable as they appear to align with the OCP, and as points two and three above may cancel each other out. This feedback would be included as part of the City's response to the SD.

NEXT STEPS

Should Council approve the proposed City response, staff would forward a copy of the resolutions and other feedback in a letter to the School Board, with a copy to School District Staff.

OPTIONS

There are four options for Council's consideration; they are:

1. That Council accept the proposals included in School District 40's 2021-2022 Eligible School Sites Proposal (ESSP).
2. That Council identify to School District 40 that both the Eligible School Sites Proposal and Capital Plan should also include site requirements and land acquisition costs for development of a new elementary school in the Fraser River zone.

3. That Council direct staff to continue to work closely with School District staff on identifying, developing, and seeking funding from the Province for new school projects that meet the needs of New Westminster students and the community as a whole.
4. That Council provide staff with alternative direction.

Staff recommends Options 1, 2 and 3.

ATTACHMENTS

Attachment 1 – Eligible School Sites Proposal

Attachment 2 – Summary of New Schools and School Expansions Proposed

APPROVALS

This report was prepared by:

Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action

Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was reviewed by:

Meredith Seeton, Planner

This report was approved by:

Emilie K Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

Attachment 1
Eligible School Sites Proposal



Supplement to: **OPEN BOARD OF EDUCATION MEETING**

Date: September 28, 2021

Submitted by: Bettina Ketcham, Secretary-Treasurer

Item: **Requiring Action** Yes No **For Information**

Subject: 2021-22 Eligible School Site Proposal (ESSP)

Background

Provincial Legislation requires that an ESSP resolution be passed annually if the school district plans to acquire future school sites. The purpose of the ESSP is to identify the eligible school site requirements for the District that will be incorporated into its Five-Year Capital Plan.

Pursuant to the School Site Acquisition provisions of the Local Government Act, a 2021-22 Eligible School Site Proposal (ESSP) has been drafted in consultation with local government. The District's 10-year residential unit projections are based on information provided by City of New Westminister.

The ESSP is required to be passed by the Board of Education annually to identify proposed new school site requirements in the District, including long-term future acquisitions. Once adopted by the Board, a certified copy of its ESSP resolution and report will be provided to the City of New Westminister for acceptance pursuant to the School Site Acquisition Provisions of the Local Government Act. The eligible school site requirements must also be included in the District's Five-Year Capital Plan.

Pursuant to the Local Government Act, it has been estimated that the student growth from new housing units within ten years, based on estimated student yield from different forms of housing in Schedule 'A'. The general location, size and cost of proposed school sites is identified in Schedule 'B'.

The projected growth of new housing and impact on enrolment growth at schools has been included in the District's Long Range Facilities Plan (LRFP), which recognizes the need for future school sites in the Fraser River Zone, Glenbrook Zone and Queensborough Zone to serve short term and long-term growth beyond 2035.



SUMMARY

This report recommends the 2021-22 Eligible School Site Proposal (ESSP) be approved by the Board of Education through adoption of the attached resolution, pursuant to the requirements of the Local Government Act.

Following the approval of the 2021-22 ESSP, a certified copy of the Board's resolution will be submitted to the City of New Westminister for acceptance pursuant to the Act, and the eligible school site values will be included in the 2022-23 Five-Year Capital Plan.

Recommendation:

THAT the Board of Education of School District No. 40 (New Westminister) approves the 2021-22 Eligible School Site Proposal (ESSP) through adoption of the 2021-22 ESSP Resolution.

September 28, 2021

Board Resolution – 2021-22 Eligible School Site Proposal (ESSP)

WHEREAS Section 142 of the School Act requires that a Board of Education submit a capital plan to the Minister of Education; and

WHEREAS Local Government Act Section 574.2 requires that before a board of education submits the capital plan required under School Act Section 142 it consult with each local government in the school district and, that the board of education and local government make all reasonable efforts to reach agreement on the following:

- a projection of the number of eligible development units to be authorized over the 10 year period that has been specified by the Minister of Education;
- the projection of the number of school age children (as defined in the School Act) that will be added to the school district as the result of the eligible development units;
- the approximate size and number of school sites required to accommodate the number of school age children projected as a result of the addition of eligible development units;
- the approximate location and value of the school sites; and,

WHEREAS the Board of Education of School District No. 40 (New Westminster) has consulted with representatives of the development industry and the City of New Westminster on these matters;

IT IS RESOLVED THAT:

- 1) Based on information received from local government, the Board of Education of School District No. 40 (New Westminster) estimates that there will be 12,935 new development units constructed in the school district over the next 10 years (Schedule 'A');
- 2) These 12,935 new development units will be home to an estimated 1,963 school age children (Schedule 'A');
- 3) The Board of Education expects that one (1) new school site will be required in the vicinity of the Fraser River zone as well as planned expansions to a number of schools over the next 10 year period to accommodate student growth resulting from new residential development within the school district;
- 4) According to Ministry of Education site standards presented in Schedule 'B', the eligible school site will require approximately four and a half (4.5) hectares in the Fraser River, Glenbrook and Queensborough zones; the sites are expected to be purchased within 10 years and at current serviced land cost, the land would cost approximately \$38,000,000; and
- 5) The Eligible School Site Proposal be incorporated into the 2022-23 Five-Year Capital Plan and submitted to the Ministry of Education.

SCHEDULE 'A' - 2021-2030 Projections - Eligible Development and Student Yield (School Age Children)

Table 1 - SCHOOL DISTRICT 38 - ELIGIBLE DEVELOPMENT UNITS -
Annual estimate of new units by housing type (10 Year Estimates 2021-2030 based on growth forecasts by City of New Westminster).

Form of Housing	Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10 Year Total
Single Detached		10	10	10	10	10	10	10	10	10	10	105
Row Houses		450	450	450	450	450	450	450	450	450	450	4,522
Low Rise Apartments		250	250	250	250	250	250	250	250	250	250	2,524
High Rise Apartments		573	573	573	573	573	573	573	573	573	573	5,784
Total Units		1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	1,294	12,935

Table 2 - PROJECTED SCHOOL AGE YIELD (Age 5-17 population yield) estimated from projected Eligible Development Units (EDU students by housing type 2020-2029)

Form of Housing	Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10 Year Total
Single Detached		7	7	7	7	7	7	7	7	7	7	65
Row Houses		153	153	153	153	153	153	153	153	153	153	1,530
Low Rise Apartments		23	23	23	23	23	23	23	23	23	23	225
High Rise Apartments		14	14	14	14	14	14	14	14	14	14	143
Total EDU Students		196	196	196	196	196	196	196	196	196	196	1,963

Table 3 - ESTIMATED AVERAGE NEW K-12 STUDENT YIELD RATE FROM NEW HOUSING

Form of Housing	Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Average Yield
Single Detached		0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Row Houses		0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
Low Rise Apartments		0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
High Rise Apartments		0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025

Notes:

The annual estimate of new development units for each category is based on averaging student yield from projected new housing over 10 years.

- The 10 year housing build out projections by City of New Westminster is provided through City of New Westminster after review of current applications in process or near completion and future estimates within OCP and land use bylaw limits- by form of development;
- Does not include potential future development that may require major changes to City of New Westminster Official Community Plan; and
- Assumes that the housing market in the District will be relatively strong over the next decade.

The estimated average student yield by form of development is based on historical information on student yield- actual student yield may vary.

Proposed new sites and site expansions to be included in the 2021 Five Year Capital Plan for submission.

SITE - General Location	Queensborough zone		Fraser River zone		Glenbrook zone		TOTALS
	Site Expansion	Site Expansion	New Site Acquisition	Site Expansion	Site Expansion	Future Elementary School	
Type of Expansion	Site Expansion	Site Expansion	Future Middle School	Future Elementary School			
Existing Capacity	375	0	0	0			375
Long Term Capacity	875	500	500	450			1825
Standard Site Area (Ha)	4.5	2.8	2.8	2.7			10.0
Existing Site Area (Ha)	1.59	0	0	0.2835			1.877
Proposed Size Expansion Area (Ha)	1.38	0.77	0.77	0.60			2.75
Total Site Area After Expansion (Ha)	2.97	0.77	0.77	0.88			4.63
Estimated Cost of Land	\$ 9,922,500	\$ 15,832,850	\$ 15,832,850	\$ 11,976,600			\$ 37,731,950

Notes:

Estimated Cost of Land in this table are not market value appraised values but are based on 2020 BC Assessment land values, for preliminary cost estimation purposes only.

Attachment 2
*Summary of New Schools and School
Expansions Proposed*

SUMMARY OF NEW SCHOOLS AND SCHOOL EXPANSIONS PROPOSED

Staff reviewed the Eligible School Site Proposal alongside the 2022-23 Major Capital Plan Submission Amendment. The new schools and school expansions proposed are outlined below.

New Middle School in the Fraser River Zone

The Capital Plan and the ESSP anticipate a new middle school with a capacity of 500 students anticipated in the Fraser River Zone. As specified in the Capital Plan submission report from SD staff: “The first land site requirement relates to the need for a middle school in the Fraser River zone. In keeping with the District’s model of locating next to an adjacent city park, we will pursue opportunities that allow the joint-use of green space due to the limited availability of land in New Westminster.”

Queensborough Middle School Expansion

The Capital Plan and the ESSP anticipate an expansion to the Queensborough Middle School, increasing the capacity from 375 to 875 students. As specified in the Capital Plan: “The second land site requirement and a newly identified one as part of our work on the updated long-range facilities plan (LRFP) relates to securing additional lands in Queensborough. Specifically, the District will be looking to pursue options that allow for an expansion of Queensborough Middle and the growing secondary school-aged population presently residing in the area.”

Site Expansion in the Hume Park Area

The Capital Plan and the ESSP anticipate expanding the Hume Park site to accommodate a new elementary school with a capacity of 450 students.

As specified in the Capital Plan submission report from SD Staff: “The third and final site requirement for land is in the Glenbrook zone and identifies a future [site] need once the Sapperton Development is well underway. The need identified would encompass increasing the existing ownership at the former Hume Park Elementary site to allow for a larger sized development based on anticipated enrolment requirements once the full development is complete.”

New Elementary School in the Fraser River Zone

The SD anticipates a new elementary with a capacity of 450 students in the Fraser River Zone. Neither the Capital Plan nor the ESSP note a need for funding for land acquisition. The Capital Plan does include a request for funding to construct this school.

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K. Adin, Director, Climate Action,
Planning and Development **File:** PAR01411

Item #: 2021-543

Subject: Preliminary Application Review: OCP Amendment and Rezoning - 1084
Tanaka Court

RECOMMENDATION

THAT Council direct staff to discourage the applicant's further consideration of submitting an OCP amendment application on this site, with respect to seeking residential land uses be permitted on a site-specific basis.

PURPOSE

The purpose of this report is to receive feedback from Council on an updated application for Pre-Application Review for the property at 1084 Tanaka Court which, if supported, would require an amendment to the Official Community Plan and zoning.

EXECUTIVE SUMMARY

The applicant has provided an updated Pre-Application Review (PAR) application that would require a subsequent formal application for an OCP amendment to change the designation of the subject property from QC (Queensborough Commercial) to ML (Mixed Use – Low Rise) in order to allow residential uses on the subject site. A concurrent rezoning would also be required to permit the construction of a mixed-use 6-storey development with a 2.1 floor space ratio (FSR).

The updated proposal incorporates commercial floor space, 79 market rental units, 20 affordable rental units and approximately 136 childcare spaces. The applicant has submitted a letter explaining the request and rationale (see Attachment 1). The applicant proposes that 100% (99) of the residential units would be provided as rental

housing, with ~20% (20) as affordable rental. All rental units would be secured for 60 years or the life of the building, whichever is longer. The developer has stated their intent is to sell the entire project once construction is completed.

The previous proposal submitted to the City and presented to the LUPC on July 12, 2021 did not include an affordable housing component. At the meeting, the applicant stated they planned to include this use, and since that time before LUPC, the applicant has made revisions to their proposal such that it now includes 20 affordable rental units (see Attachments 2 and 3 for details on the affordable rental component). At this time, fully detailed information about this affordable housing component has not been provided to the City. However, the information provided indicates that WINGS, which is a nonprofit charitable society with operations in New Westminster, would lease and operate 10 two-bedroom units. They would be rented at \$900-\$1100/month for a two-bedroom, which is a rate lower than the City’s below market housing definition. The other 10 affordable units would be sold or leased to a nonprofit organization not yet determined, with the intention that these units be rented at no more than the maximum rate permitted under the Inclusionary Housing Policy (studio \$945; three bedroom \$1665).

Staff previously recommended to the LUPC, and continues to recommend to Council, that residential uses not be considered for the subject site at this time. The principle of the current Queensborough Community Plan (QCP) is that all residential use be located south of Boyd Street; any change to this approach would best be explored through a future QCP update.

This proposal falls outside of current City policy. Thus, in order to enable early feedback, a two-stage PAR process has been made available for this development application.

BACKGROUND

Previous Proposal and LUPC Feedback

The original PAR proposal submitted to the City and considered by the Land Use and Planning Committee (LUPC) on July 12, 2021 sought feedback on a proposal to change the land use designation to allow for a mixed-use development including a childcare, commercial space, and 99 residential market rental units. For the full project description of the previous proposal, please refer to Section 3.0 Background and 4.0 Proposal of the LUPC Report in Attachment 1.

During the LUPC meeting, the applicant stated they planned to include an affordable housing component. Given this, the LUPC endorsed:

THAT the Land Use and Planning Committee refer the application for 1084 Tanaka Court to Council for discussion.

PROPOSAL

Affordable Rental Units

Since originally considered by the LUPC, the proposal has been amended such that 20 of the market rental units be converted into affordable rental units. At this time, fully detailed information about the affordable housing component has not been provided to the City. However, the information provided indicates that WINGS, which is a nonprofit charitable society with operations in New Westminster, would lease and operate 10 two-bedroom units. They would be rented at \$900-\$1100/month for a two-bedroom, which is a rate lower than the City’s policy definition of below market housing. The other 10 affordable units would be sold or leased to a nonprofit organization not yet determined, with the intention that these units of various bedroom sizes would be rented at the maximum amount permitted under the Inclusionary Housing Policy (current rate: studio \$945, 1 bed \$1057, 2 bed \$1350, 3 bed \$1665). Please refer to Attachment 1 and 2, which provide letters from the developer summarizing the proposal.

WINGS has a target client population of single parent families comprised of women and children under 18 years old with have low or moderate income levels, who are homeless and looking to rebuild their lives after leaving domestic violence. WINGS anticipates that rents could be established and maintained at a level approximately 40% below BC Housing’s Housing Income Limits (HILs) rates and the CMHC Rental Housing average. WINGS anticipates that most of their potential clients would be in a lower than \$36,000 annual income range. In calculating 30% of their income, this would result in a rental figure of approximately \$900. Please refer to Table 1 below for a summary of the comparative rental rates. A letter from WINGS forms Attachment 3.

Table 1: 2 Bedroom Unit Rental Rate Comparison

Median Rent (New West)	BC Housing HILs Rate (Metro Vancouver)	WINGS Rental Rate (10 units)	Inclusionary Housing Policy Rental Rate (10 units)
\$1,500*	\$1,725**	\$900 - \$1100***	\$1350****

* Based on CMHC Housing Market Information Portal, October 2020.
** Based on max income of \$69,000 at 30%.
*** Minimum based on potential subsidy identified by WINGS of \$200 on an annual income of \$36,000.
****10% below median rent of \$1500 as identified by the Inclusionary Housing Policy.

DISCUSSION

Residential Land Use

Staff continue to recommend against the proposed OCP amendment on this site, even with the addition of affordable housing. The issues which led to the recommendation to LUPC regarding the previous application (see Attachment 1 Section 4.0 Considerations in Favour/Against the Proposal) continue to apply with the addition of affordable housing, as follows:

1. An OCP Amendment at this location is premature as it requires a broader planning process as part of an overall Queensborough Community Plan (QCP) update. Through that process the City and community would explore comprehensively any changes to how the neighbourhood will develop in the future. The QCP currently locates industrial, mixed employment, and commercial entertainment uses north of Boyd Street, except at the easternmost end of Queensborough. The intent of this is to clearly separate these uses from residential uses in the neighbourhood, to minimize the impacts of each use on the other.
2. The proposed project would locate residential uses north of Boyd Street on a site surrounded by properties designated and zoned for industrial, mixed employment, and commercial entertainment uses, which is problematic from a livability perspective. The City currently receives complaints from existing residents in other areas in the neighbourhood who experience a similar situation, and these complaints generally pertain to noise, light intrusion, and air quality issues.
3. The site is located directly adjacent to the Southern Railway spur line, which poses safety, vibration, and noise concerns, particularly to the child care and residential uses. The site is also adjacent to a major highway which could result in additional considerations for noise impact.
4. The City's Economic Development Plan identifies that retail, office, and institutional floor space will correspond with an estimated 21,000 jobs by 2041. It is therefore important to ensure that the supply of suitable industrial, office and retail floor space throughout the city is available to support this growth.
5. Locating residential uses on this site would not be consistent with the City's Bold Steps for Climate Action. While tenants would be living in close proximity to shopping, the building would be situated in a predominately highway-oriented commercial area. Staff expects that a development in this location would require residents to depend primarily on private vehicles for transportation.
6. The addition of 20 affordable residential rental units that fit the City's definition of affordable housing under the new Inclusionary Housing Policy corresponds with some of Council's strategic priorities. However, the above-noted issues apply equally to affordable residential as they do to the market residential uses proposed (both 80% of units in the current proposal and 100% of units in the previous proposal).

Additional considerations that have been identified since the discussion on July 12, 2021, at LUPC include:

7. Metro Vancouver recently partnered with Environment and Climate Change Canada to conduct a two-year Near-Road Air Quality Monitoring Study (2020) in the Metro Vancouver region. They found that residential uses in proximity to heavy-duty vehicle routes incurred impacts from emitted air contaminants. Further study on the impacts of situating additional density along highways has been identified for consideration in the future QCP update.

8. The City is in the process of developing a Retail Strategy which could inform City-wide changes including a future update to the QCP with regards to land uses in the Queensborough area. The findings will help the City understand if any lands should transition to other uses and inform recommendations to strengthen existing commercial uses. Until this work is complete there is no determination of how this area should develop or what uses would be supported.

Affordable Housing Information

Attachment 2 provides a letter from the developer summarizing the current proposal. A letter from WINGS, a partial operator who has been identified, forms Attachment 3.

The following information related to the affordable housing component has not yet been provided or clearly articulated to the required level of detail. Should Council wish the proposal to advance to the next stages of review, City policy would require further detail be provided:

1. The developer has not yet determined if these units would be retained or sold to a non-profit operator. However, WINGS has indicated they seek to lease their units from the ultimate owner. If ownership of some or all twenty units was retained by the developer, the units would not meet the requirements of the Inclusionary Housing Policy (IHP) as closely, given the policy requires the units be owned by a nonprofit or BC Housing.
2. As per the IHP for projects requesting an OCP Amendment, the non-profit housing partner would need to be determined in discussions between the City and BC Housing. As WINGS has already been identified as a partial provider, the current proposal does not follow current policy.
3. The developer has identified in their assumptions that all density bonus/voluntary amenity contribution payments would be waived. Consistent with City practice, the applicant would have to pay for the City to complete a financial analysis to determine if any amenities could be provided as part of the proposal.
4. The developer has provided a pro forma and summary letter which both require additional information and clarification, to the City's satisfaction.

INTERDEPARTMENTAL LIAISON

The City uses a project-based team approach for reviewing development applications.

OPTIONS

1. That Council direct staff to discourage the applicant's further consideration of submitting an OCP amendment application on this site.

This option would reflect Council's position that, given the significant diversion from the intended land-use in exchange for amenities that do not significantly exceed City policy expectations, an amendment process would not likely be supported at this

time. Staff would work with the applicant to explore other development options for the site that are in keeping with the existing QCP land use designation.

- 2. That Council direct staff to support the applicant in proceeding to Stage Two of the Preliminary Application Review process, with the qualification that the additional information from the applicant related to the pro forma, proposed ownership model, and relative conformity with the Inclusionary Housing Policy be provided as part of that application, in order for staff to more thoroughly evaluate the applicant’s proposal.

This option would reflect Council’s desire to more fully review a preliminary application before offering specific feedback regarding pursuing this development application any further. Staff does not advise this option given that the City’s Strategic Plan identifies other policy work to be prioritized by the planning staff team. Staff advise that, in this case, a site-specific OCP amendment should not occur without some policy work taking place, even if this does not entail a full QCP update.

- 3. That Council provide other direction to staff.

Staff recommends Option 1.

ATTACHMENTS

- Attachment 1: Report to LUPC dated July 12, 2021
- Attachment 2: Letter from the Developer
- Attachment 3: Letter from WINGS Nonprofit Society

APPROVALS

This report was prepared by:
Athena von Hausen, Development Planner

This report was reviewed by:
Rupinder Basi, Supervisor of Development Planning
Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:
Emilie Adin, Director of Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Attachment 1

Report to LUPC Dated July 12, 2021



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 7/12/2021

From: Emilie K Adin, MCIP **File:** PAR01411
 Director of Development Services

Item #: 15/2021

Subject: 1084 Tanaka Court: Official Community Plan Amendment for a 99 Unit Rental Building and Childcare - Director's Memo

RECOMMENDATION

THAT the Land Use and Planning Committee direct staff to discourage the applicant's further consideration of submitting an OCP amendment application on this site.

1.0 PURPOSE

The purpose of this memo is to elicit preliminary feedback from the Land Use and Planning Committee on proposed amendments to the Official Community Plan and zoning for the property at 1084 Tanaka Court.

2.0 REVIEW PROCESS

This is Stage One of a two-stage preliminary application review (PAR) opportunity that is available to applicants at the Director's discretion. The two-stage PAR process was implemented in 2018, to allow for early political input on exceptional development application inquiries that fall outside the lines of existing City policy.

Stage One:

- PAR application form is submitted with full fee payment
- Director's memo to the Land Use and Planning Committee (LUPC), with a simple land use question, prior to fulsome staff review

Stage Two:

- Completion of PAR application with all required drawings and submission items
- Application is circulated inter-departmentally to all development review staff
- Typical PAR process proceeds (including staff report to the LUPC)

As the current proposal for a mixed-use development includes 99 residential rental units, which is not an anticipated land use in the OCP, the inquiry is presented to the LUPC in the form of a Director's Memo as an early check-in.

3.0 BACKGROUND

The subject property is located directly adjacent to Southern Railway, Boyd Street, and Westminster Highway mid-block on Tanaka Court close to Gifford Street. The site is currently vacant and was rezoned in 2018 from M-2 (Heavy Industrial District) to CD-82 (Comprehensive Development District) to allow for a banquet hall and commercial office use. The intent of the **Comprehensive Development District (CD-82)** zone is intended to allow a banquet hall, together with a range of commercial and educational uses. The proposal does not meet the site's CD-82 zone, and as such a Zoning Bylaw amendment would be required.

The site is designated **QC (Queensborough Commercial)** in the Official Community Plan (OCP) which is defined below:

***Purpose:** To allow retail, service and office commercial uses at ground level and may include commercial or office above the ground level.*

***Principal Forms and Uses:** Retail, service and office commercial uses.*

***Complementary Uses:** Utilities, transportation corridors, parks, open space, and community facilities. Residential uses which are ancillary to a business on these properties (e.g. caretaker units).*

***Maximum Density:** Low to medium density commercial.*

The **Queensborough Commercial Development Permit Area #2 (QA2)** guidelines are designed to provide a framework for commercial development without a residential component.

As the proposal incorporates residential uses that are not consistent with the intent of the QC land use designation, or the Development Permit Area, an Official Community Plan amendment would be required in addition to a rezoning.

4.0 PROPOSAL

The applicant is proposing an OCP amendment to change the designation of the property from QC (Queensborough Commercial) to ML (Mixed Use – Low Rise), in order to allow a concurrent rezoning which would permit the construction of a mixed-use 6-storey development with a 2.1 floor space ratio (FSR). A five or six storey building may only be considered under the ML designation in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided.

The development would incorporate commercial floor space, rental housing, and approximately 136 childcare spaces. The prospective applicant for the OCP amendment has submitted a letter explaining the request and rationale (see Attachment 1). The applicant proposes that 100% (99) of the residential units would be provided as rental housing. The market rental units would be secured for 60 years or the life of the building, whichever is longer. The applicant has confirmed that there would be approximately 136 childcare spaces provided with the development. The spaces would provide 72 infant and 64 preschool aged spaces.

This proposal falls outside of current City policy. Thus, in order to enable special consideration, a 2-stage PAR process has been made available for this development application.

Considerations in Favour of the Proposal

- The development would add 99 new secured market rental units to the City's rental housing supply, in line with the Secured Market Rental Housing Policy. The site at 1084 Tanaka Court is currently vacant and there would be no loss of existing rental units.
- The development would add 136 new childcare spaces in 10 classrooms to the Queensborough Neighbourhood, where child care spaces are difficult to locate. The neighbourhood with the greatest child care needs is Queensborough, particularly related to infant/toddler (0 to 36 months) and school age care (5 to 12 years). While the demand for child care has been negatively impacted by the COVID-19 pandemic, this is likely temporary, and within a few years demand will far outstrip supply.
- Child care is difficult to successfully locate in the city, due to the fact that many existing commercial buildings do not meet the current off-street parking requirements or outdoor play space requirements. This is despite the City having reduced zoning regulations governing child care, and no restrictions regarding their siting (e.g., distance from major arterials, rail lines, etc.)

- The development would result in the creation of approximately 10,000 sq.ft. of commercial space to service the area.
- Shopping and commercial uses for tenants are in close proximity to the site.

Considerations counter to the proposal

- The Official Community Plan dates from 2017. While amendments may be considered, staff generally recommends those which are either: 1) minor and resulting in development that is relatively in alignment with the intent of the OCP; or, 2) providing benefits that are significantly over-and-above in relation to other Council priority areas. This application is considered to be a significant amendment, and it is not in close alignment with the intent of the current OCP. While the proposal provides childcare and residential market-rental units which are a need in this neighbourhood, it does not include affordable housing units or other benefits which would be considered to go over-and-above in relation to Council priority areas.
- The OCP locates industrial, mixed employment, and commercial entertainment uses north of Boyd Street, except at the easternmost end of Queensborough. The intent of this is to clearly separate these uses from residential uses in the neighbourhood, to minimize the impacts of each use on the other. For example, residential uses often complain of noise, light intrusion, and air quality issues when located next to industrial sites. Industrial businesses find it challenging to address the complaints of residential uses located nearby, as solutions are often not viable, or if implemented would unduly constrain effective operations. The City regularly receives complaints about noise from adjacent properties, especially in regards to the railway and existing industrial/commercial sites. The proposed project would locate residential uses north of Boyd Street on a site surrounded by properties designated and zoned for industrial, mixed employment, and commercial entertainment uses.
- The City's Economic Development Plan identifies that retail, office, and institutional floor space will correspond with an estimated 21,000 jobs by 2041. It is therefore important to ensure that the supply of suitable industrial, office and retail floor space throughout the city is available to support this growth. Re-designating and rezoning the site for a residential-use in the context of surrounding heavy industrial uses would not be in keeping with the City's Economic Development Plan and policies. As per current land-use trends, it is likely that there will be high demand for industrial/commercial land-uses in the future that are limited within the City of New Westminster.

- Locating residential uses on this site would not be consistent with the City's Bold Steps for Climate Action. While tenants would be living in close proximity to shopping, the building would be situated in a predominately highway-oriented commercial area. This location is disconnected from the rest of the Queensborough community in terms of residents having to cross a rail lines and a major highway to access amenities such as schools, parks, the community centre, and to visit neighbours. Staff expects that a development in this location would require residents to depend primarily on private vehicles for transportation.
- The site is located directly adjacent to the Southern Railway spur line, which poses safety, vibration, and noise concerns, particularly to the child care and residential uses. The site is also adjacent to a major highway which could result in additional considerations for noise impact. Both the Queensborough Community plan and the Railing Association of Canada (RAC) Guidelines for New Development in Proximity to Railway Operations prioritize designing housing that is livable by reducing the impacts from noise, vibration, and air pollution related to transportation and goods movement. The RAC Guidelines recommend setbacks between 15-30 metres to the occupied portions of this type of proposed development. The rooftop outdoor play space has a proposed setback of 0.4 metres and the residential portion of the development has a setback of 17 metres. As the building would be wood frame, it is unlikely that noise issues could be mitigated significantly through building design, and the overall proximity of these uses may significantly impact livability.

Should the LUPC not support the proposed residential land-use (i.e., the aspects of the proposal requiring an OCP amendment be approved by Council), staff would work with the applicant to bring forward a proposal for the stage 2 PAR which is in keeping with the OCP QC land use designation.

5.0 OPTIONS

1. That LUPC direct staff to support the applicant in proceeding to Stage Two of the Preliminary Application Review process.

This option would reflect LUPC's desire to more fully review a preliminary application before offering specific feedback regarding pursuing this development application any further.

2. That LUPC direct staff to discourage the applicant's further consideration of submitting an OCP amendment application on this site.

This option would reflect LUPC's position that, given the relative newness of the OCP and significant diversion from the intended land-use in exchange for services and amenities that do not significantly go above-and-beyond City policy expectations, an

amendment process would not likely be supported at this time. Staff would work with the applicant to explore other development options for the site that are in keeping with the existing OCP QC land use designation.

3. That LUPC provide other feedback to staff.

Staff recommends Option 2.

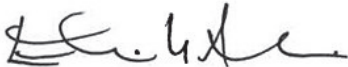
ATTACHMENTS

Appendix A: Applicant's Project Summary Letter

Appendix B: Conceptual Architectural Drawings/Renderings

This report has been prepared by:
Athena von Hausen, Development Planner

This report was reviewed by:
Jackie Teed, Senior Manager of Development Services



Emilie K Adin, MCIP
Director of Development Services



Appendix A:
Applicant's Project Summary Letter

1035668 BC Ltd.
210 Phillips Street
New Westminster, BC
dbsra@telus.net

April 20, 2021

Emilie Adin
Director of Development Services
511 Royal Avenue

City of New Westminster, BC, V3L 1H9

Subject: Rezoning of 1084 Tanaka Court Properties

Dear Ms. Emilie,

We 1035668 BC Ltd owns 1084 Tanaka Court and we like to develop this property as 100-unit six floor Residential Rental property approximately 72,000 Sqft. on upper 4-5 floors. In addition, about 20,000 Sqft commercial on main floor including 10,000 Sqft Day care facility which is much in need in this area.

Currently, we have CD zoning for Banquet Hall, Unfortunately, due to high-cost parking, this project is not feasible, and we want to re-zone this from current CD Zoning for Banquet hall to mixed Zoning for commercial and rental residential.

We have submitted architectural design for this project for your review as well. As there is high demand of rental properties in BC. The provincial government is very supportive for the rental property developments and in talks with rental development professionals.

We hope, City will consider supporting this project to provide more rental units in the central location of lower mainland with much needed large day care facility run by reputable Day Care Management.

Please let me know if you need any additional information for clarification

Sincerely yours,



Dharam Singh Sra

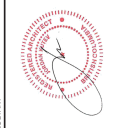


Appendix B:
Conceptual Architectural Drawings/Renderings

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JKA
Jordan kutev architect inc
 110 218 Woodwynd Avenue S. #102
 Irvine, BC V2Y 1R6
 www.jka.ca
 PHONE CONSULTANT



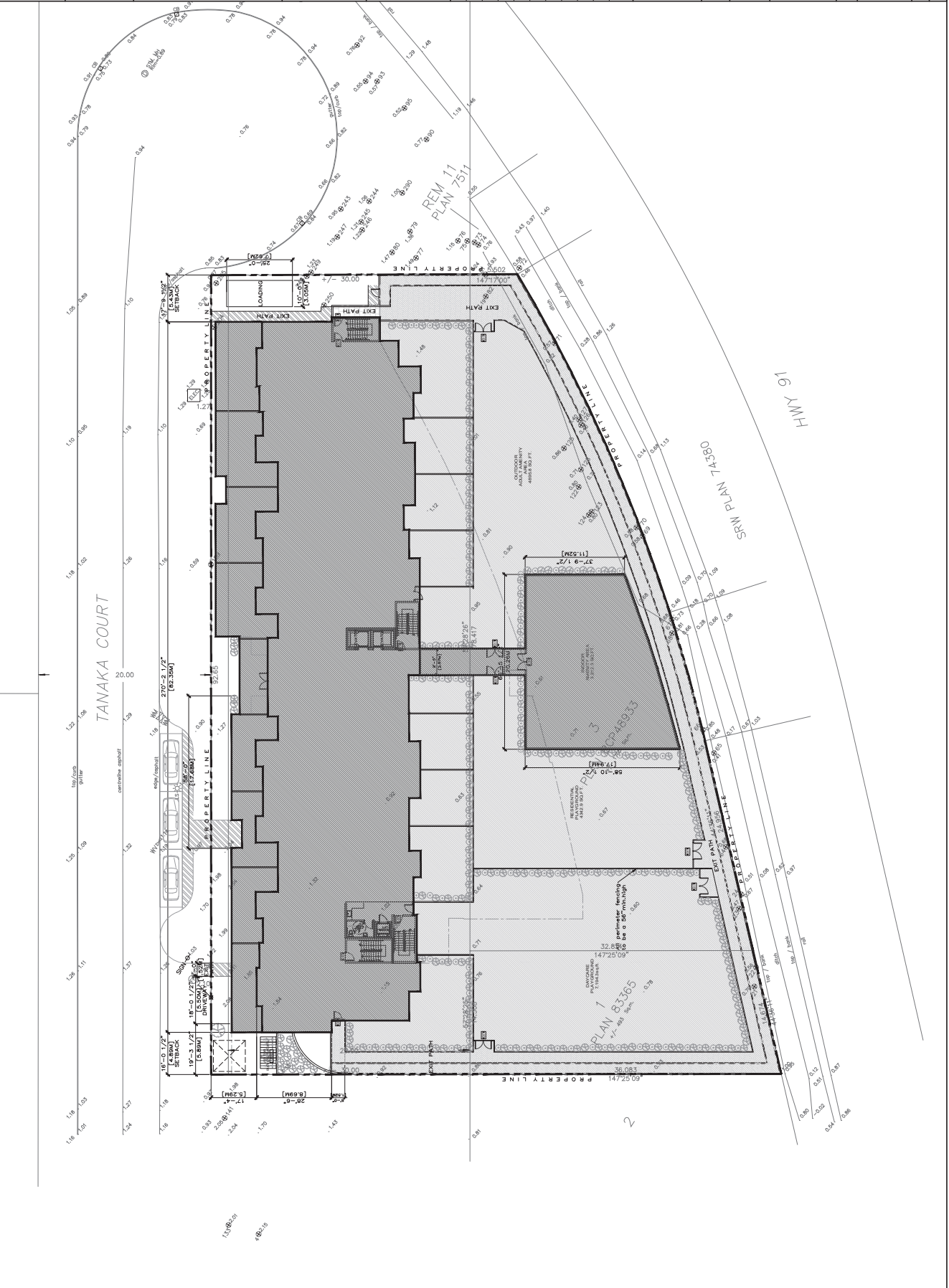
NO	DATE	REVISION / PRE-APPLICATION REVIEW	REMARKS
1	10/09/2021	PRE-APPLICATION REVIEW	
2			
3			
4			
5			

Tanaka Court HOUSING
 1084 Tanaka Court
 New Westminster, British Columbia

SITE PLAN
 PRE-APPLICATION REVIEW

A152

SCALE: 1/8"=1'-0"	PROJECT NO: 21104
DRAWN BY: PN	DATE: MAR2021



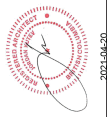
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NORTH

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 Jordan Kutev
 architect inc
 110-218 Broadway, Vancouver, BC V6H 2L2
 T: 604.681.1111
 www.jka.ca
 PRIME CONSULTANT

CONSULTANT



SEAL 2022-9620

NO	DATE	REVISIONS
5		
4		
3		
2		
1	10/06/2021	CONSTRUCTION PRE-APPLICATION REVIEW

NO	DATE	REVISIONS
1	10/06/2021	CONSTRUCTION PRE-APPLICATION REVIEW

Tanaka Court
 HOUSING

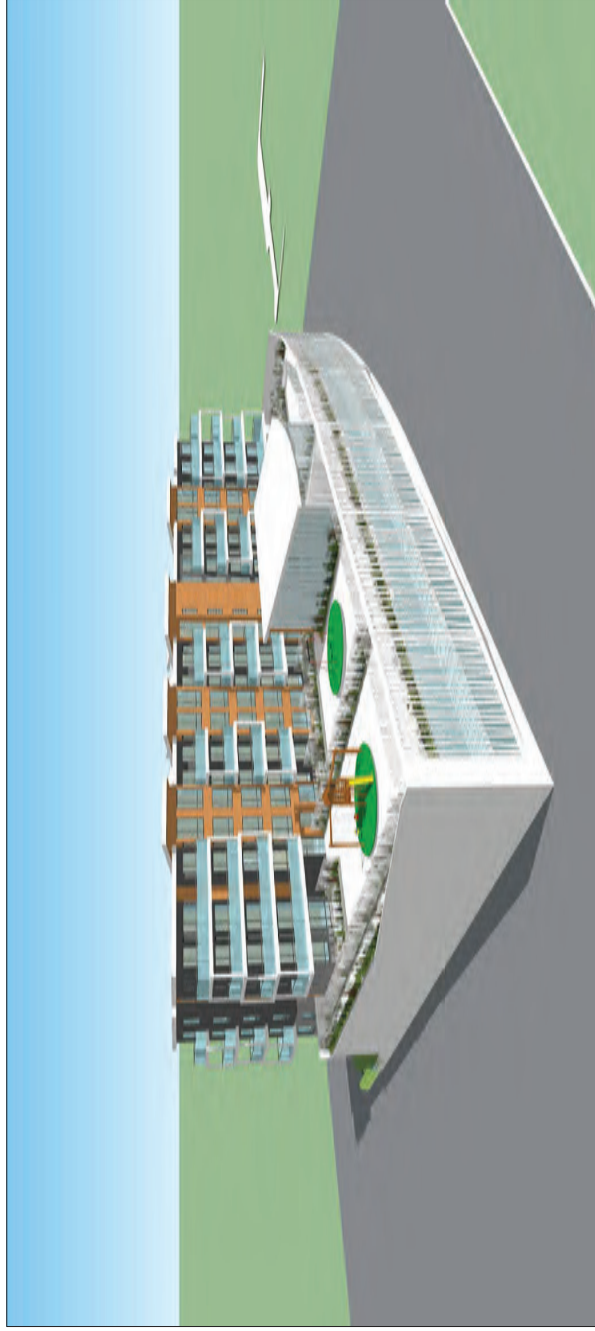
1084 Tanaka Court
 New Westminster, British Columbia

3D RENDERERS

PRE-APPLICATION REVIEW

A801

SCALE: N.T.S.
 PROJECT NO: 21104
 DRAWN BY: PN
 DATE: MAR 2021



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 Fax: 604.681.1524
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PRIME CONSULTANT

CONSULTANT



SEAL

302134020

NO.	DATE	REVISIONS
5		
4		
3		
2		
1	18APR2021	ISSUED FOR PRE APPLICATION REVIEW

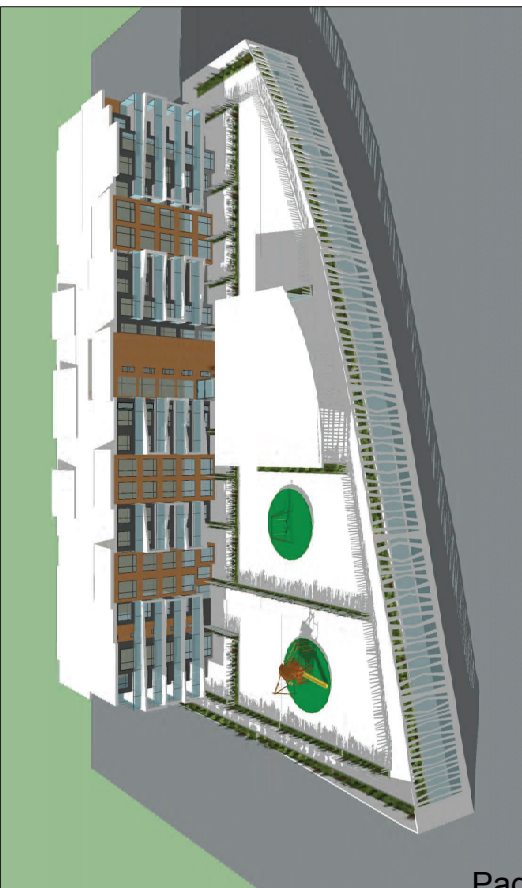
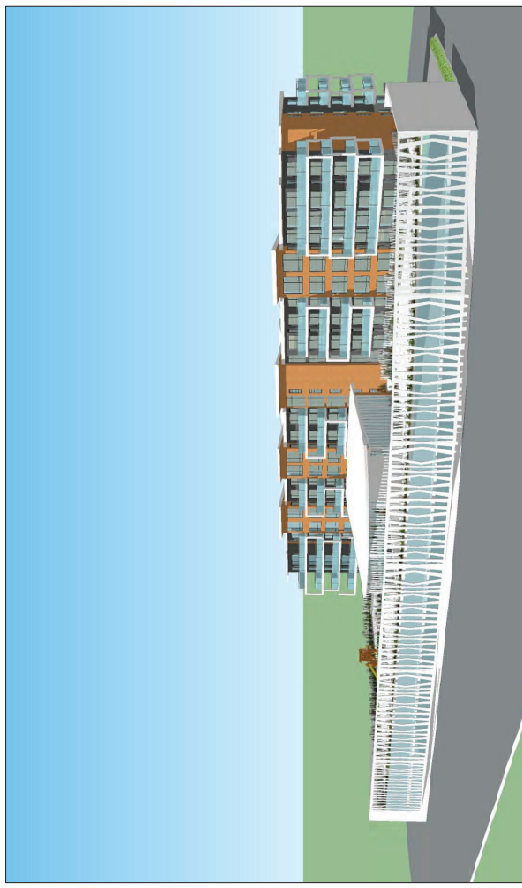
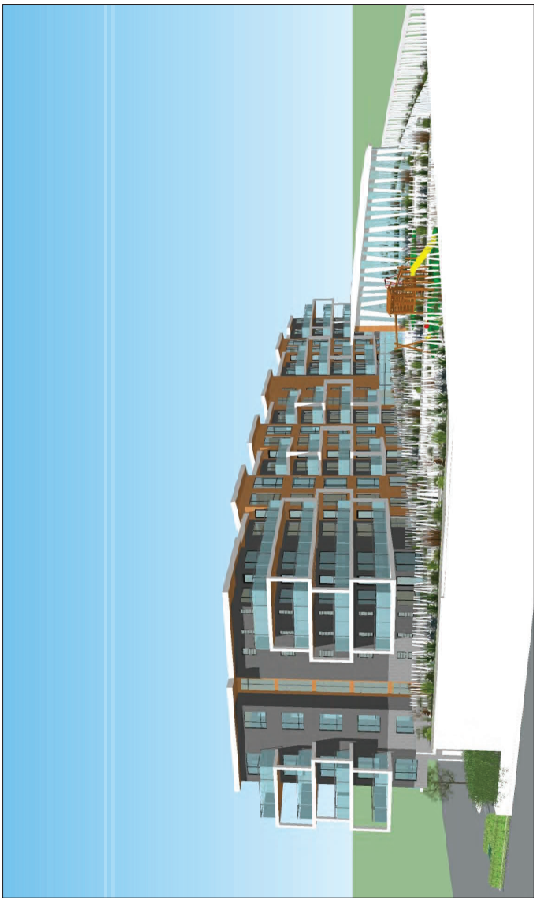
Tanaka Court
 HOUSING
 1084 Tanaka Court
 New Westminster, British Columbia

3D RENDERERS

PRE APPLICATION REVIEW

A802

SCALE:	NTS	PROJECT NO.:	Z104
DRAWN BY:	PN	DATE:	18MAR2021



Attachment 2

Letter from the Developer

1035668 BC LTD
210 Phillips St.
New Westminster BC,
V3M 5P1

October 19, 2021

Emilie Adin
Approving Officer
Corporation of the City of New Westminster City Hall,
511 Royal Avenue New Westminster, BC, V3L 1H9

Re: City preliminary review of 1084 Tanaka Court Pre-App Submission

Dear Madam,

Please accept this letter together with the attached documents as our pre-application submission for 1084 Tanaka Court. This letter relates to our proposal to rezone the subject property for a mixed-use development comprising various components, outlined in the proforma enclosed below, with the following Assumptions

1. Land cost/value for the proposed development is based on residual value at a 15% margin.
2. Estimated residual land value under current zoning (CD-82) is \$5.8M. The 2021 assessed value of the property is around \$3.6M which suggests that the residual values are in line and should be well above the actual acquisition costs of the land.
3. We've assumed that with 100% rental tenure and the daycare that the development would not have to pay CAC for land lift.
4. We have assumed the daycare franchise the requirement for a completed elevator, demising, mechanical rough-ins, etc. and they further require a rent-free fixturing period and a tenant improvement allowance of ~\$350,000 which assumes that they are doing their own tenant improvement.
5. Based on the Inclusionary Housing Policy it is assumed that 20% of the units (20 units) are required to be inclusionary units rented at below market rates. WINGS has proposed to 'purchase/lease' and operate 10 units. An additional 10 inclusionary units would be sold/lease to and operated by another non-profit housing provider that is still to be determined.
6. As per the LOI from WINGS, for their 10 units they are targeting rents at 40% below current Housing Income Limits (HILs) rates. For a 2-bedroom unit this would represent a monthly rental rate of \$1012.50 which is well below the \$1,266 rate noted in the Inclusionary Housing Policy. As HILs rates are income geared we've assumed that rental rates will have an average that falls between the limit set in the Inclusionary Housing Policy and WINGS' targeted rates. The additional 10 inclusionary units are assumed to have monthly rental rates at the maximum rate allowed under the policy.

Annual operating costs have been assumed at \$70,000 for the 20 inclusionary units, exclusive of debt costs.

WINGS	Unit Type	#	Monthly Rate	Annual Revenue	Annual OPEX	NOI
	1 Bedroom	1	\$951	\$11,412	\$3,500	
	2 Bedroom	7	\$1,160	\$97,440	\$24,500	
	3 Bedroom	2	\$1,460	\$35,040	\$7,000	
OTHER	Studio	3	\$777	\$27,792	\$10,500	
	1 Bedroom	7	\$951	\$79,984	\$24,500	
			(less vacancy)	(\$980)		
TOTALS		20		\$250,688	\$70,000	\$180,688

7. We assume that the units will be sold (both market rental and below market rental units)., However, we have the option to retain the units as well, but Performa is based on selling value.
8. Attached Performa is a capitalized proforma intended as a general illustration of the financial viability of the proposed scheme. We have assumed that rental tenure would be secured with a covenant stipulating no separate sales, but the Developer retains the right to sell the entire market rental component and/or the commercial component.
9. Capitalization rates for the market components are based on estimated NOI. Sales value for the inclusionary units is based on estimated CMHC mortgage coverage available.

Please find enclosed following with our resubmission:

1. A letter provided by WINGS that is consistent with the assumptions of the proforma; and the proforma assumptions are based on the LOI from WINGS not vice versa.
2. The project proforma.

Yours Sincerely



Dharam Singh Sra

Attachment 3

Letter from WINGS Nonprofit Society



August 16, 2021

New Westminster City Council
511 Royal Ave.
New Westminster, BC V3L 1H9

Re: 1084 Tanaka Court Housing Proposal

We have been approached by 1035668 B.C. Ltd. (Mr. Dharam Singh Sra and Mr. Bhupinder Dhillon) to partner with them in the 1084 Tanaka Court Housing proposal by potentially leasing and managing 10 two bedroom units in the proposed building at non-market rental rates. We would not be involved in the construction or capital budgeting for this project.

We are a nonprofit charitable society that has provided services in the New Westminster community for over 23 years. The purpose statements in our constitution include a mandate to provide affordable housing for women and their children who have low and moderate incomes. We feel compelled to respond to this invitation not only to pursue our mandate and current goals, but also to respond to the community need for safe, affordable housing.

We have reviewed the New Westminster Housing Needs 2021-2031 report and believe this project will add a minimum of 10 units of non-market rental housing to the community. The report forecasts a potential shortage of 2,056 single family non-market units over the next 10 years. We are aware that the City is particularly interested in housing units that remain affordable for the longest period possible and achieve a level of affordability for low and moderate income families. This proposed project can accomplish this priority.

Our target client population would be single parent families comprised of women and children (under 18 years old) with low or moderate income levels who are homeless and looking to rebuild their lives after leaving domestic violence. This target client population is classified as *"Priority Assistance by BC Housing (most vulnerable citizens, more challenging special housing needs)"*.

Our ultimate goal for the 10 two bedroom units represented in this potential lease arrangement would be long term affordable rental housing. We anticipate that rents could be established and maintained at a level approximately 40% below the Housing Income Limits (HILs) rates and the CMHC Rental Housing average. The 2021 HILs rate for a 2 bedroom is \$67,500. At the affordability standard of a maximum of 30% of income used for housing, this translates into a maximum monthly rental rate of \$1,687. The CMHC Rental Housing 2021 report lists the average rent for a 2 bedroom unit in Metro Vancouver at \$1,792. 40% below these rates would be just over \$1,000. We anticipate that most of our potential clients will be in a lower \$36,000 annual range and 30% of their income would translate into a rental figure of \$900.

We are passionate about serving our community and would consider it a privilege to partner with 1035668 B.C. Ltd. in this project. Thank you for considering the proposal as well as your commitment to addressing the need for affordable housing in our community.

Sincerely,

A handwritten signature in cursive script that reads "Lorrie Wasyliw".

Lorrie Wasyliw
Executive Director

REPORT

Finance

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Harji Varn
CFO/Director of Finance **File:**

Item #: [Report Number]

Subject: Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021

RECOMMENDATION

THAT the attached Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021 be given three readings.

PURPOSE

To request Council give three readings to the Revenue Anticipation Borrowing Amendment bylaw which is required under Section 177 of the Community Charter to authorize temporary borrowing.

BACKGROUND

On August 30, 2010, Council adopted the Revenue Anticipation Borrowing Bylaw No. 7412, 2010 which gave the City the authority to temporarily borrow, as required, up to \$3M. Our bank requires this bylaw to be renewed annually in order to provide the City with a line-of-credit that, among other things, protects the City from going into an overdraft position.

ANALYSIS

The attached amendment bylaw provides the authority to temporarily borrow in the year 2022, as required up to \$3 million, which is the City's line-of-credit with the bank.

Staff regularly monitors the City's cash-flow position in order to minimize the risk of having to draw down on the line-of-credit with the bank.

Adoption of the attached amendment bylaw is necessary to ensure the City complies with the requirements of the Community Charter and meets the needs of our bank.

OPTIONS

There are two options for Council's consideration; they are:

Option 1 – THAT Council gives three readings to Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021; or

Option 2 – THAT Council provides further direction.

Staff recommend Option 1.

ATTACHMENT

Attachment 1 – Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021.

This report was prepared by: Lorraine Lyle, Senior Manager Financial Services

This report was approved by:

Harji Varn
CFO/Director of Finance

Lisa Spitale
Chief Administrative Officer

Attachment #1

*Revenue Anticipation Borrowing Amendment
Bylaw No. 8300, 2021*

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8300, 2021

A Bylaw to amend New Westminster
Revenue Anticipation Borrowing Bylaw No. 7412, 2010

The City Council of the Corporation of the City of New Westminster in open meeting assembled hereby enacts as follows:

1. This Bylaw may be cited as “Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021
2. Revenue Anticipation Bylaw No 7412, 2010 is amended to be effective for the year 2022

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

REPORT

Legislative Services

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Jacque Killawee **File:** 05.1035.10
City Clerk

Item #: [Report Number]

Subject: Schedule of Council Meetings for 2022

RECOMMENDATION

THAT Council approve the attached Schedule of Council Meetings for January to December 2022.

PURPOSE

To seek Council's approval of the 2022 Council meeting schedule.

BACKGROUND

Section 127 of the *Community Charter* required annual publication of the Council's Schedule of Meetings, including date, time and place of meeting, that the schedule shall be posted in the public notice posting place, and that notice of the availability of the schedule shall be published in a newspaper on two consecutive weeks. Approval of this proposed meeting schedule will allow the posting of the 2022 Council Meeting Schedule prior to January 1, 2022, as required.

In July 2021 Council directed staff to optimize the learnings of COVID-19 and directed staff to make the following changes to the Procedure Bylaw:

- Allow for virtual meetings
- Allow for hybrid evening and open workshop meetings
- Plan for virtual closed meetings and task forces

These changes were made in the Procedure Bylaw in October 2021.

In 2021 the City engaged in discussions and education around the development of a Diversity, Equity and Anti-Racism policy. In these discussions the importance of recognizing cultural celebrations was discussed.

DISCUSSION

In developing the Council schedule for 2022 (Attachment 1), in light of the background above, staff took the following into consideration:

- Public holidays and other significant cultural days (such as Lunar New Year, Diwali, and days significant to First Nations, Islam, Judaism and Sikhism).
- The 2022 Municipal Election (October 15, 2022).
- A change in the public hearing notification period from 10 business days to 10 days (including weekends and holidays).

In contrast to the 2021 schedule, public hearings will no longer be held on nights separate from Council meetings. They will continue to be hybrid allowing members of the public to attend in person or virtually via Zoom.

To optimize Council's time the closed meeting has been moved to 9am in the morning and will be conducted virtually. Council meetings in City Hall would begin with Task Forces at 1pm.

Council meetings will all be hybrid in 2022, with Council and the public able to make comment via Zoom. Per the Procedure Bylaw Council will need to all be present for six meetings throughout the year including the parcel tax roll review panel and the inaugural meeting.

OPTIONS

- 1) That Council approve the attached Schedule of Council Meetings for January to December 2022.
- 2) That Council give alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Attachment 1: Proposed 2022 Schedule of Council Meetings

This report was prepared by:
Gillian Day, Agenda Secretary

This report was approved by:
Jacque Killawee, City Clerk
Lisa Spitale, Chief Administrative Officer

2022 SCHEDULE OF COUNCIL MEETINGS

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: <https://www.newwestcity.ca/council>

Meeting	Time	Location
Closed Council Meeting (confidential) (Closed)	9:00 a.m.	Held electronically
Council Workshop (Workshop)	3:00 p.m.	Held in Council Chamber and electronically
City Council Meeting (Council)	6:00 p.m.	In Council Chamber and electronically
Public Hearing (PH)	6:00 p.m.	In Council Chamber and electronically
On Public Hearing days, a City Council Meeting follows the Public Hearing (Council*)	Follows the Public Hearing	In Council Chamber and electronically

JANUARY	3 No Meeting New Year's Day in lieu	10 Closed Council	17 No Meeting	24 No meeting	31 Closed Workshop PH Council*
FEBRUARY	7 No meeting	14 Closed Council	21 No Meeting Family Day	28 Closed Workshop PH Council*	
MARCH	7 Closed Council	14 No Meeting Spring Break	21 No Meeting Spring Break	28 Closed Workshop PH Council	
APRIL	4 No Meeting	11 Closed Council	18 No Meeting Easter	25 Closed Workshop PH Council	
MAY	2 No Meeting Eid al-Fitr	9 Closed Council	16 No Meeting	23 No Meeting Victoria Day	30 Closed Workshop PH Council*
JUNE	6 No meeting FCM Jun 2-5	13 Closed Council	20 No Meeting Jun 21 Nat'l Indigenous Peoples' Day	27 Closed Workshop PH Council*	

JULY	4 No Meeting	11 Closed Council	18 No Meeting Chief Ahan	25 No Meeting	
AUGUST	1 No Meeting BC Day	8 No Meeting	15 No Meeting	22 No Meeting	29 Closed Workshop Council
SEPTEMBER	5 No Meeting Labour Day	12 Closed Council UBCM Sep 12-16	19 Closed Workshop Council (at QB)	26 Tax Sale	
OCTOBER	3 Closed Council T&R Day Fri. Sep 30?	10 No Meeting Thanksgiving	17 No meeting. Election Oct 15	24 No Meeting	31 No meeting
NOVEMBER	7 Inaugural Council Meeting	14 No Meeting Remembrance Day (in lieu)	21 No meeting	28 Closed Workshop Council	
DECEMBER	5 No Meeting	12 Closed Workshop PH Council*	19 No Meeting	26 No meeting Christmas Day (in lieu)	

Notes:

- Closed Council Meetings are closed to the public and begin at 9:00 a.m.
- Council Workshops are open to the public and begin at 3:00 p.m.
- City Council Meetings are open to the public and begin at 6:00 p.m.
- Public Hearings are open to the public and begin at 6:00 p.m.
- City Council Meetings held to deal with the bylaws considered at the Public Hearings begin immediately following each Public Hearing. These meetings are open to the public.

Meeting dates, times or venues may change from month to month, but notice of the time, date and place of meetings will be given.

*Some personal information is collected and archived by the City of New Westminster under Section 26(g)(ii) of the Freedom of Information and Protection of Privacy Act and for the purpose of the city's ongoing commitment to open and transparent government. If you have any questions about the collection of personal information please contact Legislative Services, 511 Royal Avenue, New Westminster V3L 1H9, 604-527-4523.

SPECIAL CITY COUNCIL WORKSHOP

MINUTES

Monday, October 4, 2021

Council Chamber

City Hall

PRESENT:

Mayor Jonathan Cote
Councillor Chinu Das
Councillor Patrick Johnstone
Councillor Jamie McEvoy
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr
Councillor Mary Trentadue*

STAFF PRESENT:

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emilie Adin	Director of Development Services
Mr. Mike Anderson	Acting Manager of Transportation
Mr. Ronald Au	Senior Financial Services Analyst
Mr. Todd Ayotte	Manager, Community Arts and Theatre
Mr. Gabe Belliveau	Superintendent, Streets and Towing
Ms. Parissa Bhullar	Manager, Collection Services
Mr. Curtis Bremner	Deputy Chief, New Westminster Fire and Rescue Services
Ms. Susan Buss	Deputy Chief Librarian
Mr. Jorge Cardenas	Chief Librarian
Mr. Rod Carle	General Manager, Electrical Utility
Ms. Renee Chadwick	Acting Senior Manager, Recreation Facilities and Programs
Mr. Alvin Chok	Chief Information Officer
Ms. Jacqueline Dairon	New Westminster Police Department
Mr. James Doan	Manager, Parks Operations and Services
Mr. Gordon Duggan	Executive Director, New Media Gallery
Mr. Roger Emanuels	Manager, Design and Construction, Engineering Services
Mr. Richard Fong	Director of Human Resources

Mr. Dean Gibson	Director of Parks and Recreation
Ms. Diane Heal	Manager, Conference Services, Anvil Centre
Ms. Heidi Hughes	Manager, Conference Sales and Marketing, Anvil Centre
Mr. Dave Jansen	Chief Constable, New Westminster Police Department
Mr. Indeep Johal	Financial Analyst
Ms. Lisa LeBlanc	Director of Engineering Services
Ms. Alice Leung	Financial Analyst
Ms. Lorraine Lyle	Senior Manager, Financial Services
Mr. Craig MacFarlane	Manager of Legal Services
Ms. Vali Marling	General Manager, Anvil Centre
Ms. Erika Mashig	Manager, Parks and Open Space Planning, Design and Construction
Ms. Tobi May	Manager, Civic Buildings and Properties
Mr. Joseph Pook	Financial Analyst
Ms. Lynn Roxburgh	Acting Supervisor of Land Use Planning and Climate Action
Mr. Patrick Shannon	Manager, Purchasing
Mr. Gary So	Senior Financial Services Analyst
Mr. John Stark	Supervisor of Community Planning
Mr. Kevin Thorpe	Superintendent, Fleet Services
Ms. Serena Trachta	Manager, Inspections
Ms. Denise Tambellini	Manager, Intergovernmental and Community Relations
Ms. Jackie Teed	Senior Manager, Development Services
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Mr. Eugene Wat	Manager, Infrastructure Planning, Engineering Services
Ms. Nicole Ludwig	Assistant City Clerk

* Denotes electronic attendance.

1. CALL TO ORDER

The meeting was called to order at 12:00 p.m.

2. PRESENTATIONS

2.1 Budget 2022: Proposed 2022 Capital Budget & Funding Strategy

a. Presentation

Lisa Spitale, Chief Administrative Officer, introduced the plan for the Capital Budget and Funding Strategy, including an overview of the process.

Harji Varn, Director of Finance and Chief Financial Officer, provided a presentation on the proposed 2022 Capital Budget and Funding Strategy, which included details on the proposed capital budget providing a fulsome picture of the budget, and requested Council feedback prior to the November 1, 2021, Operating Budget Workshop and the November 15, 2021, Draft 2022 Capital and Operating Budget and 5 Year Financial Plan workshop.

The following staff presented accomplishments and proposals for 2022-2027 on the City's Strategic Priorities and core services as indicated:

- Jackie Teed, Senior Manager of Development Services – Affordable Housing and Child Care;
- Lisa LeBlanc, Director of Engineering Services – Sustainable Transportation
- Rob McCullough, Manager of Museums and Heritage Services – Reconciliation, Inclusion and Engagement;
- Tobi May, Manager, Civic Buildings and Facilities – Facilities, Infrastructure and Public Realm;
- Emilie Adin, Director of Climate Action, Planning and Development – Environment and Climate
- Richard Fong, Director of Human Resources – Organizational Effectiveness;
- Blair Fryer, Manager of Communications and Economic Development - Culture and Economic Development
- Dean Gibson, Director of Parks and Recreation – Core Services

Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action, provided a presentation on the alignment of the capital plan with, and progress on the 7 Bold Steps for climate action.

Ms. Varn concluded the presentation with a summary of the 2022 proposed capital budget.

In response to Council questions, Ms. Varn and other staff provided the following information:

- The insurance funds for Pier Park were brought into the capital budget;
- The sewer separation project is being funded through utilities as grants were unsuccessful;

- The road safety improvement budget for Salter Street is in the core services part of the budget, with an aim to make walking safer until sidewalks can be built;
- The budget for affordable housing will allow for new projects to be added over the planned six years of the budget;
- The plan for the public toilet downtown will take eight to 16 months, however a temporary solution should be installed in the next couple of months;
- Charging costs for electric vehicles (EV) were introduced in January of this year;
- In the short term, staff are investigating installing single and/or double EV charging facilities at city locations;
- Some contracts are contingent on grant funding and staff have been leveraging procurement strategies to mitigate;
- The Public Realm items in the 7 Bold Steps are not just about road reallocation, but are also about how spaces can be made more accessible; and,
- A people-centred public realm allows residents and businesses to live and thrive in place, in part by reducing the burden on the transportation network; this requires putting businesses and residential areas in places people want to use them.

Procedural Note: The meeting recessed at 1:52 p.m. and reconvened at 2:01 p.m.

In discussion, Council members noted:

- The City has improved on presentation of budget information;
- It may be useful to explain why some projects are in some categories (e.g. – the tigger play structure in the public realm category);
- Consideration of building up other reserves (e.g. the Affordable Housing Reserve) within the tolerance of taxpayers, along with options for revenue generation.
- Generally supportive of where the process and plan is so far, especially with the clarity of information supplied;
- The City should not think about getting anywhere near the permissible level of debt under the Municipal Finance Authority (MFA); and,
- Supply shortages are affecting the fleet program and any impacts on the capital program will need to be included.

Ms. Spitale advised that staff would provide information requested in upcoming reports, including:

- Out of school care in Queensborough;
- More information on debt levels, borrowing strategies, and comparison to other municipalities;
- Replenishing reserves over time and how to increase other reserves, especially the Affordable Housing Reserve, and revenue generation ideas;
- Information around the 7 Bold Steps will be made more explicit.

Ms. Spitale requested Council members send any additional questions and requests to the Senior Management Team (SMT).

3. **END OF THE MEETING**

The meeting ended at 2:17 pm.

Jonathan Cote
MAYOR

Jacque Killawee
CITY CLERK



Corporation of the City of
NEW WESTMINSTER

CITY COUNCIL MEETING

MINUTES

Monday, October 4, 2021

Council Chamber

City Hall

PRESENT:

- Mayor Jonathan Cote
- Councillor Chinu Das
- Councillor Patrick Johnstone
- Councillor Jamie McEvoy
- Councillor Nadine Nakagawa
- Councillor Chuck Puchmayr
- Councillor Mary Trentadue*

STAFF PRESENT:

- | | |
|-----------------------|---|
| Ms. Lisa Spitale | Chief Administrative Officer |
| Ms. Jacque Killawee | City Clerk |
| Ms. Emilie Adin | Director of Development Services |
| Mr. Curtis Bremner | Deputy Chief, New Westminster Fire and Rescue Services |
| Mr. Rod Carle | General Manager, Electrical Utility |
| Mr. Richard Fong | Director of Human Resources |
| Mr. Dean Gibson | Director of Parks and Recreation |
| Mr. Dave Jansen | Chief Constable, New Westminster Police Department |
| Ms. Lisa LeBlanc | Director of Engineering Services |
| Ms. Lorraine Lyle | Senior Manager, Financial Services |
| Mr. Craig MacFarlane | Manager of Legal Services |
| Ms. Lynn Roxburgh | Acting Supervisor of Land Use Planning and Climate Action |
| Ms. Denise Tambellini | Manager, Intergovernmental and Community Relations |
| Ms. Jackie Teed | Senior Manager, Development Services |
| Ms. Harji Varn | Chief Financial Officer and Director of Finance |
| Mr. Eugene Wat | Manager, Infrastructure Planning, Engineering Services |
| Ms. Nicole Ludwig | Assistant City Clerk |

* Denotes electronic attendance.

1. **CALL TO ORDER**

The meeting was called to order at 3:30 p.m.

2. **MOTION TO MOVE THE MEETING INTO THE CLOSED MEETING**

MOVED AND SECONDED

THAT Council will now go into a meeting which is closed to the public in accordance with Section 90 of the Community Charter, on the basis that the subject matter of all agenda items relate to matters listed under Sections:

90(1)(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;

90(1)(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;

90(1)(g) litigation or potential litigation affecting the municipality;

90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

90(1)(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;

Carried.

All members present voted in favour of the motion.

3. **END OF THE MEETING**

The meeting ended at 3:31 p.m.

Jonathan Cote

MAYOR

Jacque Killawee

CITY CLERK



Corporation of the City of
NEW WESTMINSTER

CITY COUNCIL MEETING

MINUTES

Monday, October 4, 2021

Council Chamber

City Hall

PRESENT:

- Mayor Jonathan Cote
- Councillor Chinu Das
- Councillor Patrick Johnstone
- Councillor Jamie McEvoy
- Councillor Nadine Nakagawa
- Councillor Chuck Puchmayr
- Councillor Mary Trentadue*

STAFF PRESENT:

- | | |
|----------------------|--|
| Ms. Lisa Spitale | Chief Administrative Officer |
| Ms. Jacque Killawee | City Clerk |
| Ms. Emilie Adin | Director of Climate Action, Planning and Development |
| Mr. Curtis Bremner | Acting Chief, New Westminster Fire and Rescue Services |
| Mr. Rod Carle | General Manager, Electrical Utility |
| Mr. Richard Fong | Director of Human Resources |
| Mr. Dean Gibson | Director of Parks and Recreation |
| Mr. Dave Jansen | Chief Constable, New Westminster Police Department |
| Ms. Lorraine Lyle | Senior Manager, Financial Services |
| Mr. Craig MacFarlane | Manager of Legal Services |
| Mr. Nayel Halim | Community Energy and Emissions Specialist |
| Ms. Harji Varn | Chief Financial Officer and Director of Finance |
| Ms. Nicole Ludwig | Assistant City Clerk |

GUESTS:

- | | |
|---------------------|---|
| Mr. Jeff Norris | Chief Executive Officer, Royal Columbian Hospital |
| Ms. Lynne Radbourne | Chair, Massey Theatre Board of Directors |
| Mr. Alex Sangha | SHER |

*Denotes electronic attendance.

1. CALL TO ORDER

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

2. CHANGES TO THE AGENDA

None.

3. REPORTS AND PRESENTATIONS FOR COUNCIL DISCUSSION AND ACTION

3.1 Community Grants Highlights and Impacts 2021

a. Presentation (On Table)

Jacque Killawee, City Clerk, provided an overview of the grants and outcomes program for 2021.

Jeff Norris, CEO Royal Columbian Hospital, provided a presentation on the Covid-19 Care Wellness Backpack Project which provided supplies to prevent the spread of COVID-19, along with snacks and other care items, for people leaving hospital.

Alex Sangha, SHER Vancouver, provided an overview of the project "Emergence: Out of the Shadows" which was funded by a grant from the City. He noted there would be a screening at the New West Film Festival on October 23 and thanked the City for its support.

Renee Chadwick, Acting Senior Manager of Recreation Services and Facilities, presented on behalf of the New West Farmers Market, noting there was a very successful season.

Ms. Chadwick concluded the presentation by summarizing the process for the 2022 grants applications, noting that the "joy and whimsy" program has been included in the 2022 application process.

In discussion, Council members expressed gratitude for the report back on how grant money is spent, as it provides transparency.

In response to Council questions, Jacque Killawee, City Clerk, advised:

- The funding for grants was split into \$120,000 for Community Economic Activators, and \$350,000 each for the Community Livability and Social Equity, and Social and Cultural Vibrancy categories; and,

- The West End Business Association has submitted an application for 2022 and staff are working on it with them.

b. Community Grants Highlights and Impacts 2021

MOVED AND SECONDED

THAT Council receive the October 4, 2021, report entitled "Community Grants Highlights and Impacts 2021" for information.

Carried.

All members present voted in favour of the motion.

4. CONSENT AGENDA

MOVED AND SECONDED

THAT Council adopt the recommendations for items 4.2, 4.3, and 4.5 to 4.9, on consent.

Carried.

All members present voted in favour of the motion.

4.1 Amendments to the Procedure Bylaw 2021: Bylaw for Three Readings

In response to Council comments, Nicole Ludwig, Assistant City Clerk, advised staff could report back in 2022 on removing titles, honorifics, and other designations that create a hierarchy in the meeting, and what such changes could mean for the community and participation.

MOVED AND SECONDED

THAT Council give three readings to Procedure Bylaw Amendment Bylaw No. 8276, 2021.

THAT Council direct staff to report back on the possibility of reducing the formality of Council meetings and the Procedure Bylaw, including removing titles such as Mayor and Councillor, with the goal of making Council meetings more inclusive and welcoming to the public.

Carried.

All members present voted in favour of the motion.

4.2 Construction Noise Bylaw Exemption Request: 660 Quayside Drive (Bosa Development)

THAT Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Bosa Development on Friday October 22, 2021 from 6:00 AM to Saturday October 23, 2021 to 9:00 AM to enable a monolithic concrete pour for the creation of the West Tower foundation; and

THAT Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Bosa Development for either Friday October 29, 2021 from 6:00 AM to Saturday October 30, 2021 at 9:00 AM OR Friday November 5, 2021 from 6:00 AM to Saturday November 6, 2021 at 9:00 AM to enable a monolithic concrete pour for the creation of the West Tower foundation if unfavorable weather conditions prohibit the work from occurring on the weekend of Friday October 22, 2021.

Adopted on Consent.

4.3 Downtown New Westminster BIA Extension: 2022 - 2025

THAT renewal of the Downtown New Westminster Business Improvement Area by Council initiative, at the request of the Downtown New Westminster Business Improvement Society, be commenced; and

THAT the following bylaws be forwarded for Council consideration:

- *Downtown New Westminster Business Improvement Area (Primary Area) Bylaw No. 8288, 2021*
- *Downtown New Westminster Business Improvement Area (Secondary Area) Bylaw No. 8289, 2021.*

Adopted on Consent.

4.4 Massey Theatre and Complex Lease and Working Agreement

In discussion, Council members thanked all City Staff and the Massey Theatre Working Group worked hard on such a groundbreaking partnership for the City, and noted that while there had been some uncertainty about the theatre's future, it was good to get to this point.

Lynn Radbourne, Chair, Massey Theatre Board of Directors, thanked all involved for their work; expressed excitement about working with the City, and invited members to an Open House at the Theatre on November 6, 2021, from 1 p.m. to 5 p.m.

MOVED AND SECONDED

THAT Council approve in principle the Lease and Working Agreement for the operation of the Massey Theatre and Complex, set out in Attachment 1 of the October 4, 2021, report entitled "Massey Theatre and Complex Lease and Working Agreement";

THAT staff be directed to publish notice of the intent to enter into the above-noted Lease and Working Agreement; and

THAT subsequent to the closing of the Land Transfer Agreement and the completion of the notice period, the Mayor and Corporate Officer be authorized to execute the Lease and Working Agreement with the lease commencement date to coincide with the date of execution.

Carried.

All members present voted in favour of the motion.

4.5 Permissive Property Tax Exempt Properties for 2022 – Review of Application Result

THAT Council approve the proposed Taxation Exemption list and forward the Permissive Tax Exemption Bylaw No. 8280, 2021 (Attachment A of the October 4, 2021, report entitled "Permissive Property Tax Exempt Properties for 2022 – Review of Application Result) for three readings.

Adopted on Consent.

4.6 Proclamation - Energy Efficiency Day, October 6, 2021

Nayel Halim, Community Energy and Emissions Specialist, provided a brief overview about EnergySave New West, its partners and roles, and accomplishments in increasing efficiency and reducing emissions.

Mayor Cote read the proclamation and proclaimed October 6, 2021, Energy Efficiency Day in the City of New Westminster.

4.7 Proclamation - Homelessness Action Week, October 10-16, 2021

Adopted on Consent.

4.8 Proclamation - World Food Day, October 16, 2021

Adopted on Consent.

4.9 Release of Resolution from Closed meeting regarding 97 Braid Street (Sapperton Green)

At the Closed Council meeting on September 27, 2021, Council approved the following resolution:

THAT Council direct staff to discontinue to advance processing of the Official Community Plan and Zoning Amendment applications for 97 Braid Street (Sapperton Green) until such a time as it is determined when the proposed community centre with child care will be delivered to the community, should the development applications be approved.

Procedural Note: Council dealt with bylaws as the next item of business. The minutes are recorded in numerical order.

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

Andrew Murray, Council of Canadians, and Peter McCartney, Wilderness Committee, requested that Council join other cities that have lodged opposition to the expansion of Liquid Natural Gas (LNG) storage and production facility on Tilbury Island, noting:

- There is a call for a buffer zone between the plant and residences;
- Thanked Councillor Johnstone for supporting the Fraser River Estuary Management Program (FREMP) 2.0;
- The deadly impacts of climate change;
- LNG is a very emissions-intensive fuel to produce through fracking; and,
- The Tilbury plant anticipates 2000 new fracking holes.

In discussion, Council members noted:

- Positive feelings about the FREMP 2.0 motion since it was the effort of a big team of Municipalities at UBCM;
- We have gone from discussing climate change, to discussing the effects of climate change; and,
- City powers are limited in this respect however the City should use its voice to stand in opposition to the proposal for Tilbury Island.

MOVED and SECONDED

THAT the Council of the City of New Westminster stand in support of the Cities of Richmond and Vancouver, in opposing the continued expansion of liquid natural gas (LNG) at the Tilbury Island facility, and in opposition to the Phase 2

Expansion Project currently undergoing Provincial and Federal environmental assessment; and,

THAT the Mayor and Council send correspondence signifying this opposition to the City of Delta, to the BC Ministry of Environment and Climate Change Action, BC Environmental Assessment Office and the Impact Assessment Agency of Canada.

Carried.

All members present voted in favour of the motion.

6. BYLAWS

6.1 Bylaws for readings

a. Council Procedure Bylaw Amendment Bylaw No. 8276, 2021

MOVED AND SECONDED

THAT Council Procedure Amendment Bylaw No. 8276, 2021, be given First Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Council Procedure Amendment Bylaw No. 8276, 2021, be given Second Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Council Procedure Amendment Bylaw No. 8276, 2021, be given Third Reading.

Carried.

All members present voted in favour of the motion.

b. Downtown New Westminister Business Improvement Area (Primary Area) Bylaw No. 8288, 2021

MOVED AND SECONDED

THAT Downtown New Westminister Business Improvement Area (Primary Area) Bylaw No. 8288, 2021, be given First Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Downtown New Westminister Business Improvement Area (Primary Area) Bylaw No. 8288, 2021, be given Second Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Downtown New Westminster Business Improvement Area (Primary Area) Bylaw No. 8288, 2021, be given Third Reading.

Carried.

All members present voted in favour of the motion.

c. Downtown New Westminster Business Improvement Area (Secondary Area) Bylaw No. 8289, 2021

MOVED AND SECONDED

THAT Downtown New Westminster Business Improvement Area (Secondary Area) Bylaw No. 8289, 2021, be given First Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Downtown New Westminster Business Improvement Area (Secondary Area) Bylaw No. 8289, 2021, be given Second Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Downtown New Westminster Business Improvement Area (Secondary Area) Bylaw No. 8289, 2021, be given Third Reading.

Carried.

All members present voted in favour of the motion.

d. Permissive Tax Exemption Bylaw No. 8280, 2021

MOVED AND SECONDED

THAT Permissive Tax Exemption Bylaw No. 8280, 2021, be given First Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Permissive Tax Exemption Bylaw No. 8280, 2021, be given Second Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Permissive Tax Exemption Bylaw No. 8280, 2021, be given Third Reading.

Carried.

All members present voted in favour of the motion.

6.2 Bylaws for adoption

a. Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8225, 2020

MOVED and SECONDED

THAT Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8225, 2020, be adopted.

Carried.

All members present voted in favour of the motion.

Procedural Note: Council agreed to hear from speakers as the next item of business, since all speakers were present. The minutes are recorded in numerical order.

7. NEW BUSINESS

None.

8. ANNOUNCEMENTS FROM MEMBERS OF COUNCIL

Councillor Nakagawa noted that October 4 is National Missing and Murdered Indigenous Women and Girls Day and that limited action has been taken since the final report was issued.

Councillor Trentadue noted that the discussion "Creating a Community of Care" will be taking place on Facebook, a way to start the discussion on what a new vision for policing and community crisis care will look like.

Councillor Puchmayr thanked the Spirit of the Children, Chief Rhonda Larrabee, Qayqayt, and others for their work on Truth and Reconciliation Day. He also noted that he will seek support from First Nations, and then bring a motion to a future meeting asking the Federal government not to appeal the recent decision on children in care.

9. END OF THE MEETING

The meeting ended at 7:07 p.m.

Jonathan Cote

MAYOR

Jacque Killawee

CITY CLERK



Corporation of the City of
NEW WESTMINSTER

A vibrant, compassionate, sustainable city that includes everyone.

CITY COUNCIL WORKSHOP

MINUTES

Monday, October 18, 2021, 12:00 p.m.

Council Chamber

City Hall

PRESENT:

Mayor Jonathan Cote
Councillor Chinu Das
Councillor Patrick Johnstone
Councillor Jamie McEvoy
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr
Councillor Mary Trentadue

STAFF PRESENT:

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emilie Adin	Director of Climate Action, Planning and Development
Mr. Mike Anderson	Acting Manager of Transportation
Mr. Dean Gibson	Director of Parks and Recreation
Ms. Lisa Leblanc	Director of Engineering Services
Ms. Lorraine Lyle	Senior Manager, Financial Services
Ms. Lynn Roxburgh	Acting Supervisor of Climate Action and Land Use Planning
Ms. Meredith Seeton	Policy Planner, Climate Action, Planning and Development
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Ms. Nicole Ludwig	Assistant City Clerk

GUESTS:

Ms. Caitlin Cooper	Project Manager, Regional Transportation Strategy, TransLink
Mr. Jerry Dobrovolny	Chief Administrative Officer, Metro Vancouver
Ms. Heather McNell	General Manager of Regional Planning and Housing Services, Metro Vancouver

1. **CALL TO ORDER**

The meeting was called to order at 12:00 p.m.

2. **PRESENTATIONS**

2.1 **Metro 2050 Regional Growth Strategy**

a. **Metro 2050 PowerPoint Presentation**

Sav Dhaliwal, Board Chair, introduced the team from Metro Vancouver and acknowledged that the meeting is being held on the unceded territories of over 10 First Nations.

Jerry Dobrovolny, Commissioner/Chief Administrative Officer, and Heather McNell, General Manager of Regional Planning and Housing Services, all from Metro Vancouver, provided a presentation on Metro 2050 Draft, an update to the Regional Growth Strategy (RGS).

Mayor Cote advised that Council would hold a workshop for a formal response to the RGS update, however this is a good opportunity to raise general comments.

In discussion, Council members noted:

- Concern about the recommendation of only 15% affordable rentals, and what ideas are being used to ensure they are truly affordable;
- All individual municipalities will need to implement the requisite policies and update them regularly;
- Goals are consistent with the aspirational goals of the 2040 plan; and,
- Growth estimates were remarkably accurate.

In response to questions, Mr. Dobrovolny and Ms. McNell provided the following information:

- While some municipalities are already building affordable housing, others have not started; the 15% target was provided for the latter;
- Affordable housing is 120% of median income, and no more than 30% of gross household income;
- It is challenging to develop affordable housing, especially around transit centres; staff are investigating policy levers to correct for affordable housing around transit;

- Census data will give a clearer picture of the distribution of growth around the region; and,
- Staff have reached out to the players involved in the Fraser River Estuary Management Program (FREMP) and the Burrard Inlet Environmental Action Program (BIEAP); however, many several First Nations have taken on stewardship roles, and a resolution may take some time;

Mayor Cote thanked the representatives from Metro Vancouver for their presentation, noting that the City is committed to strong regional planning

Emilie Adin, Director of Climate Action, Planning and Development advised that staff will provide background information and formal recommendations to Council in the near future.

2.2 Transport 2050, Caitlin Cooper

a. Transport 2050 PowerPoint Presentation

Caitlin Cooper, Project Manager, Regional Transportation Strategy, TransLink, provided a presentation on Transport 2050, a shared strategy which provides the 30-year blueprint for regional transportation projects, policies and programs.

In discussion, Council members noted:

- New Westminster is still getting a lot of through traffic and not necessarily seeing the benefits of transit-centred housing;
- There is a need to make it safer and more convenient to get to stations, along with more secure storage at stations;
- There is a need to continue to invest in sidewalks, road improvements and active transportation infrastructure, that connects to job-generating spaces in industrial zones and other areas; and,
- Would like to see road pricing as part of the conversation around regional transportation.

In response to Council comments, Mayor Cote advised that road pricing is included, but not yet a firm commitment and encouraged Council members to read the document in its entirety. He also noted that as the process and planning for the TransLink plan goes ahead, Engineering Services will need to update the City's Transportation Plan.

3. **END OF THE MEETING**

The meeting ended at 12:56 p.m.

Jonathan Cote
MAYOR

Jacque Killawee
CITY CLERK



Corporation of the City of
NEW WESTMINSTER

A vibrant, compassionate, sustainable city that includes everyone.

CITY COUNCIL MEETING

MINUTES

Monday, October 18, 2021

Council Chamber

City Hall

PRESENT:

Mayor Jonathan Cote
Councillor Chinu Das
Councillor Patrick Johnstone
Councillor Jamie McEvoy
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr
Councillor Mary Trentadue

STAFF PRESENT:

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emilie Adin	Director of Climate Action, Planning and Development
Mr. Tim Armstrong	Fire Chief
Mr. Curtis Bremner	Acting Fire Chief, New Westminster Fire and Rescue Services
Mr. Jorge Cardenas	Chief Librarian
Mr. Rod Carle	General Manager, Electrical Utility
Mr. Richard Fong	Director of Human Resources
Mr. Dean Gibson	Director of Parks and Recreation
Mr. Dave Jansen	Chief Constable
Ms. Lisa Leblanc	Director of Engineering Services
Mr. Craig MacFarlane	Manager of Legal Services
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Ms. Nicole Ludwig	Assistant City Clerk

1. CALL TO ORDER

The meeting was called to order at 1:07 p.m.

2. MOTION TO MOVE THE MEETING INTO THE CLOSED MEETING

MOVED AND SECONDED

THAT Council will now go into a meeting which is closed to the public in accordance with Section 90 of the Community Charter, on the basis that the subject matter of all agenda items relate to matters listed under Sections:

90(1)(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;

90(1)(g) litigation or potential litigation affecting the municipality;

90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

90(1)(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;

Carried.

All members present voted in favour of the motion.

3. END OF THE MEETING

The meeting ended at 1:08 p.m.

Jonathan Cote

MAYOR

Jacque Killawee

CITY CLERK



Corporation of the City of
NEW WESTMINSTER

CITY COUNCIL MEETING

MINUTES

Monday, October 18, 2021, 6:00 p.m.

Council Chamber

City Hall

PRESENT:

Mayor Jonathan Cote
Councillor Chinu Das
Councillor Patrick Johnstone
Councillor Jamie McEvoy
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr
Councillor Mary Trentadue

STAFF PRESENT:

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emilie Adin	Director of Climate Action, Planning and Development
Ms. Jen Arbo	Economic Development Coordinator
Ms. Carolyn Armanini	Planner, Communications and Economic Development
Mr. Gabe Beliveau	Acting Manager, Engineering Operations
Ms. Samantha Bohmert	Planning Assistant, Climate Action, Planning and Development
Mr. Curtis Bremner	Acting Fire Chief, Fire and Rescue Services
Mr. Rod Carle	General Manager, Electrical Utility
Mr. Kristian Davis	Superintendent, Recycling and Solid Waste
Ms. Kim Deighton	Manager, Integrated Services
Mr. Dean Gibson	Director of Parks and Recreation
Ms. Jen Gjaltema	Assistant Deputy Fire Chief, Fire and Rescue Services
Mr. Dave Jansen	Chief Constable
Ms. Lisa Leblanc	Director of Engineering Services
Ms. Lorraine Lyle	Senior Manager, Financial Services
Mr. Craig MacFarlane	Manager of Legal Services
Ms. Jennifer Miller	Manager of Public Engagement
Mr. John Stark	Supervisor of Community Planning
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Ms. Nicole Ludwig	Assistant City Clerk

1. **CALL TO ORDER**

The meeting was called to order at 6:00 p.m.

2. **CHANGES TO THE AGENDA**

None.

3. **ISSUANCE OF PERMITS**

3.1 **Development Variance Permit No. DVP00695 for 220 Carnarvon Street**

Eleven Zoning Bylaw variances have been requested to vary the siting and parking provisions of the “Public and Institutional Districts (High Rise)” (P-3 zone) at Holy Trinity Romanian Orthodox Church. The variances are related to the side and rear yard setbacks, maximum site coverage, projection distances (stairs and balconies), vehicle access location, and number of parking and loading spaces. The changes would allow a larger rear balcony, wider stairs on the east side of the building, and a reconfiguration of the parking lot.

a. **Copy of Notice**

b. **Director of Development Services' report dated September 27, 2021**

c. **Statement concerning the number of written submissions received, including On Table submissions (City Clerk)**

Jacque Killawee, City Clerk, advised no written submissions had been received related to this application.

d. **Council Decision**

MOVED AND SECONDED

THAT Council approve issuance of DVP00695.

Carried.

All members present voted in favour of the motion.

4. **CONSENT AGENDA**

MOVED AND SECONDED

THAT Council adopt the recommendations for items 4.1, 4.3, 4.4, 4.6 to 4.8, 4.10, 4.11a, and 4.12 to 4.14 on consent.

Carried.

All members present voted in favour of the motion.

4.1 **Amendments to the Procedure Bylaw 2021: Bylaw for Adoption**

To update Council on public input regarding proposed changes to the Procedure Bylaw.

THAT Council receive the October 18, 2021, report entitled "Amendments to the Procedure Bylaw 2021: Bylaw for Adoption" for information.

Adopted on Consent.

4.2 Budget 2022: Public Engagement Community Survey Results

An informational report to provide Council with the results from the 2022 budget engagement community survey.

In discussion, Council members noted:

- There seems to be excellent framing and information on how property taxes are used;
- It will be helpful to see the percentage of the community participation by neighbourhood, and to see if engagement is going up or down;
- The engagement process is generally looking very good; and,
- It is interesting that reliable infrastructure came in as one of the highest rated items of importance.

In response to Council questions, Harji Varn, Director of Finance and Chief Financial Officer, Lorraine Lyle, Senior Manager of Financial Services, and Jennifer Miller, Manager of Public Engagement, provided the following information:

- The 2021 Budget Survey was conducted on a different survey system, which makes direct comparison difficult;
- Clarifying and correcting misinformation is part of the journey of demystifying the budget;
- There were over 1000 participants last year; and,
- There will be three more workshops over the next few months regarding the operating and capital budgets.

MOVED AND SECONDED

THAT Council receive the October 18, 2021, report entitled "Budget 2022: Public Engagement Community Survey Results" for information.

Carried.

All members present voted in favour of the motion.

4.3 Budget 2022: User Fees and Rates Review

To seek Council's approval to amend the fees and rates bylaws to accommodate the changes proposed by staff in their review of user fees and rates and to direct staff on changes to the related bylaws.

THAT Council approves in principle the proposed changes in fees and rates outlined in the October 18, 2021, report entitled "Budget 2022: User Fees and Rates Review"; and

THAT Council direct staff to prepare the necessary changes to the related bylaws.

Adopted on Consent.

4.4 Construction Noise Bylaw Exemption Extension Request: Metro Vancouver Sewer Inspections

To request an exemption from the Construction Noise Bylaw to permit overnight video inspections of the sewer lines at Glenbrook Combined Trunk Sewer along Eighth Ave and East Eighth Avenue.

THAT Council grant an exemption to AquaCoustic Remote Technologies Inc. from Construction Noise Bylaw No. 6063, 1992 from Monday October 25, 2021 to Friday December 17, 2021 for three nights from 9:00 p.m. to 7:00 a.m. to conduct overnight video inspections of the sewer lines at Glenbrook Combined Trunk Sewer along Eighth Ave and East Eighth Avenue.

Adopted on Consent.

4.5 Downtown Livability Initiatives

This report provides immediate and short-term (one to three months) actions aimed at improving the livability of the Downtown. Immediate actions will be managed within existing 2021 Operating Budgets. Some short-term actions have budget implications which will be added to the 2022 Budget deliberation process.

In discussion, Council members noted:

- The downtown community will be happy to see this;
- These issues are not unique to the City of New Westminster;
- Requested more information at a future Council meeting about the Integrated Response Teams (IRT) at Fraser Health;
- The City should take advantage of providing more access to existing public washrooms downtown such as at the Anvil Centre or Police Department, if it is possible to supply extra cleaning and security;
- Would like to advocate for putting in a stand-alone public washroom more quickly than proposed; and,
- Concerns around stigma and mental health, particularly that people experiencing mental health issues are dangerous.

In response to Council questions and comments Mayor Cote, Lisa Spitale, Chief Administrative Officer, and John Stark, Supervisor of Community Planning:

- The IRTs at Fraser Health are relatively new;
- Staff will confer with Fraser Health on providing information to Council on the IRTs, and investigate whether they have materials that would be appropriate for the community and businesses on mental health;
- A location has been identified for an extreme weather response location;
- Staff are working with BC Housing to find a location for a long-term emergency shelter; and,

MOVED AND SECONDED

THAT Council endorse the actions as outlined in the October 18, 2021, report entitled "Downtown Livability Initiatives" and direct staff to advance the short-term actions with budget implications to the 2022 Budget process.

Carried.

All members present voted in favour of the motion.

4.6 Heritage Revitalization Agreement: 328 Second Street – Preliminary Report

To seek Council's approval to proceed with processing the proposed Heritage Revitalization Agreement at 328 Second Street.

THAT Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 328 Second Street, as outlined in the "Consultation and Review Process" section of the October 18, 2021, report entitled "Heritage Revitalization Agreement: 328 Second Street – Preliminary Report".

Adopted on Consent.

4.7 Heritage Revitalization Agreement and Designation: 515 St. George Street – bylaws for first and second readings

For Council to consider bylaws which would allow a laneway house on a property in Queen's Park in exchange for increased heritage protection of the main house.

THAT Council consider Heritage Revitalization Agreement (515 St George St) Bylaw No. 8262, 2021 and Heritage Designation (515 St George St) Bylaw No. 8263, 2021 for First and Second Readings, and forward the Bylaws to a Public Hearing.

Adopted on Consent.

4.8 Indigenous Land Acknowledgement

To seek Council's endorsement of an Indigenous land acknowledgement to be made at formal City gatherings and to be printed on publicly available City documents, agendas and web-based media.

THAT Council adopt the practice of using an Indigenous land acknowledgment as detailed in the October 18, 2021, report entitled "Indigenous Land Acknowledgement".

Adopted on Consent.

4.9 Multifamily and Curbside Residential Glass Collection

To seek Council's approval to implement curbside and multifamily residential glass collection programs, beginning in 2022.

In response to Council questions, Kristian Davis, Superintendent, Recycling and Solid Waste, provided the following information:

- If implemented, glass will be transported to Abbotsford, and there may be slightly more funding from Recycle BC because it needs to be transported out of city limits;
- This is for non-refundable glass; refundable glass can be returned to a depot; and
- Glass containers only require a rinse to be recycled; residents will not need to remove labels.

In discussion, Council members noted:

- A greenhouse gas (GHG) emissions analysis should be done since the glass will have to go to Abbotsford;
- A resolution requesting a review of Recycle BC may be appropriate;
- Appreciation for the report; and,
- The engagement process following the closure of the recycling centre identified glass recycling as a significant challenge for residents.

MOVED AND SECONDED

THAT staff be directed to implement segregated curbside glass collection in 2022, using City crews and equipment;

THAT staff incorporate segregated glass collection into the existing contracted multifamily recycling collection program;

THAT staff be directed to implement an education and enforcement campaign to support the glass collection program and to reduce contamination in all recycling streams, beginning in 2022;

THAT staff incorporate costs associated with curbside and multifamily residential segregated glass collection programs into the 2022-2026 Financial Plan submission.

Carried.

Councillor Johnstone opposed.

4.10 Parks and Recreation Access & Inclusion Policy

To recommend an amendment to the Parks and Recreation Access and Inclusion Policy - Financial Assistance Program to include the 50% subsidization of the Active 30 Day time-based membership pass.

THAT the Parks and Recreation Access and Inclusion Policy be amended to include up to a 50% subsidization of the Active 30 Day time-based membership pass.

Adopted on Consent.

4.11 Proclamations

a. Waste Reduction Week, October 18-24, 2021

Adopted on Consent.

b. World Polio Day, October 24, 2021

Mayor Cote read the proclamation and proclaimed October 24, 2021, World Polio Day in the City of New Westminster.

4.12 Recruitment 2021: Social and Cultural Vibrancy Grant Committee Appointment

This report releases the Closed Council decision to appoint Ted Drabyk, a member of the Arts Commission, to the Social and Cultural Vibrancy Grant Committee with the term ending September 20, 2023.

THAT Council receive the October 18, 2021, report entitled "Recruitment 2021: Social and Cultural Vibrancy Grant Committee Appointment" for information.

Adopted on Consent.

4.13 Stage 2 – Part A Sustainable Transportation Zoning Bylaw Amendments for Two Readings – Bylaw 8231, 2021

To request Council consideration of Two Readings of Zoning Bylaw No. 8231, 2021 which would amend the Zoning Bylaw to modify on-site bicycle parking requirements and bicycle facility design standards.

THAT Council consider Zoning Bylaw Amendment Bylaw No. 8231, 2021 for Two Readings and waive the holding of a Public Hearing as the Bylaw is consistent with the City's Official Community Plan.

Adopted on Consent.

4.14 Minutes for Adoption

- a. July 29, 2021 Special Regular Meeting
- b. August 18, 2021 Special Regular Meeting
- c. September 13, 2021 City Council Meeting (3:30 p.m.)
- d. September 13, 2021 City Council Meeting (6:00 p.m.)
- e. September 20, 2021 Special City Council Meeting
- f. September 27, 2021 City Council Meeting (2:00 p.m.)
- g. September 27, 2021 City Council Meeting (6:00 p.m.)

Adopted on Consent.

Procedural Note: Council agreed to deal with Bylaws as the next item of business. The minutes are recorded in numerical order.

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

Roy Prevost, President, Royal City Rotary Club, spoke regarding the World Polio Day Proclamation (item 4.11a on this agenda). He acknowledged Mike Crean, New Westminster Rotary Club and noted that Rotary has been active around providing polio vaccines worldwide for many years. He explained that due to the work done in part by Rotary Clubs around the world, there are currently only six polio cases worldwide. He noted that Rotary has committed to \$50M in polio

eradication efforts per year and this is being matched at a 2:1 ratio by the Bill and Melinda Gates Foundation.

Mayor Cote thanked Mr. Prevost and Mr. Crean for their work and Council members noted that it is amazing that polio is almost eradicated worldwide.

Procedural Note: At this point in the meeting, Council agreed to deal with item 4.11a. The minutes are recorded in numerical order.

Pat Muise, New Westminster, expressed displeasure that the City seems to be paying for many services and functions that are normally the purview of the Province.

Cathy Sostad and Tara Shushtarian, New West Film Festival, provided an overview of the Festival, noting that it will take place in person this year and 23 films will be shown, including two from New West. They noted they hope to have some public spaces for viewing in addition to the in person festival at Landmark Cinema and invited all to attend between October 22 and 24, 2021.

Mayor Cote thanked Ms. Sostad and Ms. Shustarian, noting there is a good lineup of films and expressed hope that it will help the community re-engage.

Procedural Note: Council agreed to deal with Motions from Members of Council as the next item of business. The minutes are recorded in numerical order.

6. **BYLAWS**

6.1 **Bylaws for readings**

a. **Heritage Revitalization Agreement (515 St. George St) Bylaw No. 8262, 2021**

To enable the construction of a laneway house at 515 St George Street and relax parking requirements. This bylaw is on the agenda to receive TWO READINGS. A public hearing will be held regarding this bylaw.

MOVED and SECONDED

THAT Heritage Revitalization Agreement (515 St. George Street) Bylaw No. 8262, 2021, be given First Reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Heritage Revitalization Agreement (515 St. George Street) Bylaw No. 8262, 2021, be given Second Reading.

Carried.

All members present voted in favour of the motion.

b. **Heritage Designation (515 St. George St) Bylaw No. 8263, 2021**

To designate the 1912 house at 515 St. George Street as a protected heritage property. This bylaw is on the agenda to receive TWO READINGS. A public hearing will be held regarding this bylaw.

MOVED and SECONDED

THAT Heritage Designation (515 St. George Street) Bylaw No. 8263, 2021, be given First Reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Heritage Designation (515 St. George Street) Bylaw No. 8263, 2021, be given Second Reading.

Carried.

All members present voted in favour of the motion.

c. Zoning Amendment Bylaw (Bicycle Parking) No. 8231, 2021

Amendments to modify bicycle parking requirements and bicycle facility design standards. This bylaw is on the agenda to receive TWO READINGS. Public Hearings are usually held for Zoning Amendments, but staff have requested that the public hearing for this bylaw be waived because it is consistent with the City's Official Community Plan.

MOVED and SECONDED

THAT Zoning Amendment Bylaw (Bicycle Parking) No. 8231, 2021, be given First Reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Zoning Amendment Bylaw (Bicycle Parking) No. 8231, 2021, be given Second Reading.

Carried.

All members present voted in favour of the motion.

6.2 Bylaws for adoption

a. Council Procedure Bylaw Amendment Bylaw No. 8276, 2021

Amendments to the Procedure Bylaw to allow for electronic meetings as described in the Community Charter, and miscellaneous changes. This bylaw is on the agenda for ADOPTION.

MOVED and SECONDED

THAT Council Procedure Bylaw Amendment Bylaw No. 8276, 2021, be adopted.

Carried.

All members present voted in favour of the motion.

b. Permissive Tax Exemption Bylaw No. 8280, 2021

Certain properties within New Westminster such as places of worship, hospitals or charitable/philanthropic uses are eligible for an exemption from property taxes. This bylaw lists the properties exempted in 2022. This bylaw is on the agenda for ADOPTION.

MOVED and SECONDED

THAT Permissive Tax Exemption Bylaw No. 8280, 2021, be adopted.

Carried.

All members present voted in favour of the motion.

Procedural Note: Council agreed to hear from speakers as the next item of business. The minutes are recorded in numerical order.

7. MOTIONS FROM MEMBERS OF COUNCIL

7.1 Enforcement Against Derelict Vehicles

Mayor Cote introduced the motion, advising that it relates to an issue brought forward by a resident whose neighbour has a number of derelict vehicles, and that current City bylaws do not cover this issue.

MOVED AND SECONDED

Whereas derelict vehicles are commonly recognized to be unsightly, and derelict vehicle bans exist in other Metro Vancouver municipalities such as Burnaby, Coquitlam, Richmond, Langley and North Vancouver;

THEREFORE BE IT RESOLVED THAT Council direct staff to bring forward for Council's consideration some potential amendments to the Unsightly Premises Bylaw No. 5969, 1991, with the purpose of creating a ban on the outdoor storage of derelict vehicles.

Carried.

All members present voted in favour of the motion.

7.2 Federal Government's appeal of Canadian Human Rights Tribunal Rulings regarding Indigenous Children

Councillor Puchmayr introduced the motion, noting he had consulted with Tsilqot'in and Qayqayt and both Nations support this resolution. He also noted that this issue is ongoing since 2007, and it has been a long battle to assert that there was a grave wrong done to on-reserve children. He

summarized that the motion requests the Federal Government cease any and all litigation on the Canadian Human Rights Tribunal (CHRT) ruling regarding Indigenous children.

MOVED AND SECONDED

Whereas in 2016 The Canadian Human Rights Tribunal (CHRT) ruled that the federal government of Canada “willfully and recklessly” discriminated against Indigenous children living on reserve by failing to fund child and family services to the same level as they did in non-Indigenous communities; and

Whereas this neglect was found to have forced many (more than 50,000) children into foster care; and

Whereas in 2019 the CHRT ordered Ottawa to pay \$40,000 (the maximum permitted under the Canadian Human Rights Commission) to each affected child as well as some family care providers; and

Whereas on September 29th of this year a federal court upheld the decision of the Canadian Human Rights Tribunal and disallowed the federal government challenge;

THEREFORE BE IT RESOLVED THAT the City of New Westminster asks that the federal government abandon all future litigation, and immediately comply with the rulings of the Canadian Human Rights Tribunal.

Carried.

All members present voted in favour of the motion.

8. NEW BUSINESS

None.

9. ANNOUNCEMENTS FROM MEMBERS OF COUNCIL

Councillor Puchmayr noted that on October 24, 1864, the five Tsilqot'in Chiefs had been executed, and there will be a small, local and discreet event in commemoration.

Mayor Cote noted that the City is currently recruiting for advisory committees and encouraged residents to apply through the City's website.

10. END OF THE MEETING

The meeting ended at 7:26 p.m.

Jonathan Cote

MAYOR

Jacque Killawee

CITY CLERK

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8269, 2021**

A Bylaw to Establish the Sapperton District Energy System

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Sapperton District Energy System Bylaw No. 8269, 2021.”
2. Council hereby adopts Appendix A attached to this Bylaw as “Sapperton District Energy System Bylaw No. 8269, 2021.”
3. The schedules attached to this Bylaw form part of this Bylaw.
4. Each provision of this Bylaw is intended to be severable and if any provision is determined by a court of competent jurisdiction to be illegal or invalid or unenforceable for any reason whatsoever such provision shall be severed from this Bylaw and will not affect the legality, validity or enforceability of the remainder of or any other provision of this Bylaw.
5. This Bylaw will come into force and take effect on the date of its enactment.

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

ADOPTED THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

Appendix A to Bylaw No. 8269, 2021
Sapperton District Energy System Bylaw

CITY OF NEW WESTMINSTER



NEW WESTMINSTER

SAPPERTON DISTRICT ENERGY SYSTEM BY-LAW 8269, 2021.

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SECTION ONE: INTERPRETATION

1.1. Name of By-law

This By-law shall be known and cited for all purposes as “Sapperton District Energy System By-law No. XXXX”.

1.2. Definitions

In this By-law,

“building” means any structure used or intended for supporting or sheltering any use or occupancy either of a temporary or permanent nature;

“Building By-law” means the City of New Westminster’s “Building By-law No. 8125, 2019”, as amended from time to time;

“Building Inspector” means the Chief Building Official, Development Services Building Division, or his or her duly appointed representatives and assistants;

“building mechanical system” includes the internal space heat energy and domestic hot water distribution system for a building;

“charge” means a variable consumption fee based on the amount of heat energy measured in watt-hours used in, and recorded at the meter or estimated by the Collector under this By-law for, a designated property as shown in Schedule C;

“City” means City of New Westminster;

“Collector” means the individual appointed by Council to be the Collector of Taxes or a person duly authorized to carry out the powers and duties of the Collector of Taxes;

“cooling” means the energy transferred from the district energy system through the distribution system for the purpose of lowering the ambient air temperature in a designated property;

“Council” means the council of the City of New Westminster;

"delivery point" means the outlet of the heat exchanger at a designated property;

“designated building” means a building to which this By-law applies by virtue of section 2.1 or 2.2;

“designated property” means a parcel of real property on which a designated building is situated;

“distribution system extension” means that part of the distribution system that is situate on, over, under, or in a parcel of real property on which a designated building is situate or in a designated building;

“district energy system” means the district energy system referred to in section 3.1, and consists collectively of the community energy centre, distribution system and energy transfer station in each designated building, and all necessary appliances and equipment;

“energy transfer station” means equipment owned by the City and used to meter, for billing purposes, the amount of energy consumed in a designated building, and to transfer heat energy from the distribution system to the building mechanical system in a designated building, and includes pipes for the supply and return of hot water, valves, controls, meters, and separate heat exchangers for domestic hot water and space heating;

“entry points” mean two openings in an exterior wall of a designated building for the passage of the supply and return pipes connecting the distribution system extension and energy transfer station;

“floor area ratio” means the figure obtained when the area of all the floors of the buildings constructed or proposed to be constructed on a parcel is divided by the area of the parcel;

“full DES compatibility” means a building for which all space heating and domestic hot water needs are serviced by the district energy system;

“General Manager” means the General Manager of the Electric Utility or Utility Commission;

“heating” means the energy transferred for the purpose of raising the ambient air or domestic hot water temperature in a designated property;

“heat exchanger” means the equipment, including ventilation systems and electrical pumps, installed at a designated property transfer of energy from the district energy system to a designated property;

“levy” means a fixed capacity fee based on the design, and the estimated peak heat energy demand, approved or varied by the General Manager under this By-law for a designated building as shown in Schedule X;

“meter” means a thermal energy meter at an energy transfer station consisting of a water flow meter, temperature sensors, and associated electronics used to measure and record the heat energy supplied to the designated building which houses the energy transfer station;

“owner” means an owner of a parcel of real property including the registered owner of an estate in fee simple, the tenant for life under a registered life estate, the registered holder of the last registered agreement for sale, the holder or occupier of land held in the manner referred to in the definition of "Owner" in the Schedule to the *Community Charter*, S.B.C. 2003, c.26, and a strata corporation established or continued under the *Strata Property Act*, S.B.C. 1998, c.43.

“parcel” means any lot, block, or other area in which land is held or into which it is subdivided, but does not include a highway.

“peak heat energy demand” means the maximum amount of heat energy, measured in kilowatts, required for a designated building, after completion of the installation or alteration of the building mechanical system, at any one point in time in a calendar year;

“person or persons” means any individual, corporation, limited-liability company, partnership, firm, joint venture, association, trust, or other entity or organization, including a government authority;

“points of delivery” mean the valves on the building side of the heat exchangers at an energy transfer station;

“rates” means, collectively, the fixed monthly charges, capacity charges and volumetric charges specified in Schedule C for services, as amended from time to time;

“registered professional” means an architect or engineer registered in the Province of British Columbia, as a member in good standing in the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia;

“service” means the delivery by the City to a designated building of heat energy by way of the district energy system;

“Service Area” means the geographic location or area for which the service is or will be available from the City and is defined in Schedule A;

“service connection” means that portion of the district energy system that extends from the distribution system to the delivery point;

“service provider” means the company that the City has designated to operate the district energy system. If the City has not appointed a service provider, the City will be deemed to be the service provider.

1.3. Office and Authority of the General Manager, Utility Commission

1.3.1 The General Manger has sole authority to designate and determine the position of all distribution structures and the relative distance to other objects; and

1.3.2 The General Manger has sole authority to regulate all additions or alterations to the City’s district energy system and the points at which services may enter any building.

1.3.3 The General Manager may at all reasonable times enter on any property to ascertain whether the provisions of this Bylaw have been and are being complied with. A person employed from time to time by the City may be designated to act in the place of the General Manager for the purposes of this subsection.

1.3.4 No person shall interfere with or obstruct the entry to any property by the General Manager or the designate, while either person is performing the duties described in this by-law.

1.3.5 Where the General Manager is of the opinion that any work or equipment located on any premises is of immediate danger to any person or property, he may without notice to anyone, disconnect or cause to be disconnected such equipment from any source of energy, provided that he shall, upon doing so, give notice in writing to the owner of the premises upon which the electrical equipment is located, within a reasonable time thereafter.

1.3.6 No person shall make any attachment whatever to any district energy related infrastructure located on or in the City streets or elsewhere without the express written permission of the General Manager.

1.4. Application of and conflict with other By-laws

The requirements of this By-law are in addition to the requirements of the Building By-law and other City By-laws, except that in case of conflict between the Building By-law or other City By-laws and this By-law, this By-law will prevail.

1.5. Table of contents

The Table of contents and section headings of this By-law are for convenience of reference only and shall not affect the interpretation or enforcement of this By-law.

1.6. City Equipment and Facilities

1.6.1 All meters and other facilities furnished by the City shall be and remain the City's property and the right to remove, replace, or repair the same is expressly reserved.

1.6.2 It shall be unlawful for any persons to in any manner injure, mutilate, destroy, remove, disconnect or in any way interfere or tamper with any equipment belonging to or in any manner included in the district energy plant of the City or any other associated equipment related to the district energy distribution network.

1.6.3 Notwithstanding the provisions set out in any sub-clause, the General Manager may give special permission to any person to do work deemed necessary and proper in the circumstances.

SECTION TWO: APPLICATION OF THE BY-LAW

2.1. Compulsory use of district energy system

Each owner in the Service Area of:

- (a) a new Part 3 buildings (as defined by the BC Building Code) proposed for construction or under construction for which the Building By-law requires submission of a building permit and issuance of an occupancy permit to which the owner, as at the date of enactment of this By-law, is not yet entitled; or
- (b) an existing building where the estimated value of proposed alterations or alterations under construction which require submission under the Building By-law of a building permit application is more than the greater of \$100,000 or 100% of the building's latest assessed value according to the records of the British Columbia Assessment Authority; or
- (c) an existing building where the square footage is greater than 10,000 square feet;

must make use of the district energy system in accordance with the terms and conditions of this By-law.

2.2. Permissive use of district energy system

An owner of property located outside the Service Area but within the City may apply to the General Manager, to utilize the district energy system if:

- (d) the General Manager is of the opinion that the district energy system is capable of servicing the building that is the subject of the application;
- (e) the General Manager is of the opinion that servicing the building is necessary or desirable; and
- (f) the owner enters into an agreement with the City, in form and substance satisfactory to the General Manager, undertaking, among other matters, to wholly or partially, in the City's sole discretion, fund the capital cost of extending the district energy system to the owner's property in an amount and at a time determined by the General Manager,

the General Manager may approve the application, in which case the owner must utilize the district energy system in accordance with the terms and conditions of this By-law.

2.3. Exemption from compulsory use of district energy system

Despite sections 2.1 and 2.2, certain buildings may be exempt from the provisions of this By-law as identified in the partnering agreement entered into by the building owner and the City. Exemptions from the provisions of this By-law will be determined at the sole discretion of the General Manager.

SECTION THREE: ESTABLISHMENT OF THE DISTRICT ENERGY SYSTEM

3.1. Authorization for district energy system

Council hereby authorizes the design, construction, installation, operation, maintenance, repair, and management of a district energy utility system for the generation, storage, transmission, and distribution of energy for the heating and cooling of space and water at any designated property within the Service Area.

3.2. Ownership of district energy system

Ownership of the district energy system, including any expansion or extension of the district energy system, is to remain vested in the City or its successors and assigns, and is not to pass to any owner, or other person who has an interest in a designated property, and, despite any attachment or annexation to a designated property or other real property, the distribution system extension and energy transfer station are not to become part of a designated property or other real property.

3.3. Role of the Collector and General Manager

For the purposes of this By-law, the Collector shall have charge of the levies, charges and fees and their collection and the General Manager shall have charge and control of all properties and works in connection with the district energy system and of all connected engineering and mechanical work.

3.4. Authority for policies and criteria

The Collector and the General Manager may establish or amend policies and criteria relating to the district energy system.

SECTION FOUR: BUILDING PERMIT REQUIREMENTS FOR BUILDING MECHANICAL SYSTEM

4.1. Application to designated buildings

All conditions of Section 4 apply to designated buildings.

4.2. Building permit application

A person who applies, under the Building By-law, for a permit to authorize the installation or alteration of a building mechanical system must include in, or submit with, the application:

- (a) an acknowledgment signed by the owner that the building is a designated building;
- (b) a certificate, signed by the registered professional who is responsible for design of the building mechanical system, estimating
 - i. peak heating load for space heating
 - ii. peak heating load for domestic hot water
 - iii. combined peak heating load for any uses other than space heating and domestic hot water
 - iv. average annual heating energy demand for space heating
 - v. average annual heating energy demand for domestic hot water
 - vi. annual average heating energy demand for any uses other than space heating and domestic hot water;
- (c) a cheque in the amount of the excess demand fee referred to in section 10.1;
- (d) the proposed location of the energy transfer station;
- (e) the proposed location of the distribution system extension;
- (f) the proposed location of the distribution system extension entry points;
- (g) the proposed schedule for installation or alteration of the building mechanical system;
- (h) the proposed commencement date for the delivery of heat energy by the City to the energy transfer station; and
- (i) such other information as the Building Inspector or General Manager, Utility Commission may require.

4.3. Submission of copy of application

The owner must submit a copy of the building permit application described in section 4.2 to the General Manager.

4.4. Approval of estimated maximum heating energy load

The estimated peak heating energy load submitted under section 4.2(b) is subject to approval by the General Manager.

4.5. Approval of locations

The proposed location of each of the:

- (a) energy transfer station, submitted under section 4.2(d);
- (b) distribution system extension, submitted under section 4.2(e); and
- (c) entry points, submitted under section 4.2(f),

is subject to approval by the Building Inspector and General Manager.

4.6. Approval of alternate locations

If:

- (a) the location which the owner proposes for the energy transfer station, distribution system extension, or entry points would be acceptable to the Building Inspector and General Manager except for increased costs the City would incur to install the energy transfer station or distribution system extension in that location; and
- (b) before issuance of the building permit, the owner:
 - i. pays the City the estimated increased costs calculated by the General Manager, and
 - ii. agrees to pay the City on demand any amount by which the actual increased costs calculated by the General Manager, exceed the estimated increased costs,

the Building Inspector and General Manager, may approve the alternate location.

4.7. Approval of schedule

The proposed schedule for installation or alteration of the building mechanical system is subject to approval by the General Manager.

4.8. Design of building mechanical system

The design of the building mechanical system is subject to approval by the Building Inspector and General Manager.

4.9. Approval of building permit

The building permit is subject to approval by the:

- (a) Building Inspector under the Building By-law; and
- (b) Building Inspector and General Manager under this By-law.

4.10. No work before permit issuance

A person must not begin to install or alter a building mechanical system until the Building Inspector has issued the building permit.

SECTION FIVE: DESIGN AND INSTALLATION OR ALTERATION OF BUILDING MECHANICAL SYSTEM

5.1. Site preparation

Owners of designated buildings will be responsible for all necessary site preparation including but not limited to clearing building materials, construction waste, equipment, and soil and gravel piles over the proposed service line route, to standards established by the service provider. The City may recover from owners any additional costs associated with delays or site visits necessitated by inadequate or substandard site preparation.

5.2. Integration with district energy system

The design and installation or alteration of the building mechanical system must integrate the building mechanical system and district energy system in a manner that enables the building mechanical system to derive the most benefit possible from the district energy system and the district energy system to operate at peak efficiency.

5.3. Prohibited components

A building mechanical system must utilize the district energy system for all the space heating and domestic hot water requirements for a designated building, and must not incorporate any heat production equipment including but not limited to boilers, furnaces, hot water heaters, heat pumps, or make-up air heaters, except that:

- (a) an owner who is constructing a new building or altering an existing building may incorporate, as part of the building mechanical system, equipment to acquire waste heat energy from the refrigeration or cooling system of the building or of another building in the vicinity, for the purpose of supplementing the heat energy provided by the district energy system;
- (b) a solar system to generate heat energy may be considered at the discretion of the General Manager; and
- (c) a person who is altering an existing building may retain components otherwise prohibited under this section 5.3 to the extent permitted by the Building Inspector under the Building By-law or by the Building Inspector and General Manager, under this By-law.

For further details, owners should consult *the Technical Design Guide for Compatibility with the Sapperton District Energy System*.

5.4. Technical and design requirements

The building mechanical system must comply with the following design and technical requirements:

- (a) the City's Technical Design Guide for Compatibility with District Energy, or as stipulated by the General Manager;

- (b) the Building By-law; and
- (c) the applicable edition of the BC Building Code; and
- (d) the design must not incorporate features that increase the difficulty of efficiently integrating the building mechanical system and energy utility system.

5.5. Installation of energy transfer station

The City will install the energy transfer equipment up to and including the isolation valves on the building side of the heat exchangers.

5.6. Scheduling

An owner must:

- (a) ensure that installation of the building mechanical system proceeds in accordance with the schedule approved under section 5.7, and any changes to the schedule approved under this section 5.6; and
- (b) advise the Building Inspector and General Manager within 24 hours of any proposed changes to the schedule for installation or alteration of the building mechanical system, which proposed changes are subject to approval by the Building Inspector and General Manager.

5.7. Approval of installation or alteration of work

Completion of the installation or alteration of a building mechanical system in a designated building or future designated building is subject to approval by General Manager under this By-law.

5.8. Adjustment of increased installation costs

Upon completion by the City, if installation of the energy transfer station and distribution system extension or either of them in an alternate location under section 4.6:

- (a) after notice from the General Manager of the amount by which the actual increased costs calculated by the General Manager, Utility Commission exceed the estimate, the owner referred to in section 4.6 must pay the City the difference; or
- (b) the City must pay the owner the amount by which such actual increased costs are less than the estimate.

5.9. No occupancy permit

An owner is not entitled to issuance of an occupancy permit under the Building By-law for a designated building until the General Manager has given approval under section 5.7, and, where applicable, the owner has paid the City any shortfall under section 5.6(a).

SECTION SIX: ENTRY ONTO AND ACCESS TO REAL PROPERTY

6.1. Entry with respect to district energy system

The General Manager and other authorized employees, contractors or agents of the City, may enter onto real property at any reasonable time for the purpose of installation, maintenance, repair, or removal of a district energy system.

6.2. Entry with respect to building mechanical system

The General Manager and other authorized employees, contractors or agents of the City, may enter onto real property at any reasonable time to inspect the real property and appliances and equipment, including any building mechanical system, and to enforce this By-law.

6.3. Work on entry

Without limiting the generality of sections 6.1 and 6.2, the General Manager and other authorized employees, contractors or agents of the City, for the purposes of those sections, may conduct investigations, expose pipes, calibrate instruments, and read and test meters.

6.4. Access to designated property

The owner of a designated property that is to receive the service must sign and deliver to the City a Section 219 covenant and a statutory right of way to be registered against title to the designated property, in the format specified by the City, for the installation, operation and maintenance on the designated property of all necessary facilities for supplying the service to the designated property.

6.5. Access to intervening property

If one or more privately-owned intervening properties are located between the designated property and the district energy system, then the owner of the designated property will obtain, at the owner's sole cost, a registered easement and a statutory right of way in favour of the City, in a form specified by the City, for the installation, operation and maintenance on each intervening property of all necessary facilities for supplying the service to the designated property.

SECTION SEVEN: OPERATION OF DISTRICT ENERGY SYSTEM AND BUILDING MECHANICAL SYSTEMS

7.1. Operation of district energy system

The City will maintain, repair, and manage the district energy system including the energy transfer station in each designated building up to and including the points of delivery.

7.2. No obligation to provide service

Nothing in this By-law shall obligate the City to provide the service to any person when:

- (a) the cost of laying the piping and any other equipment necessary to service a building or development would be excessive and create an additional burden upon the revenues of the district energy system, unless the Owner shall pay to the City the cost of such works; or
- (b) the capacity of the district energy system is insufficient to provide the service.

7.3. No guarantee of service

The City does not guarantee service, or any particular level of service, to any designated building.

7.4. Tampering with district energy system

A person must not tamper, interfere with, damage, or destroy any part of the district energy system. All costs associated with repairing the damaged infrastructure will be attributed back to the perpetrator.

7.5. Operation of building mechanical system

An owner of a designated property must maintain and repair the building mechanical system to the points of delivery including:

- (a) keeping the building mechanical system free of foreign material so as to prevent fouling of the energy transfer station; and
- (b) treating water in the building mechanical system sufficiently to prevent corrosion of the heat exchangers at the energy transfer station, and in accordance with the minimum criteria set out in the City's *Technical Design Guide for Compatibility with the Sapperton District Energy System*.

7.6. Damage to district energy system components

An owner of a designated property must advise the City immediately of any damage to the energy transfer system or distribution system extension. Cost associated with any and all repairs will be born by the property owner.

7.7. No obstruction

An owner of a designated property must not construct any structure, which in the sole opinion of the General Manager, Utility Commission, obstructs access to a distribution system extension, energy transfer station, or any part of the district energy system above ground or underground.

7.8. Protection of equipment

An owner of a designated property must take reasonable care of and protect all equipment installed by the City on the owner's designated property.

7.9. No unauthorized changes

No equipment such as heat exchangers, meters or related equipment will be installed, connected, moved or disconnected except by the City's authorized employees, contractors or agents or by other persons acting with the City's written permission.

7.10. Removal of equipment

If the supply of services to an owner's designated property is discontinued or terminated for any reason then, the service provider may, but is not required to, remove the energy transfer station and related equipment from the owner's designated property.

7.11. Service calls

An owner of a designated property may apply to the General Manager to temporarily interrupt service to a designated building by closing the appropriate valves or by such other means as the General Manager, Utility Commission may find appropriate.

7.12. Changes to energy transfer station or distribution system extension

An owner of a designated property may apply to the General Manager to remove, relocate, or alter the energy transfer station or distribution system extension servicing a designated building.

7.13. Cost of changes to energy transfer station or distribution system extension

If the General Manager agrees to remove, relocate, or alter the energy transfer station or distribution system extension referred to in section 7.12:

- (a) the General Manager will give the owner an estimate of the cost;
- (b) the owner must pay the City the amount of the estimate before commencement of the work;
- (c) after completion of the work, the General Manager will notify the owner of the actual cost;
- (d) if the actual cost is more than the estimated cost, the owner must pay the City the shortfall within 30 days after demand by the City; and
- (e) if the actual cost is less than the estimated cost, the City must pay the owner the excess except that if the owner owes the City money under this By-law at that time, the City may apply the excess against such debt.

7.14. Removal of Service Connection

If the supply of services to an owner's designated property is discontinued or terminated for any reason then, the service provider may, but is not required to, remove the service connection from the owner's designated property.

SECTION 8: METERING

8.1. Meter test

When an owner of a designated property notifies the General Manager in writing that a past charge for service is excessive the General Manager will arrange to have the meter tested at the expense of the owner.

8.2. Payment of meter testing fee

Before the City conducts the test outlined in section 8.1, the owner of the designated property requesting the test must pay the fee set out in Schedule B.

8.3. Accuracy of meter

A meter will be considered to be accurate unless the meter testing result indicates that the percentage accuracy of the meter is outside the tolerable range as stipulated by Measurement Canada.

8.4. Meter found to be not accurate

If the test outlined in section 8.1 shows that the meter is not accurate, the meter testing fee will be refunded to the owner, the meter will be replaced or repaired by the City, and the excess charge for service will be refunded to the owner.

8.5. Meter found to be accurate

If the test outlined in section 8.1 shows that the meter is accurate, the meter testing fee will be retained by the City, no refunds or adjustments will be made in favour of the owner and the meter will not be replaced or repaired by the City.

SECTION NINE: APPLICATION REQUIREMENTS AND FEES

9.1. Application for services

An owner of a designated property must apply to the General Manager to commence service to a designated building at least 120 days before the earlier of:

- (a) the date the owner requires service; and
- (b) the date of issuance of any occupancy permit for occupancy of the building.

9.2. Required documents

An owner applying for services is required to sign an application form and an Energy Services Agreement provided by the service provider.

9.3. Fee for application

Each person who submits an application under this By-law must pay the applicable fee set out in Schedule B.

9.4. Returned cheques

If a person's cheque is returned to the City, that person must pay to the City on demand the amount set out in Schedule B.

9.5. Separate properties

If an owner is requesting services from the service provider at more than one designated property, then the owner will be considered a separate Customer for each designated property.

SECTION TEN: LEVIES AND CHARGES AND OTHER COSTS

10.1. Excess demand fee

Pursuant to section 4.2(c), a building owner must pay the City the excess demand fee set out in Schedule B.

10.2. Imposition of levy

From and after the earlier of the date the owner of a designated building requires service, as indicated in the application referred to in section 8.1, and the date of issuance of any occupancy permit for occupancy of the building, the owner must pay the City the levy set out in Schedule C.

10.3. Imposition of charge

From and after the date upon which service to a designated building begins, the owner of the designated property must pay the City the charge set out in Schedule C.

10.4. Billing for levy or charge

The Collector will send a bill for the amount of each levy or charge to each owner according to the frequency set out in Schedule C and the bill will include:

- (a) the date when payment of the amount of each levy or charge is due and payable;

- (b) the number of megawatt hours of heat energy supplied to the energy transfer station; and
- (c) the number of megawatt hours of heat energy returned from the energy transfer station.

10.5. Payment of levy or charge

The owner of a designated property must pay the City the amount of each levy or charge on or before the due date set out in each bill referred to in section 10.4.

10.6. Amount added for late payment

Council hereby imposes a penalty or loss of discount of an amount equal to 5% of any levy or charge that remains unpaid after the date it is due under this By-law.

10.7. Insertion in tax roll

The Collector may insert each levy or charge in the real-property tax roll of the designated property.

10.8. Adjustment for partial period

The Collector may pro rate the amount of a levy or charge for a partial billing period on a daily basis.

10.9. Non-registering meter

If a meter for a designated building fails to register accurately the consumption of heat energy, the Collector will estimate the consumption, and render a bill based on the average previous consumption adjusted to take into account seasonal variations, changes in occupancy, or other factors which, in the opinion of the Collector or the General Manager, may affect the consumption of heat energy in the designated building.

10.10. Variation in matters affecting levy

With respect to a designated building:

- (a) the owner must give the General Manager written notice at least 30 days in advance of any variation in use, occupancy, building alteration, or other matter that may affect the amount of the levy, and must include in the notice the date the owner anticipates such variation to take effect;
- (b) the owner may apply to the General Manager to vary the estimated peak heat energy demand;
or
- (c) the General Manager may notify the owner that the General Manager is varying the estimated peak heat energy demand,

and, if the General Manager is of the opinion that, as a result of any such variation, the amount of the levy for the designated building should increase or decrease, the General Manager may order such increase or decrease to take effect on a date specified by the General Manager after taking into account the incremental costs to the City as a consequence of the variation.

10.11. Calculation of City's costs

Calculation of the costs or estimated costs the City incurs or expects to incur under this By-law will include, without duplication, amounts spent by the City using its own work force or engaging an independent contractor for gross wages, employee fringe benefits, materials, equipment rentals at rates

paid by the City or set by the City for its own equipment, and fees and other charges payable to an independent contractor, plus an amount equal to 20% of those costs to cover the City's overhead and administrative expenses.

10.12. Back-billing

On discovery that service provided in the past by the City has not been billed yet to a designated property, the City may bill the cost associated to the owner of the designated property, providing details and, on submission of the bill to the owner, the amount billed will be due.

10.13. Historical billing information

An owner who requests historical billing information may be charged the cost of processing and providing the information. The cost will be charged based on the actual hours of work performed by the City in retrieving and preparing the information.

SECTION ELEVEN: OFFENCES AND PENALTIES AND ENFORCEMENT

11.1. Termination of service for failure to pay

Without limiting the City's other rights or remedies under this By-law, if an owner of designated property fails to pay to the City any levy, charge, fee, or cost for more than 30 days after the due date:

- (a) the Collector may serve notice upon the owner; and
- (b) such notice will:
 - i. set out the amount owing,
 - ii. demand payment of that amount within 10 days from the date of such notice,
 - iii. notify the owner that failure to pay that amount within such 10 days will result in the City ceasing service to the owner's building, and
 - iv. notify the owner that the City will not restore such service until the owner has paid to the City the amount owing together with any additional costs incurred by the City in connection with such cessation and restoration of service.

11.2 Notice of violation

An inspector or official of the City, or a By-law Enforcement Officer, may give notice to any person ordering or directing that person to:

- (a) discontinue or refrain from proceeding with any work or doing anything that contravenes this By-law; or
- (b) carry out any work or do anything to bring a building mechanical system into conformity with this By-law,

within the time specified in such notice.

11.3. Service of notice

An inspector or official of the City, or a By-law Enforcement Officer, may serve a notice under this By-law:

- (a) by mailing it by registered post to an owner at the address of the owner shown on the real property assessment roll prepared pursuant to the *BC Assessment Act*;
- (b) by handing it to the owner or other person who is the addressee of the notice; or
- (c) if the notice refers to real property, by posting it on the real property.

11.4. Offences under By-law

A person who:

- (a) violates any provision of this By-law, or does any act or thing which violates any provision of this By-law, or suffers or allows any other person to do any act or thing which violates any provision of this By-law;
- (b) neglects to do or refrains from doing anything required to be done by any provision of this By-law; or
- (c) fails to comply, or suffers or allows any other person to fail to comply, with an order, direction, or notice given under any provision of this By-law,

is guilty of an offence against this By-law, and liable to the penalties imposed under this Section 10.

11.5. Fine for offence

Every person who commits an offence against this By-law is punishable on conviction by a fine of not less than \$250.00 and not more than \$10,000.00 for each offence, except that:

- (a) a person who commits an offence under section 8.10 that results in fouling of the heat exchangers is liable to a fine of not less than \$2000.00 for each offence; and
- (b) a person who fails to comply, or suffers or allows any other person to fail to comply, with an order, direction, or notice given under any provision of this By-law is liable to a fine of not less than \$500.00 for each offence.

11.6. Fine for continuing offence

Every person who commits an offence of a continuing nature against this By-law is liable to a fine for each day such offence continues.

11.7. Termination of service for failure to comply

Without limiting the City's other rights or remedies under this By-law, the City may enforce compliance with the requirements of this By-law against the owner by discontinuing the service to the designated building.

11.8. Transfer of Outstanding Fees and Fines

Without limiting the City's other rights or remedies under this By-law, the City may transfer any and all outstanding fees and/or fines to the owner's property tax statement.

SECTION TWELVE: LIMITATIONS ON LIABILITY

12.1. City not liable for failure of the district energy system

The City will not be liable for the failure of the district energy system in consequence of any accident or damage to the district energy system, breakdown or malfunction of the district energy system, or any temporary stoppage from breaks, alterations or repairs, whether the failure arises from the negligence of any person in the employ of the City or any other person or through natural deterioration or obsolescence of the district energy system, or otherwise.

12.2. City's ability to change operating conditions without liability

The City reserves the right at any and all times, without notice, to change operating conditions of the service, for the purposes of making repairs, extensions, alterations or improvements, or for any other reason, and neither the City, its officers, employees, contractors or agents shall incur any liability of any kind whatever by reason of the cessation in whole or in part of the district energy system or changes in operating conditions.

12.3. Responsibility before and after points of delivery

An owner of a designated property is responsible for all expense, risk and liability for:

- (a) the use or presence of energy being delivered from the district energy system to the owner's property before it passes the points of delivery;
- (b) the use or presence of energy being returned from an owner's property to the district energy system after it passes the points of delivery; and
- (c) the City-owned facilities serving the owner's property,

if any loss or damage caused by or resulting from failure to meet that responsibility is caused, or contributed to, by the act or omission of the owner or a person for whom the owner is responsible.

12.4. Responsibility after points of delivery

The owner of a designated property is responsible for all expense, risk and liability with respect to the use or presence of energy being delivered to the owner's property after it passes the points of delivery.

12.5. Responsibility for energy transfer station

The owner of a designated property is responsible for all expense, risk and liability with respect to all energy transfer station related equipment at the owner's property unless any loss or damage is:

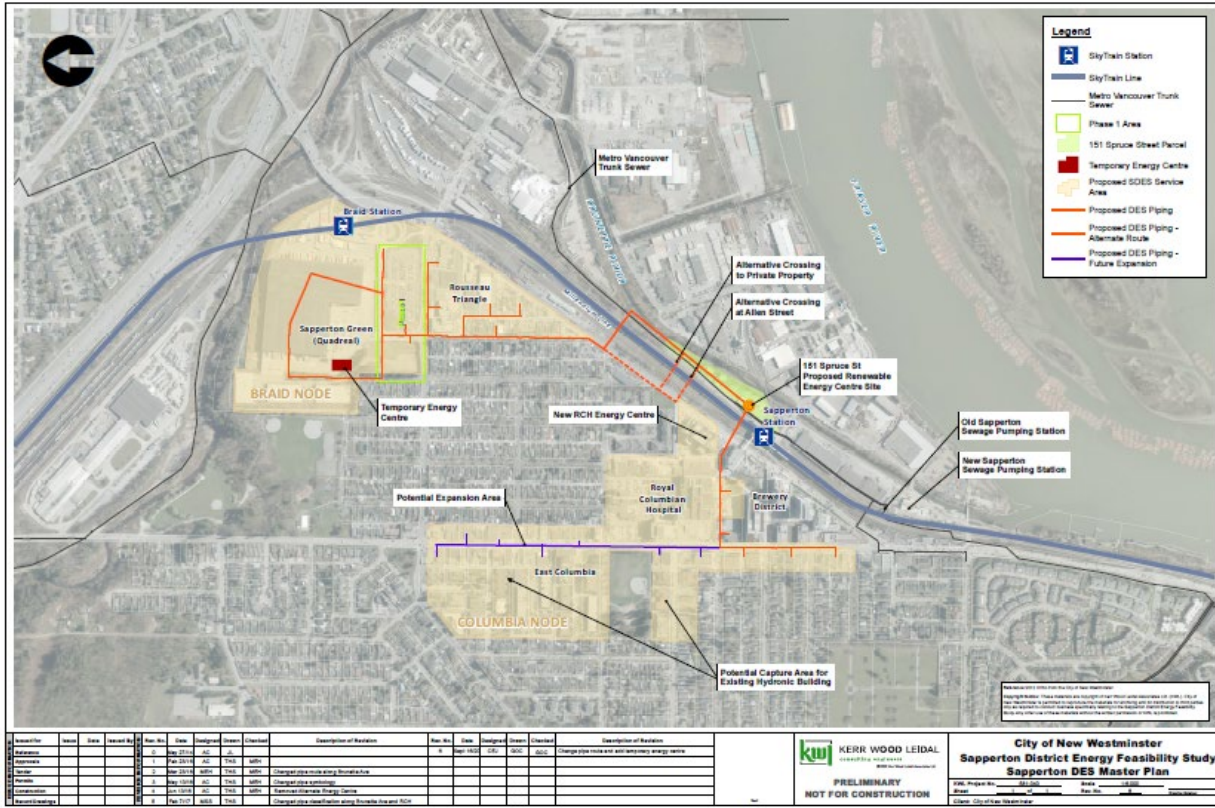
- (a) directly attributable to the negligence of the City, its employees, contractors or agents; or
- (b) caused by or resulting from a defect in the equipment, and the owner must prove that negligence or defect.

For greater certainty and without limiting the generality of the foregoing, the owner is responsible for all expense, risk and liability arising from any measures required to be taken by the City to ensure that the energy transfer station related equipment on the owner's property are adequately protected, as well as any updates or alterations to the distribution system extension on the owner's property necessitated by changes to the grading or elevation of the owner's property or obstructions placed on such distribution system extension.

12.6. Owner indemnification

The owner of a designated property will indemnify and hold harmless the City and its elected and appointed officials, employees, contractors and agents from all claims, loss, damage, costs or injury (including death) suffered by the owner or any person claiming by or through the owner or any third party caused by or resulting from the use of energy by the owner or the presence of energy in the owner's property, or from the owner or owner's employees, contractors or agents damaging the City's facilities.

SCHEDULE A Map of Service Area



SCHEDULE B
Application and Other Fees

[TBD]

SCHEDULE C
Rate Schedule (Residential/Commercial)

[TBD]

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8297, 2021

A Bylaw to Repeal New Westminster Arts Commission Bylaw No. 7367, 2009

The Corporation of the City of New Westminister ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “Arts Commission Repeal Bylaw No. 8297, 2021”.
2. The City Council of the Corporation of the City of New Westminister repeals New Westminister Arts Commission Bylaw No. 7367, 2009.

GIVEN FIRST READING this day of 2021.

GIVEN SECOND READING this day of 2021.

GIVEN THIRD READING this day of 2021.

ADOPTED this day of 2021.

MAYOR

CITY CLERK

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8303, 2021**

A Bylaw to Amend Electrical Utility Bylaw No.6502, 1998

The Council of The Corporation of the City of New Westminster in open meeting assembled
ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as "Electrical Utility Amendment Bylaw No.8303, 2021"

Amendments

2. The Schedule of Rates attached to Electrical Utility Bylaw No.6502, 1998 as Schedule "A" is hereby repealed and the Schedule of Rates attached hereto is hereby substituted therefor.

Effective Date

3. The amendments shall come into effect on January 1, 2022, in accordance with established billing cycles.

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

ADOPTED THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

SCHEDULE "A"

SCHEDULE OF RATES – Effective January 1, 2022

RATES 101, 102 and 103

Rate 101

Residential Service, Single Family Dwelling for a period of two months:

Basic Charge per period	\$14.20
All kW.h per period	0.1182 per kW.h
Minimum Charge	Basic Charge per period

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Rate 102

Residential Service - Common Use Areas of strata corporations and owner occupied multiple residential premises for a period of two months:

Basic Charge per period	\$14.20
All kW.h per period	0.1182 per kW.h
Minimum Charge	Basic Charge per period

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Rate 103

Residential Service, Multiple Occupancy in Single Family Dwelling for a period of two months:

Basic Charge per single family dwelling unit per period	\$14.20
All kW.h per single family dwelling unit per period	0.1182 per kW.h
Minimum charge per single family dwelling unit	Basic Charge per period

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Special Condition:

The maximum capacity of all heating elements energized at any one time in any water heater served under these rates shall not exceed 45 watts per liter (200 watts per imperial gallon) of tank capacity, except with the prior written permission of the City.

RATES 131 and 133

ALL PURPOSE MULTI-RESIDENTIAL SERVICE

Availability:

For residential use on a single parcel of land, or in a building or buildings thereon, containing more than two single family dwellings, and for ancillary uses, if all electricity for the aforesaid residential and ancillary uses is purchased through one meter. This rate is not available for service to non-residential occupants (e.g. stores, offices, restaurants) nor for service to space or equipment used in common by such non-residential occupants, whether or not such space or equipment is also used by residential occupants. Supply is 60 hertz single or three phase at the potential available.

Rate 131

For a period of two months:

Basic Charge per single family dwelling per period	\$14.20
First 400 kW.h per single family dwelling per period	0.1182 per kW.h
Next 200 kW.h per single family dwelling per period	0.1328 per kW.h
All additional kW.h per period	0.1182 per kW.h
Minimum charge - The basic charge per single family dwelling per period	

Note: The number of single family dwellings shall not be reduced because of vacancies.

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Rate 133 - Discount for Ownership of Transformers:

A customer may elect to supply the transformation from the primary potential to his utilization potential. If so he will be billed on the rate set out above subject to a discount of \$.50 per kW of maximum demand. The minimum charge set out above will apply. The City will install a demand meter in addition to a kW.h meter. The City will install its meters at the secondary potential unless the customer owns more than one transformer bank.

RATES 134 and 135

ALL PURPOSE MULTI-RESIDENTIAL SERVICE
(100% Rental Buildings only)

Availability:

For residential use on a single parcel of land, or in a building or buildings thereon, containing more than two single family dwellings, and for ancillary uses, if all electricity for the aforesaid residential and ancillary uses is purchased through one meter. The owner of the building must provide sub-metering to each individual unit so the customer can still manage their energy efficiencies through their own individual meter. Supply is 60 hertz single or three phase at the potential available.

Rate 134

For a period of two months:

Basic Charge per period/per meter	\$14.20
All kWh per period	0.1182 per kW.h

Minimum charge - The basic charge per period/per meter

A rate rider equal to 2.5% of the billed amount shall apply.
A climate action levy equal to 3.5% of the billed amount shall apply

Rate 135 - Discount for Ownership of Transformers:

A customer may elect to supply the transformation from the primary potential to his utilization potential. If so he will be billed on the rate set out above subject to a discount of \$.50 per kW of maximum demand. The minimum charge set out above will apply. The City will install a demand meter in addition to a kWh meter. The City will install its meters at the secondary potential unless the customer owns more than one transformer bank.

RATES 201, 202, and 203

GENERAL SERVICE (Under 35 kW)

Availability:

For all purposes where a demand meter is not installed because the customer's demand as estimated by the City is less than 35 kW. Supply is 60 hertz single or three phase at a secondary potential.

Rate 201 - Applies to general commercial service.

Rate 202 - Applies to service to common use areas of rental apartment buildings and mixed use buildings owned by strata corporations.

Rate 203 - Applies to temporary service.

Rate:

For a period of two months:

Basic Charge per period	\$16.98
All kW.h per period	0.1328 per kW.h
Minimum charge for a period of two months	Basic Charge per period

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Special Conditions for unmetered service:

1. The City may permit unmetered service under these Rates if it can estimate to its satisfaction the energy used in kilowatt-hours over a period of two months based on the connected load and the hours of use.
2. The customer if required by the City shall provide and maintain such controls, including timing devices, as the City considers may be necessary, and facilities satisfactory to the City for the maintenance of the aforesaid controls.
3. The hours of use per period shall be either:
 - (a) those specified by the customer, or
 - (b) those estimated by the City.whichever is the greater.
4. The customer shall supply, install and maintain all wiring, fixtures, control devices and equipment including the controls and devices described in Condition 2 at the expense of the customer.

GENERAL SERVICE (Under 35 kW) (Cont'd)

5. All wiring, fixtures, control devices and equipment and the method of installing, operating and maintaining the same are subject to the approval of the City which approval may be withdrawn by the City, at any time, at the City's sole discretion.
6. The customer shall notify the City immediately of any proposed or actual change in load, or load characteristics, or hours of use.
7. The City may at any time in its sole discretion install a meter or meters, and thereafter bill the customer at the appropriate Rate as a metered account.
8. For display signs and signboard lighting, where hours of use are controlled by timing

devices, the following turn-on times shall apply, unless the City shall otherwise agree in writing:

<u>Period</u>	<u>Turn on Time</u>
1 January - 15 January	4:00 p.m.
16 January - 28 February	4:30 p.m.
1 March - 30 April	6:30 p.m.
1 May - 15 August	8:30 p.m.
16 August - 10 September	6:30 p.m.
1 October - 15 November	4:30 p.m.
16 November - 31 December	4:00 p.m.

9. In all cases, where hours of use of display signs or signboard lighting commence at dusk and are controlled either by timing devices or by photo-electric cells, the following hours of use for a period of two months shall be deemed for billing purposes.

Dusk to 10:00 p.m. - 216 hours
Dusk to 11:00 p.m. - 270 hours
Dusk to 12:00 p.m. - 330 hours
Dusk to 1:00 a.m. - 380 hours
Dusk to Dawn - 666 hours

(All times are Pacific Standard Time)

10. Cable television amplifier equipment units, bus shelters and phone booths which are individually energized from and at the City's secondary potential shall be assessed from the date on the nameplate rating. The assessed kW demand of each individual piece of equipment shall be deemed to be the greater of either:

- (1) 100% of the kW nameplate rating, or
- (2) 80% of the kV.A nameplate rating.

Hours of use for a period of two months shall be deemed to be 1460 and power factor surcharge shall not be applied.

RATES 210, 211, 212, 213, 220, 230 and 240

GENERAL SERVICE (35 kW and over)

Availability

For all purposes. Supply is 60 hertz single or three phase at secondary or primary potential. The City reserves the right to determine the potential of the service connection.

Rate 210 - applies to general commercial service if a customer's supply of electricity is metered at a secondary potential and the City supplies transformation from a primary potential to a secondary potential (No discount).

Rate 211 - applies to service to common use areas of rental apartment buildings if a customer's supply of electricity is metered at a secondary potential and the City supplies transformation from a primary potential to a secondary potential (No discount).

Rate 212 - applies to service to common use areas of mixed use buildings owned by strata corporations if a customer's supply of electricity is metered at a secondary potential and the City supplies transformation from a primary potential to a secondary potential (No discount).

Rate 213 - applies to a temporary service if a customer's supply of electricity is metered at a secondary potential and the City supplies transformation from a primary potential to a secondary potential (No discount).

Rate 220 - applies if a customer's supply of electricity is metered at a primary potential and the City supplies transformation from a primary potential to a secondary potential (Discount 1½%).

Rate 230 - applies if a customer's supply of electricity is metered at a secondary potential and the customer supplies transformation from a primary potential to a secondary potential (Discount \$.25 per kW of billing demand).

Rate 240 - applies if a customer's supply of electricity is metered at a primary potential and the customer supplies transformation from a primary potential to a secondary potential (Discount 1½% of total bill and then discount \$.25 per kW of billing demand).

GENERAL SERVICE (35 kW and over) (Cont'd)

Rate:

Basic Charge \$8.49 per month

Demand Charge

First 35 kW of billing demand per month	NIL
Next 115 kW of billing demand per month	\$6.82 per kW
All additional kW of billing demand per month	\$13.07 per kW

Plus

Energy Charge

First 14,800 kW.h per month	\$0.1328 per kW.h
All additional kW.h per month	\$0.0639 per kW.h

Discounts

1. A discount of 1½% shall be applied to the above Rates if a customer's supply of electricity is metered at a primary potential.
2. A discount of \$.25 per kW of billing demand shall be applied to the above Rate if a customer supplies transformation from a primary potential to a secondary potential.

3. If a customer is entitled to both of the above discounts the discount for metering at a primary potential shall be applied first.

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Special Conditions:

A demand meter will normally be installed; prior to the installation of such a meter, or if such a meter is not installed the demand for billing purposes shall be the demand estimated by the City.

RATE 241 (Pilot Program)

GENERAL SERVICE (35 kW and over) MULTI-UNIT RESIDENTIAL BUILDING THERMAL HEATED (RENTAL BUILDINGS ONLY)

Availability

For all purposes. Supply is 60 hertz single or three phase at secondary or primary potential. The City reserves the right to determine the potential of the service connection.

Rate 241 - applies to a Multi-Unit Residential Building (MURB) Thermally Heated (Rental Building only)

- applies if a customer's supply of electricity is metered at a primary potential and the customer supplies transformation from a primary potential to a secondary potential (Discount 1½% of total bill and then discount \$.25 per kW of billing demand).

Rate:

Basic Charge \$9.22 per month

Demand Charge

All kW of billing demand per month \$5.86 per KW

PLUS

Energy Charge

All kW.h per month \$0.1052 per kW.h

Discounts

1. A discount of 1½% shall be applied to the above Rates if a customer's supply of electricity is metered at a primary potential.

2. A discount of \$.25 per kW of billing demand shall be applied to the above Rate if a customer supplies transformation from a primary potential to a secondary potential.
3. If a customer is entitled to both of the above discounts the discount for metering at primary potential shall be applied first.

A rate rider equal to 2.5% of the billed amount shall apply.
A climate action levy equal to 3.5% of the billed amount shall apply

Special Conditions:

A demand meter will normally be installed; prior to the installation of such a meter, or if such a meter is not installed the demand for billing purposes shall be the demand estimated by the City.

RATE 302

STREET LIGHTING - CUSTOMER OWNED

Availability;

For lighting of public highways, streets and lanes in those cases where the customer owns, installs and maintains the standards, fixtures, conductors and controls.

Rate:

For each fixture: \$0.0393 per watt per month

The number of watts per fixture includes the wattage of the lamp and where applicable, the ballast.

A rate rider equal to 2.50% of the billed amount shall apply.
A climate action levy equal to 3.5% of the billed amount shall apply

Special Terms and Conditions:

1. Service Connections:

Where necessary the City will provide at the expense of the customer a drop, dip or underground service for a maximum distance of 45 metres. No service connection shall be made to add any ornamental street lighting system which does not provide for 8 or more street lighting fixtures except that, if the potential is 120/240 volts then, at the City's discretion, a service connection may be made for a system of less than 8.

2. Extension Policy:

The customer shall contribute to the cost of any extension required by paying to the City at the time when the application for the extension or extensions is made an amount equal to the estimated cost thereof (including cost of removing overhead fixtures and the original

value, less depreciation, of the fixtures removed) less the anticipated revenue for the first four years from the lamps, including ballasts, in the system at the time when the service connection is made. A customer which is a municipality may for the purposes of calculating the cost payable by it add together the estimated costs of all extensions ordered by it for installation at the same time and deduct from the total sum so determined, the total anticipated revenue calculated as aforesaid from the lamps including ballasts in all the said extensions.

3. Power Factor

All installations of mercury vapour, sodium vapour or fluorescent lamps shall be equipped with the necessary auxiliaries to assure that a power factor of not less than 90% lagging, shall be maintained.

4. Contract Period

The term of the initial contract shall be not more than five years; renewal periods shall be for five years.

RATE 303

STREET LIGHTING SERVICE

Availability:

For lighting of public highways, street and lanes in those cases where the customer owns, installs and maintains the fixtures, conductors and controls on City poles.

Rate:

The rate shall consist of two components:

(a) an energy charge of \$0.0393 per watt per month

PLUS

(b) a contact charge of \$1.1887 per contact per month

With respect to the Energy Charge - the number of watts per fixture includes the wattage of the lamp and where applicable the ballast.

With respect to the Contact Charge - this is a charge per fixture for the use of pole space.

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

Special Terms and Conditions:

1. Extension Policy:

No extensions will be made to serve street lighting under this Rate.

2. Power Factor:

All installations of mercury or fluorescent lamps shall be equipped with the necessary auxiliaries to assure that a power factor of not less than 90% lagging shall be maintained.

3. Contract Period:

The term of the initial contract shall be not more than five years; renewal periods shall be five years.

RATE 304

TRAFFIC SIGNALS, TRAFFIC SIGNS and TRAFFIC WARNING DEVICES

Availability:

For traffic signals, traffic signs and traffic warning devices on public highways where the customer installs, owns and maintains the standards, fixtures, wiring controls and associated equipment.

Rate:

\$0.1182 per kW.h

1. Service Connections:

Where necessary the City will provide, at the expense of the customer, a drop, dip or underground service connection for a maximum distance of 45 metres.

2. Unmetered Service:

- (a) The City may permit unmetered service under this Rate if it can estimate to its satisfaction the energy used in kilowatt hours over a period of one month based on the connected load and hours of use. Hours of use shall be deemed to be continuous. The customer shall notify the City immediately of any proposed or actual change in load, or load characteristics or hours of use.

- (b) The City, in its discretion, may at any time install a meter or meters and thereafter bill the customer on the consumption registered.

3. Contract Period:

The term of the initial contract shall be not more than five years, renewal periods shall be for five years.

A rate rider equal to 2.5% of the billed amount shall apply.

A climate action levy equal to 3.5% of the billed amount shall apply

NEW RATE 500 - NET METERING SERVICE

DEFINITION:

Customer-Generator – An electric Service Customer of the New Westminister Electric Utility that also utilizes the output of a Net Metered System.

Multi-Unit Residential Building - is a classification of [housing](#) where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. A common form is an [apartment building](#).

Net Consumption – Occurs at any point in time where the electricity required to serve the Customer-Generator's load exceeds that being generated by the Customer-Generator's Net Metered System.

Net Generation – Occurs at any point in time where electricity supplied by New Westminister Electric Utility to the Customer-Generator is less than that being generated by the Customer-Generator's Net Metering System.

Net Excess Generation – Results when over a billing period, Net Generation exceeds Net Consumption.

Net Metering – A metering and billing practice that allows for the flow of electricity both to and from the customer through a single, bi-directional meter. With Net Metering, consumers with small, privately-owned generators can efficiently offset part or all of their own electrical requirements by utilizing their own generation.

Net Metered System – A facility for the production of electric energy that:

- (a) uses as its fuel, a source defined as a clean and renewable resource in the BC Energy Plan;
- (b) has a design capacity of not more than 50 kW;
- (c) is located on the Customer-Generator's Premises;
- (d) operates in parallel with the New Westminister Electric Utility's transmission or distribution facilities; and
- (e) is intended to offset part or all of the Customer-Generator's requirements for electricity.

APPLICABLE: To New Westminster Electric Utility Customers receiving service under Rate 101, 102, 103, 131, 133, 201, 202, 203, 210, 211, 212, 213, 220, 230 and 240 of the Schedule of Rates attached to the Electric Utility Bylaw No.6502, 1998 as Schedule “A” as amended from time to time.

ELEGIBILITY: To be eligible to participate in the Net Metering Program, customers must generate a portion or all of their own retail electricity requirements using a renewable energy source. The generation equipment must be located on the customer’s premises, service only the customer’s premises and must be intended to offset a portion or all of the customer’s requirements for electricity.

Clean or renewable resources include sources of energy that are constantly renewed by natural processes, such as water power, solar energy, wind energy, geothermal energy, wood residue energy, and energy from organic municipal waste, and shall have a maximum installed generating capacity of no greater than 50 kW.

RATE: A customer enrolled in the Net Metering Program will be billed as set forth in the rate schedule under which the customer receives electric service from the New Westminster Electric Utility and as specified in the New Metering Billing Calculation section in this schedule.

BILLING CALCULATION:

1. Net metering shall be, for billing purposes, the net consumption at New Westminster Electric Utility’s service meter(s).
2. If the eligible Customer-Generator is a net consumer of energy in any billing period, the eligible Customer-Generator will be billed in accordance with the Customer-Generator’s applicable rate schedule.
3. If in any billing period, the eligible Customer-Generator is a net generator of energy, the Net Excess Generation shall be valued at the rates specified in the applicable Rate Schedule and credited to the customer’s account.
4. In the event that the operation of a renewable energy generating system results in a credit balance on the Customer-Generator’s account at the end of a calendar year, the credit will be purchased by the New Westminster Electric Utility. If such amounts are not large, they will be carried forward and included in the billing calculation for the next period at the discretion of the utility.

SPECIAL CONDITIONS:

1. Prior to the interconnection of a Net Metering System, the Customer-Generator must submit a Net Metering Application for review and execute a written Net Metering Interconnection Agreement with the New Westminster Electric Utility.
2. The Net Metered System and all wiring, equipment and devices forming part of it, shall conform to New Westminster Electric Utility's "GUIDELINES FOR OPERATING, METERING AND PROTECTIVE RELAYING FOR NEW METERING SYSTEMS UP TO 50 kW AND VOLTAGE BELOW 750 VOLTS" and shall be installed, maintained and operated in accordance with those requirements.
3. Unless otherwise approved by the New Westminster Electric Utility, the Customer-Generator's service shall be metered with a single, bi-directional meter.
4. The contract period for service under this schedule shall be one (1) year and thereafter shall be renewed for successive one-year periods. After the initial period, the customer may terminate service under this Rate by giving at least sixty (60) days previous notice of such termination in writing to New Westminster Electric Utility.
5. If the Customer-Generator voluntarily terminates the net-metering service, the service may not be renewed for a period of twelve (12) months from the date of termination.
6. The utility maintains the right to inspect the facilities with reasonable prior notice and at a reasonable time of day.
7. The utility maintains the right to disconnect, without liability, the Customer-Generator for issues relating to safety and reliability.
8. Inflow of electricity from the New Westminster Electric Utility system to the Customer-Generator, and outflows of electricity from the Customer-Generators Net Metering system to the New Westminster Electric Utility system, will normally be determined by means of a single meter capable of measuring flows of electricity in both directions.
9. Alternatively, if New Westminster Electric Utility determines that flows of electricity in both directions cannot be reliably determined by a single meter, or that dual metering will be more cost-effective, New Westminster Electric Utility may require that, at the customers cost, separate meter bases be installed to measure inflows and outflows of electricity.
10. Except as specifically set forth herein, service supplied under this Rate is subject to the terms and conditions set forth in the New Westminster Electric Utility's Electric By-Law 6502, 1998
11. A Net Metered System used by a Customer-Generator shall meet all application safety and performance standards established as set forth in the New Westminster Electric Utility's Rules and Regulations.

12. A Customer-Generator shall, at its expense, provide lockable switching equipment capable of isolating the Net Metered System from the New Westminster Electric Utility system. Such equipment shall be approved by the utility and shall be accessible to the utility at all times.
13. The Customer-Generator is responsible for all costs associated with the Net Metered System and is also responsible for all costs related to any modifications to the Net Metered System that may be required by the utility including but not limited to safety and reliability.
14. The customer shall indemnify and hold New Westminster Electric Utility or its agents harmless for any damages resulting to New Westminster Electric Utility or its agents as a result of the customer's use, ownership, or operation of the customer's facilities other than damage resulting to the utility or its agents directly as a result of New Westminster Electric Utility or its agents own negligence or willful misconduct, including, but not limited to, any consequential damages suffered by the utility or its agents. The customer is solely responsible for ensuring that the customer's facilities operate and function properly in parallel with New Westminster Electric Utility's system and shall release New Westminster Electric Utility's or its agents from any liability resulting to the customer from the parallel operation of the customer's facilities with New Westminster Electric Utility's system other than damages resulting to the customer from the parallel operation of the customer's facilities with New Westminster Electric Utility's system directly as a result of New Westminster Electric Utility or its agents own negligence or willful misconduct.

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8301, 2021**

A Bylaw to Amend Engineering User Fees and Rates Bylaw No. 7553, 2013

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Engineering User Fees and Rates Amendment Bylaw No. 8301, 2021.”

Amendments

2. Engineering User Fees and Rates Bylaw No. 7553, 2013 is amended by replacing the following “Parts and Sections” of Engineering User Fees and Rates Bylaw No. 7553, 2013 with the relevant “Parts and Sections” as attached herein:

Part 4.0 Solid Waste Fees and Rates
Section A, Section B, Section E

Part 6.0 Sewerage System User Fees and Rates
Section A, Section B

Part 10.0 Waterworks Fees and Rates
Section B, Section C, Section D

Effective Date

3. These amendments shall come into effect on January 1, 2022 with the exception of Residential and Multifamily Glass Collection rates which shall come into effect on July 1, 2022

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

ADOPTED THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

Part 4.0 Solid Waste Fees and Rates

A. RESIDENTIAL RATES					
	Basic Flat Rate	5% Discount If Applicable	Net Flat Rate		
For each 120 Litre garbage collection cart, as provided by the City - Annually	\$322.08	\$16.10	\$305.98		
For each 240 Litre garbage collection cart, as provided by the City - Annually	\$497.62	\$24.88	\$472.74		
Discount applicable if paid within 60 days of billing date.					
Glass Collection (Effective: July 1, 2022) For each glass collection receptacle as provided by the City – Annually					\$12.00
B. MULTIFAMILY RATES					
Organics For each dwelling unit in an Apartment Building (apartment building does not include hotel, boarding house or rooming house) and for each Townhouse dwelling unit.					\$31.39
Glass Collection (Effective: July 1, 2022) For each dwelling unit in an Apartment Building (apartment building does not include hotel, boarding house or rooming house) and for each Townhouse dwelling unit – Annually					\$10.00
E. RENTAL AND PICKUP CHARGES FOR CITY CONTAINERS					
Garbage	Monthly Charge for Pick-ups per Week				
Container Size	Bi-Weekly*	Weekly	Twice Weekly	Each Additional Pick-up	Container Rental Only
2 Cubic Yard	\$165.85	\$271.41	\$501.71	\$60.29	\$41.13
3 Cubic Yard	\$200.16	\$328.96	\$603.13	\$72.66	\$54.85
120 Litres	\$26.98	\$43.20	\$63.00	\$8.97	n/a
240 Litres	\$43.20	\$63.00	\$91.83	\$13.53	n/a
360 Litres	\$59.75	\$82.79	\$120.60	\$18.01	n/a
Recycling	Monthly Charge for Pick-ups per Week				
Container Size	Bi-Weekly*	Weekly	Twice Weekly	Each Additional Pick-up	Container Rental Only
120 Litres	\$13.53	\$21.59	\$31.53	\$8.97	n/a

240 Litres	\$21.59	\$31.53	\$45.88	\$13.53	n/a
360 Litres	\$29.88	\$41.39	\$60.29	\$18.01	n/a
<i>*Where collection is less than bi-weekly, the minimum monthly charge shall be the same as the bi-weekly rate.</i>					
Organics	Monthly Charge for Pick-ups per Week				
Container Size	Bi-Weekly*	Weekly	Twice Weekly	Each Additional Pick-up	Container Rental Only
120 Litres	\$13.53	\$21.59	\$31.53	\$8.97	n/a
240 Litres	\$21.59	\$31.53	\$45.88	\$13.53	n/a
360 Litres	\$29.88	\$41.39	\$60.29	\$18.01	n/a

Part 6.0 Sewerage System User Fees and Rates

A. RESIDENTIAL RATES	ANNUAL USER CHARGE PER DWELLING UNIT		
Classification of user as defined by Zoning Bylaw No. 6680, 2001 at the time of adoption of this bylaw	Basic Flat Rate	5% Discount If applicable	Net Flat Rate
Single Detached Dwelling Annually	\$1,026.98	\$51.35	\$975.63
Duplex and Row House Annually	\$1,026.98	\$51.35	\$975.63
Secondary Suite Annually	\$513.49	\$25.67	\$487.82
Townhouse Annually	\$802.28	\$40.11	\$762.17
Apartment Building Annually (Apartment building does not include a hotel, boarding house or rooming house).	\$577.56	\$28.88	\$548.68
<i>Discount applicable if paid within 60 days of billing date.</i>			
B. OTHER			
<p>i) Any owner or occupier of real property other than those subject to the user charge listed above shall be charged for the use of the sewerage system on the basis of the quantity of water discharged into the sewerage system which, subject to (iii) and (iv), is deemed to be eighty percent of the water delivered to the real property by the municipal waterworks system. This charge shall be calculated according to the following table of rates and shall be based on the water delivered to the real property in the month.</p>			
Quantity	Monthly		
0 – 700 cu. ft. (minimum charge)	\$81.27 (minimum charge)		
Next 24,300 cu. ft.	9.764 per 100 cu. ft.		
Next 25,000 cu. ft.	6.884 per 100 cu. ft.		
Next 50,000 cu. ft.	3.972 per 100 cu. ft.		
In excess of 100,000 cu. ft.	1.977 per 100 cu. ft.		
<p>(ii) A user of the sewerage system who establishes to the satisfaction of the City Engineer that the discharge into the sewerage system is less than eighty percent of the water delivered by the municipal waterworks system to his parcel of real property.</p> <ul style="list-style-type: none"> ▪ By using in whole or in part the water so delivered in an industrial or commercial process or product, or in irrigation; or ▪ By discharging the water so delivered or part thereof directly into a natural water course or body of water; <p>shall have the user charge reduced corresponding to the actual quantity of discharge.</p>			

(iii) A user of the sewerage system who obtains water from a source other than or in addition to the municipal waterworks system shall have the charge increased corresponding to the actual quantity of discharge.

Part 10.0 Waterworks Fees and Rates

B. RESIDENTIAL RATES	ANNUAL USER CHARGE PER DWELLING UNIT		
Classification of user as defined by Zoning Bylaw No. 6680, 2001 at the time of adoption of this bylaw	Basic Flat Rate	5% Discount If applicable	Net Flat Rate
Single Detached Dwelling Annually	\$727.87	\$36.39	\$691.48
Secondary Suite Annually	\$363.91	\$18.20	\$345.71
Duplex and Row House Annually	If one water service, a Single Detached Dwelling basic flat rate for each unit. If served by two services, then Single Detached Dwelling basic flat rate for each service.		
<i>Discount applicable if paid within 60 days of billing date.</i>			
C. COMMERCIAL AND INDUSTRIAL RATES (metered)			
Monthly Consumption	(rate per 100 cubic feet)		
1 to 10,000 cubic feet	\$6.01		
next 20,000 cubic feet	\$4.37		
next 20,000 cubic feet	\$3.45		
in excess of 50,000 cubic feet	\$2.60		
Minimum monthly charge, if under 1,000 cubic feet – plus meter rental	\$60.08		
D. SPECIAL RATES			
Apartment House	Commercial metered rate		
2 or more single detached dwellings on one lot	Single Detached Dwelling basic flat rate for each house.		
Building containing three or more sleeping units or housekeeping units (as defined by Zoning Bylaw 6680, 2001 at the time of adoption of this bylaw)	Commercial metered rate		
Any service to a building which is used for commercial or industrial purposes	Commercial metered rate.		
Irrigation rate – application to all services over ¾ inch where such service is designed to be or used wholly or partially for irrigation purposes.	\$2.58 per 100 cubic feet Minimum monthly charge \$60.16		
Charges for water used for construction or building purposes:	Minimum monthly charge \$60.16		

Meter rentals – monthly charge	
5/8 inch	\$16.91
3/4 inch	\$16.91
1 inch	\$25.36
1 1/4 inch	\$38.89
1 1/2 inch	\$47.41
2 inch	\$69.09
Stand-By Charges For Fire Service Only – annual charge	
1 1/2 inch	\$207.34
2 inch	\$258.36
2 1/2 inch	\$338.36
3 inch	\$603.64
4 inch	\$861.51
6 inch	\$1,033.51
8 inch	\$1,723.09
10 inch	\$2,869.67
12 inch	\$4,155.53

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8300, 2021

A Bylaw to amend New Westminster
Revenue Anticipation Borrowing Bylaw No. 7412, 2010

The City Council of the Corporation of the City of New Westminster in open meeting assembled hereby enacts as follows:

1. This Bylaw may be cited as “Revenue Anticipation Borrowing Amendment Bylaw No. 8300, 2021
2. Revenue Anticipation Bylaw No 7412, 2010 is amended to be effective for the year 2022

GIVEN FIRST READING THIS _____ day of _____ 2021.

GIVEN SECOND READING THIS _____ day of _____ 2021.

GIVEN THIRD READING THIS _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City’s Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021”.
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
_____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021
Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, *off-street bicycle parking*, and *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City’s Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021”.
2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the “Details” column for the Mixed-Use High Density designation: “despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this day of
, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminister, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

1094 .6 For a *supportive housing* use, *off-street parking*, *off-street bicycle parking*, and *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

- 3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

* **Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

- 4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this 27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminister. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 “Institutional Off-street Parking Space Requirements” table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, *off-street parking* shall be provided to the satisfaction of the Director of Engineering.

- d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, *accessible off-street parking* shall be provided to the satisfaction of the Director of Engineering.

- e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) immediately after the Section 150.7 “Recreation, Assembly and Institutional Bicycle Parking Requirements” table:

Crisis Response Uses Bicycle Parking Requirements

150 .7 .1 For *crisis response uses*, *off-street bicycle parking* shall be provided to the satisfaction of the Director of Engineering.

- f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8298, 2021

A Bylaw to amend New Westminster
Bylaw Notice Enforcement Bylaw No. 7318, 2009

WHEREAS the Council of the Corporation of the City of New Westminster has adopted Bylaw Notice Enforcement Bylaw No. 7318, 2009;

AND WHEREAS the Council of the Corporation of the City of New Westminster wishes to amend Bylaw Notice Enforcement Bylaw No. 7318, 2009;

NOW THEREFORE the Council of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Bylaw Notice Enforcement Amendment Bylaw No. 8298, 2021”.

Amendments

2. Bylaw Notice Enforcement Bylaw No. 7318, 2009 is hereby amended by:
 - i) Deleting Schedule A – Contraventions and Penalties, Part 5 in its entirety and replacing it with Schedule A – Contraventions and Penalties, Part 5 attached to and forming part of this Bylaw.

GIVEN FIRST READING this 1st day of November , 2021.

GIVEN SECOND READING this 1st day of November , 2021.

GIVEN THIRD READING this 1st day of November , 2021.

ADOPTED this day of , 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

SCHEDULE A – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty (\$)	Early Payment Penalty (\$)	Late Payment Penalty (\$)	Compliance Agreement Available (50% of Penalty)
6926, 2004	9(a)I	Fail to Comply With Order	500.00	450.00	525.00	YES
6926, 2004	9(a)II	Obstruct Inspector	500.00	475.00	525.00	NO
6926, 2004	11(c)	Rental unit/no licence	250.00	200.00	275.00	NO
6926, 2004	17	Fail to Maintain Tenant Registry	200.00	150.00	225.00	NO
6926, 2004	21	Infestation of Pests	200.00	150.00	225.00	NO
6926, 2004	22(a)	Improper Storage of Garbage	200.00	150.00	225.00	NO
6926, 2004	22(b)	Improper Storage of Garbage Bags	200.00	150.00	225.00	NO
6926, 2004	22(c)	Insufficient garbage storage	200.00	150.00	225.00	NO
6926, 2004	22(d)	Maintenance of Garbage Receptacles	200.00	150.00	225.00	NO
6926, 2004	22(e)	Unclean garbage chute/room	200.00	150.00	225.00	NO
6926, 2004	22(f)	Temporary garbage storage area not maintained	200.00	150.00	225.00	NO
6926, 2004	23	Structural components not maintained	200.00	150.00	225.00	NO
6926, 2004	24	Foundation not maintained	200.00	150.00	225.00	NO
6926, 2004	25(a)	Exterior walls not maintained	200.00	150.00	225.00	NO
6926, 2004	25(b)	Exterior wall extensions not maintained/anchored	200.00	150.00	225.00	NO
6926, 2004	25(c)	Exterior wall facings not maintained/anchored	200.00	150.00	225.00	NO
6926, 2004	25(d)	Mechanical ventilating system not maintained	200.00	150.00	225.00	NO
6926, 2004	26(a)	Doors/windows not maintained/weather tight	200.00	150.00	225.00	NO
6926, 2004	26(b)	Exterior openings not protected	200.00	150.00	225.00	NO
6926, 2004	26(c)	Locks not provided/maintained	200.00	150.00	225.00	NO
6926, 2004	26(d)	Ventilation/natural light not provided/maintained	200.00	150.00	225.00	NO
6926, 2004	26(e)	Ventilation system not maintained	200.00	150.00	225.00	NO
6926, 2004	26(f)	No Ventilation in Sanitary Facility	200.00	150.00	225.00	NO
6926, 2004	27	Leaking roof	200.00	150.00	225.00	NO

SCHEDULE A – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty (\$)	Early Payment Penalty (\$)	Late Payment Penalty (\$)	Compliance Agreement Available (50% of Penalty)
6926, 2004	28	Stairways/balconies/porches not maintained	200.00	150.00	225.00	NO
6926, 2004	29(a)	Basement floor drains not maintained	200.00	150.00	225.00	NO
6926, 2004	29(b)	Basement floor not maintained	200.00	150.00	225.00	NO
6926, 2004	30(a)	Floors not maintained	200.00	150.00	225.00	NO
6926, 2004	30(b)	Unsafe floor covering	200.00	150.00	225.00	NO
6926, 2004	30(c)	Moisture resistant flooring not provided	200.00	150.00	225.00	NO
6926, 2004	31(a)	Walls/ceilings not maintained	200.00	150.00	225.00	NO
6926, 2004	32(a)	Plumbing/plumbing fixtures not maintained	200.00	150.00	225.00	NO
6926, 2004	32(b)	Inadequate supply of hot/cold water	200.00	150.00	225.00	NO
6926, 2004	33(a)	Unsafe gas systems/appliances	200.00	150.00	225.00	NO
6926, 2004	33(b)	Appliance venting not maintained	200.00	150.00	225.00	NO
6926, 2004	34(a)	Heating system not maintained / turned on	200.00	150.00	225.00	NO
6926, 2004	34(b)	Improper heating sources	200.00	150.00	225.00	NO
6926, 2004	35(a)	Electrical systems not maintained	200.00	150.00	225.00	NO
6926, 2004	35(b)	Artificial lighting inadequate / not maintained	200.00	150.00	225.00	NO
6926, 2004	36(a)	Interior fire and health safety hazards	200.00	150.00	225.00	NO
6926, 2004	37(a)	Laundry facilities not provided	200.00	150.00	225.00	NO
6926, 2004	37(b)	Laundry rooms not maintained	200.00	150.00	225.00	NO
6926, 2004	37(c)	Insufficient laundry facilities	200.00	150.00	225.00	NO
6926, 2004	38(a)	Elevator not maintained / certified	200.00	150.00	225.00	NO
6926, 2004	38(b)	Elevator fixtures not maintained	200.00	150.00	225.00	NO
6926, 2004	39	Store wrecked vehicle / rubbish in parking area	200.00	150.00	225.00	NO
6926, 2004	40(a)	Disconnect services and utilities	200.00	150.00	225.00	NO
6926, 2004	41(a)	Inadequate ceiling height	200.00	150.00	225.00	NO

SCHEDULE A – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty (\$)	Early Payment Penalty (\$)	Late Payment Penalty (\$)	Compliance Agreement Available (50% of Penalty)
6926, 2004	41(b)	Inadequate floor area for sleeping units	200.00	150.00	225.00	NO
6926, 2004	41(c)	Inadequate floor area for housekeeping unit	200.00	150.00	225.00	NO
6926, 2004	41(d)	Inadequate floor area per occupant sleeping / housekeeping unit	200.00	150.00	225.00	NO
6926, 2004	41(e)	Inadequate floor area for dwelling unit used by one person	200.00	150.00	225.00	NO
6926, 2004	41(f)	Inadequate floor area for dwelling unit used by more than one person	200.00	150.00	225.00	NO
6926, 2004	42(a)	Store / permit storage of foods or permit facility for cooking	200.00	150.00	225.00	NO
6926, 2004	42(b)	Prepare or permit preparation of food	200.00	150.00	225.00	NO
6926, 2004	42(c)	Community kitchen not provided / maintained	200.00	150.00	225.00	NO
6926, 2004	42(d)	Kitchen area not provided / maintained for housekeeping / dwelling units	200.00	150.00	225.00	NO
6926, 2004	43(a)	Hand basin / toilet not provided / maintained for sleeping / housekeeping units	200.00	150.00	225.00	NO
6926, 2004	43(b)	Bathtub / shower not provided / maintained for sleeping / housekeeping units	200.00	150.00	225.00	NO
6926, 2004	43(c)	Bathtub / shower, toilet, hand basin not provided / maintained in dwelling units	200.00	150.00	225.00	NO
6926, 2004	43(d)	Rooms containing sanitary facilities not maintained	200.00	150.00	225.00	NO

CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8299, 2021

A Bylaw to amend New Westminster
Municipal Ticket Information Bylaw No. 8077, 2019

WHEREAS the Council of the Corporation of the City of New Westminster has adopted "Municipal Ticket Information Bylaw No. 8077, 2019";

AND WHEREAS the Council of the Corporation of the City of New Westminster wishes to amend "Municipal Ticket Information Bylaw No. 8077, 2019";

NOW THEREFORE the Council of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as "Municipal Ticket Information Amendment Bylaw No. 8299, 2021".

Amendments

2. Municipal Ticket Information Bylaw No. 8077, 2019 is hereby amended by:
 - i) Deleting Schedule B – Contraventions and Penalties, Part 5 in its entirety and replacing it with Schedule B – Contraventions and Penalties, Part 5 attached to and forming part of this Bylaw.

GIVEN FIRST READING this 1st day of November, 2021.

GIVEN SECOND READING this 1st day of November, 2021.

GIVEN THIRD READING this 1st day of November, 2021.

ADOPTED this day of, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

SCHEDULE B – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

1	2	3	4
Bylaw No.	Section	Description	Penalty (\$)
6926, 2004	9(a)I	Fail to Comply With Order	1,000.00
6926, 2004	9(a)II	Obstruct inspector	1,000.00
6926, 2004	11(c)	Rental unit/no licence	1,000.00
6926, 2004	17	Fail to Maintain Tenant Registry	750.00
6926, 2004	21	Infestation of Pests	750.00
6926, 2004	22(a)	Improper Storage of Garbage	750.00
6926, 2004	22(b)	Improper Storage of Garbage Bags	750.00
6926, 2004	22(c)	Insufficient garbage storage	750.00
6926, 2004	22(d)	Maintenance of Garbage Receptacles	750.00
6926, 2004	22(e)	Unclean garbage chute/room	750.00
6926, 2004	22(f)	Temporary garbage storage area not maintained	750.00
6926, 2004	23	Structural components not maintained	750.00
6926, 2004	24	Foundation not maintained	750.00
6926, 2004	25(a)	Exterior walls not maintained	750.00
6926, 2004	25(b)	Exterior wall extensions not maintained/anchored	750.00
6926, 2004	25(c)	Exterior wall facings not maintained/anchored	750.00
6926, 2004	25(d)	Mechanical ventilating system not maintained	750.00
6926, 2004	26(a)	Doors/windows not maintained/weather tight	750.00
6926, 2004	26(b)	Exterior openings not protected	750.00
6926, 2004	26(c)	Locks not provided/maintained	750.00
6926, 2004	26(d)	Ventilation/natural light not provided/maintained	750.00
6926, 2004	26(e)	Ventilation system not maintained	750.00
6926, 2004	26(f)	No Ventilation in Sanitary Facility	750.00
6926, 2004	27	Leaking roof	750.00
6926, 2004	28	Stairways/balconies/porches not maintained	750.00
6926, 2004	29(a)	Basement floor drains not maintained	750.00
6926, 2004	29(b)	Basement floor not maintained	750.00
6926, 2004	30(a)	Floors not maintained	750.00
6926, 2004	30(b)	Unsafe floor covering	750.00
6926, 2004	30(c)	Moisture resistant flooring not provided	750.00
6926, 2004	31(a)	Walls/ceilings not maintained	750.00
6926, 2004	32(a)	Plumbing/plumbing fixtures not maintained	750.00
6926, 2004	32(b)	Inadequate supply of hot/cold water	750.00
6926, 2004	33(a)	Unsafe gas systems/appliances	750.00
6926, 2004	33(b)	Appliance venting not maintained	750.00
6926, 2004	34(a)	Heating system not maintained / turned on	750.00
6926, 2004	34(b)	Improper heating sources	750.00
6926, 2004	35(a)	Electrical systems not maintained	750.00
6926, 2004	35(b)	Artificial lighting inadequate / not maintained	750.00

SCHEDULE B – CONTRAVENTIONS AND PENALTIES

Part 5

Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

1	2	3	4
Bylaw No.	Section	Description	Penalty (\$)
6926, 2004	36(a)	Interior fire and health safety hazards	750.00
6926, 2004	37(a)	Laundry facilities not provided	750.00
6926, 2004	37(b)	Laundry rooms not maintained	750.00
6926, 2004	37(c)	Insufficient laundry facilities	750.00
6926, 2004	38(a)	Elevator not maintained / certified	750.00
6926, 2004	38(b)	Elevator fixtures not maintained	750.00
6926, 2004	39	Store wrecked vehicle / rubbish in parking area	750.00
6926, 2004	40(a)	Disconnect services and utilities	1,000.00
6926, 2004	41(a)	Inadequate ceiling height	750.00
6926, 2004	41(b)	Inadequate floor area for sleeping units	750.00
6926, 2004	41(c)	Inadequate floor area for housekeeping unit	750.00
6926, 2004	41(d)	Inadequate floor area per occupant sleeping / housekeeping unit	750.00
6926, 2004	41(e)	Inadequate floor area for dwelling unit used by one person	750.00
6926, 2004	41(f)	Inadequate floor area for dwelling unit used by more than one person	750.00
6926, 2004	42(a)	Store / permit storage of foods or permit facility for cooking	750.00
6926, 2004	42(b)	Prepare or permit preparation of food	750.00
6926, 2004	42(c)	Community kitchen not provided / maintained	750.00
6926, 2004	42(d)	Kitchen area not provided / maintained for housekeeping / dwelling units	750.00
6926, 2004	43(a)	Hand basin / toilet not provided / maintained for sleeping / housekeeping units	750.00
6926, 2004	43(b)	Bathtub / shower not provided / maintained for sleeping / housekeeping units	750.00
6926, 2004	43(c)	Bathtub / shower, toilet, hand basin not provided / maintained in dwelling units	750.00
6926, 2004	43(d)	Rooms containing sanitary facilities not maintained	750.00

CORPORATION OF THE CITY OF NEW WESTMINSTER

**CLIMATE ACTION, PLANNING & DEVELOPMENT FEES AND RATES AMENDMENT
BYLAW NO. 8293. 2021**

ADOPTED _____

A Bylaw to Amend Development Services Fees and Rates Bylaw No. 7683, 2014

THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. "Development Services Fees and Rates Bylaw No. 7683, 2014" is renamed "Climate Action, Planning & Development Fees and Rates Bylaw no. 7683, 2014.
2. This Bylaw may be cited for all purposes as "Climate Action, Planning & Development 2022 Fees and Rates Amendment Bylaw No. 8293, 2021."
3. Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014 is hereby amended as follows:

a. Add below wording as section 5.6.

5.6 A Transportation Review Fee is required as outlined in Appendix 3 and Schedule C – 2022 Planning Fees, except:

- I. where concurrent applications for rezoning, heritage revitalization agreements and development permits are received at the same time and for the same lands, only one Transportation Review Fee, the greater amount of all applicable Transportation Review Fees, will be collected by the City.
- II. where an application is deemed to be non-complex and has limited impacts to the surrounding transportation network, the Transportation Review Fee may be waived."

b. Add below wording as section 5.7.

5.7 Where concurrent applications for heritage revitalization agreements and heritage alteration permits are received at the same time and for the same lands, only the heritage revitalization agreement fee will be collected by the City.

c. Schedule "A" (Building Permit Fees) to Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014 is hereby replaced with the Schedule "A" attached in Appendix 1 to this amending bylaw.

d. Schedule "B" (Business Licence Fees) to Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014 is hereby replaced with the Schedule "B" attached in Appendix 2 to this amending bylaw.

e. Schedule "C" (Planning Fees) to Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014 is hereby replaced with the Schedule "C" attached in Appendix 3 to this amending bylaw.

f. Schedule "D" (Plumbing Permit Fees) to Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014 is hereby replaced with the Schedule "D" attached in Appendix 4 to this amending bylaw.

g. Schedule "F" (Integrated Services Fees) to Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014 is hereby replaced with the Schedule "F" attached in Appendix 6 to this amending bylaw.

4. This Bylaw shall come into effect January 1st, 2022.

READ A FIRST TIME this 1st day of November, 2021.

READ A SECOND TIME this 1st day of November, 2021.

READ A THIRD TIME this 1st day of November, 2021.

ADOPTED this ____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

Climate Action, Planning & Development Fees and Rates Bylaw

Appendix 1

2022 Building Permit Fees

Bylaw No. 8293, 2021

Schedule 'A'
Bylaw No. 8293, 2021
2022 Building Permit Fees

1.0 GENERAL

1.1 ALTERNATE SOLUTION FEES

- (a) up to two items included in one report \$533.00 (plus GST)
- (b) each subsequent item in same report \$236.00 (plus GST)
- (c) for an amendment to an original report after acceptance or rejection of the report \$151.45 (plus GST)

1.2 CHANGE OF ADDRESS - A fee of \$640.00 shall be paid where an address change based on personal preference is requested.

1.3 COMFORT LETTERS - For the preparation of a comfort letter (includes responses from the Planning, Fire, Licensing, Building Departments) a fee of \$321.00 shall be payable. For the preparations of a response from any individual department only a fee of \$151.45 shall be payable.

1.4 CONDITIONAL OCCUPANCY CERTIFICATES

- (a) Residential \$102.50 per dwelling unit (maximum \$7500) per 30 days
- (b) Other \$564.00 per 30 days

1.5 DOUBLE PERMIT FEE - If any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fees and charges payable may be doubled, to maximum fee of \$10,000.

1.6 Reserved

1.7 EXTENSION OF PERMIT - Where a permit has lapsed and the City has established that the proposed work complies with this bylaw and all other applicable bylaws, the permit may be extended on payment of an extension fee of \$151.45.

1.8 OCCUPANT LOAD – A fee of \$151.45 shall be paid to review floor plans for the purposes of establishing the maximum occupant load for a business.

1.9 **REFUNDS** - No fees or part thereof paid to the City shall be refunded if a start has been made on construction or an inspection conducted. If no start has been made and no inspection conducted and if the Building Official so certifies, the City shall refund to the applicant with respect to a valid building permit, 50% of the building permit fee, such refund shall not include the plan processing fee.

1.10 **RE-INSPECTION FEES**

(a) Where more than two inspections are necessary due to non-compliance with the provisions of this bylaw or to correct violations from previous inspections the following charges (plus GST) may be administered:

○	Third inspection	\$151.45
○	Fourth inspection	\$298.00
○	Fifth inspection	\$446.00
○	Each subsequent inspection	\$595.00

(b) Where work is not ready for inspection when the inspector calls, a re-inspection fee may be charged at \$151.45 (plus GST).

1.11 **REVISIONS TO PERMITS**

REVISION PRIOR TO PERMIT ISSUANCE - A fee, based upon the City hourly rate for staff time (min. 1 hour), may be charged on an application:

- (a) that requires 3 or more revisions, and/or
- (b) where the design is revised and/or substituted with a new design

REVISION TO ISSUED BUILDING PERMIT - A fee, based upon the City hourly rate for staff time with a \$151.45 minimum, shall be paid.

1.12 **SIGN PERMIT FEES** – Every application for a sign permit, as required by Sign Bylaw No. 7867, 2017, shall be accompanied by the applicable fees:

1.12.1	NEW SIGN (or existing unpermitted signs)	\$512.50
1.12.2	FACE CHANGE (for existing permitted signs)	\$150.70

1.13 **SOLAR HOT WATER READY EXEMPTION** A non-refundable fee of \$533.00 (plus GST) shall be paid.

- 1.14 **SPECIAL INSPECTIONS** – for inspection of work linked or not linked to an issued permit.
- (a) Special inspection during normal working hours: A fee, based on the City hourly rate for staff time (min. 1 hour), shall be paid;
 - (b) Special inspection outside normal working hours:
 - i. Monday to Friday:
 - o First 2 hours – a fee, based on 1-1/2 times the City hourly rate for staff time
 - o Each additional hour – a fee, based on double the City hourly rate for staff time
 - ii. Weekends – a fee, based on double the City hourly rate for staff time (min. 4 hours) plus a ½ hour meal break

1.15 **TRANSFER OF PERMIT:**

- (a) **CHANGE OF OWNER** - In the event of a change of ownership before construction is complete, a valid permit may be transferred upon payment of a recording fee of \$151.45 each. The new permit holder shall become responsible for depositing with the City, Security as required under this bylaw.
- (b) **CHANGE/REMOVAL OF CONTRACTOR** – In the event of a change of contractor before construction is completed; a valid permit may be transferred to a new contractor upon payment of a recording fee of \$151.45. The new contractor must take full responsibility for the work completed to date.

2.0 BUILDING PERMIT FEES

2.1 Every person shall pay the following fees (minimum fee \$151.45 for the issuance of a building permit:

- (a) \$16.30 for each \$1,000.00 of construction value or fraction thereof up to and including \$50,000.00
- (b) \$13.90 from each \$1,000.00 of construction value or fraction thereof between \$50,001.00 and \$150,000.00
- (c) \$12.30 for each additional \$1,000.00 of construction value or fraction thereof in excess of \$150,000.00

2.2 **PLAN PROCESSING FEE:** - A plan processing fee shall be paid for all applications in the amount of 50% of the calculated permit fee, with a minimum fee of \$151.45 and a maximum fee of \$15,000.00. The plan processing fee is non-refundable and shall be credited against the building permit fee when the building permit is issued.

3.0 DOCUMENT FEES

3.1 **PERMANENT RECORDS** - To assist in the cost of preparing efficient permanent Construction Records, every person making application for a building permit shall pay a fee equal to 1.0% of the construction value, subject to \$12.05 minimum and \$300 maximum.

3.2 **BUILDING RECORDS SEARCH**

- (a) Document Request Fee \$22.05 (plus GST) per document

- (b) Drawing Request Fee
 - Administration Fee \$51.25 (plus GST)

 - All copies \$1.55 per page (plus GST)
(paper size 8½ x11, 8 ½ x14, 11x17 and/or digital)

 - Large format printing (paper sizes greater than 11x17) At City’s cost to third-party vendor plus an administrative fee of 10% of the printing cost or \$51.25(plus GST), whichever is greater.

4.0 DEMOLITION PERMITS

4.1 Where an accessory building such as a garage or shed is to be demolished, the permit fee for such work shall be \$151.45. The fee payable for all other structures shall be a minimum of \$1296.00 plus an hourly charge for demolitions exceeding 5000 sq.ft of building area.

4.2 WASTE DISPOSAL AND RECYCLING SERVICES FEES

The fees in the table below shall be required for demolition permits

<p>Waste Disposal and Recycling Services Fee</p>	<p>\$277.00 non-refundable portion, plus \$5000.00 per building to be demolished, deconstructed, or disassembled (<i>refundable portion</i>)</p>
<p>Fee Incentive</p>	<ul style="list-style-type: none"> • 100% of the refundable portion of the Waste Disposal and Recycling Services Fee if the level of compliance stated on the accepted Compliance Report is greater than or equal to 70%; or • \$0 if the level of compliance stated on the accepted Compliance Report is less than 20%; or • in all other cases, the following as calculated using the level of compliance stated on the accepted Compliance Report, multiplied by the refundable portion of Waste Disposal and Recycling Services Fee: (Level of compliance ÷ 70) x Refundable Portion of Fee = Fee Incentive

4.3 DELAYED DEMOLITION –

Every application to delay demolition of a dwelling or to relocate a second dwelling on a lot shall be accompanied by the applicable fees prescribed in Schedule A, Section 2.0 Building Permit Fees (including the Plan Processing Fee) and a security deposit in a form acceptable to the City in the amount \$50,000.

5.0 TEMPORARY BUILDINGS - Every application a temporary building may be accompanied by the applicable fees prescribed in Schedule A, Section 2.0 Building Permit Fees (including the Plan Processing Fee) and a security deposit in a form acceptable to the City in the amount of \$25,000.00.

Appendix 2
2022 Business Licence Fees
Bylaw No. 8293, 2021

Schedule “B”
2022 Business Licence Fees
Bylaw No. 8293, 2021

SECTION I

ANNUAL LICENSING FEES SET BY BUSINESS TYPE

	BUSINESS TYPE	DESCRIPTION	FEE
01	Adult Entertainment Venue Non-Liquor Licence	From any person carrying on the business of an adult entertainment venue which does not have a valid liquor licence	\$2,935.45
02	Auctioneer	From any person selling property by auction (not being a Crown Officer selling crown property by auction, or a Sheriff’s Officer or Bailiff selling lands, goods or chattels, under a judgment or a satisfaction of rent or taxes)	\$326.50
03	Automobile Leasing/Renting	From any person carrying on the business of leasing or renting motor vehicles ➤ one to five vehicles ➤ over five vehicles	\$326.50 \$655.02
04	Automobile Service Station	From any person carrying on the business of an automobile service station for each nozzle	\$100.35
05	Barber, Hairdresser or Esthetician	From any person carrying on the business of a barber shop, hairdresser or esthetician ➤ for the first person ➤ for each additional person	\$156.21 \$23.76
06	Bed & Breakfast Accommodation	From any person carrying on the business of a temporary sleeping accommodation with the provision of a daily breakfast.	\$192.47
07	Book or Magazine Agent	From any person who sells or disposes of books, periodicals or other written matter	\$164.32

	BUSINESS TYPE	DESCRIPTION	FEE
08	Bowling Alley	From any person who carries on the business of a bowling alley ➤ per lane ➤ minimum	\$44.15 \$192.14
09	Care Facility - Group Child Care - Adult	From any person carrying on the business of group child care or adult care facility	\$0.00 \$0.00
10	Carnival or Circus	From the proprietor or manager of any carnival or circus ➤ one day	\$164.32
11	Christmas Tree Vendor	From any person who carries on the business of a Christmas tree vendor ➤ 2 months	\$78.39
12	Commission Merchant	From any person carrying on the business of a commission merchant	\$134.25
13	Contractor	From any person carrying on the business of a contractor ➤ one to two employees ➤ each additional employee	\$164.32 \$19.82
14	Curling Rink	From any person carrying on the business of curling rink ➤ per sheet of ice ➤ minimum	\$62.51 \$192.47
15	Dating Services	From any person carrying on the business of providing information to persons desirous of meeting other persons for the purpose of social outings	\$192.47
16	Direct Seller	From every person carrying on the business of a direct seller	\$164.32

	BUSINESS TYPE	DESCRIPTION	FEE
17	Hall - Rental	From every person engaged in the business of operating a rental hall <ul style="list-style-type: none"> ➤ one year ➤ one month ➤ one day 	\$778.80 \$468.19 \$235.16
18	Inter-Municipal Business Licence (IMBL)	From eligible trades contractor or other professional pursuant to Bylaw No. 7610	\$250.00
19	Laundromat	From any person carrying on the business of a laundromat by the operation of coin-operated automatic washing and drying machines whether or not any person or persons is in actual charge of the premise <ul style="list-style-type: none"> ➤ one machine ➤ each additional machine 	\$134.25 \$18.58
20	Liquor Licence “1” (Liquor Primary)	“Liquor Primary” Licence - from any person licensed under the Liquor Control and Licensing Act to carry on business as a “Liquor Primary” licensed establishment	\$2,935.45
21	Liquor Licence “2” (Food Primary)	“Food Primary” Licence - from any person licensed under the Liquor Control and Licensing Act to carry on business as a “Food Primary” licensed establishment	\$367.04
22	Liquor Licence “3” (Food Primary with Patron Participation)	“Food Primary With Patron Participation” Licence - from any person licensed under the Liquor Control and Licensing Act to carry on business as a “Food Primary” licensed establishment with patron participation entertainment	\$1,467.39
23	Liquor Licence (Retail Store)	“Licencee Retail Store” Licence - from any person licensed under the Liquor Control and Licensing Act to carry on business as a “Licencee Retail Store” licensed establishment	\$2,935.45

	BUSINESS TYPE	DESCRIPTION	FEE
24	Liquor Licence (Private Club)	“Liquor Primary - Private Club” Licence - from any person licensed under the Liquor Control and Licensing Act to carry on business as a “Liquor Primary - Private Club” licensed establishment	\$0.00
25	Mobile Food Vending (Food Truck)	From any person operating a Food Truck pursuant to Bylaw No. 7850 <ul style="list-style-type: none"> ➤ Single Event Licence ➤ Annual Licence: 1-3 employees ➤ Annual Licence: 4+ employees 	\$53.32 \$192.47 \$279.87
26	Parking Lot	from every person carrying on the business of a private parking lot	\$233.92
27	Peddler	from every person who goes from place to place or house to house selling or taking orders for selling, or offering for sale or vending on any street, lane, or public place within the City, whether such person is acting on that person’s own behalf or as an employee of another	\$489.80
28	Pool Rooms and Billiard Halls	from any person keeping a premise where a billiard table or pool table is used for hire or profit <ul style="list-style-type: none"> ➤ per table ➤ minimum 	\$61.27 \$192.47
29	Relaxation Body Rub	from any person providing relation body-rub services	\$2,935.45
30	Retail Sale of Cannabis	From any person carrying on the business involving the retail sale of cannabis	\$2,935.45
31	Secondhand Dealer	from any person carrying on the business of a secondhand dealer	\$324.70

	BUSINESS TYPE	DESCRIPTION	FEE
32	Shoe Shine Stand	from any person carrying on the business of a shoe shine stand <ul style="list-style-type: none"> ➤ for each chair on such stand ➤ minimum 	\$18.58 \$100.35
33	Social Escort Service	from any person carrying on the business of providing or furnishing male escorts or female partners for social occasions	\$2,935.45
34	Street Entertainer / Busker	from any person carrying on the business of providing entertainment on a street or public place	\$36.04
35	Street Vendor	from any person carrying on the business of selling wares on a street or public place	\$192.47
36	Storage Yard	from any person carrying on the business of storage of goods or equipment	\$192.47
37	Tea Cup Reader	from every person engaged in the occupation of a tea cup reader	\$51.05
38	Theatre	from the proprietor, lessee or manager of any theatre, concert hall, or other place of entertainment, amusement or exhibition <ul style="list-style-type: none"> ➤ one year ➤ one month ➤ one day provided that where one building contains more than one Theatre a separate licence fee shall be payable in respect of each theatre. Provided further than no such licence shall be required in respect of a performance, concert, exhibition or entertainment, the entire proceeds of which are disbursed to charitable or religious purposes	\$778.80 \$468.18 \$235.16

SECTION II

EMPLOYEE BASED BUSINESS

Every person carrying on within the City of New Westminster any business, professional practice, trade, employment, occupation, calling, not herein before enumerated, shall pay to the City of New Westminster a fee specified as follows plus any applicable taxes:

Number of Employees		FEE
1 – 3	Persons Engaged in the Business	\$192.47
4 - 10	Persons Engaged in the Business	\$279.87
11 - 25	Persons Engaged in the Business	\$530.69
26 - 50	Persons Engaged in the Business	\$1,059.91
51 - 100	Persons Engaged in the Business	\$2,161.15
over 100	Persons Engaged in the Business	\$2,935.45

SECTION III

VENDING MACHINES

For any person carrying on the business of operating vending machines the following fees per machine plus any applicable taxes apply:

	Type of Vending Machine	FEE
(a)	For the sale of confectionery, including beverages	\$37.28
(b)	For the sale of tobacco, cigars or cigarettes	\$78.39
(c)	For amusement when operated by coins greater than one cent	\$55.30
(d)	For the sale and/or distribution of newspapers	\$46.86
(e)	For coin operated laundry machines	\$15.66
(f)	Automated Bank Teller Machine at locations other than at a financial institution	\$192.47
(g)	Any other vending machine	\$37.28

SECTION IV

RENTAL ACCOMMODATION FEES

For any person carrying on the business of operating Apartments, Rooming houses, Lodging Houses, Rental Houses and any other place where rooms are available for rental for human habitation.

For the purpose of calculating fees under this Bylaw, each rental unit shall be considered as follows:

Housekeeping / Bachelor rental unit	2 Rooms
1 Bedroom rental unit	3 Rooms
2 Bedroom rental unit	4 Rooms
3 Bedroom rental unit	5 Rooms

	FEE
Property not Certified by the Crime Free Multi Housing Program	\$17.15 (per room)
Property Certified by the Crime Free Multi Housing Program (if applicable)	\$15.43 (per room)

SECTION V

COMMERCIAL VEHICLE FEES

The licence fees payable by licensees who are carrying on the business of carriers of persons or chattels are in the following amounts plus any applicable taxes:

VEHICLE TYPE		FEE
Class "A" – Taxi	For each vehicle: Carbon fuel or Hybrid Zero Emission Accessible	\$150.00 \$30.00 \$0.00
	If also used for displaying materials, the additional fee per vehicle -	\$8.32
Class "B" – Bus	For each vehicle -	\$81.78
Class "C" – Hearse	For each vehicle -	\$27.36
Class "D" – Limousine	For each vehicle -	\$27.36
Class "F" – Driver Testing or Training Vehicle	For each vehicle -	\$34.20
Class "L" – Handicapped Persons Transportation Vehicle	For each vehicle -	\$216.47
Class "P" – Pedicab	For each vehicle -	\$34.20

SECTION VI

BUSINESS LICENCE APPLICATION FEES

The business types listed in the table below, shall be required to pay the corresponding application fee upon submission of an application for a business licence.

BUSINESS TYPE	FEE
Business Licence Application (excluding Liquor Primary and Cannabis related) (initial application only)	\$53.32
Mobile Food Vending (Food Truck) Application (applicable to Annual Licence only)	\$53.32
Retail Sale of Cannabis Application	\$5,758.61
Liquor Primary Application	\$5,758.61

Appendix 3
2022 Planning Fees
Bylaw No. 8293, 2021

Schedule 'C'
Bylaw No. 8293, 2021
2022 Planning Fees

Application Type	Required Fee
Pre Application Review	<ul style="list-style-type: none"> • The greater of: <ul style="list-style-type: none"> - \$1,127.50; - \$35.77 per 1,000 sq.ft., or portion thereof, of improved site area; or - \$142.94 per housing unit. • Up to a maximum of \$5,125.00
Official Community Plan Basic Service for Map Designation	<ul style="list-style-type: none"> • \$43.07 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum fee of \$3,058.24) plus \$17.72 per 1,000 sq. ft. of improved site area over 20,500 sq. ft.
Official Community Plan Basic Service for Text Amendment	<ul style="list-style-type: none"> • \$1,026.78
Official Community Plan Application Time Extension	<ul style="list-style-type: none"> • 50% of application fee
Rezoning Basic Services for Single Detached and Duplex Dwelling Districts and Text Amendments	<ul style="list-style-type: none"> • \$1,970.72

Application Type	Required Fee
<p>Rezoning</p> <p>Basic service, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$36.49 per 1,000 sq. ft., or a portion thereof, of Improved Site Area, or, <ul style="list-style-type: none"> - \$145.80 per housing unit for the first 250 units, - \$47.52 per housing unit for the next 200 units, - \$24.30 per housing unit for each subsequent unit, <p>whichever is greater (with a minimum fee of \$2,263.35)</p>
<p>Rezoning</p> <p>Basic Service for Creation of New Zoning District, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$2,263.35
<p>Rezoning</p> <p>Basic Service for Creation of New Zoning District that includes supportive housing and child care.</p>	<ul style="list-style-type: none"> • \$1,137.24
<p>Comprehensive Development Review</p> <p>An additional review fee which applies to all Zoning Bylaw and/or Official Community Plan Amendments for multiple-phase projects, master planning projects, study area projects, comprehensive development projects and/or other sites over 6,000 square metres (64,583 sq. ft.)</p>	<ul style="list-style-type: none"> • \$79,980.75 for the first 10,000 square meters (107,639 sq. ft.) of site area or portion thereof; and \$373.24 per additional 100 square metres (1,076 sq. ft.) of site area to a maximum of \$426,564.00
<p>Heritage Revitalization Agreement</p> <p>Basic Service for Single Detached, Duplex Dwelling Districts and Child Care Uses</p>	<ul style="list-style-type: none"> • \$36.49 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum fee of \$1,026.78)

Application Type	Required Fee
<p><i>Heritage Revitalization Agreement¹</i></p> <p>Basic Service, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$36.49 per 1,000 sq. ft., or a portion thereof, of Improved Site Area, or, <ul style="list-style-type: none"> - \$145.80 per housing unit for the first 250 units, - \$47.52 per housing unit for the next 200 units, - \$24.30 per housing unit for each subsequent unit, <p>whichever is greater (with a minimum fee of \$2,263.35)</p>
<p><i>Heritage Revitalization Agreement Minor Amendment</i></p> <p>Basic Service for Minor Changes that do not affect Form, Character, Use or Density for Single Detached and Duplex Dwelling Districts</p>	<ul style="list-style-type: none"> • \$23.21 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum fee of \$292.74)
<p><i>Heritage Revitalization Agreement Minor Amendment</i></p> <p>Basic Service for Minor Changes that do not affect Form, Character, Use or Density for Multiple Unit Residential, Commercial, Industrial, and Institutional Districts</p>	<ul style="list-style-type: none"> • \$23.21 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum of \$585.48)
<p><i>Rezoning or Heritage Revitalization Agreement</i></p> <p>Application Time Extension.</p>	<ul style="list-style-type: none"> • 50% of application fee
<p><i>Heritage Alteration Permit</i></p> <p>Basic Service for property outside heritage conservation area</p>	<ul style="list-style-type: none"> • No charge

¹ Includes Major Amendment to Heritage Revitalization Agreement where requested amendments affect Form, Character, Use or Density

Application Type	Required Fee
<p><i>Heritage Alteration Permit</i></p> <p>Basic Service for alteration of land, buildings, structures, or protected features within heritage conservation area</p>	<ul style="list-style-type: none"> No charge
<p><i>Heritage Alteration Permit</i></p> <p>Basic Service for subdivision of land within heritage conservation area</p>	<ul style="list-style-type: none"> \$112.07
<p><i>Heritage Alteration Permit</i></p> <p>Basic Service for demolition of building or structure within heritage conservation area</p>	<ul style="list-style-type: none"> \$1,555.44
<p><i>Heritage Alteration Permit</i></p> <p>Basic Service for construction of a new principal dwelling within heritage conservation area</p>	<ul style="list-style-type: none"> \$1011.62
<p><i>Heritage Alteration Permit</i></p> <p>Basic Service for construction of a new Laneway or Carriage House within heritage conservation area</p>	<ul style="list-style-type: none"> \$217.57
<p><i>Heritage Designation Bylaw</i></p>	<ul style="list-style-type: none"> No charge
<p><i>Development Variance Permit</i></p> <p>Basic Service for All Districts , unless otherwise noted</p>	<ul style="list-style-type: none"> \$43.07 per 1,000 sq. ft., or a portion thereof, of Improved Site Area, or \$88.34 per housing unit, whichever is greater (with a minimum fee of \$2,000)
<p><i>Development Variance Permit</i></p> <p>Basic service for a modified site plan for a Protected Tree (Tree Protection and Regulation Bylaw No. 7799, 2016) and Child Care</p>	<ul style="list-style-type: none"> \$20.81 per 1,000 sq. ft., or a portion thereof, of Improved Site Area, or \$42.65 per housing unit, whichever is greater (with a minimum fee of \$693.17)

Application Type	Required Fee
<p><i>Development Variance Permit</i></p> <p>Basic Service for Variances to the Sign Bylaw</p>	<ul style="list-style-type: none"> • \$1,026.78 minimum fee.
<p><i>Development Variance Permit Amendment</i></p> <p>Basic Service for all Districts including Variances to the Sign Bylaw</p>	<ul style="list-style-type: none"> • \$23.21 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum fee of \$585.48)
<p><i>Development Variance Permit</i></p> <p>Application Time Extension</p>	<ul style="list-style-type: none"> • 50% of application fee
<p><i>Board of Variance Application</i></p> <p>Basic Service for Single Detached Dwelling Districts</p>	<ul style="list-style-type: none"> • \$489.50
<p><i>Board of Variance Application</i></p> <p>Basic Service, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$44.23 per 1,000 sq. ft., or a portion thereof, of Improved Site Area, or \$87.33 per housing unit, whichever is greater (with a minimum fee of \$441.67)
<p><i>Temporary Use Permit</i></p> <p>Basic Service , unless otherwise noted</p>	<ul style="list-style-type: none"> • \$55.26 per 1,000 sq. ft., or a portion thereof, of Improved Site Area, or \$110.40 per housing unit, whichever is greater (with a minimum fee of \$1,545.72)
<p><i>Temporary Use Permit</i></p> <p>Basic Service for all Districts involving a non-profit organization</p>	<ul style="list-style-type: none"> • \$36.49 per 1,000 sq.ft., or a portion thereof, of Improved Site Area, or \$72.87 per housing unit, whichever is greater (with a minimum fee of \$1,026.78)
<p><i>Temporary Use Permit Amendment</i></p> <p>Basic Service for All Districts</p>	<ul style="list-style-type: none"> • \$23.21 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum of \$585.48)
<p><i>Temporary Use Permit</i></p> <p>Application Time Extension</p>	<ul style="list-style-type: none"> • 50% of application fee

Application Type	Required Fee
<p>Development Permit</p> <p>Basic Service for all Development Permits , unless otherwise noted</p>	<ul style="list-style-type: none"> • \$43.07 per 1,000 sq. ft., or a portion thereof, of Improved Site Area, or, <ul style="list-style-type: none"> - \$160.12 per housing unit for the first 250 units, - \$55.26 per housing unit for the next 200 units, - \$27.60 per housing unit for each subsequent unit, <p>whichever is greater (with a minimum fee of \$2,760.12)</p>
<p>Development Permit</p> <p>Basic Service for Industrial and Mixed Employment, and Employment Lands Development Permits, unless otherwise noted</p>	<p>\$23.21 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum fee of \$2,760.12)</p>
<p>Development Permit</p> <p>Projects with Less than Six Residential Units , unless otherwise noted</p>	<ul style="list-style-type: none"> • \$2,000

Application Type	Required Fee
<p><i>Development Permit</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • Laneway House and Carriage House Development Permits, • changes to an existing building that do not include changes to massing, • changes to landscaping, surface parking lots, or accessory buildings, or • temporary residential unit sales centres, unless otherwise noted • basic service for minor addition (maximum 500 square metres/ 5,382 square feet of gross floor area or 10 percent of total floor space of building, whichever is greater) <p>unless otherwise noted</p>	<ul style="list-style-type: none"> • \$1,414.04
<p><i>Development Permit Amendment</i></p> <p>Basic service for all Development Permit Amendments, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$23.21 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum fee of \$1,100)
<p><i>Development Permit Amendment</i></p> <p>Basic service for Industrial and Mixed Employment, and Employment Lands Development Permit Amendments, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$23.21 per 1,000 sq. ft., or a portion thereof, of Improved Site Area (with a minimum fee of \$1,100)

Application Type	Required Fee
<p><i>Development Permit Amendment</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • changes to an existing building that do not include changes to massing, • changes to landscaping, surface parking lots, or accessory buildings, or • temporary residential unit sales centres • basic service for minor addition (maximum 500 square metres/ 5,382 square feet of gross floor area or 10 percent of total floor space of building, whichever is greater) <p>unless otherwise noted</p>	<ul style="list-style-type: none"> • \$1,414.04
<p><i>Development Permit Amendment</i></p> <p>Basic service for amendments to Laneway House and Carriage House Development Permit Amendments.</p>	<ul style="list-style-type: none"> • \$292.64

Application Type	Required Fee
<p>Minor Development Permit or</p> <p>Minor Development Permit Amendment</p> <p>Basic service for:</p> <ul style="list-style-type: none"> • Hazard Area Development Permit • Natural Features Development Permit • improvements with a total value of \$100,000 or less, or • façade renovation for buildings affected by water penetration 	<ul style="list-style-type: none"> • \$292.64
<p>Development Permit – All Types</p> <p>Time extension application</p> <p>Reissuance of an expired permit</p>	<ul style="list-style-type: none"> • 50% of current application fee
<p>Special Development Permit</p> <p>Basic Service for all Special Development Permits, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$43.07 per 1,000 sq. ft., or a portion thereof, of Improved Site Area, or, <ul style="list-style-type: none"> - \$160.12 per housing unit for the first 250 units, - \$55.26 per housing unit for the next 200 units, - \$27.60 per housing unit for each subsequent unit, <p>whichever is greater (with a minimum fee of \$2,263.35)</p>
<p>Special Development Permit</p> <p>Projects with Less than Six Residential Units, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$2,000

Application Type	Required Fee
<p><i>Special Development Permit</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • changes to an existing building that do not include changes to massing, • changes to landscaping, surface parking lots, or accessory buildings, or • temporary residential unit sales centres, • basic service for minor addition (maximum 500 square metres/ 5,382 square feet of gross floor area or 10 percent of total floor space of building, whichever is greater) <p>unless otherwise noted</p>	<ul style="list-style-type: none"> • \$1,414.04
<p><i>Special Development Permit Amendment</i></p> <p>Basic service for all Development Permit Amendments, unless otherwise noted</p>	<ul style="list-style-type: none"> • \$23.21 per 1,000 sq. ft., or portion thereof, of Improved Site Area (with a minimum fee of \$1,100)

Application Type	Required Fee
<p><i>Special Development Permit Amendment</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • changes to an existing building that do not include changes to massing, • changes to landscaping, surface parking lots, or accessory buildings, or • temporary residential unit sales centres, • basic service for minor addition (maximum 500 square metres/ 5,382 square feet of gross floor area or 10 percent of total floor space of building, whichever is greater <p>unless otherwise noted</p>	<ul style="list-style-type: none"> • \$1,414.04
<p><i>Minor Special Development Permit or Minor Special Development Permit Amendment</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • improvements with a total value of \$100,000 or less, or • façade renovation for buildings affected by water penetration 	<ul style="list-style-type: none"> • \$292.64
<p><i>Special Development Permit – All Types</i></p> <p>Time extension application</p> <p>Reissuance of an expired permit</p>	<ul style="list-style-type: none"> • 50% of current application fee

Application Type	Required Fee
<p>Public Consultation Fee</p> <p>For all applications requiring a Public Consultation, including Public Hearings, City-led Consultation and Opportunities to be Heard</p>	<ul style="list-style-type: none"> • \$1,400
<p>Staff Attendance At Applicant Open Houses</p> <p>Projects with Less than Six Residential Units</p>	<ul style="list-style-type: none"> • \$500 for up to two staff members. - \$250 for each additional staff member
<p>Tenant Assistant Plan Review</p> <p>For Rezoning and Heritage Revitalization Agreement applications</p>	<ul style="list-style-type: none"> • \$1,300
<p>Land Title Registration Fee</p> <p>For All Application Requiring Notices or Other Documentation to be Registered with the Land Titles Office</p>	<ul style="list-style-type: none"> • \$35.34
<p>Covenants</p> <p>Preparations of Covenants</p>	<ul style="list-style-type: none"> • \$450
<p>Telecommunication Review</p> <p>Basic service for all applications that require review of telecommunications antennae</p>	<ul style="list-style-type: none"> • \$3,561.81 per application
<p>Additional Notification</p> <p>Basic service for additional public meeting and/or change of date request requiring notification</p>	<ul style="list-style-type: none"> • \$1,893.92
<p>Council Appeal</p> <p>Basic service for Council reconsideration of a Director’s decision</p>	<ul style="list-style-type: none"> • 50% of required current application fee

Application Type	Required Fee
<p><i>Application Change</i></p> <p>Basic service for requested change of owner or authorized agent for any application</p>	<ul style="list-style-type: none"> • \$338.06
<p><i>Site Disclosure Statement Fee Administration</i></p> <p>Basic service for all districts</p>	<ul style="list-style-type: none"> • \$100.00
<p><i>Land Title Document and Administration</i></p> <p>Basic service for document requests</p>	<ul style="list-style-type: none"> • \$21.33
<p><i>Covenant Discharge</i></p> <p>Basic service for discharge requests where there is no current development application</p>	<ul style="list-style-type: none"> • \$373.24 plus legal costs incurred by the City
<p><i>Land Purchase Request</i></p> <p>Basic service for all districts</p>	<ul style="list-style-type: none"> • \$1,970.72 plus appraisal, survey and legal costs. Not refundable after first report to LUPC or Council
<p><i>Street Naming Fee</i></p> <p>Basic service for processing a request to name a new street created through subdivision, or rename an existing street.</p>	<ul style="list-style-type: none"> • \$2,500
<p><i>Comprehensive Sign Permit Review</i></p> <p>Basic service for sign plans required as part of Development Permit approvals</p>	<ul style="list-style-type: none"> • \$533.21

Application Type	Required Fee
<p><i>Landscape Plan Review</i></p> <p>The following fees shall be paid for the review of landscape plans in accordance with Development or Special Development Permits</p>	<ul style="list-style-type: none"> • Large Projects initial review \$533.21 • Small Projects initial review \$266.60 • Subsequent project reviews \$266.60
<p><i>Landscape Inspection</i></p> <p>The following fees shall be paid for the on-site review of landscaping in accordance with Development or Special Development Permits</p>	<ul style="list-style-type: none"> • Large Projects initial review \$533.21 • Small Projects initial review \$266.60 • Subsequent project reviews \$266.60
<p><i>Transportation Review – Development Permit</i></p> <p>Basic service for all Development Permits, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> • \$1,306.88; • \$20.91 per 1,000 sq. ft., or a portion thereof, of improved site area; or, • Unit Fee, calculated as follows: <ul style="list-style-type: none"> - \$78.41 per housing unit for the first 250 units; - \$26.14 per housing unit for the next 200 units; and, - \$13.59 per housing unit for each subsequent unit
<p><i>Transportation Review – Development Permit</i></p> <p>Basic service for Industrial and Mixed Employment, and Employment Lands Development Permits, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> • \$1,306.88; or • \$11.50 per 1,000 sq. ft., or a portion thereof, of improved site area

Application Type	Required Fee
<p><i>Transportation Review – Development Permit</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • Laneway House and Carriage House Development Permits, • changes to an existing building that do not include changes to massing, • changes to landscaping, surface parking lots, or accessory buildings, or • temporary residential unit sales centres, • applications with 6 residential units or less unless otherwise noted 	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Development Permit or Development Permit Amendment</i></p> <p>Basic service for minor addition (maximum 500 square metres/ 5,382 square feet of gross floor area or 10 percent of total floor space of building, whichever is greater), unless otherwise noted</p>	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Development Permit Amendment</i></p> <p>Basic service for all Development Permit Amendments, unless otherwise noted</p>	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Development Permit Amendment</i></p> <p>Basic service for Industrial and Mixed Employment, and Employment Lands Development Permit Amendments, unless otherwise noted</p>	<ul style="list-style-type: none"> • No charge

Application Type	Required Fee
<p><i>Transportation Review – Development Permit Amendment</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • changes to an existing building that do not include changes to massing, • changes to landscaping, surface parking lots, or accessory buildings, or • temporary residential unit sales centres <p>unless otherwise noted</p>	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Development Permit Amendment</i></p> <p>Basic service for amendments to Laneway House and Carriage House Development Permit Amendments</p>	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Minor Development Permit or Minor Development Permit Amendment</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • Hazard Area Development Permit • Natural Features Development Permit • improvements with a total value of \$100,000 or less, or <p>façade renovation for buildings affected by water penetration</p>	<ul style="list-style-type: none"> • No charge

Application Type	Required Fee
<p><i>Transportation Review – Special Development Permit</i></p> <p>Basis service for all Development Permits, unless otherwise noted</p>	<p>The greater of:</p> <ul style="list-style-type: none"> • \$1,108.23; or • \$20.91 per 1,000 sq. ft., or a portion thereof, of improved site area; or, • Unit fee, calculated as follows: <ul style="list-style-type: none"> - \$78.41 per housing unit for the first 250 units; - \$26.14 per housing unit for the next 200 units; and, - \$13.59 per housing unit for each subsequent unit
<p><i>Transportation Review – Special Development Permit</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • changes to an existing building that do not include changes to massing, • changes to landscaping, surface parking lots, or accessory buildings, or • temporary residential unit sales centres, • applications with 6 residential units or less <p>unless otherwise noted</p>	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Special Development Permit or Special Development Permit Amendment</i></p> <p>Basic Service for minor addition (maximum 500 square metres/ 5,382 square feet of gross floor area or 10 percent of total floor space of building, whichever is greater), unless otherwise noted</p>	<ul style="list-style-type: none"> • No charge

Application Type	Required Fee
<p><i>Transportation Review – Special Development Permit Amendment</i></p> <p>Basic service for all Development Permit Amendments, unless otherwise noted</p>	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Special Development Permit Amendment</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • changes to an existing building that do not include changes to massing, • changes to landscaping, surface parking lots, or accessory buildings, or • temporary residential unit sales centres unless otherwise noted 	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Minor Special Development Permit or Minor Special Development Permit Amendment</i></p> <p>Basic service for:</p> <ul style="list-style-type: none"> • improvements with a total value of \$100,000 or less, or • façade renovation for buildings affected by water penetration 	<ul style="list-style-type: none"> • No charge
<p><i>Transportation Review – Temporary Use Permit</i></p> <p>Basic service for all districts except those involving a non-profit organization</p>	<p>The greater of:</p> <ul style="list-style-type: none"> • \$757.99; • \$27.18 per 1,000 sq. ft. or a portion thereof, of improved site area; or, • \$53.37 per housing unit

Application Type	Required Fee
<p><i>Transportation Review – Temporary Use Permit Amendment</i></p> <p>Basic service for all districts involving a non-profit organization</p>	<p>The greater of:</p> <ul style="list-style-type: none"> • \$235.24; or, • \$23.00 per 1000 sq. ft., or a portion thereof, of improved site area
<p><i>Transportation Review – Rezoning</i></p> <p>Single Detached and Duplex Dwelling Districts and text amendments</p>	<ul style="list-style-type: none"> • \$967.09 Service Fee
<p><i>Transportation Review – Rezoning</i></p> <p>Multiple Unit Residential, Commercial, Industrial, Institutional Districts and text amendments</p>	<p>The greater of:</p> <ul style="list-style-type: none"> • \$1,108.23; or • \$17.77 per 1,000 sq. ft., or a portion thereof, of improved site area; or, • Unit fee, calculated as follows: <ul style="list-style-type: none"> - \$78.41 per housing unit for the first 250 units; - \$26.14 per housing unit for the next 200 units; and, - \$13.59 per housing unit for each subsequent unit
<p><i>Transportation Review – Heritage Revitalization Agreements</i></p> <p>Multiple Unit Residential, Commercial, Industrial, Institutional Districts and text amendments excluding applications exclusively for non-profit organizations or Child care</p>	<p>The greater of:</p> <ul style="list-style-type: none"> • \$1,108.23; or • \$17.77 per 1,000 sq. ft., or a portion thereof, of improved site area; or, • Unit fee, calculated as follows: <ul style="list-style-type: none"> - \$78.41 per housing unit for the first 250 units; - \$26.14 per housing unit for the next 200 units; and, - \$13.59 per housing unit for each subsequent unit
<p><i>Transportation Review – Pre Application Review</i></p>	<ul style="list-style-type: none"> • \$156.83

Application Type	Required Deposit
<p>Tree Protection Barrier Sign Deposit</p> <p>Tree Protection and Regulation Bylaw No. 7799, 2016</p>	<ul style="list-style-type: none"> • \$25.00 per sign, refundable upon return of each sign
<p>Water Bag</p> <p>For all issued tree removal/replacement permits</p>	<ul style="list-style-type: none"> • \$25 / per bag* <p>*Optional service being provided to Applicants choosing to purchase a Water Bag directly from City</p>
<p>Development, Special Development, Heritage Alteration Permits or Temporary Use Permit Landscape Deposit</p> <p>All applications other than a Laneway and Carriage House Development Permits, Projects with Less than Six Units, exclusively for Child care, and/or exclusively for Affordable Housing.</p>	<ul style="list-style-type: none"> • An amount equal to 125% of the costs of hard and soft landscaping on the site, including labour.
<p>Development, Special Development Permit Landscape Deposit</p> <p>Secured rental residential unit additions to an existing rental building</p>	<ul style="list-style-type: none"> • \$7,500
<p>Development Permit Landscape Deposit</p> <p>Applications for Laneway and Carriage House Development Permits, Projects with Less than Six Units, exclusively Child care, and/or exclusively Affordable Housing.</p>	<ul style="list-style-type: none"> • \$7,500 - \$5,000 for each additional unit up to 6 units

Appendix 4
2022 Plumbing Fees
Bylaw No. 8293, 2021

Schedule 'D'
2022 Plumbing Permit Fees

Plumbing Fixture Permit Fee Schedule

1 To 4 Fixtures	\$151.45 (minimum permit fee)
Each additional fixture	\$35.40
Backflow Assembly Test Report	\$24.10 (annual retest)

For the purpose of this section the following shall be considered plumbing fixtures:

Automatic washer	Grease Interceptor	Planter Drain
Bar sink	Hand sink	Pot sink
Bathtub	Hose Bib	Roof Drain
Bed pan washers/grinder	Hot Water Heater	Sanitary B.W.V.
Bidet	Hot Water Storage Tank	Sanitary Lift Station
Condensate Drain	Hub drain	Shower
Deck Drain	Ice makers	Steam Machine
Dialysis machine	Janitor sink	(Swimming pool backwash sump)
Dishwasher	Kitchen sink	Urinal
Drinking Fountain	Laundry tub	Wash basin
Floor Drain	Mop Sink	Water closet
Foot bath	Neutralizing tank	Water filter
Glass Washer	Patio Drain	

Future Drainage/Venting/Water Connection

****Backflow Assembly**

***Specialty and/or Proprietary equipment/fixture**

**Specialty and/or proprietary equipment/fixtures typically found in medical, mercantile, commercial and industrial applications requiring a connection to the domestic water supply system and/or storm sewer system and/or sanitary sewer system. (Specialty equipment designation, if in question, shall be determined by the Plumbing Inspector.)*

***All new backflow assembly installation permits include one "City of New Westminster Backflow Test Report" form per device.*

1. a) Domestic Water Re-pipe Plumbing Permit Fee Schedule

\$59.70 per suite (Fee includes in-suite water pipe and distribution mains)

b) Domestic Water Mains and/or Risers Re-pipe Installation Only Plumbing Permit Fee Schedule

\$151.45 for the first 100 feet or less

\$59.20 for each additional 100 feet or portion thereof

\$151.45 (minimum permit fee)

2. Plumbing & Services Permit Fee Schedule

a) Residential (SFD & Duplex), Townhomes

\$70.95 each item (\$151.45 minimum permit fee)

- Back Flow assembly
- Catch Basin
- Drain Tile
- Sanitary Lift Station
- Sanitary Sewer
- Septic Tank Removal
- Solid Rain Water Leader Piping
- Storm Lift Station
- Storm Sewer
- Storm Sump
- Trench Drain
- Water Service

b) Multi-residential (three or more dwelling units), Commercial & Industrial Plumbing & Services Permit Fee Schedule

All piping \$2.45 per foot (\$151.45 minimum permit fee)

Sanitary Sewer	Storm Sewer	Water Service
Drain Tile	Solid Rain Water	Leader Piping

c) Precast Concrete Works & Associated Receptacles

\$70.90 each item (\$151.45 minimum permit fee)

Catch Basin	Oil Interceptor
Trench Drain	Sanitary Lift Station
Manhole	Storm Lift Station
Floor Drain	Storm Sump

d) Waterworks

\$70.90 each item (\$151.45 minimum permit fee)

Fire Hydrant	Yard Hydrant
Isolating Valve	Fire Line
Combined Water Service	Domestic Water Service
Back Flow Assembly	

3. Hot Water Heating Permit Fee Schedule

a) Residential (SFD & Duplex)

\$413.50 Flat Rate per dwelling unit

**Hot water heating systems serving three or more dwelling units must be a professionally engineered design and inspected and approved by the engineer of design. (Permit not required)

4. Sprinkler Permit Fee Schedule

a) Residential (SFD & Duplex), Townhomes

1 st Sprinkler head	\$151.45
Each additional sprinkler head	\$3.10 each

b) All other Buildings

1 st Sprinkler head	\$297.25
Each additional sprinkler head	\$3.10 each

c) Additional Sprinkler Permit Charges

\$70.90 each item (\$151.45 minimum permit fee)

Dry Pipe Valves	Alarm Valves
Fire Department Connection	Fire Hydrants
Yard Hydrants	Fire Pump
2 1/2" Hose Valve	1 1/2" Hose Valve
Standpipe	Fire Pump
Deluge Valve	Pre-action Valve
Compressor	Flow Switch
Chemical Based System	

5. Miscellaneous Fee Schedule

a) DOUBLE PERMIT FEE - If any work for which a permit is required under this bylaw commences before a permit has been obtained, the fees and charges payable shall be doubled, to a maximum fee of \$10,000.

b) REFUNDS - No fees or part thereof paid to the City shall be refunded if a start has been made on construction or an inspection conducted. If no start has been made and no inspection conducted and if the Building Official so certifies, the City shall refund to the applicant 50% of the applicable permit fee.

c) **RE-INSPECTION FEES** – Where more than two inspections are necessary due to non-compliance with the provisions of this bylaw or to correct violations from previous inspections the following charges shall be administered:

○ Third inspection	\$151.45	plus applicable taxes
○ Fourth inspection	\$297.25	“ “ “
○ Fifth inspection	\$445.90	“ “ “
○ Each subsequent inspection	\$594.50	“ “ “

- Where work is not ready for inspection when the inspector calls, a re-inspection fee shall be charged at \$151.45, plus GST.

d) **CHANGE/REMOVAL OF CONTRACTOR** - In the event of a change of contractor before construction is completed; a valid permit may be transferred to a new contractor upon payment of a recording fee of \$151.45. The new contractor must take full responsibility for the work completed to date.

e) **CHANGE OF USE** - For an inspection related to the change of occupancy or use of a building, a fee in the amount of \$151.45 shall be paid.

f) **RENEWAL OF LAPSED PERMITS** - Where a permit has lapsed and the proposed work is at a stage that is still accessible for inspection the permit may be renewed upon payment of \$151.45.

g) **REVISED PLAN REVIEW SUBMISSION** - Where a revision to the originally submitted and approved plumbing, sprinkler or hot water heating permit plans is received an administrative fee calculated based upon City costs per hour of staff time (min. 1 hour) shall be paid.

h) **SUBDIVIDING A SINGLE PROJECT BETWEEN MULTIPLE CONTRACTORS** - Where a plumbing/sprinkler/hot water heating project covered by a single Building Permit is then divided into two or more phases with multiple mechanical contractors the full permit fee shall be collected from each individual contractor for their portion of work.

6. **Special Inspections**

Special inspection requests for work linked or not linked to an issued permit:

- Special inspection during normal working hours:
A fee based on City costs per hour (min. 1 hour) shall be paid;
- Special inspection outside normal working hours:
Monday to Friday:
First 2 hours – a fee based on 1-1/2 times the City hourly rate
Each additional hour – a fee based on double the City hourly rate
Weekends – a fee based on double the City hourly rate (min. 4 hours) plus a ½
hour meal break

Appendix 6

2022 Integrated Services Fees

Bylaw No. 8293, 2021

Schedule “F”
2022 Integrated Services Fees
Bylaw No. 8293, 2021

Fees for administration, permits and charges payable in the following amounts plus any applicable taxes:

BYLAW	DESCRIPTION	FEE
Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004	Excessive Nuisance Abatement Fees: Police Nuisance Response and Abatement Service Call	\$271.93/call
	City Staff Nuisance Response and Abatement Service Call	\$108.77/hr
	Administration Fee	10% on Total Service Call Fees
Controlled Substance Property Bylaw No. 6679, 2001	Permit, Inspection Fees and Charges: For Special Inspection	\$652.64
	For each inspection prior to issue of Occupancy Permit	\$435.10
	To Obtain Occupancy Permit	\$543.87
Unightly Premises Bylaw No. 5969, 1991	Administration Fee for hiring contractor as per Section 9	\$81.58
Fire Protection Bylaw No. 6940, 2004	Administration fee for hiring contractor as per Section 15.1	\$81.58
Construction Noise Bylaw No. 6063, 1992 Exemption Request	Administration Fee	\$200.00

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8294, 2021**

A Bylaw to Amend Cultural Services Fees and Charges Bylaw No. 7875, 2016

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Cultural Services Fees and Charges Amendment Bylaw No. 8294, 2021.”

Amendments

2. Cultural Services Fees and Charges Bylaw No. 7875, 2016 is amended by:
 - a. Deleting Appendix “A” and replacing it with the attached Appendix “A”

Effective Date

3. These amendments shall come into effect on January 1, 2022

GIVEN FIRST READING THIS 1st day of November 2021.

GIVEN SECOND READING THIS 1st day of November 2021.

GIVEN THIRD READING THIS 1st day of November 2021.

ADOPTED THIS _____ day of _____ 2022.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

APPENDIX A

CULTURAL SERVICES FEES & CHARGES

Arts, Heritage, Museum, Archives, New Media Gallery

RENTALS

ANVIL CENTRE STUDIO RATES

Fees are subject to criteria in the following policies:

- Facility Allocation Policy & Procedures: Anvil Centre Community Spaces (506823)

Anvil Centre Community Spaces - room capacity up to 20 people			
Room Name (capacity)	Community Rental (1 hour minimum)		Commercial & Private (1 hour minimum)
	Meeting (per hour)	Activity (per hour)	Meeting & Activity (per hour)
Archives Reading Room (12)	\$16.91 + GST = \$17.75	N/A	N/A
Music Practice Rooms (4)	N/A	\$5.43 + GST = 5.70	15.52 + GST = \$16.30
Half Studios 411 & 413 (20)	\$8.48 + GST = \$8.90	16.91 + GST = 17.75	50.76 + GST = \$53.30
Dance Studio (20)	N/A	\$33.67 + GST = \$35.35	\$33.67 + GST = \$35.35
Anvil Centre Community Spaces - room capacity up to 50 people			
	Community Rental		Commercial/Private

Room Name (capacity)	(1 hour minimum)		(1 hour minimum)
	Meeting (per hour)	Activity (per hour)	Meeting & Activity (per hour)
Cultural Studio 417 (25)	\$16.91 + GST = \$17.75	\$33.67+ GST = \$35.35	\$102.52 + GST = \$107.65
Cultural Studios 411 & 413 (50)	\$16.91+ GST = \$17.75	\$33.67 + GST = \$35.35	\$102.52 + GST = \$107.65
Additional staff charges apply for rentals occurring when the building is closed to the public.			

EQUIPMENT RENTAL

Upright piano - \$46.66 + GST & PST = \$52.25/booking day

Electric Piano - \$23.35 + GST & PST = \$26.15/booking day

Piano tuning fee – At cost

RE:SOUND & SOCAN

Cultural Services is required to collect Re:Sound & SOCAN Fees (i.e. music license fees) on applicable rental bookings (plus applicable sales tax) based on occupancy, music use and dancing.

Room Size	No Dancing	Dancing
1 – 100	Set by Re:Sound & SOCAN	Set by Re:Sound & SOCAN

PROGRAMS, FEES and ADMISSIONS

A. Admission by donation for Samson V, Irving House, Museum and the New Media Gallery.

B. Program fees are based on the program formula* or delivered by donation

ARCHIVE REPRODUCTION FEES

Method of Reproduction	Fee Per Reproduction & Subject to change
Scanned Image (emailed)	\$13.62 + GST & PST = \$15.25
Scanned Image (on disc)	\$15.71 + GST & PST = \$17.60
Digitized video (emailed)	\$13.62 + GST & PST = \$15.25
Digitized video (on disk)	\$15.71 + GST & PST = \$17.60
Photocopy (per page)	\$0.36 + GST & PST = \$0.40
Mailing (in Canada)	\$5.00 + GST & PST = \$5.60

Research Fee - \$57.14 / hour + GST = \$60.00

Archives staff will conduct up to one hour of free research for each unique research request. Archivist research services beyond the free allowance are charged the above fee or a portion of it for a partial hour. On-site self-research is encouraged and supported by archival staff.

*The following fee criteria will be considered when developing fees for registered programs:

- Instructor Salary (CUPE or Contractors)
- Instructor Benefits
- Supplies (teaching collection, art materials, food, etc. – program consumables)
- Banking fees
- Transportation & other costs (as applicable)
- Third Party Costs (i.e. non New Westminster admission fees)

Some programs that are developing may be excluded from the above formula considerations to provide a community services or establish a customer base.

NOTES

1. FEE ADJUSTMENTS

Under special circumstances designated cultural staff (i.e. managers, directors or coordinators) may adjust fees and charges rates to meet current market value or extraordinary bookings.

3. PENNY

The Federal Government elimination of the penny in 2012 has resulted in penny rounding, to the nearest \$0.05, for cash transactions.

4. PARTNERSHIPS

Cultural Services may elect to not charge third parties rental fees if the service provided is offered in partnership with Cultural Services and offers a public good. Admission fees will be used to recover service costs.

5. FOOD, BEVERAGE, VENDING & MERCHANDISE SALES

All applicable fees are priced at market value and subject to change, sales, discounts or other promotions.

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW No. 8295, 2021

A Bylaw to Amend Electrical Utility Bylaw No. 6502, 1998

The Council of the Corporation of the City of New Westminster enacts as follows:

1. This Bylaw may be cited as “Electrical Utility 2022 Charges Amendment Bylaw No. 8295, 2021.”
2. The Schedule of Standard Charges attached to Bylaw No. 6502, 1998 as Schedule “B” is hereby repealed and replaced with Schedule “B” attached to and forming part of this Bylaw No. 8295, 2021.
3. The Standard Charges recited in the attached Schedule “B” shall be those charges for services rendered by the City on and after January 1, 2022.

GIVEN FIRST READING this 1st day of November ,2021

GIVEN SECOND READING this 1st day of November ,2021

GIVEN THIRD READING this 1st day of November ,2021

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed
this day of , 2021.

Jonathan X. Cote, Mayor

Jacqueline Killawee, City Clerk

SCHEDULE "B"

STANDARD CHARGES

1. Account Charge

Account Charge \$20.00

2. Underground Service Extensions

New Underground Service for Single Family and Duplex Buildings,
(Extension cost only)

- Effective January 1, 2020 \$5400.00
- Effective January 1, 2021 \$5900.00
- Effective January 1, 2022 \$6400.00

3. New Service Connections

New underground service connection, including one meter:

- 100Amp \$957.00
- 200Amp \$1270.00
- 300/400Amp \$2225.00

Additional charge per meter if more than one meter installed at the time of
new service connection \$46.00

Additional meters subsequent to service connection installation:

- First meter \$181.00
- Each additional meter \$46.00

4. Overhead Services Work at Customer's Request (Residential Only)

(1) Alterations and Relocations – work involving increasing conductor capacity, moving conductor, changing the length of the conductor and/or changing the location of an existing service conductor, or disconnection/reconnection of the service at the weather head and any associated meter work.

Main switch size – 100 Amps or less \$860.00
Main switch size – 200 Amps or less \$860.00
Main switch size – 400 Amps or less At cost

(2) Where a service is de-energized for internal wiring changes or maintenance the standard charges, for reconnection only, are as follows:

Between 0800 & 1600 hours on regular working days	\$280.00
Between 1600 & 2400 hours on regular working days	\$400.00
Any other time	At Cost

5. Underground Service Reconnections

Where a service is de-energized for wiring changes or maintenance, the standard charges for reconnection only, are as follows:

Between 0800 & 1600 hours on regular working days	\$280.00
Between 1600 & 2400 hours on regular working days	\$400.00
Any other time	At Cost

6. Temporary Service Connections

(1) When the temporary service can be connected to an existing distribution system the standard charges are:

- Overhead \$883.00
- Underground \$957.00

(2) When the City's distribution system must be altered to provide a temporary service, the City's total cost of the alteration and its total costs to return the system to its original state after the removal of the temporary service will be borne by the customer. A deposit to cover the total estimated costs for the alterations and restoration work will be required before any work is recommended

The above charges include the meter charge.

7. Miscellaneous Service Connections

The Standard charge for each service connection such as cable amplifiers, bus shelters, phone booths, etc., is: \$860.00

8. Reconnection of Service After Breach of Agreement

Where the service has been discontinued by the City for any breach of the terms and conditions upon which the service was provided the reconnection charges are:

Between 0800 & 1600 hours on regular working days	\$280.00
Between 1600 & 2400 hours on regular working days	\$400.00

Any other time At Cost

NOTE: when more than one meter per service is reconnected at the same time for each additional meter add \$46.00

9. Trouble Call

Trouble Call-Out applies to situations where the City responds to a “trouble call” which was initiated because of problems in the customer’s equipment and the customer was advised of the City’s billing practices prior to the crew being dispatched.

Between 0800 & 1600 hours on regular working days	\$280.00
Between 1600 & 2400 hours on regular working days	\$400.00
Any other time	At Cost

10. Meter Test

Where a meter is to be tested pursuant to the Electrical Act (Canada) at the request of the customer, if the meter is proved accurate within the allowable limits permitted by the Statute, the customer shall be charged the standard charge for exchanging the disputed meter in addition to the amount that may be charged to the City by Consumer and Corporate Affairs Canada for conducting the test. If such is found to no be accurate within the limits permitted by the Statute, the customer will not be charged the standard charge for exchanging the disputed meter

-Exchange of disputed meter \$181.00

11. Damaged Meters

All meters and associated metering transformers are at cost plus overhead charges.

12. EV Charging Fees For All City Owned Stations/Locations

Level 2 Chargers – Charged per hour

- Dedicated Circuit: \$2/Hr
- Shared Circuits: \$1/Hr

Level 3 Fast Chargers – Charged per minute

- Dedicated Circuit: \$12.60/Hr equivalent (\$0.21/minute)

NOTE: The Electric Utility will review the fees annually. Adjustments at specific EV charger locations will be made at that time based on EV charger utilization, operating cost and maintenance and existing parking rates. Adjusted fees by location presented in the following table.

Station Name	No. of Chargers	Original Fee	Adjusted Fee	Reason for adjustment
Anvil Centre	8	Level 2 Charger – Dedicated Circuit: \$2/hr	\$1/hr	Low utilization

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8292, 2021**

A Bylaw to Amend Engineering User Fees and Rates Bylaw No. 7553, 2013

THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled HEREBY ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Engineering User Fees and Rates Amendment Bylaw No.8292, 2021”.
2. Engineering User Fees and Rates Bylaw No. 7553, 2013 is amended by:
 - a. renaming Part 12.0 from “Building Bylaw Security and Damage Deposits Fees and Rates” to “Security Deposit for Damage to Municipal Facilities and/or Obstruction of Roads by Builders”; and
 - b. adding Part 13.0 “Q to Q Ferry Fees and Rates”; and
 - c. replacing the “Parts” 1.0, 2.0, and 5.0-12.0- of Engineering User Fees and Rates Bylaw No. 7553, 2013 with the corresponding “Parts” attached to this bylaw:

Part 1.0 Animal Control Fees and Rates as attached herein

Part 2.0 Cemetery Services Fees and Rates as attached herein

Part 5.0 Highway Use Utility Fees and Rates as attached herein

Part 6.0 Sewerage System User Fees and Rates as attached herein

Part 7.0 Soil Deposit Regulation Fees and Rates as attached herein

Part 8.0 Street and Traffic Fees and Rates as attached herein

Part 9.0 Subdivision and Development Control Fees and Rates as attached herein

Part 10.0 Waterworks Fees and Rates as attached herein

Part 11.0 Water Shortage Response Fees and Rates as attached herein

Part 12.0 Security Deposit for Damage to Municipal Facilities and/or Obstruction of Roads by Builders as attached herein

Parts 1.0, 2.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 11.0, 12.0 & 13.0 of this Bylaw shall come into force and effect on January 1st, 2022.

GIVEN FIRST READING THIS 1st day of November 2021.

GIVEN SECOND READING THIS 1st day of November 2021.

GIVEN THIRD READING THIS 1st day of November 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed
this _____ day of _____ 2021.

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

Part 1.0 Animal Control Fees and Rates

Annual License Fees			
	Paid on or Before March 1st	Paid After March 1st	Initial License
Male/Female Dog	\$67	\$87	\$ 36
Sterilized Dog	\$26	\$35	\$ 26
Dangerous Dog - Unsterilized	\$205	\$256	\$103
Dangerous Dog - Sterilized	\$154	\$205	\$77
Therapy Dog - No Charge	No Charge	No Charge	No Charge
Service Dog - No Charge	No Charge	No Charge	No Charge
Impoundment Fees			
	1st Offence	2nd Offence	Subsequent Offences
Licensed Dogs	\$46.00	\$82.00	\$154.00
Unlicensed Dogs	\$92.00	plus License Fee	
Dangerous Dogs	\$308.00	\$513.00	
Vicious Dogs	\$308.00	\$513.00	\$1,025.00
Sterilized Cat with Identification	\$16.00		
Sterilized Cat without Identification	\$36.00		
Unsterilized Cat with Identification	\$108.00		
Unsterilized Cat without Identification	\$133.00		
For Each Companion Animal (excluding dogs/cats)	\$16.00		
For Any Other Animal	\$56.00	plus any additional costs incurred	
Other Fees			
Replacement License Tag	\$ 5.00		
Transfer of Valid Dog License	\$ 5.00		
Dog boarding (per animal)	\$31 / day		
Cat boarding (per animal)	\$21 / day		
Administering medication Note – any veterinary costs incurred during boarding must be paid prior to release of animal	\$5 / day		
Maintenance Fees			
Dog	\$18.00		
Vicious/Dangerous Dog	\$36.00		
Cat	\$10.00		
Small Animal (pocket pet)	\$8.00		

The above fees are per day/per animal. Any veterinary fees incurred while in the care of Animal Services must be paid in full prior to release

Removal/Disposal

Dog	Fee removed per Bylaw 7964, 2017		
Dog under 25 pounds	\$46.00		
Dog 25 pounds or over	\$72.00		
Cat	\$26.00		
Small Animal (pocket pet)	\$10.00		

All fees are subject to applicable taxes

Part 2.0 Cemetery Services Fees and Rates

Interment Fees	
Adult Casket	\$1,235.00
Veteran Casket	\$730.00
Child/Infant Casket – Non-Resident only	\$695.00
Cremation – Excluding Resident Child/Infant	\$485.00
Ossuary (Includes Name Engraving)	\$660.00
Inurnment Fee	\$335.00
Deepen Unoccupied Grave for Interment	\$1,060.00
Deepen Occupied Grave for Interment	\$3,640.00 (incl. CFC)
<i>Note: Interment rates for a Saturday/Sunday/Statutory Holiday are twice the regular interment fees.</i>	
Plots Fees	
	Total
Adult Casket	
Resident	\$5,205.00
Non-Resident	\$7,810.00
Child/Infant Casket	
Resident	\$1,425.00
Non-Resident	\$2,140.00
Cremation	
Resident	\$1,340.00
Non-Resident	\$2,010.00
Columbarium Niche (Richmond I and II)	
Resident – Single	\$2,635.00
Resident – Double	\$4,125.00
Non-Resident – Single	\$3,950.00
Non-Resident – Double	\$6,190.00
Columbarium Niche (Richmond II Estates)	
Resident – Single	\$2,895.00
Resident – Double	\$4,530.00
Non-Resident – Single	\$4,345.00
Non-Resident – Double	\$6,795.00
Columbarium Niche (Heritage Plaza)	
Resident – Single	\$3,160.00
Resident – Double	\$4,950.00
Non-Resident – Single	\$4,735.00
Non-Resident – Double	\$7,425.00
<i>Note: A second interment can be added to a single niche. The cost is the difference between a single niche and double niche. This does not apply to niches in Richmond I.</i>	
<i>Note: Urn size for the double niche is restricted to a maximum of 6.5” in width or diameter and 11” in height.</i>	

<u>Note:</u> Care Contribution accounts for 25% of total.	
Other Fees, Products and Services	
Plaque and Marker Fees (plaque type is determined by niche location)	
Single Niche Plaque	\$475.00
Double Niche Plaque	\$605.00
Heritage Plaza Niche Plaque	\$720.00
Plaque Additions and Changes (Single Niche Plaque)	\$315.00
Plaque Additions and Changes (Double Niche Plaque)	\$400.00
Date Scroll Additions or Changes (Heritage Plaza Plaque)	\$180.00
Marker Permit Only – No Placement	\$110.00
Marker Permit & Placement – Horizontal/Flat Marker	\$300.00
Existing Marker Removal and Placement	\$150.00
<u>Note:</u> Care Fund Contribution accounts for 25% of total, not charged on additions and changes.	
Memorial Bench	\$2,706.00
Memorial Tree	\$2,205.00
Uralla Vase (Richmond II)	\$500.00
Armidale Vase (Richmond II)	\$450.00
Special Attention to Grave Space	\$230.00
Transfer of Grave Space	\$105.00
Exhumation	Twice the Interment Fees
Plot Buy-Back	As outlined in Cemetery Bylaw 7068, 2006
Administration Fee	\$75.00
<i>All fees are subject to applicable taxes</i>	

Part 5.0 Highway Use Utility Fees and Rates

1. Plan Approval and Inspection Fees:

- a) A one-time flat fee of \$595.00 for a project of 20 metres or less;
- b) For projects in excess of 20 metres, a one-time flat fee of \$1,735.00; and
- c) A one-time charge for each project of \$11.95 per metre of Service Corridor used by the Company.

2. Pavement Degradation Fees:

- a) In instances where the Company excavates, breaks up or otherwise breaches the surface of any Service Corridors, the Company will contribute to the cost of pavement degradation based on the total area of pavement excavated and such amount will be payable within 30 days of completing the restoration of the applicable Service Corridor, on a one-time per project basis, in accordance with the following table:

Age of Street in Years Since Last Paved as Determined by the Commissioner	Fee Per Square Meter of Excavation
0-5 years	\$76.90
6-10 years	\$64.10
11-15 years	\$40.60
16-20 years	\$23.50
21 years or greater	\$12.40
<i>All fees are subject to applicable taxes</i>	

Part 6.0 Sewerage System User Fees and Rates

A. RESIDENTIAL RATES	ANNUAL USER CHARGE PER DWELLING UNIT		
Classification of user as defined by Zoning Bylaw No. 6680, 2001 at the time of adoption of this bylaw	Basic Flat Rate	5% Discount If applicable	Net Flat Rate
Single Detached Dwelling Annually	\$ 959.79	\$47.99	\$911.80
Duplex and Row House Annually	\$ 959.79	\$47.99	\$911.80
Secondary Suite Annually	\$479.90	\$24.00	\$455.90
Townhouse Annually	\$749.79	\$37.49	\$712.30
Apartment Building Annually (Apartment building does not include a hotel, boarding house or rooming house).	\$539.78	\$26.99	\$512.79
<i>Discount applicable if paid within 60 days of billing date.</i>			
B. OTHER			
(i) Any owner or occupier of real property other than those subject to the user charge listed above shall be charged for the use of the sewerage system on the basis of the quantity of water discharged into the sewerage system which, subject to (iii) and (iv), is deemed to be eighty percent of the water delivered to the real property by the municipal waterworks system. This charge shall be calculated according to the following table of rates and shall be based on the water delivered to the real property in the month.			
Quantity	Monthly		
0 – 700 cu. ft. (minimum charge)	\$75.95 (minimum charge)		
Next 24,300 cu. ft.	9.125 per 100 cu. ft.		
Next 25,000 cu. ft.	6.434 per 100 cu. ft.		
Next 50,000 cu. ft.	3.712 per 100 cu. ft.		
In excess of 100,000 cu. ft.	1.848 per 100 cu. ft.		
(ii) A user of the sewerage system who establishes to the satisfaction of the City Engineer that the discharge into the sewerage system is less than eighty percent of the water delivered by the municipal waterworks system to his parcel of real property.			
<ul style="list-style-type: none"> ▪ By using in whole or in part the water so delivered in an industrial or commercial process or product, or in irrigation; or ▪ By discharging the water so delivered or part thereof directly into a natural water course or body of water; 			
shall have the user charge reduced corresponding to the actual quantity of discharge.			

- (iii) A user of the sewerage system who obtains water from a source other than or in addition to the municipal waterworks system shall have the charge increased corresponding to the actual quantity of discharge.

C. SENIOR CITIZEN WAIVER

Council hereby waives 25% of the Residential Rate it imposes in this bylaw for the purpose of providing sewage for every person who certifies that he or she is 65 years of age or over during the calendar year, who was the sole occupier of the dwelling unit in a house for which the charge is assessed during the calendar year, who is a registered owner of the property either solely or with others during the calendar year and who submits to the City an application in a form provided by the City.

D. VACANT / NON-SEPARATE SECONDARY SUITES

For the purposes of this Part 6.0 (Sewerage System User Fees and Rates), the term “Vacant / Non-Separate Secondary Suite” means a Secondary Suite in a Single Detached Dwelling that is the only Secondary Suite in that dwelling, and

- (a) the Secondary Suite is vacant; or
- (b) the Secondary Suite is being used only by the people occupying the principal unit within the Single Detached Dwelling; or
- (c) the Secondary Suite is occupied by a family member of the family occupying the principal unit within the Single Detached Dwelling and the family member has significant interaction with the family by:
 - (i) eating meals together; and/or
 - (ii) providing childcare; and/or
 - (iii) regular indoor passage between the Secondary Suite and the principal unit within the Single Detached Dwelling.

To qualify for the fee exemption applicable to Vacant / Non-Separate Secondary Suites, the owner of the Single Detached Dwelling must:

- (d) arrange a City inspection of the Suite to confirm there are no indications of the Suite being occupied as a separate and independent housing unit, and
- (e) execute under oath a Statutory Declaration that:
 - (i) the Suite meets the requirements in this Bylaw for a Vacant / Non-Separate Secondary Suite;
 - (ii) the owner will promptly inform the City if the Suite should ever cease meeting the requirements of this Bylaw for a Vacant / Non-Separate Secondary Suite; and
 - (iii) the owner must acknowledge that even if notice under clause (ii) is given, the City is not confirming that the Suite may be lawfully or safely occupied as a separate and independent housing unit and it is

possible that the Suite cannot be lawfully or safely occupied as a separate and independent housing unit until improvements are completed (with all required City permits and inspections) to the standards required by the BC Building Code, City bylaws and the City's Design Guidelines.

E. REFUNDS OF SEWERAGE SYSTEM USER FEES AND RATES

If a Secondary Suite qualifies as a Vacant / Non-Separate Secondary Suite and if the owner of the Single Detached Dwelling containing the Suite obtains an exemption under Section D of this Part 6.0 and if the Suite was eligible for the exemption in prior years, but the current owner did not apply to the City for an exemption under this Bylaw, then the owner may apply to the City for a refund of the Sewerage System User Fees and Rates the owner has paid to the City in relation to the Suite and upon receipt of satisfactory information, the City will refund the Sewerage System User Fees and Rates paid by that owner for the year of the request (if applicable) and for the prior calendar year, but for no previous years.

F. DUE DATE, ADDITION TO TAXES

The Sewerage System User Charges listed in this Bylaw are due and payable to the City on December 30th of the year of billing.

Where indicated by this Part 6.0, charges paid within 60 days of the billing date are subject to a 5% discount.

If a Sewerage System User Charge imposed by this Bylaw is unpaid on December 31st of the year that it is imposed, the charge (including accrued interest) is deemed to be taxes in arrears.

G. SERVICE CHARGES

Installation of Single Inspection Chamber (IC)	100% of actual cost (deposit based on estimate)
Installation of Dual Inspection Chambers (IC)	100% of actual cost (deposit based on estimate)
Residential Water & Sewer Cap-off Fee (Combined)	\$5,850.00
Ditch Enclosure Administration Fee	\$320.00
Ditch Enclosure Engineering Design Fee	\$2,670.00
Ditch Enclosure Installation	100% of actual cost (deposit based on estimate)
Installation of a second inspection chamber for onsite separation and future separated offsite service connection	100% of actual cost (deposit based on estimate)
Installation of a second inspection chamber for onsite separation when the off-site service connection is not upgraded	100% of actual cost (deposit based on estimate)

All fees are subject to applicable taxes

Part 7.0 Soil Deposit Regulation Fees and Rates

Annual License Fees	
Non-refundable Application Fee	\$692.00 plus \$0.77 per cubic metre of soil or other material to be deposited or removed
Security Deposit for full and proper compliance with Soil Deposit Bylaw and Terms and Conditions of permit	\$4,245.00 per 5,000 cubic metres of soil or other material to be deposited, or removed, or fraction of
<i>All fees are subject to applicable taxes</i>	

Part 8.0 Street & Traffic Fees and Rates

Street Occupancy Permit Fees	
Street Occupancy Permit Application Fee <i>(See Note 1)</i>	\$104.50
Street Festival	\$155.00 per block
Parade	\$38.25 per block
Block Party (local street only)	\$38.25 per day
Construction, maintenance and/or ancillary works on a street or boulevard	\$52.50 per block face per day
Installation, maintenance and/or removal of utilities on a street or boulevard (excluding City Works)	\$52.50 per block face per day
Hoarding and/or staging area for private development on a street or boulevard	\$52.50 per block face per day
Parking of unattached commercial trailer or container on a street	\$52.50 per day
Parking of unattached recreational or utility trailer on a street	\$10.50 per day
Parking of recreation vehicle on a street	First 48 hours free, then \$10.50 per day thereafter
Rental of each metered parking stall	\$22.00 per day
Rental of each on-street parking space, or portion thereof (5 meters length or longer), in a pay station zone.	\$22.00 per day
<p><i>Note 1: The Street Occupancy Permit (SOP) Application Fee only applies to the initial SOP or SOP renewals or extensions that require an amended Traffic Management Plan or other conditions, and only applies to SOPs for the following works:</i></p> <ul style="list-style-type: none"> <i>-Construction, maintenance and/or ancillary work on street or boulevard</i> <i>-Installation, maintenance and/or removal of utilities on a street or boulevard (excluding City works)</i> <i>-Hoarding and/or staging area for private development on a street or boulevard</i> 	
Oversize And Overweight Permit Fees	
Single trip	\$78.50 per vehicle
Annual permit	\$261.00 per vehicle
Duplicate permit	\$26.00 each

Other Fees	
Temporary No Parking Sign Installation <i>(see Note 2)</i>	\$52.50 per block face
Pre and post construction inspection fee	\$52.50
Redemption of impounded chattel	\$31.40
<p><i>Note 2: Temporary No Parking Signs are required for all SOPs that require use of on-street parking space</i></p> <p><i>All fees are subject to applicable taxes</i></p>	

Street Occupancy Damage Deposits	
Minor works with limited risk of damage to asphalt road surfaces	\$2,500.00
Coring, test holes, drilling on asphalt or concrete road and/sidewalk surfaces	\$2,500.00 per location
Moderate works with risk of damage to asphalt road surfaces, concrete road and/or sidewalk surfaces, boulevard (e.g., large vehicles operating on sidewalks, boulevards, etc.)	\$10,000.00
Major works with significant risk of damage to asphalt road surfaces, concrete road and/or sidewalk surfaces, boulevard (e.g., house relocation traversing multiple blocks)	\$20,000.00
<i>Damage Deposits are collected as part of the Street Occupancy Permit process for City infrastructure and the amount subject to any cost incurred by the City will be refunded after the final inspection.</i>	
<i>All fees are subject to applicable taxes</i>	

Parking Permit Fees	
Annual Parking Permit Fee for the first and second residential parking permits	\$33.00* per parking permit
Annual Parking Permit Fee for the third and fourth residential parking permits	\$110.00* per parking permit
Annual Parking Permit Fee for a visitor parking permit (maximum one per household)	\$33.00* per parking permit
One book of five Day-Use Visitor Parking Permits	\$26.00
Shared Vehicle Parking Permit	\$30.00
<i>*Includes 10% Climate Action Levy</i>	
<i>All fees are subject to applicable taxes</i>	

Parking Meter Rates			
Downtown, Uptown and Sapperton (\$3.25 per hour*) <i>*Includes \$0.25 per hour Climate Action Levy</i>			
\$	Description	Meter	Paystation (minimum \$0.25 per transaction)
0.05	Coin	1 min	n/a
0.10	Coin	2 min	n/a
0.25	Coin	5 min	5 min
1.00	Coin	19 min	19 min
2.00	Coin	37 min	37 min
<i>All fees are subject to applicable taxes</i>			

City wide except above areas (\$2.75 per hour*) <i>*Includes \$0.25 per hour Climate Action Levy</i>			
\$	Description	Meter	Paystation (minimum \$0.25 per transaction)
0.05	Coin	1 min	n/a
0.10	Coin	2 min	n/a
0.25	Coin	6 min	6 min
1.00	Coin	21 min	21 min
2.00	Coin	44 min	44 min
<i>All fees are subject to applicable taxes</i>			

There is a \$1.00 minimum charge for credit card purchases

Anvil Center Parking	
<ul style="list-style-type: none"> • Minimum \$0.25 per transaction • Minimum \$1.00 for credit card transactions 	
Hourly	\$2.75
5 Hours	\$7.50
10 Hours	\$12.00
Monthly Unreserved (6am to 6pm Mon-Fri)	\$75.00
Monthly Reserved (6am to 6pm Mon-Fri)	\$95.00

Monthly Reserved (24/7)	\$115.00
<i>All fees are subject to applicable taxes</i>	

Front Street Parkade	
Hourly rate	\$2.75
Daily until 6 pm	\$10.00
Daily until 6 am next day	\$12.50
Daily evening from 6 pm to 6 am	\$4.00
Monthly – Reserved 24 hrs	\$115.00
Monthly – Random 24/7	\$75.00
<i>All fees are subject to applicable taxes</i>	

Carnarvon Street Parkade	
Monthly – Random 24/7	\$75.00
Monthly – Reserved 24 hrs	\$115.00
<i>All fees are subject to applicable taxes</i>	

Speed Hump Application Fee	
Application Processing Fee (payable upon review of Speeding Concern Form and staff confirmation)	\$102.50
<i>All fees are subject to applicable taxes</i>	

Signal Timing Report Fee	
Fee to generate a traffic signal timing report	\$77.00
<i>All fees are subject to applicable taxes</i>	

Part 9.0 Subdivision and Development Control Fees and Rates

Subdivision Application (other than air space parcel or parcel under Strata Property Act)	
Subdivision Application Fee (for first parcel to be created by the subdivision), includes other subdivision types (i.e. Lot Line Adjustments and bare land Strata)	\$2,730.00
Each additional parcel Fee	\$116.00
Subdivision Preliminary Approval Time Extension Fee	25% of the original application fee
Works and Services Agreement	
Works & Services Agreement Fee (non-refundable)	\$1,960.00
Administration Fee	4% of the total cost of all works and services required under Bylaw 7142, 2007
Latecomer Agreement	\$4,460.00
Phased Strata Subdivision	
Phased Strata Subdivision Fee	\$1,670.00 plus \$482.00 for each additional phase
Form P Amendment	\$380.00
Strata Conversion	
Strata Conversion Fee	\$2,332.00
Air Space Parcel Subdivision	
Air Space Parcel Subdivision Fee	\$3,200.00 plus legal costs and certified professional code compliance review costs
Shoring	
Shoring Anchor Rod Fee and Damage Deposit	\$575.00 non-refundable fee and \$30.00/sq.m refundable damage deposit of the proposed excavation fare with anchor rods and is next to a street or lane
General	
Building Permit Servicing Review Fee (for Building permit construction value of \$100,000 or greater)	\$200.00
Comfort Letters	\$330.00
<i>All fees are subject to applicable taxes</i>	

Part 10.0 Waterworks Fees and Rates

A. SERVICE CHARGES			
19mm (3/4 inch) diameter service connection installation	100% of actual cost (Deposit based on Estimate)		
Larger than 19mm (3/4 inch) diameter service connection installation	100% of actual cost (Deposit based on Estimate)		
Charges for water used for commercial and multi-family construction or building purpose per year	3/4" connection \$1,000.00 1" connection \$2,000.00 1.5" connection \$2,500.00 2" connection \$3,000.00		
Hydrant Flow Test	\$250.00		
Hydrant Use Damage Deposit (Refundable)	\$1,000.00		
Hydrant Use Application Fee	\$500.00		
76 mm (3") diameter meter test fee	100% of actual cost		
100 mm (4") diameter meter test fee	100% of actual cost		
150 mm (6") diameter meter test fee	100% of actual cost		
Residential Water & Sewer Cap-off Fee (Combined)	\$5,850.00		
B. RESIDENTIAL RATES	ANNUAL USER CHARGE PER DWELLING UNIT		
Classification of user as defined by Zoning Bylaw No. 6680, 2001 at the time of adoption of this bylaw	Basic Flat Rate	5% Discount If applicable	Net Flat Rate
Single Detached Dwelling Annually	\$680.25	\$34.01	\$646.24
Secondary Suite Annually	\$340.10	\$17.00	\$323.10
Duplex and Row House Annually	If one water service, a Single Detached Dwelling basic flat rate for each unit. If served by two services, then Single Detached Dwelling basic flat rate for each service.		
<i>Discount applicable if paid within 60 days of billing date.</i>			
C. METERED RATES			
Monthly Consumption	(rate per 100 cubic feet)		
1 to 10,000 cubic feet	\$5.62		
next 20,000 cubic feet	\$4.08		
next 20,000 cubic feet	\$3.22		
in excess of 50,000 cubic feet	\$2.43		
Minimum monthly charge, if under 1,000 cubic feet – plus meter rental	\$56.15		

D. SPECIAL RATES

Apartment House	Metered rate
2 or more single detached dwellings on one lot	Single Detached Dwelling basic flat rate for each house.
Building containing three or more sleeping units or housekeeping units (as defined by Zoning Bylaw 6680, 2001 at the time of adoption of this bylaw)	Metered rate
Any service to a building which is used for commercial or industrial purposes	Metered rate
Irrigation rate – application to all services over ¾ inch where such service is designed to be or used wholly or partially for irrigation purposes.	\$2.41 per 100 cubic feet Minimum monthly charge \$56.22
Charges for water used for construction or building purposes:	Minimum monthly charge \$56.22
rentals – monthly charge	
5/8 inch	\$15.80
¾ inch	\$15.80
1 inch	\$23.70
1 ¼ inch	\$36.35
1 ½ inch	\$44.31
2 inch	\$64.57
By Charges For Fire Service Only – annual charge	
1 ½ inch	\$193.78
2 inch	\$241.46
2 ½ inch	\$316.22
3 inch	\$564.15
4 inch	\$805.15
6 inch	\$965.90
8 inch	\$1,610.36
10 inch	\$2,681.93
12 inch	\$3,883.67

SENIOR CITIZEN WAIVER

Council hereby waives 25% of the Residential Rate it imposes in this bylaw for the purpose of providing water for every person who certifies that he or she is 65 years of age or over during the calendar year, who was the sole occupier of the dwelling unit in a house for which the charge is assessed during the calendar year, who is a registered owner of the property either solely or with others during the calendar year and who submits to the City an application in a form provided by the City.

All fees are subject to applicable taxes

Part 11.0 Water Shortage Response Fees and Rates

Permit Fees	
Permit authorizing watering of new lawn and/or new landscaping when Stage 1 Restrictions or Stage 2 Restrictions are in force for a 21 day period	\$52.50 for Single Family Residential \$78.50 for Multiple Family Residential and \$157.00 for Commercial or Industrial
<i>All fees are subject to applicable taxes</i>	

Part 12.0 Security Deposit for Damage to Municipal Facilities and/or Obstruction of Roads by Builders

Security Deposits are required to repair damage to municipal facilities and perform necessary street cleaning, resulting construction work and moving of buildings described under Part 15 of the Building Bylaw.

Security Deposit for Moving a Building or Structure	
For buildings with 1 storey	\$11,830.00
For buildings with 2 storeys	\$17,760.00
For buildings with 3 or more storeys	\$23,700.00
<i>All fees are subject to applicable taxes</i>	

Damage Deposits	
Demolition Permit	\$2,615.00
Single Detached Dwelling (SDD) Permit	\$5,230.00
Duplex Permit	\$6,265.00
Corner Lot – SDD or Duplex	\$7,330.00
All Other Building Permits	1% per \$1,000 Construction Value Minimum Fee \$5,230.00 / Maximum Fee \$72,000.00
<i>The Damage Deposits are collected as part of the Building Permit Process for City infrastructure and the amount, deducting any cost incurred by the City, will be refunded after the final inspection.</i>	
<i>All fees are subject to applicable taxes</i>	

Processing and Inspection Fees	
Non-refundable Damage Deposit Processing Fee	\$58.00
Where additional inspections are required to ensure compliance, Re-inspection fee to be deducted from the Damage Deposit for each additional inspection	\$145.00
<i>All fees are subject to applicable taxes</i>	

Part 13.0 Q to Q Ferry Fees and Rates

Q to Q Ferry Fares	
Regular Fare (adults 19-64):	
Single Fare	\$2.25
Monthly Pass	\$45.00
10-fare punch card (11 th ride free)	\$22.50
Concession fare (adults 65+, youth 13-18):	
Single Fare	\$1.25
Monthly Pass	\$22.50
10-fare punch card (11 th ride free)	\$12.50
<i>All fees are subject to applicable taxes</i>	

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8296, 2021

A Bylaw to Amend Fees Bylaw No.6186, 1994

THE CITY COUNCIL of the Corporation of the City of New Westminister
ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “Fees Amendment Bylaw No. 8296, 2021”
2. Fees Bylaw No. 6186, 1994 is amended by replacing Schedule “A” with the Schedule “A” attached to and forming part of this Bylaw.
3. The Fees imposed by this bylaw shall be due and payable on or after January 1, 2022.

GIVEN FIRST READING this 1st day of November ,2021.

GIVEN SECOND READING this 1st day of November ,2021.

GIVEN THIRD READING this 1st day of November ,2021.

ADOPTED and the Seal of the Corporation of the City of New Westminister affixed this
day of ,2021.

Mayor Jonathan X. Cote

Jacqueline Killawee, City Clerk

SCHEDULE "A"**SCHEDULE OF FEES**

	<u>Service Description</u>	<u>Fee Per Item</u>
1.	Tax Demand Notice, copy of detailed tax information for each parcel of land	\$20.00
2.	"Statement of Tax Information" for each parcel of land	\$48.00
3.	"Statement of Tax Information" generated on-line by city's on-line service provider, for each parcel of land	\$45.00
4.	Apportionment of taxes following the subdivision or stratification of a parcel of land, per folio created	\$35.00
5.	Returned Cheque Charge, for each item	\$40.00
6.	Tax & Utility Refund Administration Fee	\$25.00
7.	Photocopy of Bylaws, Council Minutes & other records	\$0.25
8.	Historical record of Property Tax or Utility billing information, beyond current and one prior year, per year	\$5.00
9.	Map/Full Colour - Wall size (70" x 24")	\$38.50
10.	Map/Full Colour – Small (42" x 15")	\$22.00
11.	Map/Single Theme Wall (70" x 24")	\$22.00
12.	Map/Single Theme Small (42" x 15")	\$13.00
13.	Map/Small Section by Inventory Property Line, Address and Plan No.	\$2.75
14.	Map/Small Section by Inventory (Sewer System)	\$2.75
15.	Map/Small Section by Inventory (Water Distribution System)	\$2.75
16.	Map/Complete set of 67 Map Tiles	\$137.50
17.	Map/Topography	\$5.50
18.	Map/Complete set of 67 Topography Map Tiles	\$275.00
19.	Tax sale non-refundable registration fee	\$175.00