



Corporation of the City of
NEW WESTMINSTER

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

**CITY COUNCIL MEETING
MINUTES**

Monday, June 10, 2024, 6:00 p.m.
Meeting held electronically and in Council Chamber
City Hall

PRESENT: Mayor Patrick Johnstone
Councillor Ruby Campbell
Councillor Daniel Fontaine
Councillor Tasha Henderson
Councillor Paul Minhas
Councillor Nadine Nakagawa

Hanieh Berg, Corporate Officer

ABSENT: Councillor Jaimie McEvoy

1. CALL TO ORDER IN OPEN SESSION & LAND ACKNOWLEDGEMENT

Mayor Johnstone called the meeting to order at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. APPROVAL OF THE AGENDA

MOVED and SECONDED

1. **THAT** Council amend the agenda to add under “New Business” Item 9.1 E-Comm Representative; and
2. **THAT** Council adopt the June 10, 2024, Regular Council agenda, as amended.

CARRIED UNANIMOUSLY

3. ISSUANCE OF PERMITS

3.1 **Development Variance Permit No. DVP00697 for 114-118 Spruce Street**

The Corporate Officer stated that no correspondence has been received.

Discussion ensued and in reply to queries from Council, Jackie Teed, Director, Planning and Development and Kwaku Agyare-Manu, Acting Director, Engineering advised that (i) the trees earmarked for removal are primarily fruit trees, which are not considered high-value in terms of ecosystem benefits, (ii) staff will provide Council with the amount the City will receive as cash-in-lieu for tree replacement by email, and (iii) the City does not profit from charges for off-site works and services.

As a result of the discussion, the following motion was introduced:

MOVED and SECONDED

1. **THAT** Council approve issuance of DVP00697; and
2. **THAT** all future rezoning reports of this nature consist of a concise and easy-to-read financial summary of any fees, charges, levies, deposits and other ancillary related costs imposed by the City of New Westminster, School District 40, or regional government related to the future development.

The question on the motion was not called as discussion further took place on site works and services costs for developments and how they potentially negatively affect new development.

There was agreement to consider Parts (1) and (2) of the motion separately.

The question on Part (1) of the motion was then called and it was **CARRIED UNANIMOUSLY**.

The question on Part (2) of the motion was then called and it was **CARRIED** with Mayor Johnstone and Cllr. Campbell opposed.

4. CONSENT AGENDA

MOVED and SECONDED

THAT Council adopt the recommendations for Items 4.5, 4.6 and 4.7 by general consent.

CARRIED UNANIMOUSLY

4.5 **Proclamation: 513 Hornet Squadron Royal Canadian Air Cadets Week, June 9-16, 2024**

ADOPTED ON CONSENT

4.6 Proclamation: Deafblind Awareness Month, June 2024

ADOPTED ON CONSENT

4.7 Minutes for Adoption

a. May 13, 2024 Council Workshop

ADOPTED ON CONSENT

4.1 Building Safer Communities Fund Program Update February 2023 to March 2024

MOVED and SECONDED

THAT staff be directed to provide necessary updates to Council on any measurable outcomes related to the Building Safer Communities Fund Program.

The question on the motion was not called as discussion took place on how staff would determine “measurable outcomes” and it was suggested that “key milestones” may be more suitable. As a result of the discussion, the following amendment motion was introduced:

MOVED and SECONDED

THAT the motion be amended to replace the words “measurable outcomes” with “key milestones.”

CARRIED

Opposed: Cllrs. Fontaine
Minhas

The question on the motion as amended was then called and it was **CARRIED UNANIMOUSLY**.

In accordance with Section 100 of the *Community Charter*, Councillor Minhas and Councillor Nakagawa declared to be in a conflict of interest as they each live in proximity to the subject site and left the meeting (6:37 p.m.).

4.2 Development Variance Permit for Works & Services Security - 602 Agnes Street (68 Sixth Street) Affordable Housing Project - Notice of Consideration of Issuance

MOVED and SECONDED

THAT Council provides notice to consider issuance of Development Variance Permit No. DVP00730 to vary the definition of “Security” in the *City’s Subdivision and Development Control Bylaw No. 7142, 2007, as amended*, to include the use of Letter of Indemnity from British Columbia Housing Management Commission (BCHMC) for Works and Services Agreement, and to proceed to Public Notification.

CARRIED UNANIMOUSLY

4.3 Proclamation: Philippine Independence Day and Filipino Heritage Month, June 12, 2024

Mayor Johnstone proclaimed June 12, 2024 as Philippine Independence Day and June 2024 as Filipino Heritage Month.

6. SPECIAL ORDER OF THE DAY

6.1 Break (15 minutes)

7. BYLAWS

7.1 Public Hearing Prohibited

a. Zoning Amendment Bylaw (Transit Oriented Area and Small Scale Multi Unit Housing Amendments) No. 8453, 2024

MOVED and SECONDED

THAT Council give Zoning Amendment Bylaw (Transit Oriented Area and Small Scale Multi Unit Housing Amendments) No. 8453, 2024 First reading.

CARRIED UNANIMOUSLY

MOVED and SECONDED

THAT Council give Zoning Amendment Bylaw (Transit Oriented Area and Small Scale Multi Unit Housing Amendments) No. 8453, 2024 Second reading.

CARRIED UNANIMOUSLY

MOVED and SECONDED

THAT Council give Zoning Amendment Bylaw (Transit Oriented Area and Small Scale Multi Unit Housing Amendments) No. 8453, 2024 Third reading.

CARRIED UNANIMOUSLY

7.2 Bylaws for Readings

a. Transit Oriented Area Designation Bylaw No. 8460, 2024

MOVED and SECONDED

THAT Council give Transit Oriented Area Designation Bylaw No. 8460, 2024 First reading.

CARRIED UNANIMOUSLY

MOVED and SECONDED

THAT Council give Transit Oriented Area Designation Bylaw No. 8460, 2024 Second reading.

CARRIED UNANIMOUSLY

MOVED and SECONDED

THAT Council give Transit Oriented Area Designation Bylaw No. 8460, 2024 Third reading.

CARRIED UNANIMOUSLY

The meeting was recessed at 6:46 p.m.

The meeting reconvened at 7:00 p.m. with all members of Council present except Councillor McEvoy.

5. OPPORTUNITY FOR THE PUBLIC TO SPEAK TO COUNCIL

With the aid of a PowerPoint presentation, Kenna Hoskins, President of the Board of Directors and Laura Grady, Executive Director, Arts New West, spoke to various Arts New West initiatives and highlighted the success of events such as Expressions of Reclamation, Anvil Community Gallery, and Cultural Crawl.

Dustin Godfrey, New Westminster Tenants Union, spoke in favour the proposed tenant protection motion (Item 8.1 a), noting that such a policy is in dire need and in particular, given that the Province of BC has implemented housing legislation that may negatively affect the most vulnerable renters.

With the aid of a PowerPoint presentation, David Hendry, New Westminster Tenants Union, cited concern with regard to the Province of BC's legislation on Transit Oriented Development and its potential to incentivize "renovictions" and "demovictions." D. Hendry then commented on the need for robust tenant protections and urged Council to vote in favour of the proposed motion (Item 8.1 a).

David Sadoway spoke in favour the proposed tenant protection motion (Item 8.1 a) and remarked that the introduction of new housing legislation by the Province of BC may result in a rush for property development at the expense of tenants. In an effort to mitigate this risk, D. Sadoway suggested that a "no net loss" model be applied to rental units.

Moira Movanna spoke in favour of the proposed tenant protection motion (Item 8.1 a), noting that policies and regulations are needed to protect tenants and in particular those who are most vulnerable to being unhoused.

Laura Kwong, New Westminster District Parent Advisory Council, accompanied by Junior Truong, spoke to TransLink's Walking School Bus Program and highlighted the benefits of the program for students and the environment. L. Kwong requested Council support the program's existing routes and the addition of three other routes.

In reply to queries from Council, L. Kwong advised that the cost to administer the program is to hire a Leader who acts as the 'bus driver.'

Alison Silgado, joined by Zoom videoconference and spoke to World Elder Abuse Awareness Day, noting that one in six older adults experience elder abuse. A. Silgado commented on various types of abuse and advised that ageism has been found to be the most tolerated form of prejudice.

4.4 Proclamation: World Elder Abuse Awareness Day, June 15, 2024

Mayor Johnstone proclaimed June 15, 2024, as World Elder Abuse Awareness Day.

Scott Ostertag referenced financial aid allotments for various student needs and remarked that less than \$1,000 is earmarked for housing while the average one-bedroom unit costs double that amount. S. Ostertag requested Council consider the impacts of the newly introduced housing legislation on student renters.

Brian Cruickshank cited concern with the various works taking place near Royal Columbian Hospital and in particular the lack of public engagement prior to the project's start. B. Cruickshank requested that collaboration and transparency be at the forefront as the various phases of the project advance.

MOVED and SECONDED

THAT Council permit delegations from the public to continue past 8:30 p.m.

CARRIED UNANIMOUSLY

Lorraine Brett recounted her personal experience with caring for a drug user. L. Brett referenced a defeated motion with regard to the decriminalization of drug use in public spaces and was of the opinion that additional resources for recovery efforts should be prioritized and the legalization of use of illicit drugs in public places does not support the end goal of recovery.

8. MOTIONS FROM MEMBERS OF COUNCIL

8.1 Motions for Discussion and Decision

a. Tenant Protections

Submitted by Councillor Campbell and Councillor Nakagawa

WHEREAS new provincial legislation is creating a path for increased development density around transit areas which will impact many more affordable New Westminister neighbourhoods due to our abundant transit services; and

WHEREAS Bill 16 (Housing Statutes Amendment Act) allows municipalities to enact tenant protection bylaws related to redevelopment, including within transit-oriented areas; and

WHEREAS tenants—especially those in older and more affordable rental housing— may be disproportionately impacted due to this new development; and

WHEREAS New Westminister has previously shown leadership in protecting vulnerable renters with strong actions to curtail demoviction and renoviction; and

WHEREAS the regional housing market is reaching new levels of crisis, increasing the risk that existing tenants will lose access to adequate housing through displacement related to redevelopment;

MOVED and SECONDED

THEREFORE BE IT RESOLVED THAT the City of New Westminister update our tenant protection and relocation policies, using Burnaby’s as a model to provide support for tenants who may be displaced from their homes, including by redevelopment.

The question on the motion was not called as discussion took place on the need to strengthen the City’s policies on tenant protection and in particular the need to examine how these policies are applied to non-purpose built rental housing.

MOVED and SECONDED

THAT the motion be amended by replacing the “THEREFORE BE IT RESOLVED” clause with the following:

***“THEREFORE BE IT RESOLVED THAT** the City of New Westminister use an evidence-based approach to prioritize the updating of our tenant protection and relocation policies to strengthen current supports for tenants who may be displaced from their homes, including by redevelopment; and*

***BE IT FURTHER RESOLVED THAT** staff conduct a best practice review of other cities in British Columbia to determine which may best serve as a model for implementation in New Westminister; and*

BE IT FURTHER RESOLVED THAT in an effort to have all the facts brought before Council to assist with better decision making prior to the implementation of any updated policies, staff report back regarding how any proposed enhanced tenant protection policies will impact both tenants and private property owners.”

DEFEATED

Opposed: Mayor Johnstone
Cllrs. Campbell
Henderson
Nakagawa

The question on the main motion was then called and it was **CARRIED UNANIMOUSLY**.

b. Making the Annual State of the City Address More Inclusive to Our Youth

Submitted by Councillor Fontaine

WHEREAS a recent series of State of the City addresses by the current and past Mayor have taken place at a private venue that restricts entry only to those 19 years and older; and

WHEREAS the most recent State of the City address held on May 7, 2024 was a ticketed event, which also required people show government-issued identification to enter the premises; and

WHEREAS the City of New Westminster is committed to supporting our youth and embracing inclusivity; and

WHEREAS other Mayors within our region ensure their State of the City address is held in an open, no-cost, low-barrier venue such as at City Hall;

MOVED and SECONDED

THEREFORE BE IT RESOLVED THAT Council prohibit the Mayor from hosting future State of the City events that are not fully accessible to all members of the public free of charge.

The question on the motion was not called as discussion took place and the following Council comments were noted:

- venues that require identification for the purposes of proof of age are non-inclusive;
- the Mayor’s Annual State of the City Address is not hosted by the City and therefore the venue chosen is not within Council’s purview; and

- the Mayor's Annual State of the City Address is not a legislative requirement unlike the City's Annual Report, which is presented during a Regular Council meeting that is open to the public.

The question on the motion was then called and it was **DEFEATED ON A TIED VOTE** with Mayor Johnstone, Cllrs. Campbell and Henderson opposed.

c. Undertaking a Review of the City's Outdoor Events Policies, Procedures and Permit Fees

Submitted by Councillor Minhas

WHEREAS the process, procedures and policies linked to the establishment of outdoor events in New Westminster has been described as complex, costly and a challenge to overcome; and

WHEREAS there is a desire on the part of the City to encourage more outdoor events on a regular basis throughout the year; and

WHEREAS it is good practice to regularly seek feedback from the community regarding whether there are opportunities to streamline our processes in order to reduce red tape;

MOVED and SECONDED

1. **THEREFORE BE IT RESOLVED THAT** Council establish a citizen-based taskforce to review our policies, procedures and permit fees regarding how they may be impeding the development of new and/or putting into jeopardy existing outdoor events; and
2. **BE IT FURTHER RESOLVED THAT** the taskforce make recommendations to Council regarding how we can streamline our processes and reduce red tape to help facilitate more outdoor events on a regular basis.

The question on the motion was not called as discussion took place on the City's current practices with regard to outdoor events and a Council member's experience with executing large outdoor events.

The question on the motion was then called and it was **DEFEATED** with Mayor Johnstone and Cllrs. Campbell, Henderson, and Nakagawa opposed.

d. **Requesting that Metro Vancouver Conduct an Independent Review of the North Shore Wastewater Treatment Plant Cost Overruns**

Submitted by Councillor Fontaine

WHEREAS Metro Vancouver's North Shore Wastewater Treatment Plant project is now estimated to cost nearly \$4 billion dollars, a massive cost overrun compared to the original \$500 million dollar budget; and

WHEREAS the specific circumstances that led to one of the largest cost overruns of any public infrastructure project (on a percentage basis) are still mainly unknown; and

WHEREAS given Metro Vancouver is about to undertake several other mega projects that will cost Metro Vancouver taxpayers billions of dollars;

MOVED and SECONDED

THEREFORE BE IT RESOLVED THAT Mayor Patrick Johnstone, as our representative on Metro Vancouver, be asked to submit a motion to that governing body calling for a full, independent public inquiry into the North Shore Wastewater Treatment Plant cost overruns.

DEFEATED ON A TIED VOTE

Opposed: Mayor Johnstone

Cllrs. Campbell

Nakagawa

e. **Supporting Families, People With Mobility Challenges and/or a Disability to Access New Westminister's Waterfront**

Submitted by Councillor Minhas

WHEREAS access to our City's waterfront should be something accessible to all residents, regardless if they have mobility challenges or not; and

WHEREAS there are several City owned-operated elevators that connect our downtown to the waterfront which have been out of service for periods of several months at a time; and

WHEREAS a lack of elevator access can prove challenging for people with mobility difficulties to access our waterfront;

MOVED and SECONDED

1. **THEREFORE BE IT RESOLVED THAT** staff report back to Council regarding the status of our City owned-operated elevators (connecting our downtown to the waterfront) over the past year including how many days they have been out of service; and

2. **BE IT FURTHER RESOLVED THAT** staff report back with an action plan to ensure that at least one City owned elevator always remains operable to ensure a minimum level of access to our waterfront.

The question on the motion was not called as discussion ensued on (i) the need for a comprehensive plan to ensure one elevator, at minimum, is operational at all times, (ii) the City's current efforts in ensuring the elevators are functional, and (iii) the need to build permanent accessible infrastructure in an effort to not rely on mechanical equipment.

As a result of the discussion, the following amendment motion was introduced:

MOVED and SECONDED

1. **THAT** Part (1) of the main motion be amended by inserting the words "via email" after the word "Council;"
2. **THAT** Part (2) of the main motion be amended by (a) inserting the words "to Council via email as plans develop or change" after the word "back" and (b) deleting the words "with an action plan;" and
3. **THAT** the following be added as Part (3) to the main motion:
"BE IT FURTHER RESOLVED THAT the broader conversation of the accessibility of the riverfront be referred to Accessibility Advisory Committee for ongoing discussion."

CARRIED UNANIMOUSLY

Discussion took place on the need for way finding signage in the event the elevators are not operational so that those requiring accessible access are aware of alternative ways to reach the waterfront.

The question on the main motion, as amended to read as follows,

1. *THEREFORE BE IT RESOLVED THAT staff report back to Council via email regarding the status of our City owned-operated elevators (connecting our downtown to the waterfront) over the past year including how many days they have been out of service;*
2. *BE IT FURTHER RESOLVED THAT staff report back to Council via email as plans develop or change to ensure that at least one City owned elevator always remains operable to ensure a minimum level of access to our waterfront; and*
3. *BE IT FURTHER RESOLVED THAT the broader conversation of the accessibility of the riverfront be referred to Accessibility Advisory Committee for ongoing discussion.*

was then called and it was **CARRIED UNANIMOUSLY**.

9. NEW BUSINESS

9.1 E-Comm AGM Appointment of Council Member

MOVED and SECONDED

THAT Councillor Fontaine be appointed as the City of New Westminster's voting representative at the June 20, 2024 Annual General Meeting of the Shareholders of E-Comm.

CARRIED UNANIMOUSLY

10. ANNOUNCEMENTS FROM MEMBERS OF COUNCIL

Cllr. Henderson commented on the Federation of Canadian Municipalities' Annual Conference held June 6 to 9, 2024, and highlighted that several municipalities across Canada are interested in the City's approach to community matters, including the Community Advisory Assembly.

11. END OF THE MEETING

MOVED and SECONDED

THAT Council adjourn the June 10, 2024 Regular Council meeting (10:14 p.m.).

CARRIED UNANIMOUSLY

Certified a true and correct copy of the Minutes of the Regular Council meeting of the Council of the City of New Westminster held on June 10, 2024.

Patrick Johnstone

MAYOR

Hanieh Berg

CORPORATE OFFICER