

**CITY COUNCIL MEETING  
AGENDA**

Monday, April 25, 2022, 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. **MINUTE OF SILENCE**

Minute of Silence recognizing the Day of Mourning for Workers Killed and Injured on the Job

4. **ISSUANCE OF PERMITS**

4.1. **Development Variance Permit No. DVP00692 for 508 Eighth Street**

An application has been submitted to allow the addition of three studio and one one-bedroom residential units in an existing 42-unit residential rental building. The requested Development Variance Permit will reduce the number of required off-street parking spaces by 45% from the standard Zoning Bylaw requirements for secured rental units.

a. **Copy of Notice**

9

b. **Director of Climate Action, Planning and Development's report dated April 11, 2022**

11

- c. **Statement concerning the number of written submissions received, including On Table submissions (City Clerk)**
  - a. **Index of Written Submissions** 60
  - b. **Written Submissions** 61
- d. **Council Decision**

**5. REPORTS AND PRESENTATIONS FOR COUNCIL DISCUSSION AND ACTION**

- 5.1. **Biodiversity and Natural Area Strategy, Director of Engineering Services and Michael Coulthard, Diamond Head Consulting**
  - a. **Presentation (On Table)** 63
  - b. **Biodiversity and Natural Area Strategy Report** 83  
To submit the 2022 Biodiversity & Natural Area Strategy for Council's approval.

**Recommendation:**

**THAT** Council approve the Biodiversity and Natural Areas Strategy;

**THAT** staff be directed to identify and advance actions in the Biodiversity and Natural Areas Strategy that can be implemented within the existing staffing capacity and budget resources;

**THAT** staff be directed to bring forward as part of the annual budgeting process funding requests for specific Biodiversity and Natural Areas Strategy actions for 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. **2022 Heat Response Plans and Emergency Preparedness Week** 194  
To inform Council of the current plans for potential response to extreme heat this summer and information regarding the City's plans for

Emergency Preparedness Week.

**Recommendation:**

That Council receive this report for information.

**6.2. 2022 Tax Rates Bylaw No. 8326, 2022** 208

This reports seeks Council's approval of the City's 2022 Tax Rates Bylaw as presented in Attachment 1.

**Recommendation:**

That Council give three readings to the Tax Rates Bylaw No. 8326, 2022 as presented in Attachment #1 of this report.

**6.3. Committee Remuneration Policy - Indigenous Members** 219

To seek Council's approval of a Committee Remuneration Policy - Indigenous Members.

**Recommendation:**

That Council approve the attached Committee Remuneration Policy - Indigenous Members.

**6.4. Construction Noise Bylaw Exemption Extension Request: 330 East Columbia Street (Royal Columbian Hospital Redevelopment Project)** 227

The purpose of this report is to request Council to grant a construction noise exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 to enable ongoing construction work at the Royal Columbian Hospital Redevelopment Project two hours earlier every Saturday from 7 AM to 9 AM as needed from May 7, 2022 to April 29, 2023.

**Recommendation:**

**THAT** Council grant an exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for another year from May 7, 2022 to April 29, 2023 (excluding the period from December 24 2022 to January 1 2023) to enable ongoing construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.

**6.5. Covid-19 Task Forces: Update** 242

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

**Recommendation:**

*THAT Council receives this report for information.*

**6.6. Development Cost Charge (DCC) Bylaw Major Update Project - Stakeholder Feedback** 250

This report summarizes stakeholder feedback on the proposed Development Cost Charge (DCC) program and seeks Council's support

to bring the proposed bylaw forward for Council Consideration.

**Recommendation:**

**THAT** Council direct staff to bring forward the updated Development Cost Charge (DCC) Bylaw for Council's consideration.

**THAT** Council endorse the Frequency of Development Cost Charge Updates Policy included as Attachment 4 to this report.

**6.7. Municipal Security Issuing Resolutions**

289

To seek Council's approval to proceed with securing long-term debt for the t̄m̄əsew̄tx̄w Aquatic and Community Centre, the Queensborough Substation and Civic Infrastructure from MFA through their Fall 2022 Long Term Debt Issue.

**Recommendation:**

**THAT** Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$93,600,000 as authorized through the New Westminster Aquatics and Community Centre Loan Authorization Bylaw No. 8073, 2019; and

**THAT** Metro Vancouver be requested to consent to the City borrowing \$93,600,000 over a 20-year term and include the borrowing in their security issuing bylaw.

**Recommendation:**

**THAT** Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$25,000,000 as authorized through the Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018; and

**THAT** Metro Vancouver be requested to consent to the City borrowing \$25,000,000 over a 20-year term and include the borrowing in their security issuing bylaw.

**Recommendation:**

**THAT** Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$3,830,000 as authorized through the New Westminster Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016; and

**THAT** Metro Vancouver be requested to consent to the City borrowing \$3,830,000 over a 20-year term and include the borrowing in their security issuing bylaw.

**6.8. Official Community Plan Amendment and Heritage Revitalization Agreement: 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral) – Preliminary Report**

300

To seek Council's approval to proceed with processing a proposal for the

development of non-profit child care, secured market rental, and an expansion to the Holy Eucharist Cathedral.

**Recommendation:**

**THAT** Council direct staff to proceed with the processing of the proposed Official Community Plan (OCP) Amendment and Heritage Revitalization Agreement applications for 501 Fourth Avenue and 408 Fifth Street, as outlined in the “Next Steps” section of this report.

**THAT** Council, with regard to the proposed OCP Amendment:

1. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
2. Direct staff to advise and consult with the following:
  - a. the Board of Education of New Westminster Schools; and
  - b. the following First Nations:
    - i. Cowichan Tribes;
    - ii. Halalt First Nation;
    - iii. Katzie First Nation;
    - iv. Kwantlen First Nation;
    - v. Kwikwetlem First Nation;
    - vi. Lyackson First Nation;
    - vii. Lake Cowichan First Nation;
    - viii. Musqueam Indian Band;
    - ix. Penelakut Tribe;
    - x. Qayqayt First Nation;
    - xi. Semiahmoo First Nation;
    - xii. Sto:lo Nation;
    - xiii. Stz’uminus First Nation;
    - xiv. Tsawwassen First Nation; and
    - xv. Tsleil-Waututh Nation.
3. Direct staff to seek input from interested parties in the following manner:
  - a. send a request for written comments to the parties listed above;
  - b. as part of the notification requirements for a Public Hearing, place a notice on the City Page to advise the public of this application; and

- c. as part of the notification requirements for a Public Hearing, require the applicant to include notice of the proposed OCP Amendment on the site signage required for the subject application.
- 4. Not require consultation with:
  - a. Board of the regional district in which the area covered by a plan is located (Metro Vancouver)
  - b. any greater boards or improvement districts;
  - c. Greater Vancouver Sewerage and Drainage District Board;
  - d. Ministry of Transportation and Infrastructure; and
  - e. Councils of immediately adjacent municipalities;

as none are considered to be affected by this application.

**6.9. Public Art Plan** 346

The purpose of this report is to seek Council’s endorsement to proceed with the development of a new Public Art Plan. Funding is available in the approved 2022 Capital Budget and 5 Year Financial Plan in the Arts Strategy Gap Analysis.

**Recommendation:**

THAT Council endorse the recommendation from staff to develop a new Public Art Plan as outlined in this report;

THAT Council approve the allocation of up to 40K from the approved 2022-2026 Capital budget to support development of the Plan.

**6.10. Rezoning Application for Infill Townhouse: 1032 and 1036 St. Andrews Street – Preliminary Report to Council** 350

To seek Council’s approval to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street.

**Recommendation:**

THAT Council direct staff to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street, as outlined in the “Consultation and Review Process” section of this report.

**6.11. Zoning Bylaw Text Amendment and Event-Driven Liquor Primary Licence: 735 Eighth Avenue (Massey Theatre) – Preliminary Report** 381

To provide Council with preliminary information on the proposed applications and to seek support for the application review process outlined in this report.

**Recommendation:**

THAT the City of New Westminster opt out of conducting the public input process for the Event-Driven Liquor Primary licence application

submitted by the Massey Theatre Society for 735 Eighth Avenue;

**THAT** the City encourage the Liquor and Cannabis Regulation Branch to send application details and request for comment to the New Westminster School District given the close proximity of New Westminster Secondary School;

**THAT** Council direct staff to process the proposed Zoning Bylaw text amendment application for 735 Eighth Avenue as outlined in the Application Review Process and Next Steps section of this report.

6.12.	<b>Proclamation: Day of Mourning for Workers Killed and Injured on the Job, April 28, 2022</b>	401
6.13.	<b>Proclamation: Youth Week, May 1-7, 2022</b>	402
6.14.	<b>Minutes for Adoption</b>	
	a. <b>March 28, 2022 City Council Meeting (9:00 a.m.)</b>	403
	b. <b>March 28, 2022 Public Hearing</b>	406
	c. <b>March 28, 2022 City Council Meeting (following the Public Hearing)</b>	422
	d. <b>April 11, 2022 City Council Meeting (9:00 a.m.)</b>	433
	e. <b>April 11, 2022 City Council Meeting (6:00 p.m.)</b>	435
7.	<b><u>OPPORTUNITY FOR THE PUBLIC TO SPEAK TO COUNCIL – 7:00 PM</u></b>	
8.	<b><u>BYLAWS</u></b>	
8.1.	<b>Bylaws for readings</b>	
	a. <b>Tax Rates Bylaw No. 8326, 2022</b>	447
	To establish tax rates for 2022. This bylaw is on the agenda for <b>THREE READINGS.</b>	
8.2.	<b>Bylaws for adoption</b>	
	a. <b>Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022</b>	452
	To add four units of new secured market rental housing to an existing market rental housing building. This bylaw is on the agenda for <b>ADOPTION.</b>	
9.	<b><u>NEW BUSINESS</u></b>	
10.	<b><u>ANNOUNCEMENTS FROM MEMBERS OF COUNCIL</u></b>	
11.	<b><u>END OF THE MEETING</u></b>	

\*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 DEVELOPMENT VARIANCE PERMIT APPLICATION

**MONDAY, APRIL 25, 2022 AT 6:00 PM**

Meeting held electronically and open to public attendance in Council Chamber, City Hall

### Development Variance Permit for 508 Eighth Street

A Development Variance Permit application has been received to reduce the minimum number of off-street parking spaces at 508 Eighth Street. This would facilitate the addition of three new studio and one new one-bedroom rental units in the existing 42-unit residential rental building. The Zoning Bylaw requires 55 vehicle parking spaces and the application proposes 24 spaces, for a reduction of 21 spaces (45%). Both the existing and the proposed units (46 units total) would be secured as rental units long term through a Housing Agreement Bylaw.

### HOW CAN I BE HEARD?

This Development Variance Permit application will be considered for issuance on April 25, 2022. On July 12, 2021, Council approved a resolution requiring written feedback only on Development Variance Permit applications. Send your comments by email, mail, or dropping off at the mailbox on the north side of City Hall by April 25, 2022 to:

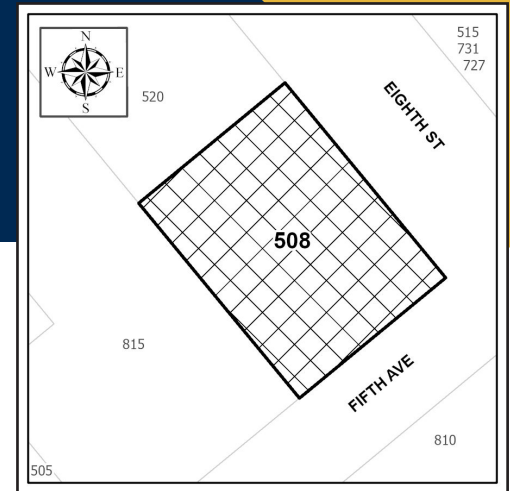
@ clerks@newwestcity.ca

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

### QUESTIONS?

☎ 604-527-4523

Written comments received by 5:00 pm, 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. DVP00692

### HOW DO I GET MORE INFORMATION?

From April 14 to April 25, read the related material at Legislative Services, City Hall 8:30 am to 4:30 pm Monday to Friday (except April 15 and 18), and online at:

> [www.newwestcity.ca/publicnotices](http://www.newwestcity.ca/publicnotices)

### WATCH THE MEETING:

[www.newwestcity.ca/council](http://www.newwestcity.ca/council)

Page 9 of 467  
Jacqué Killawee, City Clerk

**REQUEST FOR PUBLIC COMMENT ON A DEVELOPMENT VARIANCE 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 Development Variance 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      **Date:** April 11, 2022

**From:** Emilie K. Adin, MCIP      **File:** DVP00692  
Director, Climate Action, Planning and      HA000029  
Development

**Item #:** 2022-256

**Subject:** **Housing Agreement Bylaw and Development Variance Permit to Vary Residential and Visitor Parking Requirements: 508 Eighth Street – Bylaw for Three Readings**

---

### **RECOMMENDATION**

**THAT** Council consider Housing Agreement Bylaw No. 8279, 2022 to authorize the City to enter into a Housing Agreement with the property owner to require that all residential units at 508 Eighth Street be secured as market rental housing for First, Second and Third Readings.

**THAT** Council, should the Housing Agreement Bylaw No. 8279, 2022 be adopted, direct the Mayor and Corporate Officer to execute the Housing Agreement.

**THAT** Council provide notice that it will consider issuance of a Development Variance Permit (DVP00692) to reduce the number of required off-street parking spaces by 45% from the Zoning Bylaw requirements for secured market rental.

**THAT** Council endorse that five long-term bicycle parking spaces and six short-term bicycle parking spaces be included as part of the Development Permit application for 508 Eighth Street, should the Development Variance Permit (DVP00692) be approved by Council.

---

### **PURPOSE**

This report is to request that Council: 1) consider Housing Agreement Bylaw No. 8279, 2022 for First, Second and Third Readings; 2) issue notice that Council will consider Development Variance Permit (DVP00692) for a 21 space reduction (45%) to the off-street parking provisions; and 3) request endorsement of requiring bicycle parking spaces as part of the Development Permit.

**EXECUTIVE SUMMARY**

Housing Agreement and Development Variance Permit (DVP) applications have been submitted to allow replacement of eight existing parking spaces with three new bachelor residential units and one new one-bedroom residential unit to an existing 42 unit residential rental building at 508 Eighth Street. The Housing Agreement would secure all existing and proposed units (46 units total) within the building as a market rental project for 60 years or the life of the building, whichever is longer. The DVP would reduce off-street parking by 21 spaces (45%), including three visitor spaces.

Staff considers the variance for parking to be reasonable when accompanied by a commitment to measures that support active travel.

**BACKGROUND**

**Policy and Regulation Context**

The applicant’s proposal is consistent with the Official Community Plan land use designation for the site: (RM) Residential – Multiple Unit Buildings. The current zoning is RM-2 Apartment (Low Rise). A summary of related City policies and regulations, which includes the Official Community Plan (OCP) Land Use Designation, Secured Market Rental Housing Policy, Development Permit Area (DPA), and Zoning, is included in Attachment 1.

**Site Characteristics and Context**

The site is located on the corner of the Eighth Street and Fifth Avenue. The current three level building, which consists of 42 residential rental units, was built in 1967. The site is surrounded by older high- and mid-rise buildings, ranging from 3 to 14 storeys in height, and is in close proximity to Moody Park and commercial uses along Sixth Street. The site is well serviced by transit and within walking distance of multiple bus stops located along the Eighth Street Frequent Transit Network (FTN) and Sixth Avenue. More details on proximity to transit service and other sustainable transportation options is included in Attachment 3.

**PROJECT DESCRIPTION**

The applicant is proposing to replace eight existing parking spaces with four new residential units within an existing 42 unit residential rental building. One one-bedroom unit of 571.0 sq. ft. (53.1 sq. m.) and three bachelor units between 370.8 and 408.2 sq. ft. (34.4 and 37.9 sq. m.) are proposed. The units would be located within the parking level at the south side of the building, facing Fifth Ave, and near to the elevator, laundry, and long-term bicycle parking. Each unit would have its own private open space (patio). To offset the loss of parking, two additional parking spaces are proposed to be added on the southwest side on the property. As part of the renovation and site improvement, a new garbage enclosed area is proposed for the building. The proposed renovation plan is provided in Figure 1 below:

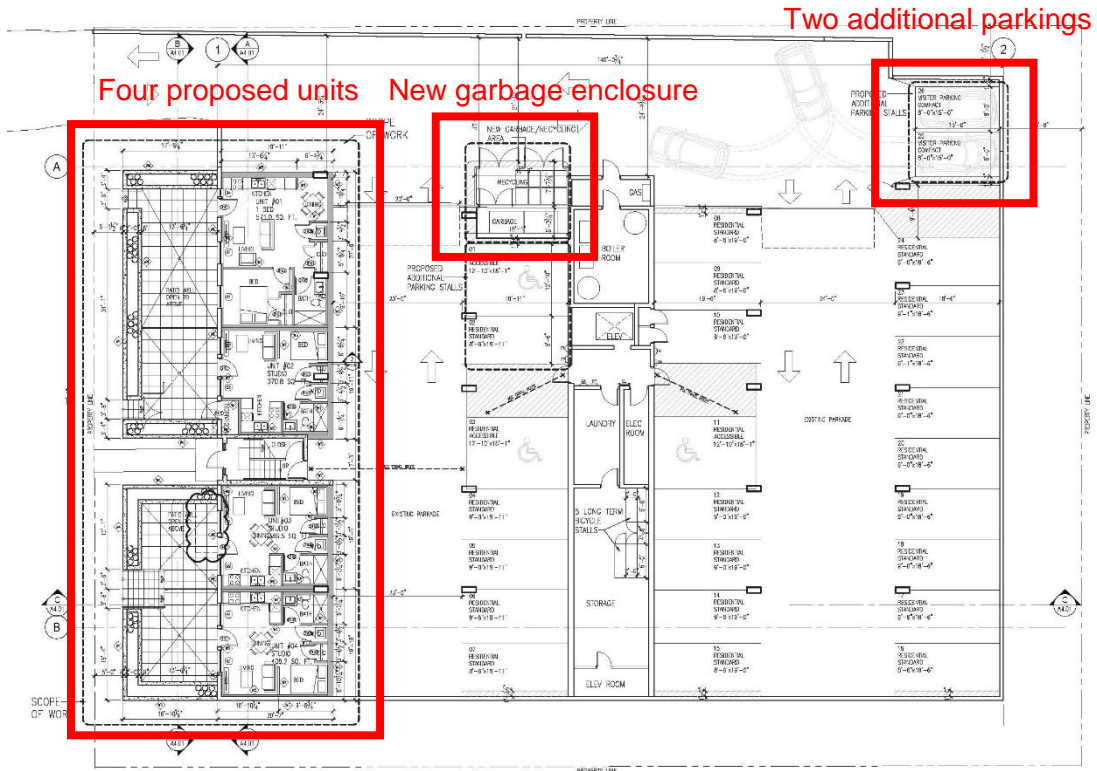


Figure 1: Proposed Renovation Plan

The residential units would be added in the below-grade portion of the parking area. Due to the sloped nature of the site, the west elevation of the units would be below-grade, and the east portion at-grade. Windows and patio wells would be located along the east side of each unit. Street access would be provided from the east elevation via stairs leading from the partially below-grade patio wells to Fifth Avenue.

The proposal would reduce off-street parking from 32 spaces currently provided to 26 spaces. Though the additional units have been proposed in areas previously served by parking, no potential vehicle conflicts have been identified. The proposal would result in 0.6 parking spaces per residential unit and two visitor parking spaces, and three accessible parking stalls would be provided.

All existing and proposed rental units (46 units total) would be secured with a Housing Agreement for 60 years or the life of the building, whichever is longer.

The applicant has submitted an application for a development permit to facilitate a form and character review of the proposal and would be considered by the Director of Climate Action, Planning and Development subject to Council approval of the Housing Agreement Bylaw and Development Variance Permit.

**DISCUSSION**

**Requested Variance**

The City’s Zoning Bylaw does not require additional off-street parking spaces for secured rental residential units, provided that:

- 1. There are no more than five additional secured rental units proposed; and
- 2. The site was used for secured rental residential units since before 2014.

As per the above, the proposed four rental residential units do not require any additional off-street parking spaces. However, the proposed removal of eight residential parking stalls has triggered the need to review parking requirements for the site. Based on that review, a Development Variance Permit to reduce off-street parking by 45% (21 spaces) below the minimum requirements of the Zoning Bylaw for secured market rental units is required to facilitate the proposal. This includes a reduction from five to two visitor parking spaces. The applicant proposes to provide all required accessible parking stalls by converting two existing stalls to accessible parking stalls. In turn, this will require the garbage area to be relocated to a new enclosure outside the parkade.

The applicant has requested the reduced parking rate be supported given the proximity to the FTN and the low usage of the existing parking supply. The proposed 0.6 parking spaces per unit are similar to requirements under the same Bylaw for secured market rental sites located within the Downtown neighbourhood (i.e., 0.6 space per unit for bachelor and one-bedroom units). The applicant states that, based on a survey they completed in January 2022, nine of 32 parking stalls are currently being used by residents, one is used by a non-resident living in the neighbourhood, and 22 stalls (69%) are vacant or used by visitors.

Below is a calculation of existing, required and proposed parking stalls, calculated based on section 140 Zoning Bylaw; Off-street Parking:

	<b>Existing</b>	<b>Required</b>	<b>Proposed</b>
<b>Resident vehicle</b>	32 (1 Accessible)	42 (3 Accessible)	24 (3 Accessible)
<b>Visitor vehicle</b>	0*	5	2
<b>Short-term bike</b>	0	0	6
<b>Long-term bike</b>	0	5	5

\*When the building was built, all of the parking spaces would have been considered "residential." The applicant states that 10 of these stalls are being used by residents and 22 by visitors.

**ANALYSIS**

**Off-Street Parking Reduction**

Given the proximity to transit staff considers the requested variance for parking, to a rate similar to those used in Downtown, to be reasonable if accompanied by a commitment to measures that support active travel. Specifically, staff have recommended the provision of six short-term bicycle parking stalls. The applicant has

agreed to provide a minimum of six short-term spaces, with the design of these spaces to be reviewed as part of the development permit process. The applicant would also be required to comply with the long-term bike parking requirements of the Zoning Bylaw for the new proposed units (1.25 spaces per unit). The applicant has proposed five long-term bike parking stalls in satisfaction of this requirement.

**Secured Market Rental Housing Agreement**

The site is currently zoned RM-2 Apartment (Low Rise). Under Section 190.49 – Amenity Density Bonus of the City’s Zoning Bylaw, density can be increased to a maximum of 1.8 FSR if an amenity contribution is made. Projects that propose secured rental residential units are exempt from the requirements of a density bonus contribution.

The current density of 1.19 floor space ratio (FSR) would be increased to 1.24 FSR with the addition of the four units. The applicant has agreed to extend the Housing Agreement to cover all 46 rental units within the project and would therefore be exempt from a density bonus amenity contribution. The Housing Agreement Amendment Bylaw is included in Attachment 4.

The principles included in Attachment 5 to this report have been used (and agreed to by the owner/developer) for structuring the Housing Agreement Bylaw, and are consistent with the principles used for similar secured market rental housing proposals. The signed letter from the developer/owner agreeing to these principles is also included in the Attachment 5 to this report.

**REVIEW PROCESS**

The review steps for this application are:

- 1. Report to Council for First, Second and Third Readings of the Housing Agreement Bylaw No. 8279, 2022 and to request that Council issue notice that it will consider issuance of a Development Variance Permit for the proposed parking **(WE ARE HERE)**;
- 2. Council consideration of Adoption of Housing Agreement Bylaw;
- 3. Finalization and Registration of the Housing Agreement at the Land Titles Office;
- 4. Council consideration of the Development Variance Permit;
- 5. Consideration of Development Permit application and issuance by the Director of Climate Action, Planning and Development.

**Consultation**

Notices would be sent to surrounding residents by the City Clerk’s Office to provide an opportunity for written feedback prior to Council consideration of the Development Variance Permit.

## **INTERDEPARTMENTAL LIAISON**

This report was written with input from the Engineering Department.

## **OPTIONS**

The following options are provided for Council's consideration:

1. That Council consider Housing Agreement Bylaw 8279, 2022 for first, second, and third reading in order to require all residential units to be secured market rental housing;
2. That Council, should the Housing Agreement Bylaw No. 8279, 2022 be adopted, direct the Mayor and Corporate Officer to execute the Housing Agreement.
3. That Council provide notice that it will consider issuance of a Development Variance Permit (DVP00692) to reduce the number of required off-street parking spaces by 45% from the Zoning Bylaw requirements for secured market rental.;
4. That Council endorse that five long-term bicycle parking spaces and six short-term bicycle parking spaces be included as part of the Development Permit application for 508 Eighth Street, should the Development Variance Permit (DVP00692) be approved by Council;
5. That Council provide staff with alternative feedback.

Staff recommends Options 1, 2, 3 and 4.

## **ATTACHMENTS**

Attachment 1: Policy and Regulations  
Attachment 2: Rationale Letter and Project Drawings  
Attachment 3: Site Context and Project Statistics  
Attachment 4: Housing Agreement Bylaw 8279, 2022  
Attachment 5: Housing Agreement Principles Letter

## **APPROVALS**

This report was prepared by:  
Nazanin Esmaeili, Planning Assistant  
Tristan Johnson, Senior Planning Analyst

This report was reviewed by:  
Mike Watson, Acting Supervisor of Development Planning  
Jackie Teed, Senior Manager of Climate Action, Planning and Development



This report was approved by:

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

Lisa Spitale, Chief Administrative Officer

# Attachment 1

## *Policy and Regulations*

## **POLICY AND REGULATIONS**

### **Official Community Plan**

The subject property is designated (RM) Residential – Multiple Unit Buildings. The purpose of this designation is to provide a mix of small to moderate sized multiple unit residential buildings in the form of townhouses, rowhouses, stacked townhouses and low rises. This proposal would be consistent with the designation.

### **Development Permit Area**

The subject property is located within the Mainland - Multiple Unit Residential Development Permit Area. The intent of this DPA designation is to “integrate multi-unit housing forms into the city’s single detached dwelling and ground oriented housing neighbourhoods.”

This area is designated with the following purposes:

- Establishment of objectives for the form and character of multi-family residential development;
- Protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule); and
- Establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule).

A copy of the proposed DPA guidelines for the Mainland – Multiple Unit Residential Development Permit Area can be accessed at the following weblink below:

[https://www.newwestcity.ca/database/files/library/OCP\\_DPA\\_1.4\\_Multiple\\_Units\\_Residential\\_\(Consolidated\\_June\\_2020\).pdf](https://www.newwestcity.ca/database/files/library/OCP_DPA_1.4_Multiple_Units_Residential_(Consolidated_June_2020).pdf)

### **Zoning Bylaw**

The subject property is zoned RM-2 Apartment Low Rise. The intent of this zone is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met.

### **Affordable Housing Strategy**

The first goal in the City’s Affordable Housing Strategy (2010) is to preserve and enhance New Westminster’s stock of safe, affordable and appropriate rental housing.

### **Secured Market Rental Housing Policy**

The Secured Market Rental Housing Policy was adopted on May 13, 2013 and revised on January 9, 2017. One of the objectives for this policy is the renewal of the rental housing stock, specifically:

- Increase investment into the existing purpose-built rental housing stock.
- Increase the life span of the existing stock.
- Improve the operating costs of the purpose-built rental housing stock.

The incentives available through the renewal of the rental housing stock portion of this program are:

- Use the density bonus program to permit the construction of additional secured market rental units on site (up to 10% of the number of existing units), including the conversion of unused storage or recreation areas for additional units (subject to livability/Building Code issues being addressed).
- Eliminate the parking requirement for additional secured rental units created in existing buildings.
- Consider including existing rental buildings in a future phase of the Building Energy Efficiency Program that is part of the Community Energy & Emissions Plan.
- Consider relaxations to Engineering servicing requirements when adding new units.

### **Housing Agreements and Covenant**

The recommended process to secure the building as market rental housing is through entering into a Local Government Act Section 483 Housing Agreement with the developer that is paired with a Land Title Act Section 219 Covenant on title. The Housing Agreement would need to be considered and adopted by Council. The Housing Agreement would be signed and registered with the Land Title Office.

### **Family Friendly Housing Policy**

As this project is only adding five units, the Family-Friendly Housing Policy requirements for number of two and three bedroom units, which becomes applicable in development applications with 10 or more residential units added, does not apply to this project.

Attachment 2  
*Rationale Letter and  
Project Drawings*

# 508 EIGHTH ST – D.P & D.V.P - RATIONALE LETTER

January 31, 2022

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

Attention: Nazanin Esmaeili, Planning Assistant

508 Eighth St New Westminster B.C, V3M 3R9 is a 3-story apartment building with 42 existing rental units- with only 1 unit that is currently vacant. There is one floor of parking below grade, with 32 existing parking stalls. In the parkade below, there are two separate parking regions with separate entries. Currently both parking areas are separated by an existing storage room and existing laundry room in the center.

We are proposing to re-use a total of 8 existing parking stalls in the east parkade and convert this area into four additional rental units: three studio units and one – 1 bed unit. All four units are well over the recommended 350 SF & 525 SF from the BC Housing Design Guidelines & Constructions Standards. Unit #1 571.0 SF. Unit #2 395.3 SF. Unit #3 386.5 SF. Unit #4 408.2 SF. All four units will have exterior entry from the patio wells along Fifth Ave. The patio wells will have stairs coming down from grade, as well as planters stepping up to grade. The patio wells will allow for ample sunlight to shine into the principal parts of the new rental units. The patio wells cost is estimated to be around \$50,000 for all four wells.

Presently there are 32 existing parking stalls. Upon surveying residents, it was found only 9 stalls are in use by residents. One stall is in use by a non-building resident living around the neighborhood and 22 stalls remain vacant. The parking stalls that we are proposing to remove are not on tenancy agreement and are currently vacant. The garbage and recycling area will be relocated out to the exterior of the Southeast parkade entry, along the south wall. This will allow us to add two parking stalls inside the east parkade. We have also proposed two additional stalls (Compact Vehicles) at the end of the existing drive aisle, which is currently underutilized. After upgrading the parking stalls into rental housing units, the site will retain 26 parking stalls. Presently there is one existing Accessible parking stall. We have proposed the addition of 2 Accessible stalls, with a total of 3 Accessible parking stalls. There are no existing compact stalls.

Universally Accessible paths of travel identified on the proposed plan. Direct paths from the Accessible parking stalls to primary building entrances from the parkade identified. Accessible parking stalls not to be used as part of Accessible travel routes.

Residential & visitor parking stalls reductions consistent with New Westminster Seven Bold Step Program. Previously in 2019, New Westminster Council declared a climate emergency. One of the Seven

## 508 EIGHTH ST – D.P & D.V.P - RATIONALE LETTER

Bold steps outlined by City is, Car Light Communities. The goal is for 60% of all trips within the City to be by sustainable modes of transportation. (Walk, Transit, Bicycle, Multi Occupant shared).

The 508 Eighth St site is on the Eighth Street Frequent Transit Network Corridor. A quick 1-minute walk will lead you to Frequent Transit Bus stops. The site is 12m from a Frequent Transit Bus stop, & 78m from another Frequent Transit Bus stop in the other direction. Most tenants in the building currently use Public Transportation as it is most beneficial for them. Most rental tenants do not own a personal vehicle. If they had their own vehicles, they would be renting parking stalls.

Approximately 28% of work commutes in New Westminster are taken by public transit every day. Integration of higher quality and more convenient transit connections can shift residents to optimize public transit over personal vehicles and result in a more balanced and sustainable transportation system. Frequent Transit Network Routes offer service every 15 minutes throughout the day, evenings, and weekends.

The site is also within a 5-minute walking distance to a variety of Markets, Restaurants, Shops & Religious Services in the Up-Town Neighbourhood.

Existing Parking stalls provided on site range from \$30 - \$50 per month fee set by building management for each tenant.

6 short term bicycle stalls proposed on the south west side of underground level of parkade. Short term Bicycle stalls will be weather protected in the covered portion of the parkade. Only Accessible for residents through screen fence door. Ample maneuvering area around for bicyclists without disturbing any parked vehicles. Short term bicycle parking to be well lit. Directional signage to be provided from principal building entrance. Short Term Bicycle stalls designed per Sec. 150.16 – 150.19 Zoning Bylaw.

5 long term Bicycle stalls proposed in storage room in centre of both parkades. Directly Accessible through the laundry room. Will be accessible to residents of the building only. Electric outlets shall be provided in all bicycle storage facilities. Long term bicycle stalls designed per Section 150 Zoning Bylaw

The proposed garbage/ recycling area to be enclosed with Architectural wood screen. Garbage bins to be placed on the interior side of the parkade, while the recycling bins are located on the exterior. An additional garbage & recycling bin to be added to accommodate additional units. Tenants will be able to exit from either side of the parkade to dispose of their waste in the bins. New tenants residing in Units #01-04 will be able to walk out their patios and down the drive aisle to dispense of any garbage/recycling waste.

# 508 EIGHTH ST – D.P & D.V.P - RATIONALE LETTER

## PARKING RESIDENTIAL

EXISTING 508 EIGHTH ST PARKING (NEW WESTMINSTER)		STALLS
RESIDENTIAL	9'-0" x 17'-4" (2.74m X 5.30m)	9
VISITOR	9'-0" x 17'-4" (2.74m X 5.30m)	22
ACCESSIBLE	12'-10" x 18'-1" (3.9m x 5.5m)	1
<b>TOTAL EXISTING STALLS</b>		<b>32</b>

## PARKING RESIDENTIAL

REQUIRED PARKING (NEW WESTMINSTER)		UNITS	STALLS	REFERENCE
SECURED RENTAL RESIDENTIAL UNITS	1.0 SPACE PER DWELLING UNIT	46	46	150.8.7 (a)
VISITOR	0.1 VISITOR PARKING SPACES PER DWELLING UNIT	46	5	150.8.7 (c)
<b>TOTAL RESIDENTIAL STALLS REQUIRED</b>			<b>51</b>	<b>STALLS REQUIRED</b>

\*FOR EVERY 40 SPACES, 2 STALLS MUST BE ACCESSIBLE

\*FOR EVERY 70 SPACES, 3 STALLS MUST BE ACCESSIBLE

## PARKING RESIDENTIAL

PROPOSED 508 EIGHTH ST PARKING (NEW WESTMINSTER)		STALLS
RESIDENTIAL	9'-0" x 17'-4" (2.74m X 5.30m)	21
COMPACT	8'-0" x 15'-0" (2.44m X 4.57m)	2
ACCESSIBLE	12'-10" x 18'-1" (3.9m x 5.5m)	3
<b>TOTAL PROPOSED STALLS</b>		<b>26</b>



# EIGHTH ST APARTMENTS RENO

## 508 EIGHTH STREET NEW WESTMINSTER, B.C.

### ARCHITECTURAL:

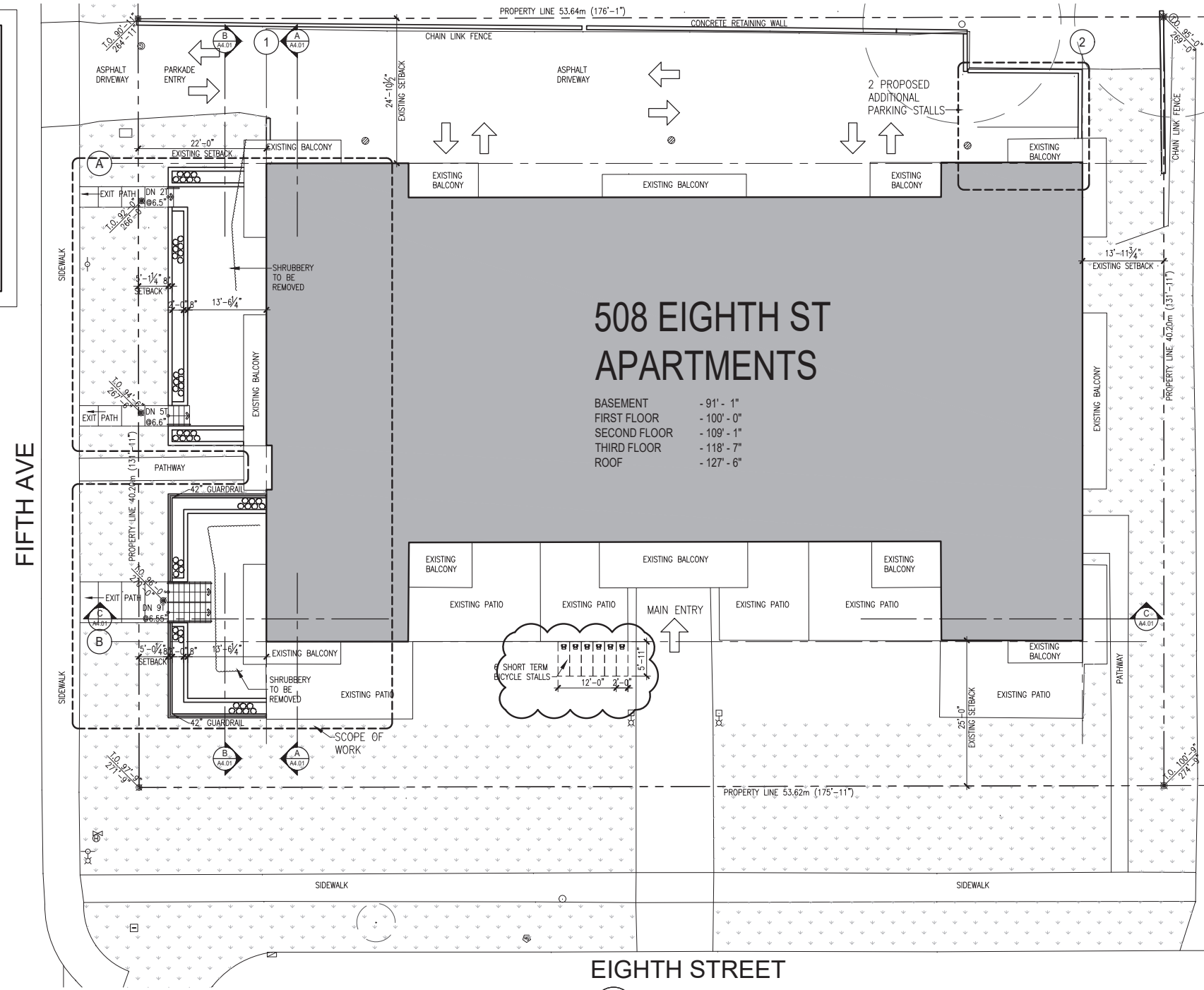
- A1.00 COVER SHEET, SITE PLAN, LIST OF DRAWINGS & PROJECT INFORMATION
- A1.50 DEMOLITION PLAN - BASEMENT FLOOR
- A2.01 PROPOSED RENOVATED PLAN - BASEMENT FLOOR
- A2.02 ENLARGED RENOVATED PLAN - BASEMENT FLOOR
- A2.10 EXISTING - MAIN FLOOR PLAN
- A2.20 EXISTING - SECOND & THIRD FLOOR PLAN
- A2.30 PROPOSED RENO PLAN - FSR OVERLAY
- A2.31 EXISTING MAIN FLOOR PLAN - FSR OVERLAY
- A2.32 EXISTING SECOND & THIRD FLOOR PLAN - FSR OVERLAY
- A3.01 NORTH & WEST ELEVATIONS
- A3.02 SOUTH & EAST ELEVATIONS
- A4.01 AA, BB & CC BUILDING SECTIONS

### CODE ANALYSIS

ITEM	BRITISH COLUMBIA BUILDING CODE 2018	REFERENCE
1. PROJECT DESCRIPTION	RENOVATIONS	PART 3
2. BUILDING AREA (SM)(EXISTING)	2157 SM (23,222 SF)	1.4.1.2
3. NUMBER OF STOREYS	4 STOREY	3.2.1.1.(3)
4. BUILDING HEIGHT	4 STOREY	3.2.1.1.(3)
5. NUMBER OF STREETS	2	3.2.2.10 & 3.2.5.5
6. BUILDING CLASSIFICATION	GROUP C,(UP TO 4 STOREYS) NON COMPLIANT GRANDFATHER	3.2.2.52
7. SPRINKLER SYSTEM	PARTIAL PARKADE - PROPOSED UNITS SPRINKLERED	-
8. STANDPIPE REQUIRED	NO	3.2.5.8
9. FIRE ALARM REQUIRED	YES	3.2.4.1
10. WATER SUPPLY ADEQUATE	N/A	3.2.5.7
11. HIGH BUILDING	NO	3.2.6
12. PERMITTED CONSTRUCTION	COMBUSTIBLE	-
13. EMERGENCY LIGHTING	YES, AT EXITS	3.2.7.3.(i)(ii)
14. RENOVATED UNIT AREAS		
	UNIT #1 53.1 SM (571.0 SF)	
	UNIT #2 34.4 SM (370.8 SF)	
	UNIT #3 35.9 SM (386.5 SF)	
	UNIT #4 37.9 SM (408.2 SF)	
	<b>TOTAL 161.3 SM (1736.5 SF)</b>	
15. EXIT WIDTH REQUIRED	800mm (ALL EXISTING)	TABLE 3.4.3.2.A
16. BARRIER-FREE DESIGN	NO	3.8
17. HAZARDOUS SUBSTANCES	NO	3.3.6
18. REQUIRED FIRE RESISTANCE RATING (FRR)		
18.1. FLOORS	45 MINUTES	3.2.2.52
18.2. LOADBEARING WALLS	45 MINUTES	3.2.2.52
18.3. ROOF	45 MINUTES	3.2.2.52
19. SEPARATION OF SUITES		
19.1. GROUP C	45 MINUTES	3.2.2.52
20. PUBLIC CORRIDOR SEPARATIONS	45 MINUTES	3.3.1.4 (2)
21. EGRESS DOORWAYS	1 EXIT REQUIRED 1 EXIT PROVIDED	3.4.2.1.(2)
22. TRAVEL DISTANCE	BASEMENT 30M (98.42FT)	3.4.2.5.1(F)

DOOR SCHEDULE					
No.	LOCATION	WIDTH	HEIGHT	THICKNESS	DESCRIPTION
D101	UNIT ENTRY	3'-0"	6'-8"	0'-1 3/4"	45 F.R.R.
D102	BATH	2'-10"	6'-8"	0'-1 3/4"	
D103	CLOSET	2'-6"	6'-8"	0'-1 3/4"	
D104	CLOSET	(2) X 2'-0"	6'-8"	0'-1 3/4"	

WINDOW SCHEDULE					
No.	LOCATION	WIDTH	HEIGHT	DESCRIPTION	FACE
G1	LIVING	4'-0"	3'-6"		EAST
G2	BED	3'-0"	3'-6"		EAST
G3	LIVING	2'-6"	3'-6"		EAST
G4	KITCHEN	1'-4"	3'-6"		EAST



## 508 EIGHTH ST APARTMENTS

BASEMENT -91'-1"  
 FIRST FLOOR -100'-0"  
 SECOND FLOOR -109'-1"  
 THIRD FLOOR -118'-7"  
 ROOF -127'-6"

### EIGHTH STREET

1 SITE PLAN  
 A1.00 3/32"=1'-0"

#### CONSTRUCTION ASSEMBLIES

WE - EXISTING WALL	W6 - TYP. PARTY WALL (1 HR FIRE SEPARATION) APPENDIX 'A' TABLE A-9.10.3.1.A. WALL TYPE W13g, STCS7
W1 - TYP. INTERIOR WALL (PARTITION WALL)	W7 - TYP. CORRIDOR WALL (SOUND SEPARATED AND 1 HR FIRE SEPARATION) ULC DES. U534 EQUIVALENT OR BETTER
W2 - FURRING WALL (1 HR FIRE RATED) ULC DES. W301 EQUIVALENT OR BETTER	FE - 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD • 2"x4" STEEL STUDS @ 16" O.C. • ACOUSTIC BATT INSULATION • EXISTING CONCRETE WALL
W3 - WET WALL	W5 - EXTERIOR WALL (1.5HR FIRE SEPARATION)
W4 - TYP. EXTERIOR CONCRETE WALL	• 2 LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD • VAPOUR BARRIER • 2"x6" STEEL STUDS @ 16" O.C. • ACOUSTIC BATT INSULATION • 5/8" PLYWOOD SHEATHING • WATERPROOF MEMBRANE

#### PARKING REQUIREMENTS

DISTRICT (NEW WEST)	REFERENCE	
BROW OF THE HILL	150.8	
UNIT CALCULATION	UNITS	REFERENCE
APARTMENT UNITS - EXISTING	42	-
APARTMENT UNITS - PROPOSED	4	-
TOTAL APARTMENT UNITS	46	-
FSR	1.16	
EXISTING	1.16	
NEW	1.24	
PARKING CALCULATION	STALLS	REFERENCE
PARKING STALLS - EXISTING	32	-
PARKING STALLS - PROPOSED	26	150.8.7
NUMBER OF ADDITIONAL PARKING STALLS	0	150.8.8.(a)

#### RENOVATION INFORMATION

RENOVATED UNIT AREA 1736.5 SF

#### USABLE OPEN SPACE FOR EACH NEW UNIT:

UNIT #1	31.1 SM	(334.7 SF)
UNIT #2	20.4 SM	(219.8 SF)
UNIT #3	17.9 SM	(192.4 SF)
UNIT #4	19.4 SM	(208.8 SF)
<b>TOTAL</b>	<b>88.8 SM</b>	<b>(955.7 SF)</b>

#### NOTES

- BUILDING 100% SECURED RENTAL RESIDENTIAL UNITS AS PER B/L 7688, 2014
- PLANS & DESIGN TO BCBC 2018
- CLIMATE ZONE 4, COMPLIANCE PATH: PRESCRIPTIVE
- MONITORED FIRE ALARM SYSTEM
- ANY PENETRATIONS THROUGH REQUIRED FIRE SEPARATIONS MUST BE PROPERLY FIRE STOPPED
- ALL SMOKE DETECTION AND ALARMS WILL BE PROPERLY FUNCTIONING
- ALL DOORS AND EXITS IN THE PUBLIC CORRIDOR WILL BE PROPERLY LATCHING
- ALL REQUIRED HANDRAILS AND GUARDRAILS WILL BE SECURED IN PLACE

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.  
 THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.  
 THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.  
 DO NOT SCALE THE DRAWINGS.  
 THIS DRAWING IS INTENDED FOR INFORMATION ONLY.  
 THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

PROJECT  
**508 - EIGHT ST RENOVATION**  
 NEW WESTMINSTER, BC

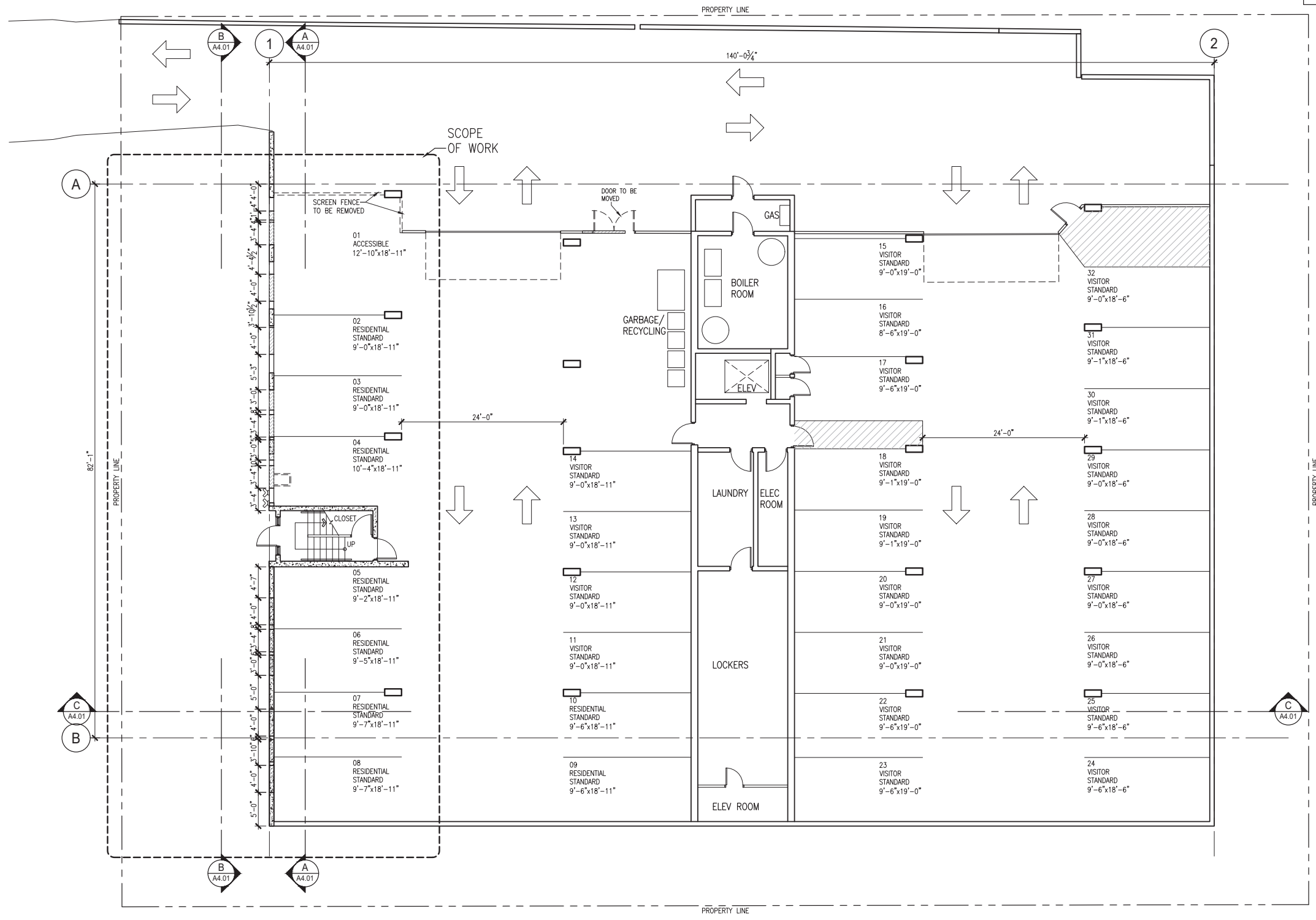
THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQ'AT' FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
**COVER SHEET & SITE PLAN**

SCALE: 3/32"=1'-0"  
 SHEET NO. **A1.00**  
 DRAWN BY: SHITZ  
 CHECKED BY: RB  
 PROJECT NO. 202410  
 FILE NO. 202410

**WALL LEGEND:**  
 - - - - - WALLS TO BE DEMOLISHED AND DOORS TO BE REPLACED. MAKE GOOD BEFORE NEW CONSTRUCTION  
 ▨ - NEW DOOR OPENING

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS, USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.  
 THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.  
 THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.  
 DO NOT SCALE THE DRAWINGS.  
 THIS DRAWING IS INTENDED FOR INFORMATION ONLY.  
 THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



1 DEMO / EXISTING PARKING PLAN  
 A1.50 1/8"=1'-0"

NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT  
 FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

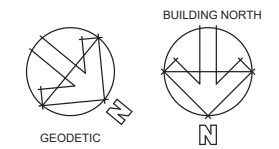


#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

PROJECT  
 508 - EIGHT ST  
 RENOVATION  
 NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
 DEMOLITION PLAN /  
 EXISTING PARKING  
 PLAN



SCALE: 1/8"=1'-0"  
 DRAWN BY: SHITZ  
 CHECKED BY: RB  
 SHEET NO. A1.50  
 PROJECT NO. FILE# 20BA10

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

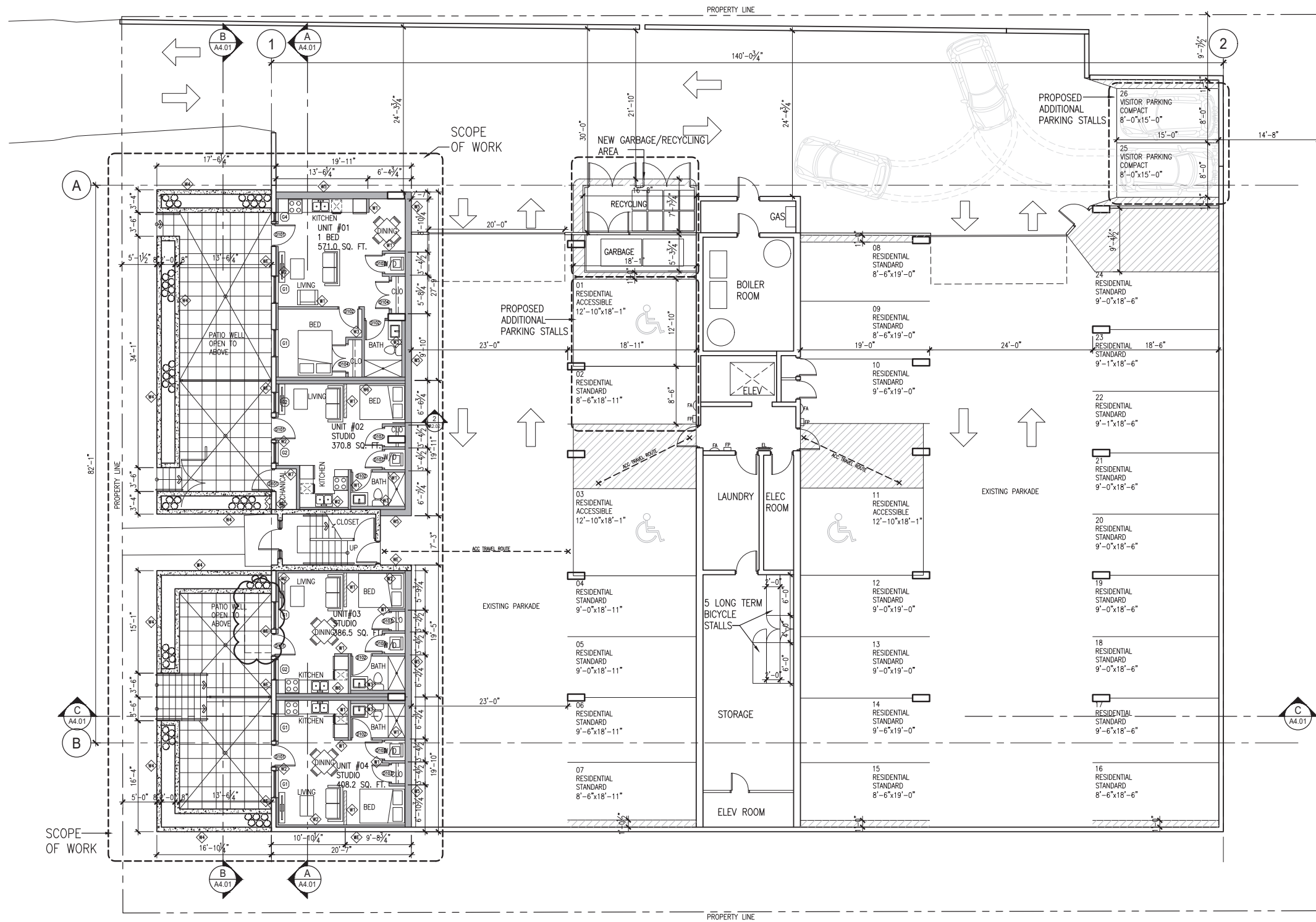
THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P. & D.V.P. REVISION7
7	2022.02.14	ISSUE FOR D.P. & D.V.P. REVISION6
6	2022.01.31	ISSUE FOR D.P. & D.V.P. REVISION5
5	2021.12.23	ISSUE FOR D.P. & D.V.P. REVISION4
4	2021.09.23	ISSUE FOR D.P. & D.V.P. REVISION3
3	2021.02.07	ISSUE FOR D.P. & D.V.P. REVISION2
2	2021.06.16	ISSUE FOR D.P. & D.V.P. REVISION1
1	2021.04.12	ISSUE FOR D.P. & D.V.P.

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

SEAL

PROJECT  
**508 - EIGHT ST RENOVATION**  
 NEW WESTMINSTER, BC

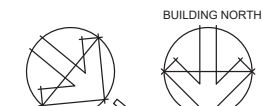
THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION AND THE COAST SALISH PEOPLE

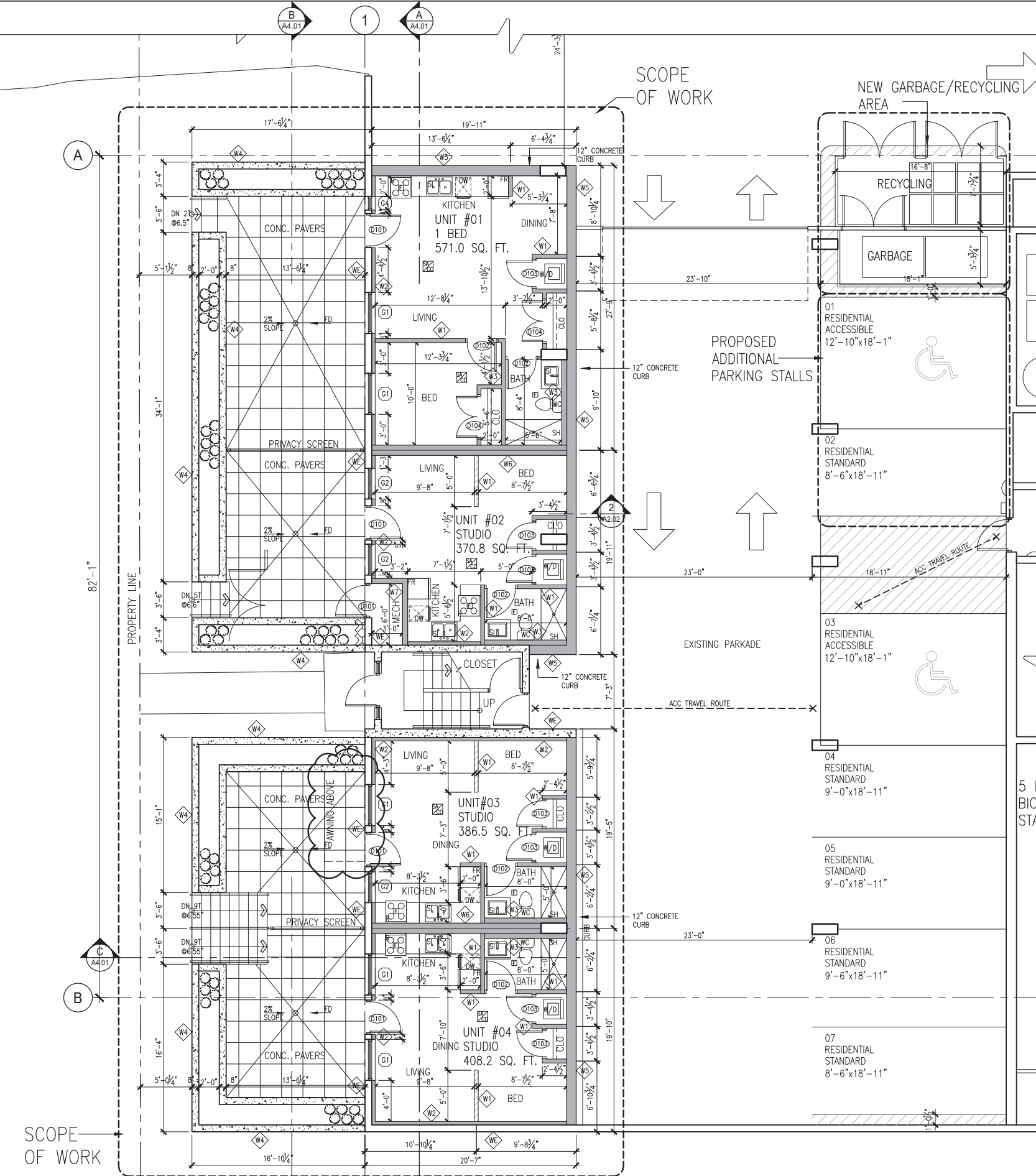
SHEET TITLE  
**PROPOSED RENOVATION FLOOR PLAN**

SCALE: 1/8"=1'-0"

SHEET NO. **A2.01**

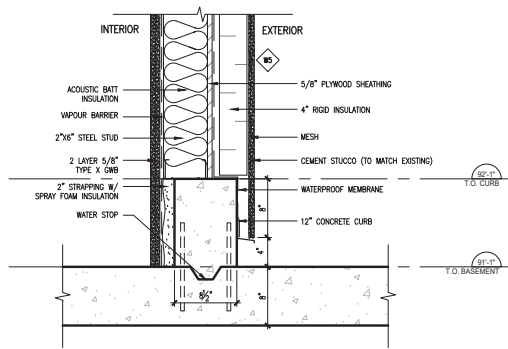
**1** PROPOSED RENOVATION PLAN  
 A2.01 1/8"=1'-0"





1 ENLARGED RENOVATION FLOOR PLAN  
A2.02 3/16"=1'-0"

- WALL LEGEND:**
- NEW FULL HEIGHT WALLS TO BE CONSTRUCTED
  - NEW LOW WALLS 48" HEIGHT TO BE CONSTRUCTED
  - NEW CONCRETE WALLS TO BE CONSTRUCTED
- SYMBOL LEGEND:**
- SMOKE ALARM/CARBON MONOXIDE DETECTOR
  - EXHAUST FAN
  - FIRE ALARM PULL STATION
  - FIRE ALARM
  - SMOKE DETECTOR
  - EMERGENCY LIGHTING AS PER 3.2.7.3



2 EXTERIOR WALL CURB DETAIL  
1/4"=1'-0"

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529  
info@billardarchitecture.ca  
www.billardarchitecture.ca

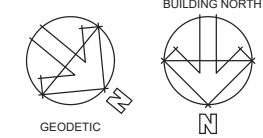
PROJECT  
**508 - EIGHT ST RENOVATION**  
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
**ENLARGED RENOVATION FLOOR PLAN & EXTERIOR WALL CURB DETAIL**

SCALE: 3/16"=1'-0"  
DRAWN BY: SHITZ  
CHECKED BY: RB

SHEET NO. **A2.02**  
Page 78 of 207  
PROJECT FILE: 202410



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

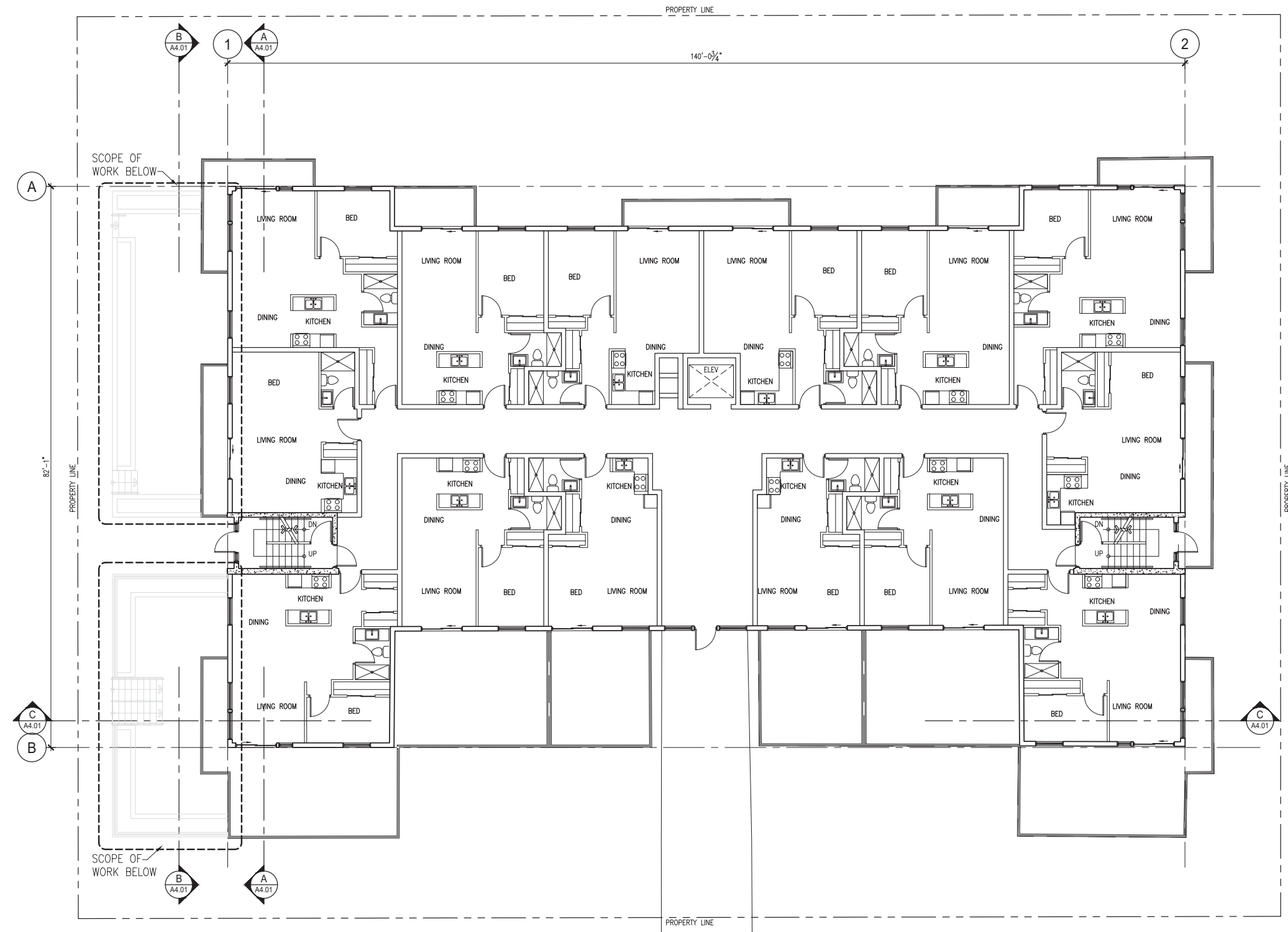
THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



1 EXISTING MAIN FLOOR PLAN (NO WORK)  
A2.10 1/8"=1'-0"

NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529  
  
info@billardarchitecture.ca  
www.billardarchitecture.ca

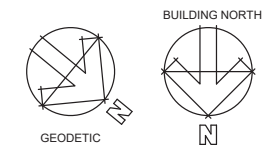
SEAL

PROJECT  
**508 - EIGHT ST  
RENOVATION**  
  
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
**EXISTING MAIN  
FLOOR PLAN**

SCALE: 1/8"=1'-0"  
DRAWN BY: SHITZ  
CHECKED BY: RB  
SHEET NO. **A2.10**  
PROJECT NO. FILE: 20BA10



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

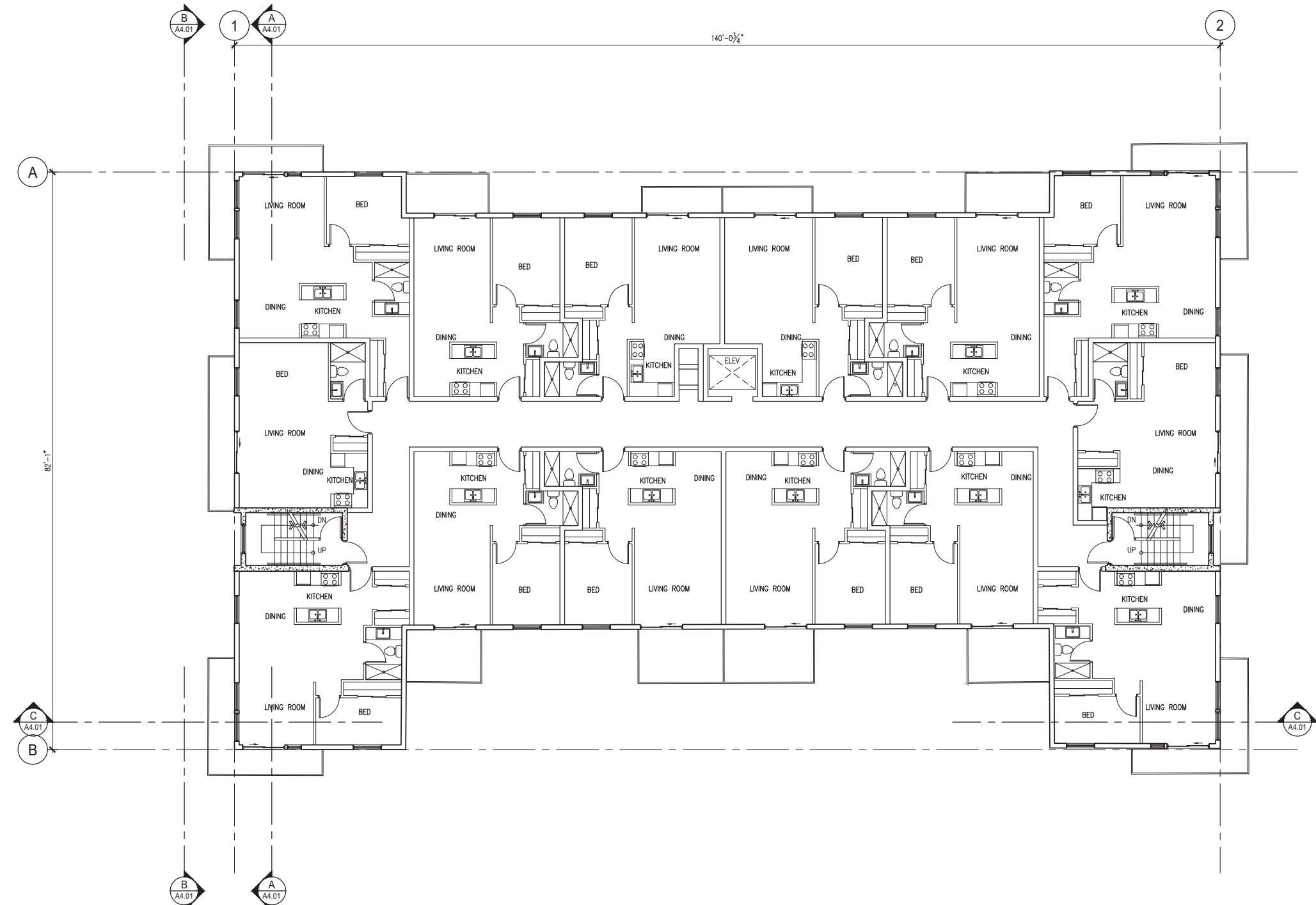
THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



1 EXISTING SECOND & THIRD FLOOR PLAN (NO WORK)  
A2.20 1/8"=1'-0"

NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT



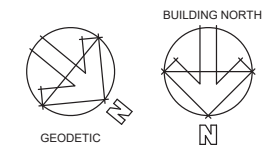
#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529  
  
info@billardarchitecture.ca  
www.billardarchitecture.ca

SEAL

PROJECT  
**508 - EIGHT ST  
RENOVATION**  
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
**EXISTING SECOND  
& THIRD FLOOR  
PLAN**



SCALE: 1/8"=1'-0"  
DRAWN BY: SHITZ  
CHECKED BY: RB  
SHEET NO. **A2.20**  
PROJECT NO. FILE: 206A10

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

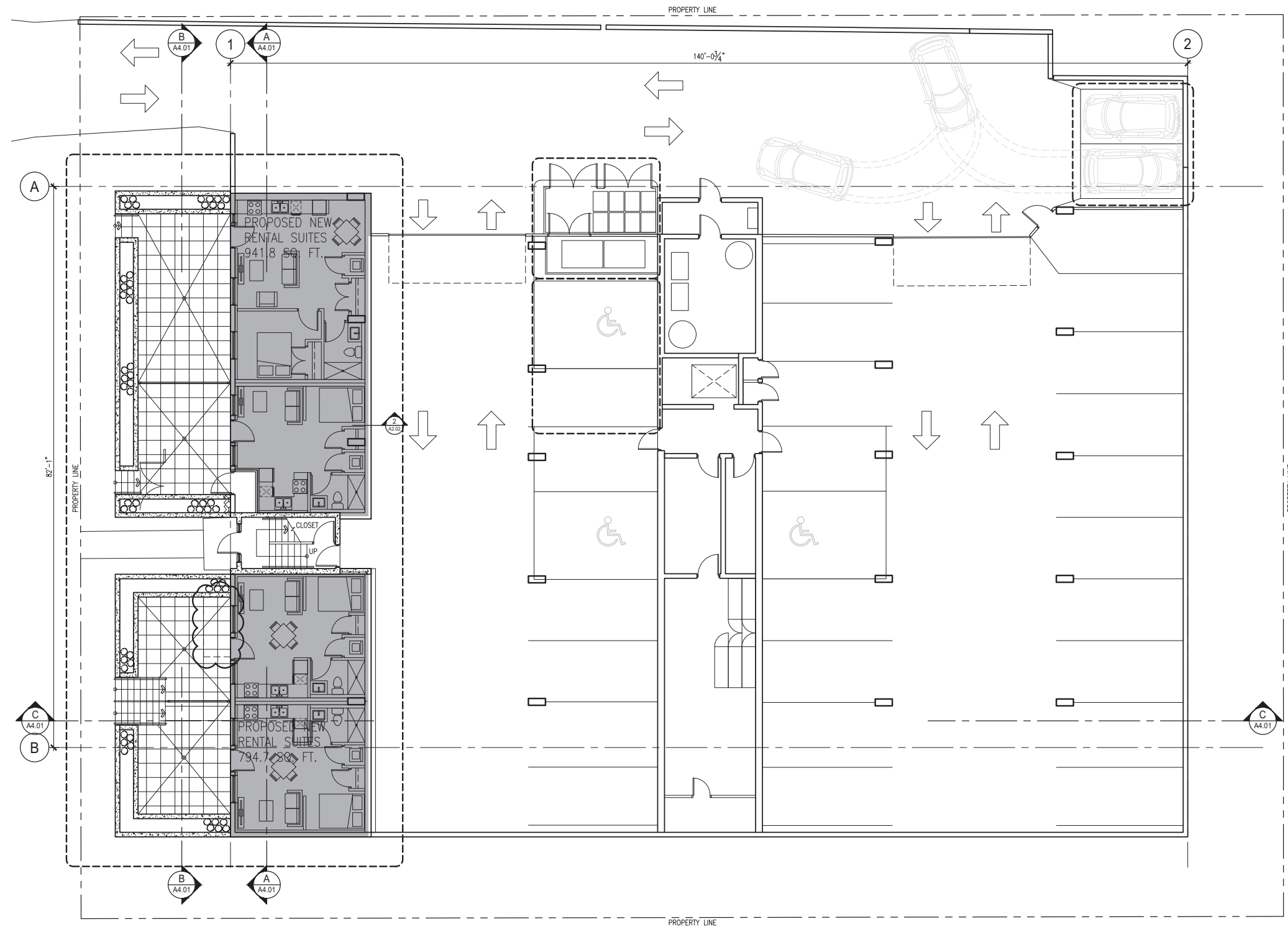
THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

SEAL

PROJECT

**508 - EIGHT ST  
 RENOVATION**

NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAT'IT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE

**PROPOSED  
 RENOVATION  
 FLOOR PLAN - FSR  
 OVERLAY**

SCALE: 1/8"=1'-0"

DRAWN BY: SHITZ

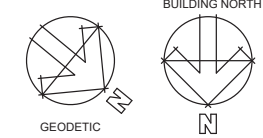
CHECKED BY: RB

SHEET NO. **A2.30**

PROJECT NO. FILE# 20BA10

1 PROPOSED RENOVATION FLOOR PLAN - FSR OVERLAY  
 A2.30 1/8"=1'-0"

PROPOSED P1 PARKADE  
 NEW RENTAL SUITES  
 1736.5 GROSS FLOOR AREA



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS, USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

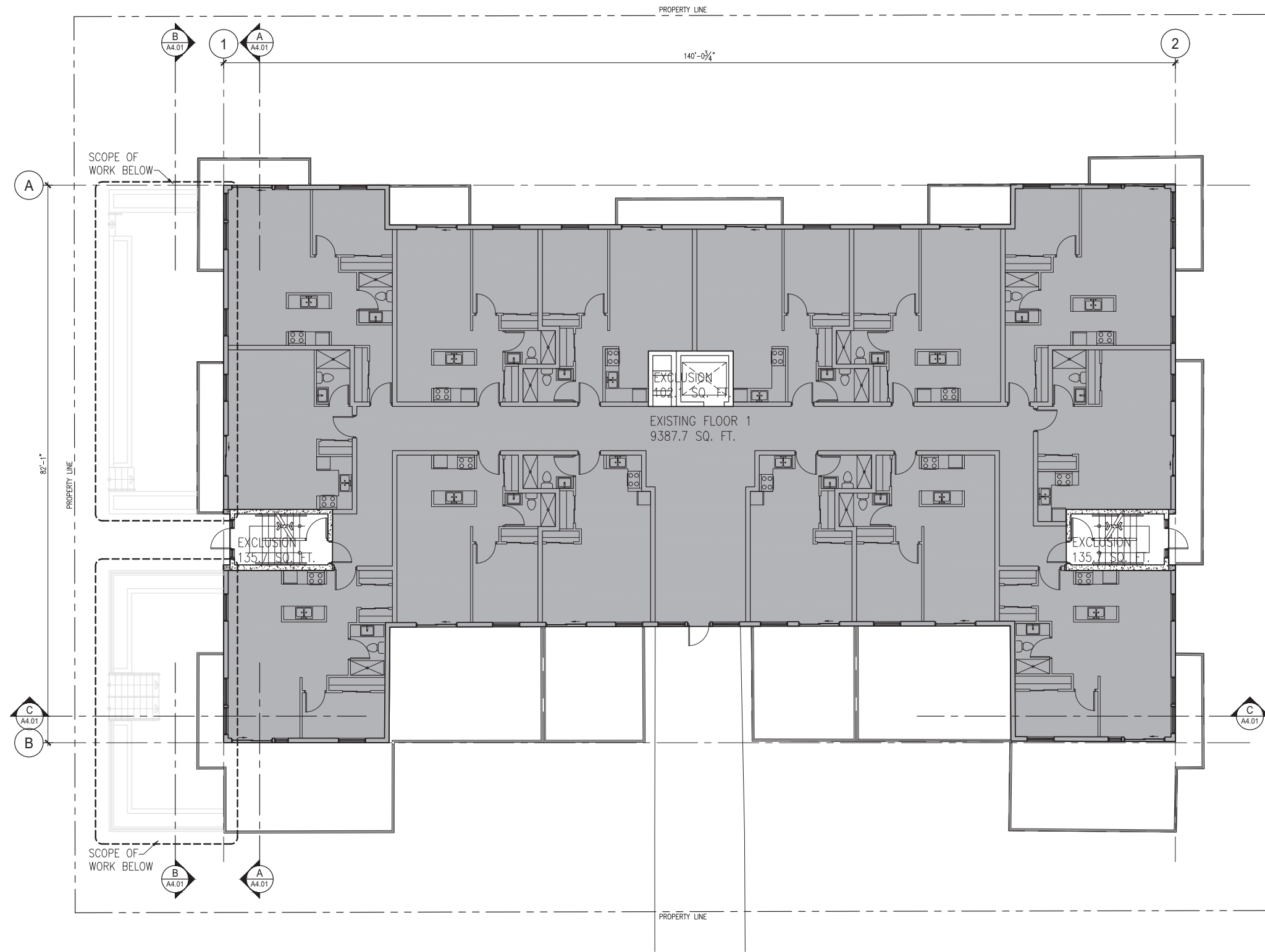
THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



EXISTING FLOOR 1  
9387.7 SQ. FT.  
EXCLUSIONS - 373.5 SF  
9014.2 GROSS FLOOR AREA

1 EXISTING MAIN FLOOR PLAN - FSR OVERLAY  
A2.31 1/8"=1'-0"

NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT



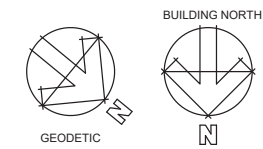
#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529  
[info@billardarchitecture.ca](mailto:info@billardarchitecture.ca)  
[www.billardarchitecture.ca](http://www.billardarchitecture.ca)

SEAL

PROJECT  
508 - EIGHT ST  
RENOVATION  
NEW WESTMINSTER, BC

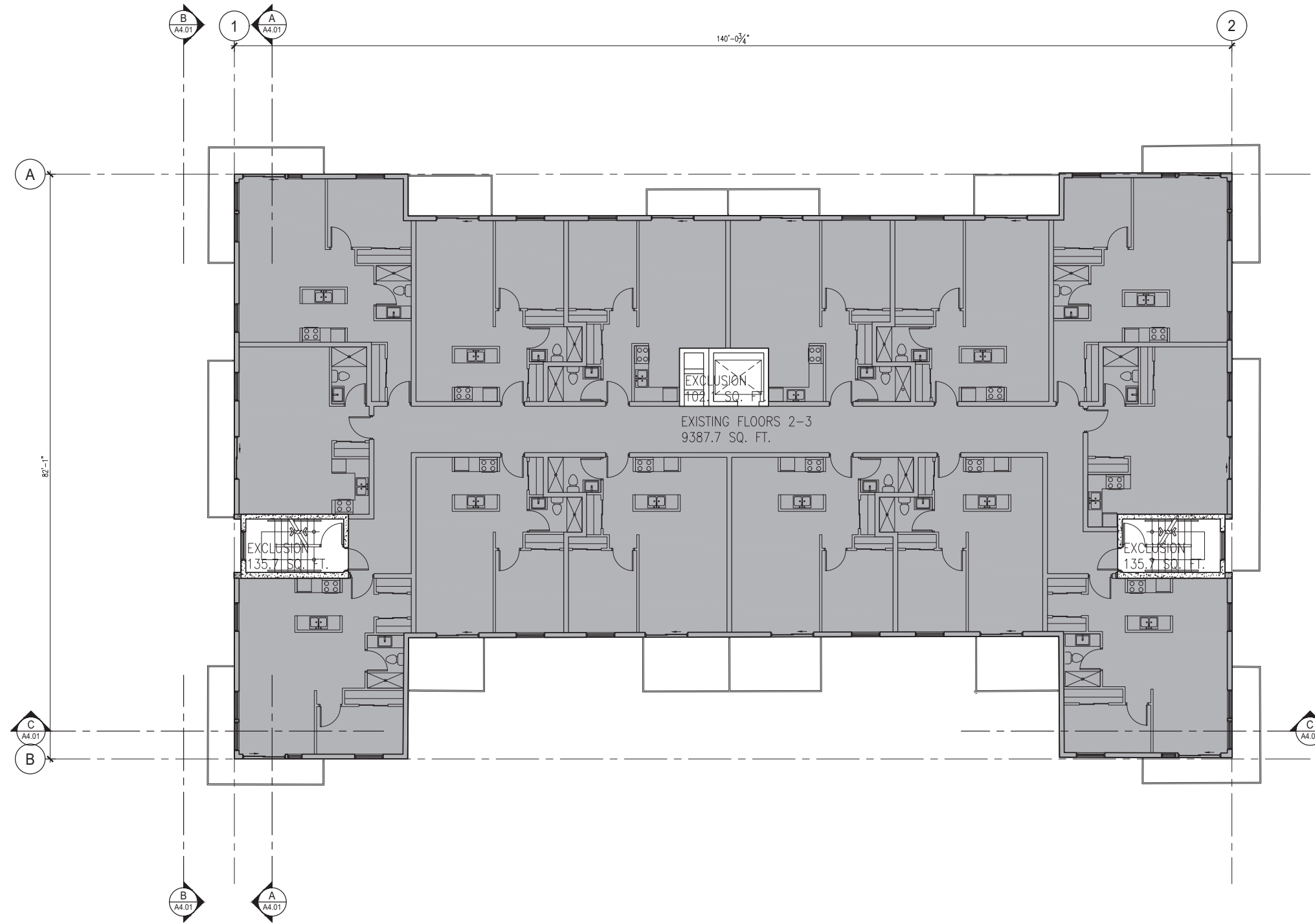
THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
EXISTING MAIN  
FLOOR PLAN - FSR  
OVERLAY



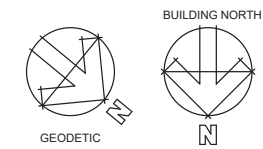
SCALE: 1/8"=1'-0"  
DRAWN BY: SHITZ  
CHECKED BY: RB  
SHEET NO. A2.31  
PROJECT NO. FILE# 20BA10





EXISTING FLOORS 2-3  
 9387.7 SQ. FT.  
 EXCLUSIONS - 373.5 SF  
 9014.2 GROSS FLOOR AREA

1 EXISTING SECOND & THIRD FLOOR PLAN - FSR OVERLAY  
 A2.32 1/8"=1'-0"



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS, USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529

info@billardarchitecture.ca  
 www.billardarchitecture.ca

PROJECT

508 - EIGHT ST  
 RENOVATION

NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAT' FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE

EXISTING SECOND & THIRD FLOOR PLAN - FSR OVERLAY

SCALE: 1/8"=1'-0"

DRAWN BY: SHITZ

CHECKED BY: RB

SHEET NO. A2.32

PROJECT NO. FILE# 20BA10

ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

NO.	DATE	REVISION
-----	------	----------

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

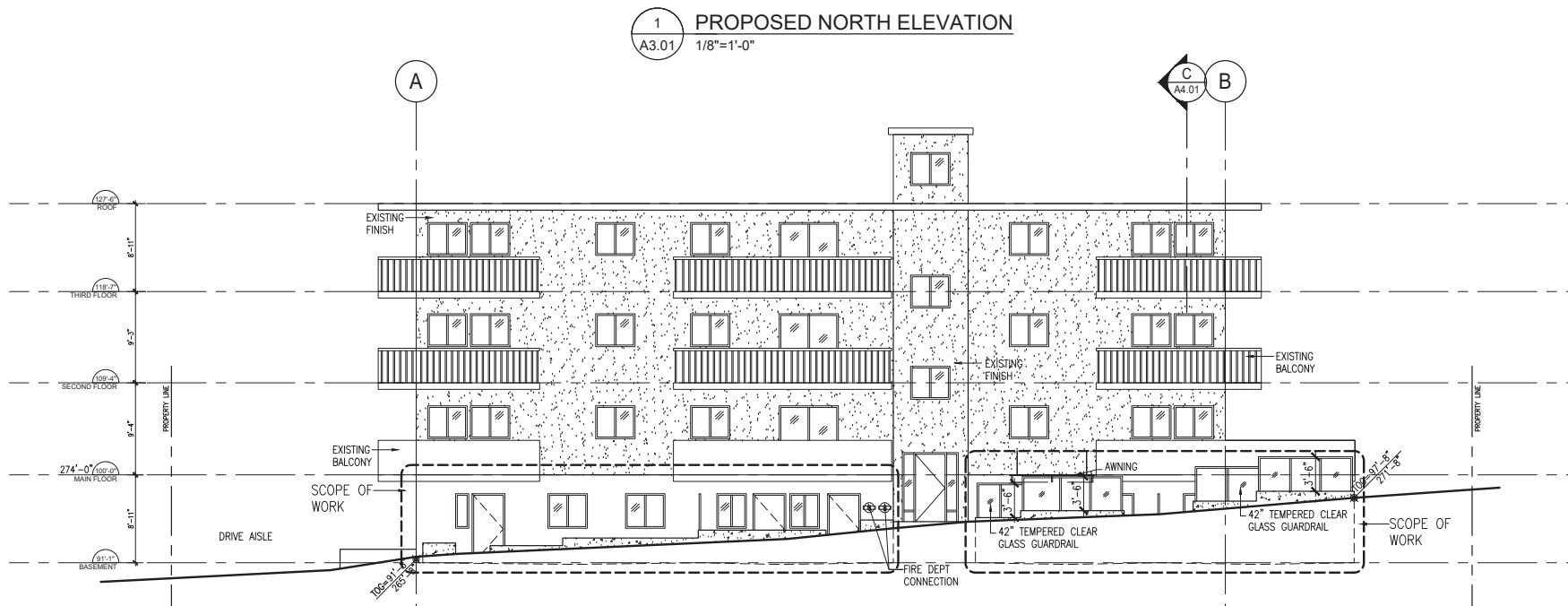
SEAL

PROJECT  
 508 - EIGHT ST  
 RENOVATION  
 NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE GAYDATT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
 NORTH & EAST ELEVATIONS

SCALE: 1/8"=1'-0"  
 SHEET NO. A3.01  
 DRAWN BY: SHITZ  
 CHECKED BY: RB  
 PROJECT NO. 206A10  
 FILED 206A10



ALL RIGHTS RESERVED, PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

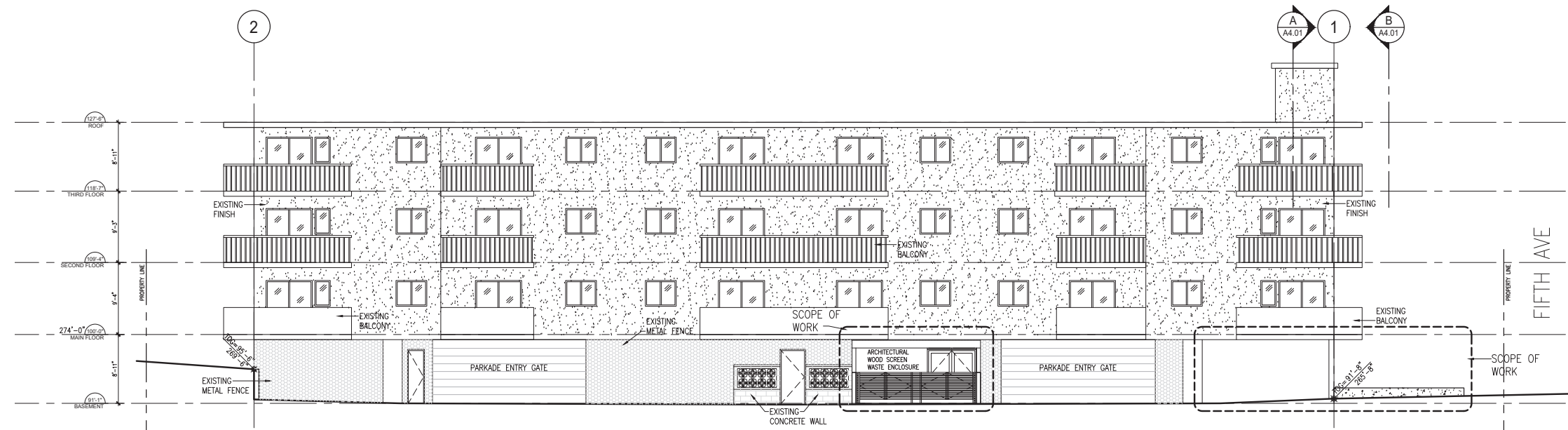
THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.



1 PROPOSED SOUTH ELEVATION  
1/8"=1'-0"



2 WEST ELEVATION (NO WORK)  
1/8"=1'-0"

NO.	DATE	REVISION
8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529  
info@billardarchitecture.ca  
www.billardarchitecture.ca

PROJECT  
508 - EIGHT ST  
RENOVATION  
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAT' FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
SOUTH & WEST  
ELEVATIONS

SCALE: 1/8"=1'-0"  
DRAWN BY: SHITZ  
CHECKED BY: RB  
SHEET NO. A3.02  
PROJECT FILE: 20BA10

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

8	2022.03.01	ISSUE FOR D.P & D.V.P REVISION7
7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
5	2021.12.23	ISSUE FOR D.P & D.V.P REVISION4
4	2021.09.23	ISSUE FOR D.P & D.V.P REVISION3
3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

NO.	DATE	REVISION
-----	------	----------

DESIGN CONSULTANT



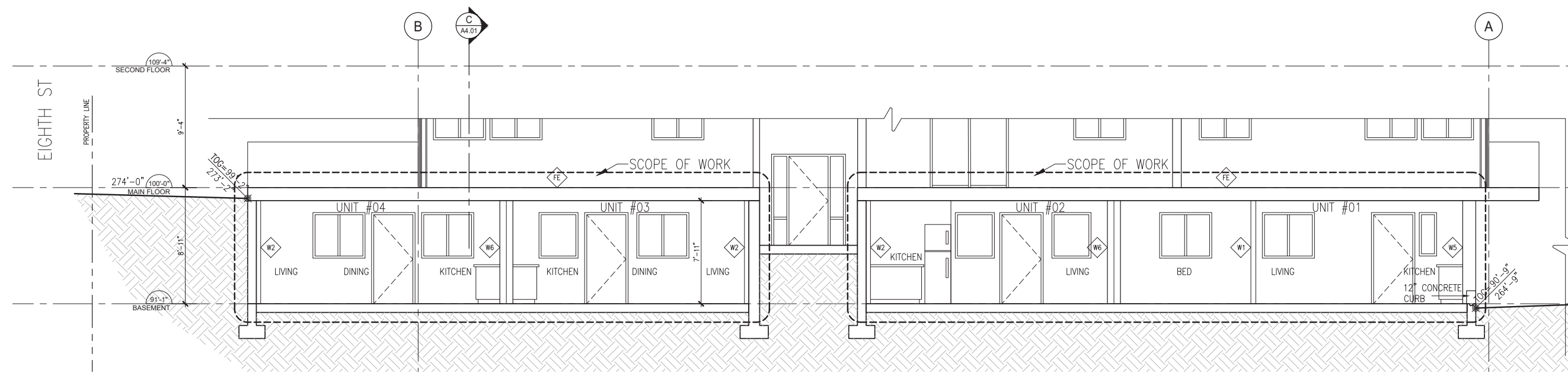
#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

PROJECT  
**508 - EIGHT ST RENOVATION**  
 NEW WESTMINSTER, BC

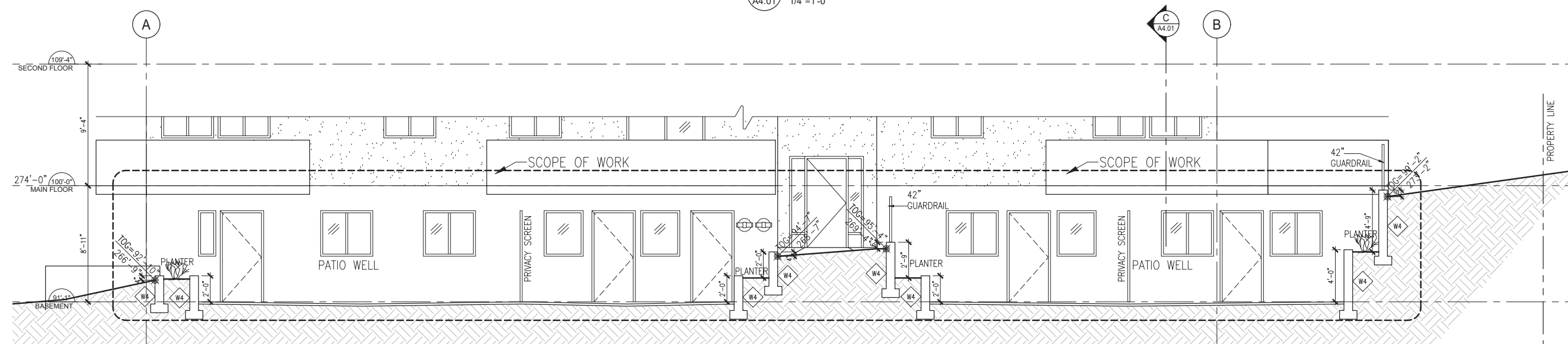
THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQ'AIT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE  
**AA, BB & CC BUILDING SECTIONS**

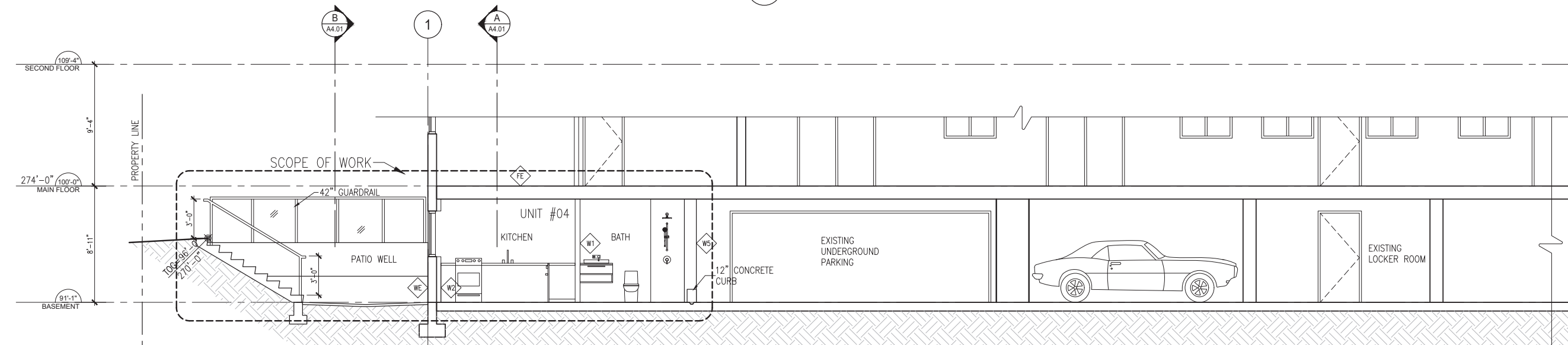
SCALE:	1/4"=1'-0"	SHEET NO.:	A4.01
DRAWN BY:	SHITZ	CHECKED BY:	RB
PROJECT NO.:		FILES: 20BA10	



**AA BUILDING SECTION**  
 A4.01 1/4"=1'-0"



**BB BUILDING SECTION**  
 A4.01 1/4"=1'-0"



**CC BUILDING SECTION**  
 A4.01 1/4"=1'-0"

## Attachment 3

### *Site Context and Project Statistics*

## SITE CONTEXT

### **Site Characteristics and Context**

The site is located on the corner of the Eighth Street and Fifth Avenue. The current three level building, which consists of 42 residential rental units, was built in 1967. The site is surrounded by older high- and mid-rise buildings, ranging from 3 to 14 storeys in height, and is in close proximity to Moody Park and commercial uses along Sixth Street.

### **Proximity to Transit Service and Other Sustainable Transportation Options**

The site is well serviced by transit and within walking distance of multiple bus stops located along the Eighth Street Frequent Transit Network (FTN) and Sixth Avenue. These stops provide bus service to/from SkyTrain stations including New Westminster Station, 22nd Street Station, and Braid Station. The site is surrounded by a complete sidewalk network that is fully accessible. Car share services, for one-way (i.e., EVO) and two-way operations (i.e., Modo), are available in the neighbourhood.



*Figure 1: Site Context Map with 508 Eighth Street highlighted in Blue*

Existing Active Transportation and Sustainable Modes	
<b>Cycling Network</b>	<ul style="list-style-type: none"> <li>• &lt; 300m from Rotary Crosstown Greenway</li> <li>• &lt; 300m from Fourth Street, a primary bike route</li> <li>• &lt; 300m from Tenth Street, a primary bike route</li> </ul>
<b>Transit Network</b>	<ul style="list-style-type: none"> <li>• Well-serviced by transit (#123 FTN on Eighth Street, #101 and #155 on Sixth Avenue)</li> <li>• &lt; 150m walking distance to north and southbound FTN transit stops on Eighth Street</li> <li>• &lt; 150m walking distance to east and westbound transit stops on Sixth Avenue</li> <li>• Bench and transit shelter provided at stops on Eighth Street and Sixth Avenue</li> </ul>
<b>Sustainable Modes</b>	<ul style="list-style-type: none"> <li>• 1 Modo car located approximately 400 m from site</li> <li>• Dedicated EVO parking on the 600 block of Belmont Street</li> </ul>

## PROJECT STATISTICS

	Existing Site	Proposed 4 unit Addition
Existing Site Are (gross)	2,156 sqm (23,212 sqft)	Unchanged
Site Frontage	53.64 m (175.98 ft)	Unchanged
Existing Site Depth	40.21 m (131.92 ft)	Unchanged
Floor Space Ratio	1.19	1.24
Floor Area (gross)	2,582 sqm (27,792 sqft)	2,743.3 sqm (29,528.5 sqft)
Residential Units	42	46
Parking	32	26

*Attachment #4*  
Housing Agreement Bylaw 8279, 2022



**THE CITY OF NEW WESTMINSTER**

**HOUSING AGREEMENT (508 Eighth Street) BYLAW NO. 8279, 2022**

**A BYLAW TO ENTER INTO A HOUSING AGREEMENT UNDER SECTION 483 OF THE *LOCAL GOVERNMENT ACT***

---

**GIVEN THAT:**

- A. The owner of the land (the “Owner”) within the City of New Westminster, British Columbia legally described as:

PID: 012-972-282

LOT "F" OF LOT 11 SUBURBAN BLOCK 10 PLAN 29943

(the “**Land**”)

wishes to construct dwelling units on the Land.

- B. In connection with such construction, the Owner has agreed to use the Land for rental housing in accordance with the terms of the Section 219 Covenant and Housing Agreement attached hereto as Schedule “A” (the “Housing Agreement”).

The Council of the City of New Westminster, in open meeting assembled,

**ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as “Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022”.
2. Council hereby authorizes the City of New Westminster to enter into the Housing Agreement with the Owner, substantially in the form attached hereto as Schedule “A”.

3. The Mayor and the Corporate Officer of the City of New Westminster are authorized to execute the Housing Agreement, substantially in the form attached hereto as Schedule "A", and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by section 483 of the *Local Government Act*.

READ A FIRST TIME this \_\_\_ day of \_\_\_\_\_, 2022.

READ A SECOND TIME this \_\_\_ day of \_\_\_\_\_, 2022.

READ A THIRD TIME this \_\_\_ day of \_\_\_\_\_, 2022.

ADOPTED this \_\_\_ day of \_\_\_\_\_, 2022.

---

Jonathan X Cote, Mayor

---

Jacqueline Killawee, City Clerk

**Schedule "A"**  
**Section 219 Covenant and Housing Agreement**



1. Application

<p><b>Alexandra Greenberg YOUNG ANDERSON 1616 808 Nelson Street Vancouver BC V6Z 2H2 6046897400</b></p>
---

File No. 239-1209  
508 8th St. - Housing Agreement

2. Description of Land

PID/Plan Number	Legal Description
<b>012-972-282</b>	<b>LOT "F" OF LOT 11 SUBURBAN BLOCK 10 PLAN 29943</b>

3. Nature of Interest

Type	Number	Additional Information
<b>COVENANT</b>		
<b>PRIORITY AGREEMENT</b>		<b>Granting the Covenant herein priority over Mortgage CA8396730 and Assignment of Rents CA8396731</b>

4. Terms

Part 2 of this instrument consists of:  
**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**508 EIGHTH STREET NOMINEE LTD., NO.BC1162975**

**CANADA ICI CAPITAL CORPORATION (AS TO PRIORITY), NO.A0067505**

6. Transferee(s)

<p><b>THE CORPORATION OF THE CITY OF NEW WESTMINSTER</b> 511 ROYAL AVENUE NEW WESTMINSTER BC V3L 1H9</p>
--

7. Additional or Modified Terms

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

\_\_\_\_\_

YYYY-MM-DD
------------

**508 EIGHTH STREET NOMINEE LTD.**  
By their Authorized Signatory

(as to both signatures)

\_\_\_\_\_  
**NAME:**

\_\_\_\_\_  
**NAME:**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

\_\_\_\_\_

YYYY-MM-DD
------------

**THE CORPORATION OF THE CITY OF  
NEW WESTMINSTER**  
By their Authorized Signatory

(as to both signatures)

\_\_\_\_\_  
**NAME:**

\_\_\_\_\_  
**NAME:**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Witnessing Officer Signature

Execution Date

Transferor Signature(s)

\_\_\_\_\_

YYYY-MM-DD

**CANADA ICI CAPITAL CORPORATION**  
By their Authorized Signatory

(as to both signatures)

\_\_\_\_\_  
**NAME:**

\_\_\_\_\_  
**NAME:**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

\_\_\_\_\_

**PART 2 – TERMS OF INSTRUMENT**

**HOUSING AGREEMENT AND COVENANT  
(Section 483 *Local Government Act* and Section 219 *Land Title Act*)**

**THIS AGREEMENT** is dated for reference the \_\_\_ day of \_\_\_\_\_, 2022:

**BETWEEN:**

**508 EIGHTH STREET NOMINEE LTD., INC.NO. BC1162975**  
201 - 1367 West Broadway, Vancouver, British Columbia, V6H 4A7

(the “Owner”)

**AND:**

**THE CORPORATION OF THE CITY OF NEW WESTMINSTER**  
511 Royal Avenue, New Westminister, British Columbia, V3L 1H9

(the “City”)

**WHEREAS:**

- A. Section 483 of the *Local Government Act* (British Columbia) permits the City to enter into housing agreements for the provision of affordable and special needs housing, which may include conditions in respect to the form of tenure of housing units;
- B. Section 219 of the *Land Title Act* (British Columbia) permits the registration of a covenant of a positive or a negative nature in favour of the City in respect of the use of and subdivision of land;
- C. The Owner owns the Land (hereinafter defined) and the Building thereon, which currently contains 42 rental Dwelling Units, and it wishes to construct four additional rental Dwelling Units;
- D. As a condition of approving the construction of the Dwelling Units, the City requires the Owner to enter into this Agreement to, among other requirements, ensure all Dwelling Units located on the Land are used only as rental Dwelling Units; and
- E. The City adopted Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022, authorizing the City to enter into this Agreement.

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* as follows:

## ARTICLE 1     DEFINITIONS AND INTERPRETATION

**1.1 Definitions** –In this Agreement, the following words have the following meanings:

- (a) **“Agreement”** means this agreement together with all LTO forms, schedules, appendices, attachments and priority agreements attached hereto;
- (b) **“Building”** means, as at the reference date of this Agreement, the residential building constructed on and forming part of the Land;
- (c) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Land, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, apartments and condominiums and includes, where the context permits, the Secured Rental Units;
- (d) **“Land”** means the land identified in section 2 of Part 1 of this Agreement;
- (e) **“LTO”** means the New Westminster Land Title Office or its successor;
- (f) **“Secured Rental Unit”** means a Dwelling Unit that is designated as a Secured Rental Unit in accordance with section 2.1 of this Agreement;
- (g) **“Subdivide”** or **“Subdivided”** means to divide, apportion, consolidate or subdivide the Land or any building on the Land, or the Ownership or right to possession or occupation of the Land or any building on the Land, into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or a “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (h) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Secured Rental Unit as a residence; and
- (i) **“Tenant”** means an occupant of a Secured Rental Unit.

## ARTICLE 2     USE OF LAND AND SUBDIVISION

**2.1 Designation** – The Owner agrees that:

- (a) every Dwelling Unit located on the Land on the date this Agreement is registered in the LTO and every Dwelling Unit constructed after such date on the Land is designated as a Secured Rental Unit; and
- (b) a Secured Rental Unit may only be used as a permanent residence for a Tenant.

**2.2 Restriction on Subdivision** – The Owner covenants and agrees with the City that none of the Land nor any building on the Land shall be Subdivided by any means whatsoever. Without limiting



the foregoing, the Owner acknowledges that the City will not support applications for Subdivision in any manner that would allow the Secured Market Rental Units to be sold independently of each other.

**2.3 City Authorized to Make Inquiries** – The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

**2.4 Requirement for Statutory Declaration** – Within 30 days after receiving notice from the City, the Owner must, in respect of each Secured Rental Unit, provide to the City a statutory declaration, substantially in the form (with, in the City’s discretion, such further amendments or additions as deemed necessary or desirable) attached as Appendix A, sworn by an authorized signatory of the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Secured Rental Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to a Secured Rental Unit if, in the City’s absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

### **ARTICLE 3 OPERATION OF SECURED RENTAL UNITS**

**3.1 Application of Article** – The City and the Owner acknowledge and agree that the obligations imposed upon and covenants made by the Owner under sections 3.3 and 3.4 will apply to tenancies and Tenancy Agreements created or entered into on or after the date that this Agreement is registered by the LTO.

**3.2 Short Term Rentals Prohibited** – The Owner agrees that no Secured Rental Unit will be rented to or occupied by any person for a term of less than 30 consecutive days.

**3.3 Occupancy and Tenure of Secured Rental Units** – The Owner must not rent, lease, license or otherwise permit occupancy of a Secured Rental Unit except in accordance with the following conditions:

- (a) the Secured Rental Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the term of a Tenancy Agreement will not be less than 30 days;
- (c) the Owner will not require a Tenant or any permitted occupant of a Secured Rental Unit to pay any extra charges or fees for property or similar tax; and
- (d) the Owner will forthwith deliver a certified true copy of any Tenancy Agreement to the City upon demand.

**3.4 Attach Copy of Tenancy Agreement** – The Owner will attach a copy of this Agreement, or at a minimum Articles 2 and 3 of this Agreement, to every Tenancy Agreement.

## ARTICLE 4 TERM AND DEMOLITION

**4.1 Expiry of Housing Agreement** – The City covenants and agrees with the Owner that this Agreement shall cease to apply from and after that date which is the later of: (i) the 60<sup>th</sup> anniversary of the date this Agreement is registered in the LTO; or (ii) the date that all buildings located on the Land have been demolished. Upon expiry, the Owner may provide to the City a discharge of this Agreement, which the City shall execute and return to the Owner for filing in the LTO.

**4.2 Demolition** – The Owner will not demolish a Secured Rental Unit or a building on the Land unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect, who is at arm's length to the Owner, indicating that it is no longer reasonable or practical to repair or replace any structural component of the Secured Rental Unit or building, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) 40% or more of the value of the building above its foundations is damaged or destroyed, as determined by the City, in its sole discretion,

and, in each case, a demolition permit for the Secured Rental Unit or the building has been issued by the City and the Secured Rental Unit or building has been demolished under that permit.

## ARTICLE 5 MISCELLANEOUS

**5.1 Housing Agreement** – The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act* and a covenant under section 219 of the *Land Title Act*; and
- (b) the City may file notice of, and register, this Agreement in the LTO pursuant to section 483(5) of the *Local Government Act* against the title to the Land.

**5.2 Modification** – This Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

**5.3 Management** – The Owner covenants and agrees with the City that:

- (a) The Owner shall obtain and maintain during the term of this Agreement a business licence from the City of New Westminster for the operation of the Secured Rental Units.
- (b) the Owner will manage the Secured Rental Units, and without limiting the foregoing, the Owner may engage the services of a third-party property manager to manage the Building;
- (c) the Owner shall permit representatives of the City to inspect the Secured Rental Units at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act* (British Columbia);

- (d) the Owner shall maintain the Secured Rental Units in a good state of repair and fit for habitation in accordance with the requirements of the *Residential Tenancy Act*, reasonable wear and tear excepted; and
- (e) the Owner shall comply with all laws, including, without limitation, the City of New Westminster Business Regulation and Licencing (Rental Units) Amendment Bylaw No. 8310, 2019 and all other City bylaws, and any health and safety standards applicable to the Land.

**5.4 Indemnity** – The Owner, on its behalf, will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Land or any Secured Rental Unit or the enforcement of any Tenancy Agreement; or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

**5.5 Release** – The Owner, on its behalf, hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would not or could not occur but for the:

- (a) construction, maintenance, repair, Ownership, lease, license, operation or management of the Land or any Secured Rental Unit under this Agreement; or
- (b) except to the extent arising from the negligence or wilful misconduct of the City or those for whom it is at law responsible, the exercise by the City of any of its rights under this Agreement.

**5.6 Survival** – The indemnity and release set out in this Agreement will survive termination or discharge of this Agreement.

**5.7 Registration & Priority** – The Owner will cause this Agreement to be registered as a covenant under section 219 of the *Land Title Act* against title to the Land in priority to all charges and encumbrances registered or pending registration against title to the Land save and except those in favour of the City or specifically approved in advance in writing by the City, and will cause a notice of this Agreement under section 483(5) of the *Local Government Act* to be filed in the Land Title Office and shown as a legal notation on title to the Land.

**5.8 City's Powers Unaffected** – This Agreement does not:

- (a) affect, fetter or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Land;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Land; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

**5.9 Agreement for Benefit of City Only** – The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future Owner, lessee, occupier or user of the Land or the building or any portion thereof, including any Secured Rental Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

**5.10 No Public Law Duty** – Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

**5.11 Notice** – Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed to:

City of New Westminster  
511 Royal Avenue  
New Westminster, BC V3L 1H9  
Attention: Clerk

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

**5.12 Enuring Effect** – This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

**5.13 Severability** – If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

**5.14 Waiver** – All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

**5.15 Whole Agreement** – This Agreement, and any documents signed by the Owner contemplated by this Agreement, represent the whole agreement between the City and the Owner respecting the use and occupation of the Secured Rental Unit, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in or contemplated by this Agreement.

**5.16 Further Assurance** – Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

**5.17 Agreement Runs with Land** – This Agreement burdens and runs with the Land and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Land.

**5.18 Equitable Remedies** – The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

**5.19 No Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

**5.20 Applicable Law** – The laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

**5.21 Interpretation** – In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* (British Columbia) with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes a Tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, or “year” is a reference to a calendar day, calendar month, or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

**5.22 Execution in Counterparts & Electronic Delivery** – This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement on the *Land Title Act* Form C which is attached to and forms part of this Agreement.

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA	)	IN THE MATTER OF A HOUSING
	)	AGREEMENT WITH THE CITY OF NEW
	)	WESTMINSTER
	)	
PROVINCE OF BRITISH COLUMBIA	)	("Housing Agreement")
	)	

TO WIT:

I, \_\_\_\_\_ of \_\_\_\_\_, British Columbia, do solemnly declare that:

1. I am an authorized signatory of the Owner of the land located at \_\_\_\_\_, New Westminster (the "Land"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Land.
4. I confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.
5. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of \_\_\_\_\_ )  
 \_\_\_\_\_, in the Province of British )  
 Columbia, this \_\_\_\_\_ day of )  
 \_\_\_\_\_, 20\_\_\_\_. )

\_\_\_\_\_  
 A Commissioner for Taking Affidavits in the )  
 Province of British Columbia )

\_\_\_\_\_  
 DECLARANT

## CONSENT AND PRIORITY AGREEMENT

WHEREAS the CANADA ICI CAPITAL CORPORATION (INCORPORATION NO. A0067505) (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents (the "Charges") registered in the Land Title Office under numbers CA8396730 and CA8396731, respectively, encumbering the land identified in the *Land Title Act* Form C attached to and forming part of the Housing Agreement and Covenant attached hereto.

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT IS EVIDENCE THAT IN CONSIDERATION OF \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY THE TRANSFEREE TO THE CHARGEHOLDER:

1. The Chargeholder hereby consents to the granting and registration of the Section 219 Covenant attached hereto (the "Covenant") and the Chargeholder hereby agrees that the Covenant shall be binding upon its interest in and to the Land.
2. The Chargeholder hereby grants to the transferee described in item 6 of the *Land Title Act* Form C attached hereto priority for the Covenant over the Chargeholder's right, title and interest in and to the Land, and the Chargeholder does hereby postpone the Charges and all of its right, title and interest thereunder to the Covenant as if the Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charges.

IN WITNESS WHEREOF, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing the *Land Title Act* Form C above which is attached hereto and forms part of this Agreement.

**END OF DOCUMENT**



**Attachment #5**  
*Housing Agreement Principles*  
*Letter*

508 Eighth Street Nominee Ltd

135-1991 Savage Rd  
Richmond, BC  
V6V 0A4

# 508 Eighth St Housing Agreement Principles Letter

We, the owners of the property at 508 Eighth St, agree to the following principles that will form a housing agreement for the property:

- 1) The owner(s) will operate the building located at 508 Eighth St, New Westminster (the "Building"), and all dwelling units therein, for rental purposes only and will obtain a business licence from the City of New Westminster for the operation of these rental units. The management and maintenance of the rental units will be expected to comply with all relevant provisions of the *Residential Tenancy Act* and any other applicable provincial legislation and City bylaws, including *The City of New Westminster Business Regulations and Licensing (Rental Units) Amendment Bylaw No 8130 (2019)*.
- 2) Article 2 (Use and Construction of Lands and Secured Rental Units) and Article 3 (Disposition and Acquisition of Secured Rental Units) of any Housing Agreement registered against title to 508 Eighth St will be attached to every tenancy agreement created at or after the time of execution of such Housing Agreement by the City and the owner(s).
- 3) All units in the Building must be owned and managed by one entity.
- 4) All dwelling units in the Building shall be rented for long-term rental uses and all tenancies beginning on or after the time of execution of a Housing Agreement by the City and the owner(s) must be one month or longer.
- 5) The owner(s) will not require a tenant(s) or any permitted occupant of the Building to pay any extra charges or fees for property or similar tax.
- 6) All principles of this housing agreement will apply to existing rental units and any subsequent rental units developed within this property, including the four market rental units that are proposed to be developed as part of the building permit application for this project.
- 7) The rental tenure will be guaranteed for 60 years or the life of the building.
- 8) The Owner(s) will operate the housing as market rental units. The Housing Agreement will not provide restrictions on eligibility or market rent.

Name of land owner/developer company (please write here): 508 Eighth Street Nominee Ltd

\_\_\_\_\_  
Name of person signing this letter on behalf of company (please write here): Zvonimir Duric

DIRECTOR

Personal Information Removed

Signature of person signing this letter (please sign here): \_\_\_\_\_

Date of signature (please write the date here – month, day, year): August 31 / 2021

**City Council Meeting  
April 25, 2022  
Summary of Written Submissions**

**4.1 Development Variance Permit NO. DVP00692 for 508 Eighth Street**

<b>Written Submissions</b>			
<b>Name</b>	<b>Correspondence Date</b>	<b>Date Received</b>	<b>#</b>
Derek Davies	April 19, 2022	April 21, 2022	C-1
Derek Davies	April 25, 2022	ON TABLE	C-2

**TWO** written submissions have been received, including ONE On Table submission.

**From:** [Derek Davies](#)  
**To:** [External-Clerks](#)  
**Subject:** [EXTERNAL] Parking  
**Date:** Tuesday, April 19, 2022 3:01:45 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 received a development variance permit for 508 8th street in the mail. It looks like this permit is to add three new studio and one new one bedroom rental units. If I'm reading this correctly they are going to give up some parking spots in order to do these units which would then increase the number of vehicles that are already parked on 8th Street and 5th Avenue. If this is the case I strongly disagree and this development should not happen as it will increase the amount of cars parking on the local streets.

**From:** [Derek Davies](#)  
**To:** [External-Clerks](#)  
**Subject:** [EXTERNAL] 508 8th Street New West  
**Date:** Monday, April 25, 2022 3:22:52 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 received a request for public comment card in the mail on a development permit application for the building 508 8th Street. Reading this card I'm under the impression that they are going to be adding more units to this building and decreasing the amount of parking spots. As a resident of the area parking on 8th Street is all ready at a premium as there is so many people parking on the roadway already. I highly disencourage that this application goes through unless they will be providing parking for that unit other than the street. I hope my concerns are viewed and does not allow this project to go ahead.

Thank you for your time.

Derek Davies

# New Westminster Biodiversity and Natural Areas Strategy

April 25, 2022

Diamond Head Consulting Ltd  
Michael Coulthard, Principal, RPF, RPBio

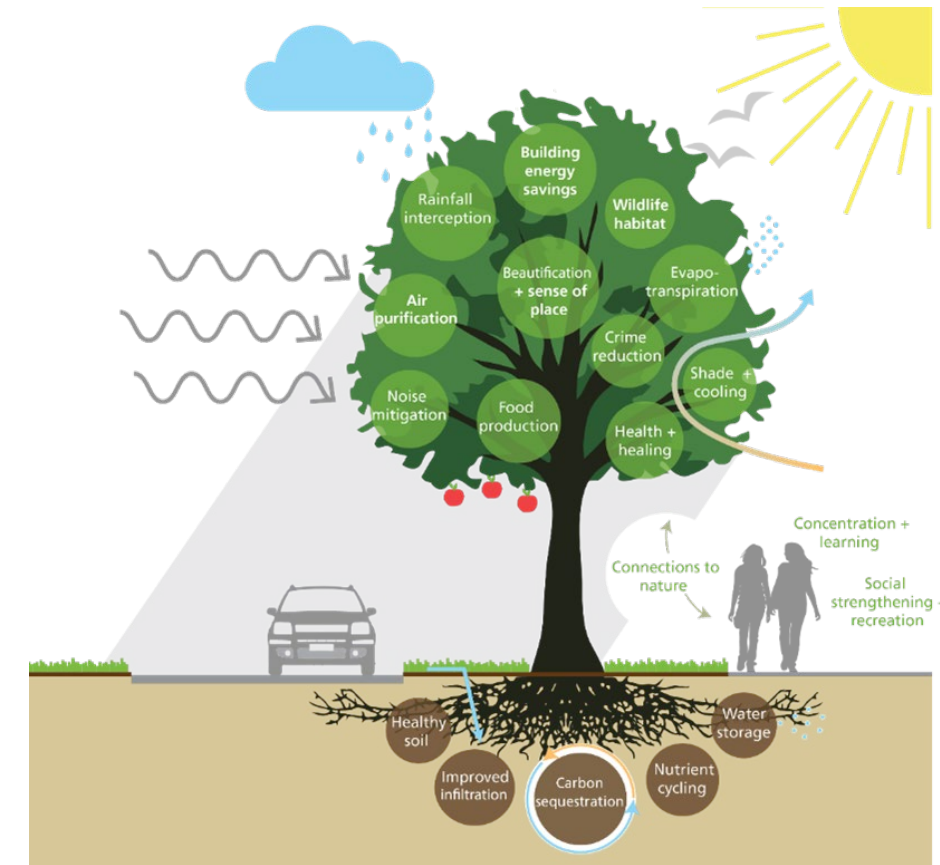
**ON TABLE**  
City Council Meeting  
April 25, 2022 re Item 5.1



# The Challenge

- **Biodiversity is disappearing:** Estimated that species are disappearing at 50-100 times the natural rate as a direct result of human activities (MetroVan, 2006).
- **New Westminster is largely developed:** It has distinct natural areas and established urban areas
- **Limited resources for conservation:** The City has greatest control over publicly-owned land. It has some influence on private lands through regulatory tools (zoning), incentives and education.

*The Challenge - How to maximize biodiversity within this context?*





- Analysis of natural areas and biodiversity
- Constraints and emerging threats
- Toolkit of recommendations
- Guidelines for staff, residents, developers
- Identification of a network of priority areas for acquisition and enhancement
- Monitoring framework



# Where does this strategy fit in?

## HIGHER-LEVEL PLANS



Supports bold steps:  
#6 Robust Urban Forest  
#7 Quality People-Centred Public  
Realm



Environmental  
Strategy & Action  
Plan (ESAP)

## PLANNING TOOLS



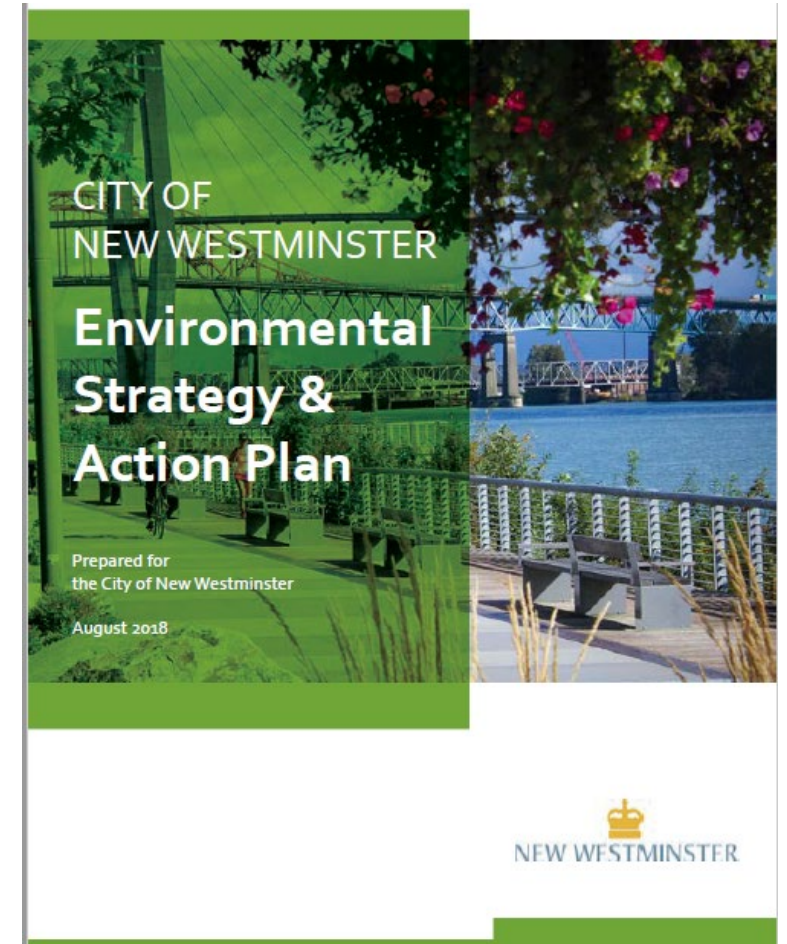
# Where does this strategy fit in?

## Environmental Strategy & Action Plan (2018)

***“New Westminster is a responsible leader that takes bold action on climate change, protects and restores its natural areas, and minimizes the environmental footprint of its highly urbanized community.”***

The vision aims to “enhance natural areas and integrate nature into the urban environment.”

1. *Protecting and enhancing river corridors and watercourses;*
2. *Protecting and restoring the ecological integrity, biodiversity, and connectivity of natural areas;*
3. *Integrating environmental consideration into city activities and practices.*



# Consultation

## PROJECT PHASE

FIELD ASSESSMENT, INVENTORY & ANALYSIS

GREEN INFRASTRUCTURE NETWORK

STAKEHOLDER AND PUBLIC CONSULTATION

DEVELOPMENT OF STRATEGY REPORT



STARTUP

January-April 2020



ENVIRONMENT + CLIMATE ADVISORY COMMITTEE

May 2020



STAFF INTERVIEWS + DEPARTMENT WORKSHOPS

June-July 2020



CITY WEBSITE + INTERACTIVE STORYMAP

August-September 2020



December 2020

ENV & CLIMATE TASK FORCE PRESENTATION

September 14 2020



PUBLIC INFORMATION SESSION

September 16 2020



FIPR TASK FORCE PRESENTATION

October 2020



ENVIRONMENT + CLIMATE ADVISORY COMMITTEE

December 2020

FIRST NATIONS INPUT



COUNCIL PRESENTATION

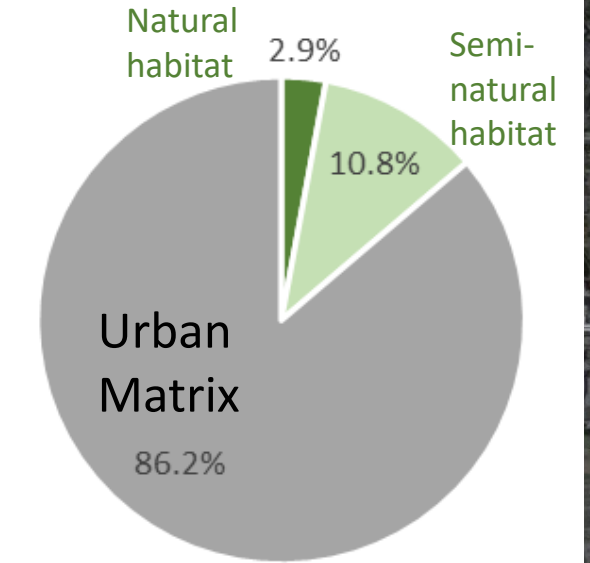
April 2022

## CONSULTATION

# HABITAT TYPES

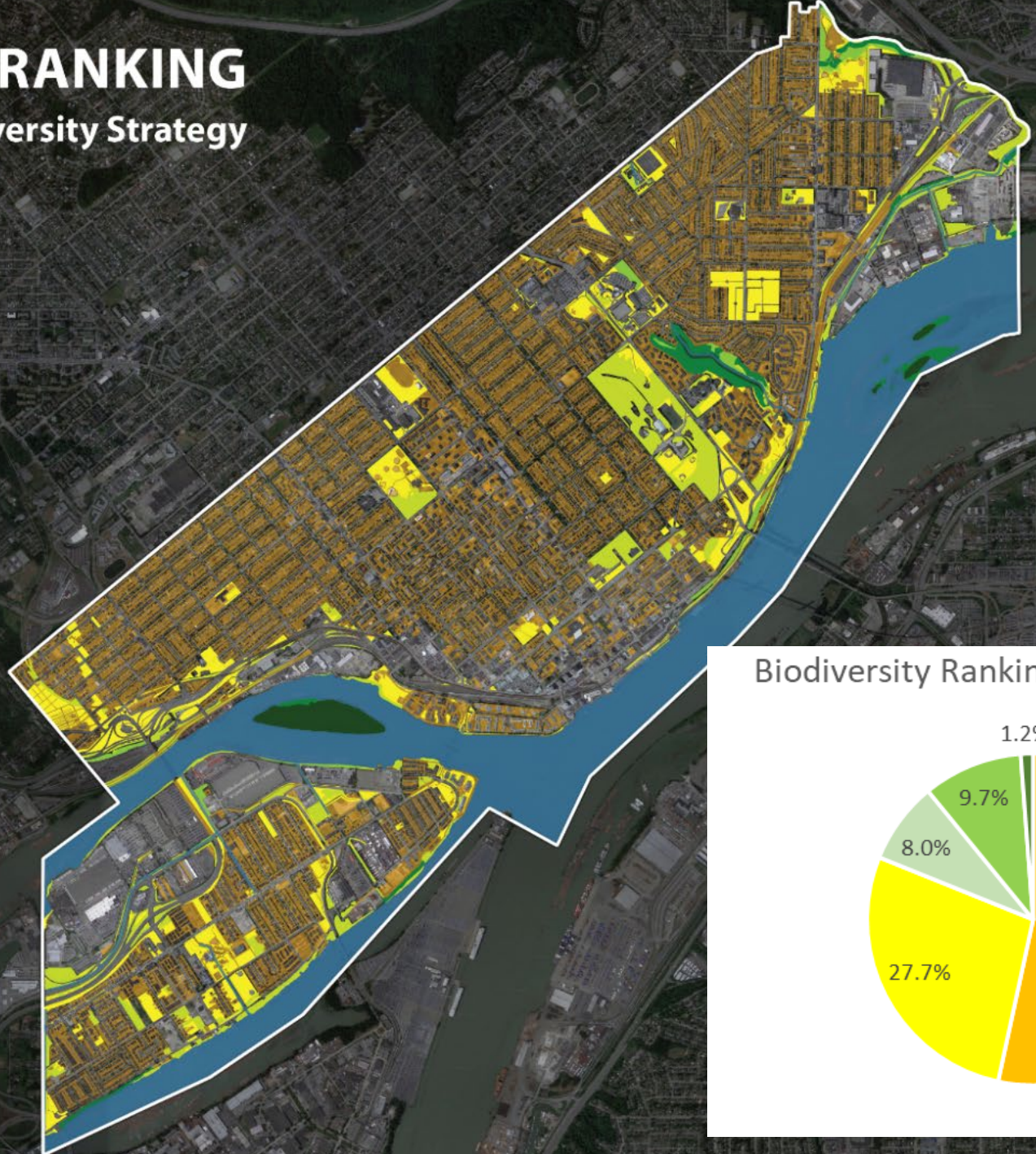
## New Westminister Biodiversity Strategy

- Urban Tree
- Evergreen
- Mixed
- Deciduous
- Shrub
- Herb & Grass
- Managed Grass
- Slough
- Stream
- Lake or Pond
- Wetland
- Garden
- Ditch

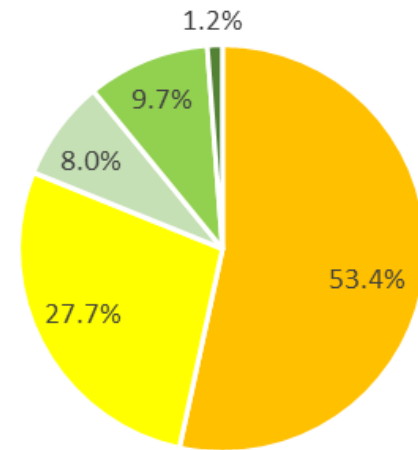


# BIODIVERSITY RANKING

## New Westminster Biodiversity Strategy



Biodiversity Ranking of Habitat Areas



## Protect the remaining habitat areas in the City

- Parks master plans
- Development permit areas/guidelines
- Adopt a no net loss of habitat in parks
- Designate wildlife refuge areas



## Acquire new habitat areas

- Land acquisition
- Wider riparian setbacks
- Covenants/right of ways





## Connect habitat areas – The Green Infrastructure Network

- A network of key habitat areas and corridors
- Helps to prioritise acquisition and restoration efforts
- Includes corridors for people, public and private lands.




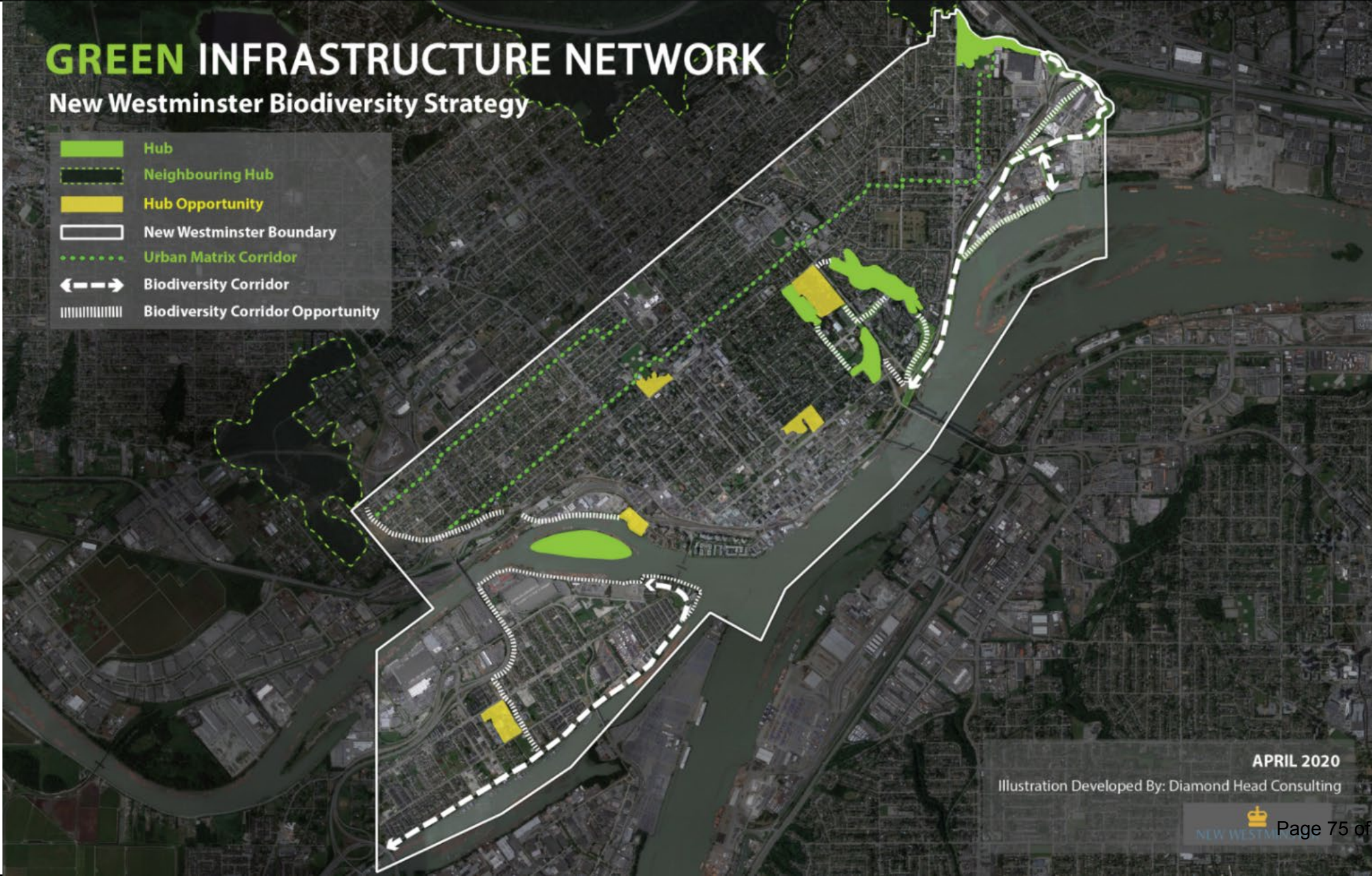
# Green Infrastructure Network



# GREEN INFRASTRUCTURE NETWORK

## New Westminster Biodiversity Strategy

-  Hub
-  Neighbouring Hub
-  Hub Opportunity
-  New Westminster Boundary
-  Urban Matrix Corridor
-  Biodiversity Corridor
-  Biodiversity Corridor Opportunity



APRIL 2020

Illustration Developed By: Diamond Head Consulting

## Enhance the quality of habitat

- Natural Area Parks
- The Fraser and Brunette Rivers
- Urban Parks
- City Streets and Greenways
- Residential Properties
- High Density Development



## Natural Area Parks

- Planting trees and plants to improve species diversity
- Installing specific habitat features (nesting and roosting)
- Designating wildlife refuge areas
- Removing invasive plant species
- Protecting wildlife trees
- Add large woody debris
- Install water features



## Private Residences

- Plant trees
- Native gardens
- Water features
- Pollinator gardens
- Bird friendly windows
- Managed lighting
- Mason bee homes
- Bat boxes
- Bird nesting boxes
- Controlled lighting



# Enhancing Greenways



- Key
- 1 Pollinator plants
  - 2 Bioswale
  - 3 Diverse tree planting
  - 4 Signage for Greenway Corridor
  - 5 Native plants

## Four areas of study - consistent with the Master Tree Planting Plan

1. Queensborough
2. Brow of the Hill, Downtown
3. Massey Victory Heights, McBride Sapperton, Brunette
4. Connaught Heights, West End, Moody Park, Glenbrooke North, Queens Park





## Indicators to track biodiversity and natural area health over time

- Tree canopy cover
- Cover of natural habitat areas
- Spread of invasive plant species
- Birds species from annual counts
- Presence of keystone indicator species
- Riparian condition of the Fraser and Brunette



A low-angle photograph of a forest with tall trees and sunlight filtering through the canopy. The image is oriented vertically, with the top of the page showing the sky and the bottom showing the forest floor. The text is centered in the middle of the image.

Thank you!  
Questions?

# REPORT

## *Engineering Services*

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

**From:** Lisa Leblanc  
Director of Engineering Services      **File:** 09.1740.01  
(Doc# 2058282)

**Item #:** 2022-275

**Subject: Biodiversity and Natural Area Strategy Report**

---

### **RECOMMENDATION**

**THAT** Council approve the Biodiversity and Natural Areas Strategy;

**THAT** staff be directed to identify and advance actions in the Biodiversity and Natural Areas Strategy that can be implemented within the existing staffing capacity and budget resources;

**THAT** staff be directed to bring forward as part of the annual budgeting process funding requests for specific Biodiversity and Natural Areas Strategy actions for consideration.

---

### **PURPOSE**

To submit the 2022 Biodiversity & Natural Area Strategy for Council's approval.

### **SUMMARY**

As an urbanized area, New Westminster recognizes the importance of its natural areas, urban parks and green spaces and their contribution towards biodiversity, health and well-being of residents as well as mitigating climate change impacts. Integrating natural ecosystems into the urban fabric is an important part of ensuring that the City remains resilient and sustainable as it develops.

The City is taking measures to improve biodiversity through the development of a Biodiversity and Natural Areas Strategy. The Strategy analyzes the state of natural areas in New Westminster and provides a suite of recommended actions to protect, connect, maintain, restore, enhance and prioritize biodiversity in the city.

**BACKGROUND**

Biodiversity is the variety of life found in an ecosystem and it is an indicator of the health and integrity of a natural system. Natural areas with a high level of biodiversity have many forms of life, habitat and resources in a thriving environment. In the urban context, achieving a high level of biodiversity means that cities exist not only to support humans, but also the ecosystem that all life depends on.

The development of a Biodiversity & Natural Areas Strategy (BNAS) is one of the actions arising from the City of New Westminster Environmental Strategy Action Plan (2018)<sup>1</sup>. The BNAS works to enhance the integrity of natural areas for species that live there. It is consistent with and builds upon existing policies for sustainable growth and climate action at the local, provincial and federal levels.

The BNAS was prepared by Diamond Head Consulting with input from various city departments, task forces, Environmental & Climate Advisory Committee, First Nations and broader community. The recommended actions in the BNAS as well as comments from First Nations were reviewed with the Environment & Climate Advisory Committee and the Environment & Climate Task Force. BNAS includes actions, strategies, priorities and guidelines.

**DISCUSSION**

This Biodiversity & Natural Areas Strategy (BNAS) has three high-level goals and six principles (Table 1) to frame 29 recommended actions that protect existing natural areas and where possible enhance the level of biodiversity in the City. The BNAS ranks biodiversity within neighbourhood groups and identifies priority strategies for each group.

**Table 1. Biodiversity & Natural Areas Strategy: Goals and Principles**

<b>Goals</b>	<b>Comments</b>
<b>1. Protect and enhance the city’s natural areas and shorelines to improve ecosystem health and biodiversity.</b>	This emphasizes the need to continue to protect and take steps to enhance the few remaining and treasured environmentally sensitive natural areas in order to improve biodiversity.
<b>2. Increase the amount and quality of habitat across the city to improve biodiversity and human well-being.</b>	There is a need to increase the space for habitat and improve the quality of habitat in the streetscape, boulevards and urban parks. In doing so, it is recognized that natural spaces are important for wildlife but are also important for human health and well-being.

<sup>1</sup> City of New Westminster Environmental Strategy Action Plan (Action 13.1)

<p><b>3. Create resiliency by advancing nature-based climate solutions.</b></p>	<p>There is a need to create resiliency of natural spaces and take action to reduce the City’s vulnerability to climate change impacts. Essentially, this goal is a call to seek innovative solutions and take action in order to help us achieve our vision and goals.</p>
<p><b>Principles</b></p>	
<ol style="list-style-type: none"> <li>1. <b>Protect:</b> <i>Protect natural areas and shorelines that include sensitive habitat and provide the greatest diversity of habitat;</i></li> <li>2. <b>Connect:</b> <i>Improve the connections between natural areas both within the city and the region;</i></li> <li>3. <b>Acquire:</b> <i>Strategically acquire and restore land to add to the city’s natural areas and green spaces;</i></li> <li>4. <b>Enhance:</b> <i>Increase the quality and function of protected areas to increase their capacity to support species;</i></li> <li>5. <b>Educate:</b> <i>Expand the understanding of our connectivity to and the importance of wildlife and natural areas for our health and well-being;</i></li> <li>6. <b>Monitor:</b> <i>Track action taken in the implementation of the Strategy and evaluate the impact on species diversity and their distribution in the city.</i></li> </ol>	

This Strategy analyses the state of biodiversity and provides a suite of recommended actions and guidelines for natural area assets. A consolidation of the recommended actions is provided in Table 2. The implementation of these actions will help the City to achieve a higher level of biodiversity over time.

**Table 2. Summary of Recommended Actions within Strategy**

<p><b>Recommended actions to protect existing natural habitat areas:</b></p>	
<p>1.</p>	<p><i>Amend the existing Brunette River development permit area (DPA) to include supplemental development permit guidelines specific to the Braid and Canfor reaches.</i></p>
<p>2.</p>	<p><i>Strengthen development permit guidelines to improve biodiversity conservation in urban areas.</i></p>
<p>3.</p>	<p><i>Continue to work with the Port of Vancouver to designate foreshore properties as “Conservation” zones along the Fraser River (as part of the Port’s Land Use Plan) to protect and enhance habitat.</i></p>
<p>4.</p>	<p><i>Review and update the City’s Watercourse and Riparian Areas Protection policies and explore alternative programs (e.g., Salmon-Safe) to increase protection measures for the Fraser and Brunette rivers and ditches in Queensborough.</i></p>
<p>5.</p>	<p><i>Adopt a policy of no-net loss of natural habitat area on City-owned lands.</i></p>

6.	<i>Complete a study to identify suitable wildlife refuge areas within larger natural area parks and along the Fraser and Brunette river foreshore areas.</i>
7.	<i>Develop a City-wide invasive species inventory and mitigation strategy</i>
8.	<i>Include the designation of wildlife habitat/refuge areas within the next update to the Parks and Recreation Comprehensive Masterplan.</i>
<b>Recommended actions to connect natural areas together:</b>	
9.	<i>Support the implementation of the Green Infrastructure Network (GIN) and prioritize enhancements for biodiversity and acquisition of new green space for habitat within this network identified.</i>
10.	<i>Restore and protect the potential habitat hub and corridor areas identified in the Green Infrastructure Network (GIN).</i>
11.	<i>As the Crosstown greenway is developed, natural habitat elements should be incorporated into the design and adjacent residences engaged to protect these features.</i>
<b>Recommended actions to acquire new natural habitat areas:</b>	
12.	<i>Include natural areas as a key criterion in future park acquisition plans. Adopt a goal of protecting 10% of the City’s land base as protected natural areas.</i>
13.	<i>Carry out a feasibility study to explore different city mechanisms such as Development Cost Charges, Community Amenity Contributions and taxes for the acquisition and restoration of priority lands</i>
14.	<i>Explore funding and partnership opportunities with non-profit organizations, Federal and Provincial governments to acquire, enhance, protect and manage high value natural areas and to protect species at risk.</i>
15.	<i>Identify land parcels as part of a City-wide acquisition strategy that are most suitable for acquisition and/or habitat compensation projects.</i>
<b>Recommended actions to enhance biodiversity by land use type</b>	
16.	<i>Enhance natural area parks to create more structurally diverse, high value forests with water features to encourage use by species that require refuge from people.</i>
17.	<i>Enhance public spaces to create habitat areas integrated with passive recreation for species that coexist with people.</i>
18.	<i>Integrate habitat features along City greenways and lanes to support birds, small mammals and insects.</i>
19.	<i>Encourage all residential landowners including those managed by strata corporations to enhance open spaces (e.g., yard, balcony), to provide habitat for species tolerant of people and to make changes around the home that will reduce impacts to wildlife.</i>
20.	<i>Review development application process, guidelines and tools to ensure biodiversity is a key criterion for inclusion into high density development projects. Explore developing new policy or permitting requirements (or incentives) to increase green space areas and include more ecological plant alternatives</i>
<b>Recommended actions related to key enhancement strategies:</b>	
21.	<i>Install additional pollinator gardens in open spaces, vacant and underutilized areas of land within City parks and the public realm.</i>
22.	<i>Explore opportunities to enhance habitat within the City’s cemetery including pollinator gardens, water features and potentially hedgerows.</i>
23.	<i>Install raingardens when upgrading infrastructure in the City</i>
24.	<i>Install habitat adjacent to designated open channels and sloughs in Queensborough</i>

25.	<i>Partner with external organizations to enhance habitat on unused land (e.g., Rights-of-Way).</i>
<b>Recommended actions to educate, support engagement and seek partnerships/incentives</b>	
24.	<i>Continue to host the biodiversity webpage as a place to inform residents on new initiatives, events and other information pertaining to biodiversity.</i>
25.	<i>Regularly connect with the City’s Environment &amp; Climate Action Committee on biodiversity initiatives and issues</i>
26.	<i>Promote programs and education platforms that encourage residents to enhance habitat on their properties, such as iNaturalist Canada.</i>
27.	<i>Continue to support hands-on stewardship activities and achieve more wide-spread promotion in the community.</i>
28.	<i>Continue subsidy programs to encourage the planting of trees on private lots.</i>
29.	<i>Seek incentive and partnership opportunities with external organizations and advocate for biodiversity improvements</i>

**NEXT STEPS**

Subject to Council’s approval of the BNAS, staff will engage with the Environment and Climate Action Advisory Committee and Task Force to prioritize the actions for implementation. Actions that require additional resources, including staffing, will be brought forward to Council in the future as part of the Budget and Financial Plan process. Progress on the BNAS actions will be monitored and incorporated with the regular reporting of the City’s Environment Strategy Action Plan.

**FINANCIAL IMPLICATIONS**

The BNAS is an ambitious plan with 29 actions identified. Some actions will be prioritized, delivered through existing work plans, and become part of ongoing stewardship practices. Others will be implemented incrementally over the next 10 years and beyond, as resources become available. The success of the BNAS rests on the capacity and resources of the City and others to implement, and will require the allocation of new capital and operating budget, and contributions from third parties, to fully realize. The cost of delivering the overall multi-year BNAS is likely to be significant.

**OPTIONS**

The following options are presented for Council's consideration:

1. Approve the Biodiversity and Natural Areas Strategy;
2. Direct staff to identify and advance actions in the Biodiversity and Natural Areas Strategy that can be implemented within the existing staffing capacity and budget resources;

- 3. Direct staff to bring forward as part of the annual budgeting process funding requests for specific Biodiversity and Natural Areas Strategy actions for consideration;
- 4. Provide staff with alternative direction.

Options #1, 2 and 3 are recommended.

**INTERDEPARTMENTAL LIAISON**

The BNAS was prepared in consultation with other departments including Parks & Recreation and Climate Action Planning Development.

**CONCLUSION**

The development of a Biodiversity and Natural Areas Strategy is one of the key actions of the City’s Environment Strategy Action Plan (2018). Through best practices review and internal and external stakeholders engagement, a set of goals, strategies and actions have been prepared. This report provides Council with the final version of the Biodiversity and Natural Areas Strategy for approval.

**ATTACHMENTS**

Attachment 1 - Biodiversity and Natural Areas Strategy (April 2022)

**APPROVALS**

This report was prepared by:  
Eugene Wat, P.Eng. PTOE, Manager of Infrastructure Planning

This report was reviewed by:  
Lynn Roxburgh MCIP, RPP, Acting Supervisor of Land Use Planning and Climate Action  
Erika Mashig, Manager Parks & Open Space Planning, Design and Construction  
Rob McCullough, Manager, Museums and Heritage Services

This report was approved by:  
Lisa Leblanc, Director of Engineering Services  
Lisa Spitale, Chief Administrative Officer



## Attachment #1

### **Biodiversity and Natural Areas Strategy April 2022**

City of New Westminster

# Biodiversity and Natural Areas Strategy

Report by Diamond Head Consulting

April 2022



## TABLE OF CONTENTS

<b>TRADITIONAL ACKNOWLEDGEMENTS &amp; INDIGENOUS HISTORY OF THE LAND .....</b>	<b>1</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>3</b>
<b>1.0 INTRODUCTION .....</b>	<b>6</b>
<b>2.0 WHAT IS BIODIVERSITY AND WHY IS IT IMPORTANT? .....</b>	<b>7</b>
<b>3.0 THE NEW WESTMINSTER AREA PRIOR TO COLONIALISM.....</b>	<b>8</b>
<b>4.0 THE CURRENT STATE OF BIODIVERSITY IN THE CITY.....</b>	<b>10</b>
4.1 Ecological Inventory Mapping.....	13
4.2 Biodiversity Ranking.....	16
4.3 Species at Risk in the City.....	18
4.4 The Fraser and Brunette Rivers.....	19
<b>5.0 CONSULTATION FOR THE DEVELOPMENT OF THE STRATEGY .....</b>	<b>20</b>
<b>6.0 ENVISIONING THE FUTURE OF A BIODIVERSE CITY .....</b>	<b>21</b>
6.1 Social Values – Equity and Inclusion .....	22
6.2 Goals for the Biodiversity Strategy.....	22
6.3 Principles of Biodiversity Conservation.....	23
<b>7.0 PROTECT NATURAL AREAS IN THE CITY.....</b>	<b>24</b>
7.1 Role of Development Permit Areas and Guidelines.....	24
7.2 Watercourse Riparian Area Protection .....	26
7.3 Preventing Loss of Habitat in Parks and Other City-Owned Land.....	27
<b>8.0 CONNECT NATURAL AREAS TOGETHER .....</b>	<b>29</b>
<b>9.0 ACQUIRE NEW NATURAL AREAS.....</b>	<b>33</b>
<b>10.0 ENHANCE THE INTEGRITY OF HABITAT IN THE CITY .....</b>	<b>34</b>
10.1 Enhancing Biodiversity by Land Use Type.....	36
10.1.1 Natural Area Parks .....	36
10.1.2 Urban Parks.....	41
10.1.3 City Streets and Boulevards .....	45
10.1.4 Residential Properties.....	49
10.1.5 High Density Development .....	55
10.1.6 Guidelines for the Fraser and Brunette Rivers.....	57
10.2 Key Strategies to Enhance Biodiversity .....	60
10.2.1 Pollinator Gardens .....	60
10.2.2 Rain Gardens and Green Infrastructure.....	63
10.2.3 Drainage Ditches .....	65
10.2.4 Reclaiming Unused Lands .....	66

<b>11.0</b>	<b>PRIORITY STRATEGIES BY NEIGHBOURHOOD .....</b>	<b>68</b>
11.1	Queensborough .....	69
11.2	Brow of the Hill and Downtown.....	71
11.3	Massey-Victory Heights, Brunette and McBride Sapperton .....	74
11.4	Connaught Heights, West End, Moody Park, Glenbrook North and Queens Park.....	76
<b>12.0</b>	<b>IMPLEMENTATION .....</b>	<b>79</b>
12.1	Education & Engagement.....	79
12.2	Stewardship.....	80
12.3	Incentives, Partnerships & Support.....	81
<b>13.0</b>	<b>MONITORING FOR BIODIVERSITY .....</b>	<b>82</b>
<b>APPENDIX 1</b>	<b>DETAILED BIODIVERSITY RANKING METHODOLOGY .....</b>	<b>84</b>
<b>APPENDIX 2</b>	<b>PLANT SPECIES RECOMMENDATIONS .....</b>	<b>86</b>
<b>APPENDIX 3</b>	<b>SPECIES AT RISK IN THE CITY .....</b>	<b>88</b>
<b>APPENDIX 4</b>	<b>ENGAGEMENT SUMMARY .....</b>	<b>92</b>
Appendix 4.1	Public Engagement Summary .....	92
Appendix 4.2	Stakeholder Engagement Summary.....	98
Appendix 4.3	Internal City Engagement Approach .....	101

## Traditional Acknowledgements & Indigenous History of the Land

We recognise 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.



## Acknowledgements

The lead Consultant that developed this Strategy was Diamond Head Consulting Ltd. The City would like to thank the many community members of New Westminster who have contributed to this Strategy by providing guidance, direction and feedback. This includes the public members who attended workshops in September 2020 and everyone who participated in the on-line surveys and storyboard. The following groups and departments provided input, feedback and support for the Strategy and consultation process:

- Mayor and Council
- Tsleil-Waututh Nation
- Environment and Climate Action Advisory Committee
- Development Services
- Engineering
- Parks and Recreation Department



## Executive Summary

*Biodiversity* is the variety of life found in an ecosystem and is an indicator of the integrity of a natural system. In an urban context, achieving a high level of biodiversity requires that cities are planned and built to not only support humans, but to include the ecosystem services that all life depends on.

The City of New Westminster recognizes the importance of the remaining natural areas, urban parks, and green spaces and their contribution towards biodiversity, the health and well being of residents, and mitigating the impacts of climate change. The integration of healthy, intact natural ecosystems is an important part of ensuring the City remains resilient and sustainable as it continues to grow. The City is taking measures to improve biodiversity and natural areas through the development of this Biodiversity and Natural Areas Strategy.

This Strategy analyses the state of natural areas and biodiversity in the City and provides a suite of recommended actions and guidelines that will help the City to prioritize protection, enhancement, and restoration of natural areas and support the species that live there. It was developed with input from staff of the City of New Westminster, from various departments, local First Nations, and the broader community. It provides recommendations for operations, planning, and policy that will protect, connect, and restore the existing natural area assets. A consolidation of the recommended actions noted within the Strategy are provided in Table 1. The implementation of these actions will help the City to achieve a higher level of biodiversity over time.

**Table 1. Summary of recommended actions within Strategy**

<b><i>Recommended actions to protect existing natural habitat areas:</i></b>	
1.	<i>Amend the existing Brunette River development permit area (DPA) to include supplemental development permit guidelines specific to the Braid and Canfor reaches.</i>
2.	<i>Strengthen development permit guidelines to improve biodiversity conservation in urban areas.</i>
3.	<i>Continue to work with the Port of Vancouver to designate foreshore properties as “Conservation” zones along the Fraser River (as part of the Port’s Land Use Plan) to protect and enhance habitat.</i>
4.	<i>Review and update the City’s Watercourse and Riparian Areas Protection policies and explore alternative programs (e.g., Salmon-Safe) to increase protection measures for the Fraser and Brunette rivers and ditches in Queensborough.</i>
5.	<i>Adopt a policy of no-net loss of natural habitat area on City-owned lands.</i>
6.	<i>Complete a study to identify suitable wildlife refuge areas within larger natural area parks and along the Fraser and Brunette river foreshore areas.</i>
7.	<i>Develop a City-wide invasive species inventory and mitigation strategy</i>
8.	<i>Include the designation of wildlife habitat/refuge areas within the next update to the Parks and Recreation Comprehensive Masterplan.</i>

<b>Recommended actions to connect natural areas together:</b>	
9.	<i>Support the implementation of the GIN and prioritize enhancements for biodiversity and acquisition of new green space for habitat within this network identified.</i>
10.	<i>Restore and protect the potential habitat hub and corridor areas identified in the GIN</i>
11.	<i>As the Crosstown greenway is developed, natural habitat elements should be incorporated into the design and adjacent residences engaged to protect these features.</i>
<b>Recommended actions to acquire new natural habitat areas:</b>	
12.	<i>Include natural areas as a key criterion in future park acquisition plans. Adopt a goal of protecting 10% of the City's land base as protected natural areas.</i>
13.	<i>Carry out a feasibility study to explore different city mechanisms such as Development Cost Charges, Community Amenity Contributions and taxes for the acquisition and restoration of priority lands</i>
14.	<i>Explore funding and partnership opportunities with non-profit organizations, Federal and Provincial governments to acquire, enhance, protect and manage high value natural areas and to protect species at risk.</i>
15.	<i>Identify land parcels as part of a City-wide acquisition strategy that are most suitable for acquisition and/or habitat compensation projects.</i>
<b>Recommended actions to enhance biodiversity by land use type</b>	
16.	<i>Enhance natural areas parks to create more structurally diverse, high value forests with water features to encourage use by species that require refuge from people.</i>
17.	<i>Enhance public spaces to create habitat areas integrated with passive recreation for species that coexist with people.</i>
18.	<i>Integrate habitat features along City greenways and lanes to support birds, small mammals and insects.</i>
19.	<i>Encourage all residential landowners including those managed by strata corporations to enhance open spaces (e.g., yard, balcony), to provide habitat for species tolerant of people and make changes around the home that will reduce impacts to wildlife.</i>
20.	<i>Review development application process, guidelines and tools to ensure biodiversity is a key criterion for inclusion into high density development projects. Explore developing new policy or permitting requirements (or incentives) to increase green space areas and include more ecological plant alternatives</i>
<b>Recommended actions related to key enhancement strategies:</b>	
21.	<i>Install additional pollinator gardens in open spaces, vacant and underutilized areas of land within City parks and the public realm.</i>
22.	<i>Explore opportunities to enhance habitat within the City's Cemetery including pollinator gardens, water features and potentially hedgerows.</i>
23.	<i>Install raingardens when upgrading infrastructure in the City</i>
24.	<i>Install habitat adjacent to designated open channels and sloughs in Queensborough</i>
25.	<i>Partner with external organizations to enhance habitat on unused land (e.g., ROWs).</i>



<b><i>Recommended actions to educate, support engagement and seek partnerships/incentives</i></b>	
24.	<i>Continue to host the biodiversity webpage as a place to inform the residents on new initiatives, events and other information pertaining to biodiversity.</i>
25.	<i>Regularly connect with the City's Environment &amp; Climate Action Committee on biodiversity initiatives and issues</i>
26.	<i>Promote programs and education platforms that encourage residents to enhance habitat on their properties, such as iNaturalist Canada.</i>
27.	<i>Continue to support hands-on stewardship activities and achieve more wide-spread promotion in the community.</i>
28.	<i>Continue subsidy programs to encourage the planting of trees on private lots.</i>
29.	<i>Seek incentive and partnership opportunities with external organizations and advocate for biodiversity improvements</i>

## 1.0 Introduction

The City of New Westminster was once the place of natural diversity where old growth forests met with the floodplain and wetlands of the Fraser and Brunette rivers. These natural areas have been lost over time as colonists arrived and the City grew. There is recognition now of the importance of our remaining natural areas, urban parks and green spaces, and their contribution towards biodiversity, the health and well being of residents, and mitigating the impacts of climate change.

*Biodiversity* is the variety of life found in an ecosystem and is an indicator of the integrity of a natural system. Natural areas with high levels of biodiversity means many forms of life have the habitat and resources they need to survive. Biodiversity, therefore, can indicate that an area's ecosystems, and the services they provide, are relatively intact. In an urban context, achieving a high level of biodiversity means that we need to build our cities not only to support humans, but to include the ecosystem services that all life depends on.

This Strategy analyses the state of natural areas and biodiversity in the City and provides a suite of recommended actions and guidelines that will help the City to prioritize protection, enhancement, and restoration of natural areas and support the species that live there. It was developed with input from staff of the City of New Westminster, from various departments, First Nations, and the broader community. It is consistent with and builds upon existing policy that directs sustainable growth and adaptation to climate change at the municipal, provincial and federal levels.



## 2.0 What is Biodiversity and Why is it Important?

*Biodiversity* is the variety of life found in an ecosystem or habitat. It is the “**variability among living organisms which includes the diversity within species, between species, and among ecosystems**”<sup>1</sup>.

Often measured as the number of species in an area and number of individuals of each species, it is an indicator of the integrity of a natural system. Natural areas with high levels of biodiversity means many forms of life have the habitat and resources they need to survive. Biodiversity, therefore, can indicate that an area’s ecosystems, and the services they provide, are intact. In an urban context, achieving a high level of biodiversity means that we need to build our cities not only to support humans, but to include the ecosystem services that all life depends on.

As human population grows, urban areas have densified and occupied more land, creating a landscape with fragmented natural areas, a high cover of impervious surfaces, and invasions of plants and animals that are not endemic to this region. As the separation between urbanized areas and naturalized areas becomes more abrupt, people can become less aware of our role within and reliance upon the natural world. We as a society are becoming increasingly more aware that connecting with nature and wildlife directly benefits the mental and physical health and well being of residents.<sup>2,3</sup>

The level of biodiversity in Metro Vancouver has been decreasing as a result of the changes in our landscape<sup>1</sup>. To reverse this trend, there is a need to provide more available space for nature and higher quality habitat for those species that are less tolerant of our impacts. Canada has been committed to addressing biodiversity nationally since at least 1992, when the United Nations Convention on Biological Diversity was signed and ratified. Shortly thereafter, the Canadian biodiversity Strategy was developed, identifying biodiversity goals and targets for all of Canada<sup>4</sup>. As urbanization grows and the impact of climate change on biodiversity accelerates, cities will need to contribute to and support global biodiversity conservation. It can be argued that urban environments can be part of the solution to the global biodiversity crisis and can in fact provide important refuges for a diversity of plants and animals.<sup>5</sup>

This Biodiversity and Natural Areas Strategy (the Strategy) works to address these goals at the local level, providing the City with recommended actions, strategies, priorities and guidelines (i.e., nature-based solutions) that will enhance the integrity of natural areas in the City and better support the

---

<sup>1</sup> Biodiversity Conservation Strategy Partnership. 2008. Strategic Directions for Biodiversity Conservation. Retrieved July 16, 2020 from <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/StrategicDirectionsBiodiversityConservation.pdf>

<sup>2</sup> Morita, E., S. Fukuda, J. Nagano, et al. 2007. Psychological Effects of Forest Environments on Healthy Adults: Shinrin-Yoku (Forest-Air Bathing, Walking) As a Possible Method of Stress Reduction. *Public Health* 121, 1:54-63.

<sup>3</sup> K. Wolf. 2008. City Trees, Nature and Physical Activity: A Research Review. *Arborist News*, vol. 17, no. 1, pp. 22-24, 2008.

<sup>4</sup> Minister of Supply and Services Canada. 1995. Canadian Biodiversity Strategy. Retrieved Nov. 27, 2020 from <https://biodivcanada.chm-cbd.net/documents/canadian-biodiversity-strategy>

<sup>5</sup> <https://academic.oup.com/bioscience/article/71/2/148/6102678>. The Biological Deserts Fallacy: Cities in Their Landscapes Contribute More than We Think to Regional Biodiversity, February 2021,

species that live there. The Strategy was developed with input from staff from various departments of the City of New Westminster and the broader community. It is consistent with and builds upon existing policy that directs sustainable growth and adaptation to climate change at the municipal, provincial, and federal levels.



Photo 1 – Monarch butterfly feeding on milkweed (Shutterstock)

### 3.0 The New Westminster Area Prior to Colonialism

Since time immemorial, the lands currently known as New Westminster have been the home and traditional territories of Halkomelem (həḥqəmiḥəm, Halq'eméylem, Hul'q'umi'num') and Skwxwú7mesh sníchim-speaking peoples. Before colonization, over 100,000 people lived peacefully; organizing their communities and societies according to several social, economic, and cultural customs<sup>6</sup>. While many of these customs were determined by geography, language groups, family ties and lineage, the core of these customs ultimately came down to land and the rich biodiversity of the territory – including where it was accessed, how it was used, and by whom.

Pre-colonization, Halkomelem and Skwxwú7mesh societies were largely organized by kinship ties, marriage and family lineage. “Traditional territories were expansive, encompassing multiple villages that shared the same language”<sup>7</sup>, and these villages were made up of families and people who shared familial relationships. These connections were extremely important in determining aspects of Halkomelem and Skwxwú7mesh peoples’ lifestyles; such as where they could live, hunt and harvest food, territories they could freely travel to, the traditional knowledge they could inherit, and the cultural traditions that they learned and practiced. People gathered resources in certain territorial areas based

---

<sup>6</sup> Indigenous History in Burnaby Resource Guide, Burnaby Village Museum, 2019, p. 4.

<sup>7</sup> Indigenous History in Burnaby Resource Guide, Burnaby Village Museum, 2019, p. 1.

on which family they belonged to. If travellers did not have any family ties to a specific area, they were required to ask permission before hunting, fishing, or gathering from the land near another's territory<sup>8</sup>. Resources such as salmon and other traditional foods, ceremonial materials, and medicinal items were distributed and shared primarily based on family and community connections.

In many ways, these family-centric systems worked well because of the deep respect that the Halkomelem and Skwxwú7mesh peoples have for the land and the inherent value of the species that occupied it. The biodiversity of the territory was plentiful, with as many as 145 species of shellfish, animals, birds, and terrestrial and aquatic plants<sup>9</sup>, all of which sustained the families and communities who inhabited various traditional territories. Peoples' livelihoods, food sources, and cultural continuity were all tied to the natural world that they lived alongside; utilizing and harvesting various plants and animals for food, medicine, and technology. While Halkomelem and Skwxwú7mesh peoples hunted and harvested for sustenance, they did not do so frivolously; animals were hunted for meat as well as for hides, skins, antlers, and bones used for warmth, fabric, building and tools<sup>10</sup>. As the original inhabitants of the territory, the Halkomelem and Skwxwú7mesh peoples treated the water, plants, animals and earth as sacred parts of life that were to be fairly shared, rather than resources to be consumed and used only for human benefit or gain. In this way, the biodiversity and health of ecosystems was respected and upheld. Families managed and cared for the land, plants and animals in a way that reflected their understanding of the intrinsic value that biodiversity brings not only to humans, but to all living things. The importance of maintaining a healthy and fruitful environment was understood as being important regardless of how useful it was to the humans who inhabited the territory.

The diets, activities and lifestyles of Halkomelem and Skwxwú7mesh peoples were also largely influenced by their geographic proximity to the river. "Anthropologists describe pre-contact Coast Salish people as marine oriented hunter-gatherers, or hunter-gatherer-fishers"<sup>11</sup> because they were highly marine-oriented. Permanent and seasonal villages resided at the junction of what are today called the Fraser and Brunette Rivers as this area was a prime fishing location<sup>12</sup>. These communities harvested many different species of aquatic foods, animals, fish and plants. The territory also saw relatively mild winter seasons, and so the food and natural resources important to Halkomelem and Skwxwú7mesh livelihoods and diets were abundant year-round throughout the territory. The flows of the rivers influenced the types of flora, fauna and fish that lived there. For example, the river created brackish waterways, sloughs, bays, rich floodplain cottonwood islands and intertidal wetlands throughout its delta and as a result, sandbars would appear and disappear. Cottonwood trees, once established, stabilized the river's course by growing roots and piling leaves onto the lower banks, building them up year after year, and small creeks and streams poured from the uplands where dense forests established on glacial remains. With these landscapes largely untouched and unchanged by the people who lived on the territory, many diverse forms of marine plant and animal life were able to thrive. The relationship

---

<sup>8</sup> Ibid.

<sup>9</sup> Indigenous History in Burnaby Resource Guide, Burnaby Village Museum, 2019.

<sup>10</sup> Ibid.

<sup>11</sup> Morin , 2015, p. 22.

<sup>12</sup> Indigenous History in Burnaby Resource Guide, Burnaby Village Museum, 2019.

that families and communities had to the land before colonial contact was characterized by principles of respect and non-interference, rather than consumption and anthropogenic utility.

Halkomelem and Skwxwú7mesh families continue to live in the City of New Westminster area and the many adjacent municipalities that have developed within their unceded territories. Despite colonial pressures and attempts at Indigenous erasure, the knowledge about traditional ways of living and the history of biodiversity in the lower mainland, once held and occupied only by the Halkomelem and Skwxwú7mesh peoples, has survived. However, since colonial contact and after colonial institutions took hold in the area now known as New Westminster, the biodiversity, health of ecosystems, and human and cultural connections to the land have deteriorated. Overdevelopment of land and resulting climate change has consequently shifted the ways that occupants of the territory view the importance of the natural world, and the health of land and biodiversity have significantly suffered.

#### 4.0 The Current State of Biodiversity in the City

After the incorporation of the City in 1860, most of the existing forested uplands and rich delta habitats were replaced by development and industry, altering the landscape as the city grew to meet the needs of the settlers/colonizers. These needs included timber for housing, transportation connections by sea and rail for goods, and dyking to prevent floods from the Fraser and Brunette Rivers. Clearings in the native forest for parklands were created and planted with exotic species like beech, horse chestnut, and eastern maples to create European-style parks. Forests had been replaced by farms, houses, and institutions, and industry crowded the waterfront. The City's growth was momentarily set back by a large downtown fire in 1898. By 1940, most of New Westminster's lands were built on.



Photo 2. Circa 1913. "Looking up the Fraser at New Westminster" (New Westminster Archives, 32721)

For several decades, New Westminster was one of the region's most industrialized and polluted cities. Poplar Island, the site of a First Nations burial ground and later a wartime shipyard, became forest after the shipyard's demolition. It is now the largest undyked (natural shore) island in the lower Fraser River. Since the 1990s, the City and Metro Vancouver have constructed new waterfront parks and trails, enhanced the shoreline with tree planting and helped improve the condition of the remaining natural areas across the City. New policies have been adopted that recognize the importance of a healthy environment to the city and its residents.

Currently, naturalized second-growth forests occupy about 50 hectares (~3%) of the city. These are largely protected on public land within Hume Park and Glenbrook Ravine. The largest intact natural forested area is on Poplar Island which is the last natural island in the Fraser River's North Arm. These three remaining natural areas are recognized as high priority habitat areas within Metro Vancouver's Regional Biodiversity Strategy (2001-2006) and the regional Sensitive Ecosystem Inventory (SEI) (2010-2012).

In addition to these three core natural areas, there are several significant forested urban parks in the city including Queen's Park, Moody Park and Tipperary Park. These large parks have significant numbers of mature trees; however, the condition of understory vegetation is disturbed, consisting predominantly of maintained grass and landscaped garden areas.

The Fraser River and Brunette River are prominent geographical features in New Westminster. The Fraser River foreshore extends along the south side of the city and surrounds Queensborough on Lulu Island. This riparian interface is one of the city's most ecologically significant features, however, it is highly disturbed from a long history of industrial development.



Photo 3 Recent Fraser River foreshore development in Queensborough (DHC)

The urbanised landscape varies across New Westminster. Some neighbourhoods have a high cover of impervious land and provide little growing space for vegetation or habitat for wildlife. Lower density areas have a mosaic of gardens and trees that provide habitat for species that are more tolerant of the built environment.

Industrial and residential development has brought about the loss and disconnection of habitat along the Fraser and Brunette Rivers. Urban development and densification continues to place pressure on the amount and quality of habitat. Other challenges include an increase in invasive species (which can outcompete native species) and climate change, which will bring frequent periods of drought, heatwaves, and increased risk of fire. Taking steps to address these impacts and look for opportunities to bring nature back into the built environment will be imperative towards becoming a more biodiverse city.



Photo 4 Aerial overview of the City of New Westminster (Shutterstock)



## The migratory flyway

*The Lower Mainland is within the Pacific Flyway which is the most important migration route for Pacific migratory waterfowl. It is estimated that 300 species of birds migrate back and forth along this route annually (Ducks Unlimited 2019). Millions of waterfowl congregate in the Fraser River delta each year, some taking up temporary residence and others stopping to refuel and rest. Neotropical migrants travel back to the Lower Mainland after overwintering in Mexico, Central and South America. These include warblers, swifts, nighthawks, swallows, vireos, thrushes, flycatchers, tanagers, and hummingbirds. Species that spend the summers in the Arctic travel to the Lower Mainland to overwinter including: shorebirds, sea ducks, loons, grebes, kestrels, sharp-shinned hawks, merlin, short eared and snowy owl, pine grosbeaks, common redpolls, white and golden crowned sparrows, and northern shrikes.*



Photo 5 Rufus Hummingbird (Shutterstock)

### 4.1 Ecological Inventory Mapping

An ecological inventory was developed for the City in 2015<sup>13</sup>. This inventory was updated in 2020 as part of this strategy to reflect changes in the landscape. This inventory identifies habitat types that are mapped across the city (Figure 1). These include naturalized as well as semi-natural habitats. Natural habitat areas include relatively intact communities of native plants and trees such as those found in Glenbrook Ravine and Hume Park. Semi-natural habitats are green areas that have been significantly altered by settler activity but have the ability to support some species. Examples of semi-natural habitat include gardens, urban trees and park spaces, turf grass, thickets of non-native shrubs, ditches and sloughs.

The total area covered by natural habitat types across the city is ~3%. Most large natural areas are dominated by young deciduous forests. The cover of semi-natural habitat types is an additional ~11% and consists mainly of managed grass, invasive shrubs, and areas with urban tree cover. The remaining areas of the city are highly urbanized and are known as the “Urban Matrix.” These areas provide fragmented low quality habitat used by a small group of specialized species adapted to take advantage of modified landscapes.

<sup>13</sup> Diamond Head Consulting, Raincoast Applied Ecology. 2015. Ecological Inventory for New Westminster. [https://www.newwestcity.ca/database/files/library/New\\_Westminister\\_Ecological\\_Inventory\\_Report\\_\\_\\_June\\_23.\\_2015\\_small.pdf](https://www.newwestcity.ca/database/files/library/New_Westminister_Ecological_Inventory_Report___June_23._2015_small.pdf)

Table 2. Habitat types within the City of New Westminster in 2020 (excluding the Fraser River\*)

	Habitats Type	Area (ha)	% of Habitat Area
<b>Natural Areas</b>	Deciduous forest	42	18.5%
	Mixed (evergreen-deciduous) forest	7	3.2%
	Wetland	6	2.8%
	Brunette River	5	2.3%
	Ponds	1	0.4%
	Streams	<1	0.1%
	Evergreen forest	<1	0.1%
<b>Semi-Natural Areas</b>	Managed grass	83	36.4%
	Urban trees	47	20.6%
	Shrub (primarily invasive species)	26	11.6%
	Garden	6	2.4%
	Herbaceous cover and grass	3	1.2%
	Sloughs	<1	0.3%
	Ditches	<1	0.1%

\*The Fraser River consists of 57% of the habitat area within the city’s boundaries. It has been removed from this analysis to better reflect the habitat found within the city itself.

Since the ecological inventory was first completed in 2015, the cover of natural forest habitat types has decreased from 62 to 49 hectares. This loss has been primarily a result of development impacts. There has, however, been an increase in the amount of garden space from 3.9 to 5 hectares. Most other habitat types have remained relatively unchanged during this 4-year period.

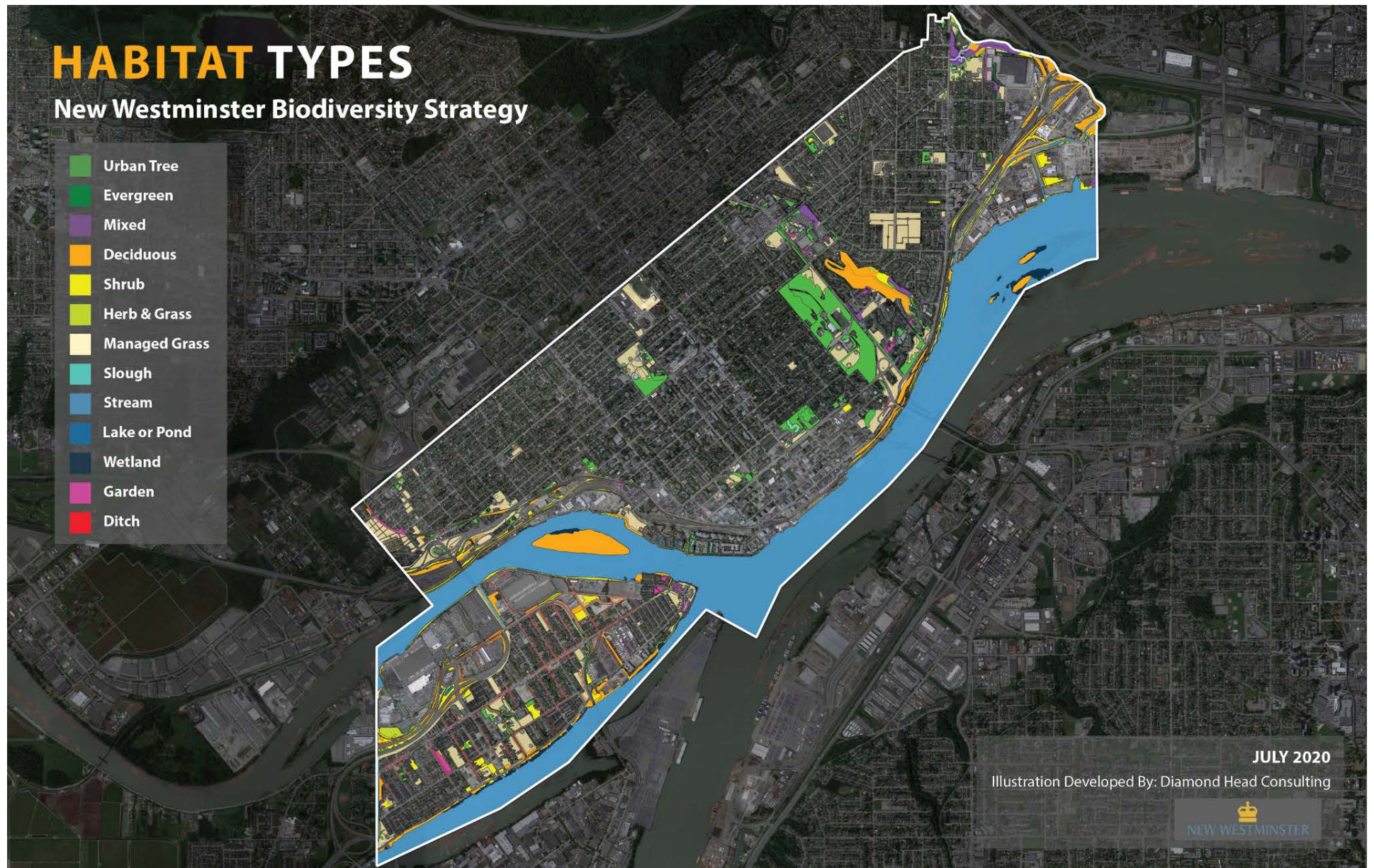


Figure 1. Ecological inventory map of habitat types in New Westminster

## 4.2 Biodiversity Ranking

New Westminster is an old city with well-established urban areas and public parks. While there is limited area available to increase the amount of natural habitat, there is opportunity to improve the quality of existing habitat and increase the city's capacity to support more wildlife. To understand what areas of the city currently support the highest levels of biodiversity, an analysis of the ecological inventory was completed.

A list of local native wildlife species including birds, mammals, amphibians, and reptiles was compiled by professional biologists. These species include those that could potentially inhabit the city if there was suitable habitat available. Species that are found in habitat types that are not in the City were excluded, as well as some larger mammals that are unlikely to return to the City such as bears, cougars, and wolves. In this analysis, it was not possible to feasibly account for all the species that exist at the lower level of the food chain such as invertebrates and microbiota; it can be assumed, however, that the presence of higher order species indicates that the species lower on the same food chain likely exist.

An assessment was completed to determine the potential for these species to live within each habitat type. This provided a comparative value for each habitat type's ability to support biodiversity. To account for the influences of urban development, a series of modifiers was applied to each habitat area. This included its size and fragmentation as well as its proximity to water sources. The final relative biodiversity value of the habitat areas in New Westminster are illustrated in Figure 2. For more detail on the methodology behind the biodiversity ranking, refer to Appendix 2.



Photo 6 Tipperary Park Ponds

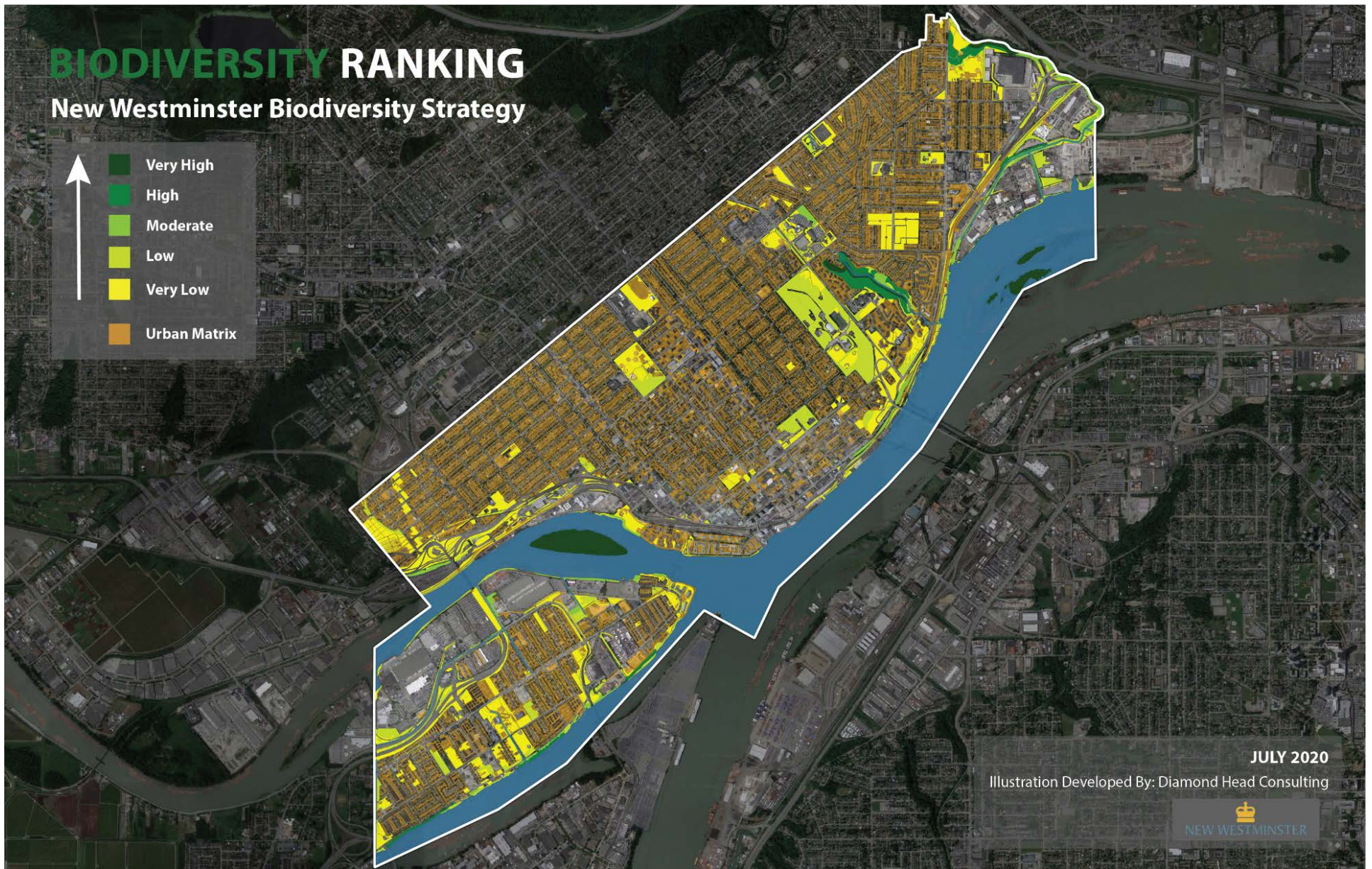


Figure 2. Biodiversity ranking map for habitat in New Westminster.

### 4.3 Species at Risk in the City

Species that are considered at risk include those that are vulnerable to human activity and natural events and which could become extinct from the landscape without human intervention. Species that are at risk tend to be those that rely on habitat features that are rare such as wetlands, intertidal areas, old growth forests, native grasslands and meadows. In the lower mainland there are numerous species that thrived in this area prior to European settlement but are now struggling to survive due to a lack of habitat and are considered at risk.

The federal government identifies species of special concern in Schedule 1 of the Species at Risk Act (SARA). The BC Conservation Data Centre (CDC) tracks and ranks plants, animals, and ecological communities that are rare, threatened or have declining populations. CDC red-listed species (or ecosystems) are those at risk of being lost and blue-listed are of special concern. At present, the CDC has records of a number of species at risk known to inhabit the city. These includes the red-listed Lower Fraser River population of the white sturgeon and the red-listed Nooksack Dace, which inhabits the Brunette River. In-stream enhancement work has been ongoing to help support the survival of this population of Nooksack Dace. Rare plants have been found growing in the foreshore marshes on the margin of the Fraser River. These include the red listed Henderson’s Checker-mallow and Roell’s brotherella and the blue-listed Vancouver Island beggarticks. The red-listed Barn owl has been recorded inhabiting Queensborough.

There are a number of species at risk that are not recorded with the Province but are likely to inhabit the city. A comprehensive list of the red and blue-listed animal species that could potentially inhabit the city are summarized in Appendix C.

#### **Barn owls**

*Barn owls were recorded to live in Queensborough and hunt in the open grass and shrub communities. As part of an effort to support these owls, the City installed an owl house for them along the Stanley greenway. Eliminating the use of anticoagulant rodenticide is another way the City has acted to further protect owls, which rely on a diet of small mammals.*



Photo 7 Barn owl in flight.

#### 4.4 The Fraser and Brunette Rivers

The natural history of New Westminster was founded on the dynamic productivity and ecological richness of the Fraser and Brunette Rivers. Where the city now sits is where, historically, waters from productive marshes and forests of the Fraser Valley converged before diverging into the salt water of the Salish Sea. Today, millions of salmon, as well as unique species such as the endangered Fraser River sturgeon, migrate past the city using these rivers. Through urbanization, the foreshore of the Fraser and lower Brunette have been developed and modified to support industry growth and transportation in the region. The interface of these rivers within the city is now degraded from this long history of use.

The terrestrial area that is directly adjacent to water is known as riparian habitat. Such habitat can support some of the highest levels of biodiversity in the natural world. The interface of the water and the land is typically dynamic and rich as water levels rise and fall. These provide critical access to water and support dense and diverse plant communities, providing food and protection cover for both aquatic and terrestrial wildlife. Prior to contact with European settlement, riparian areas adjacent to the Fraser and Brunette would have been highly diverse and rich in species at all levels of the food chain. These areas were disturbed early in the colonization and urbanization of the City for flood control and access for industrial activity.

A GIS analysis was completed that examined the natural state of all areas within 30m of the high-water mark of these rivers. On the mainland of the city it was found that only 25% of the riparian habitat of the Fraser River is in a natural state as defined in Section 3.1, with the remaining 75% disturbed or developed. On Queensborough, this disturbed condition was found to be 50% and along the Brunette River it was 52%. The restoration of degraded riparian areas provides the greatest opportunity to enhance biodiversity in the city.



Photo 8 The Fraser River foreshore provides an opportunity to protect a high value corridor connecting New Westminster to the broader region.

## 5.0 Consultation for the Development of the Strategy

Planning for this Strategy required consultation with the public, community stakeholders, City staff, advisory committees and First Nations. An on-line interactive mapping exercise was created to capture ideas from the public and build community awareness of the Strategy (Figure 4). Due to the COVID-19 pandemic at the time this Strategy was being developed, on-line meetings were held with:

- Key staff from various City departments,
- The community during an “Open House” meeting,
- The Environment and Climate Advisory Committee,
- The Environment and Climate Task Force, and
- The Facilities, Infrastructure and Public Realm Task Force.

Engagement with community stakeholders played an important role in developing key ideas that led to the creation of the strategies and recommended actions. Details of this engagement process are provided in Appendix 5. In summary, many participants highlighted the importance of natural and semi-natural areas to support biodiversity and the broader benefits they provide to residents. The importance of enhancing public and private land to increase habitat was also discussed. Ideas to enhance biodiversity ranged from planting existing grassy areas with diverse shrubs and plants that support habitat for wildlife and pollinators, to providing more continuous habitat and pedestrian connections between green spaces across the City. Participants also expressed great interest in seeing the community more involved in restoring natural areas.

Engagement with First Nations followed processes mirroring the development of the City’s Reconciliation Framework. In keeping with these processes, in early 2021 a formal invitation to engage the Biodiversity Strategy was extended to neighbouring First Nations that have expressed interests in the New Westminster area. The following nations were contacted requesting their involvement:

- Katzie
- Kwantlen
- Kwikwetlem
- Musqueam
- Qayqayt
- Squamish
- Sto:lo Nation
- Sto:lo Tribal Council
- Tsawwassen
- Tseil-Waututh

Kwantlen, Musqueam and Tseil-Waututh Nation (TWN) all expressed an initial interest in participating in the process with TWN providing comprehensive feedback on specific areas of the draft document. All feedback provided has been incorporated into this plan.



## 6.0 Envisioning the future of a Biodiverse City

As the city continues to grow and densify, preserving the remaining natural areas and habitat features becomes more challenging. However, development and land use changes also provide opportunities to acquire and restore natural areas and to enhance the built environment to support wildlife. The City envisions a future that includes more trees, more quality habitat and better access to natural areas and spaces for residents.

The recently completed Environmental Strategy & Action Plan (2018) provides a vision for the sustainable management of the environment and the protection of its natural areas that has been adopted for this Strategy:

***“New Westminster is a responsible leader that takes bold action on climate change, protects and restores its natural areas, and minimizes the environmental footprint of its highly urbanized community.”***

Accompanying vision statements from the Strategy include:

- We, the community of New Westminster, recognize our existence within, and our dependence upon, the natural environment, including the air, water, soil and habitat.
- We will find ways to protect and enhance our waterways, encourage biodiversity and create a more environmentally sustainable and resilient urban community.
- We will take measurable actions to green our urbanized community.
- We are a community that recognizes the value of working in collaboration with our citizens, neighbouring communities and other partners.
- We will strive to use resources wisely and are ready to take on the environmental challenges that the future will bring.

The City’s 2041 OCP speaks to valuing natural habitat that supports biodiversity and responds to climate change. It recognizes that the city is urbanized and the challenges that comes with that. The OCP identifies the need to protect and restore sensitive ecosystems and the biodiversity that they support. It also outlines the value of expanding natural areas not only for biodiversity but also for the well-being of the residents of New Westminster.

Initiatives to better restore the natural areas that once existed in the city are further supported in the Urban Forest Management Strategy adopted in 2017. It includes the ambitious goal to increase canopy cover across the city from 18% to 27% in the next 20 years. The City recently declared a climate emergency and adopted seven bold steps for climate action to help achieve carbon neutrality by 2050. Enhancing the integrity of natural areas and the level of biodiversity in the city will support this climate response through creating healthy forests with associated carbon sequestration, stormwater absorption and increased community connection to nature. By adopting these recent plans and policies, the City is striving to develop a network of protected and interconnected natural areas that are accessible to our community.

## 6.1 Social Values – Equity and Inclusion

As the City moves towards improved biodiversity, a set of social values have been adopted to help guide it through the process of achieving the goals, strategies and actions. The values will help to reach the vision through seeking social equity, inclusivity and shared knowledge in the care of the land as part of implementing the Strategy. These values are:

- Seeking Social Equity
- Hearing from a Diversity of Voices
- Shared Knowledge and Stewardship

By seeking social equity it is acknowledged that levels of effort towards improving biodiversity (e.g., dedication of land for habitat, and access to green spaces) can be disparate in different neighbourhoods of highly urbanized cities. Termed the “luxury effect”, urban areas with higher biodiversity and the benefits it provides (e.g., number of trees present) have been found to be positively correlated with wealthier neighbourhoods. There are some evidences of this in the city but going forward the City is committed to ensuring natural spaces and features are more equitably distributed and accessible.

The City also recognizes the importance of hearing from diverse members of the community and will look for ways to engage a variety of citizens in the program implementation. It will foster co-development of programs through a sharing of knowledge from all voices in our community.

The City will also take steps to improve biodiversity founded in shared knowledge and stewardship. Through stewardship and caring of the land, either as individuals or in groups, residents will develop a closer connection to nature and its resources and begin to value nature and learn our dependence on it for their livelihoods. The City will initiate partnerships with Indigenous peoples and local communities in stewardship efforts through a process that fully respects and champions local rights and is open to traditional knowledge and connections.

## 6.2 Goals for the Biodiversity Strategy

Following the establishment of the vision a set of Goals were developed to better define how biodiversity will be improved and how success will be monitored over time. It will be important that the steps taken to achieve our goals are undertaken within a social value lens, as outlined in the previous section.

1. **Protect and enhance the city’s natural areas and shorelines to improve ecosystem health and biodiversity.** This emphasizes the need to continue to protect and take steps to enhance the few remaining and treasured environmentally sensitive natural areas in order to improve biodiversity.
2. **Increase the amount and quality of habitat across the city to improve biodiversity and human well-being.** There is a need to increase the space for habitat and improve the quality of habitat such as in the streetscape, boulevards, and urban parks. In doing so, it is recognized

that natural spaces are important for wildlife but are also important for human health and well-being.

3. **Create resiliency by advancing nature-based climate solutions.** There is a need to create resiliency of natural spaces and take action to reduce the City's vulnerability to climate change impacts. Essentially, this goal is a call to seek innovative solutions and take action in order to help us achieve our vision and goals.

This strategy has three high-level **Goals**, and six accompanying **Principles** or objectives of biodiversity conservation. A set of 26 **Recommended Actions** are described that will help improve biodiversity and guide the next 10 years of planning. The Strategy also includes 16 **Priority Strategies** (see Chapter 12) that have been identified by neighbourhood.

### 6.3 Principles of Biodiversity Conservation

A city that supports biodiversity is one that has integrated the natural environment. The landscape of this city would include large protected natural areas intermixed with urban development and include connections along naturalized corridors. To work towards this, the following six principles for biodiversity protection and management have been adopted. These principles are used to frame the recommended action and priority neighbourhood strategies within this Strategy.

1. **Protect:** *Protect natural areas and shorelines that include sensitive habitat and provide the greatest diversity of habitat;*
2. **Connect:** *Improve the connections between natural areas both within the city and the region;*
3. **Acquire:** *Strategically acquire and restore land to add to the city's natural areas and green spaces;*
4. **Enhance:** *Increase the quality and function of protected areas to increase their capacity to support species;*
5. **Educate:** *Expand the understanding of our connectivity to and the importance of wildlife and natural areas for our health and well-being;*
6. **Monitor:** *Track action taken in the implementation of the Strategy and evaluate the impact on species diversity and their distribution in the city.*

The following chapters are framed within these six principles and contain recommended actions that should be considered to protect existing and where possible enhance the level of biodiversity in the City.



Photo 9 The Fraser River foreshore along the west Waterfront Esplanade with Poplar Island in the background

## 7.0 Protect Natural Areas in the City

The City of New Westminster currently protects its remaining larger natural areas as parks. These areas provide habitat for species that are not as tolerant of urban development and require refuge from human activity. These are known as habitat “hubs” and include Hume Park and Glenbrook Ravine Park. Poplar Island is also an important natural area; however, it is an island and is only accessible to species that can fly or swim to it. Poplar Island is owned by the Province, designated as a nature reserve and outside of the City’s jurisdiction<sup>14</sup>.



Photo 10 American robin fledglings (DHC)

These habitat hubs are anchors for biodiversity planning, providing high value habitat that is used by a diversity of species. The City also has a number of large parks including Queen’s, Moody Park, Ryall and Tipperary that are more disturbed, with well-established mature tree cover but few native plants at the ground level. These parks have the potential, through restoration, to become significant habitat areas. Although not designated as city parks, the Fraser and Brunette rivers and their foreshore habitat are regionally important watercourses. These are protected by various jurisdictions and recognized for their role supporting tourism and recreation in the region.

### 7.1 Role of Development Permit Areas and Guidelines

Protecting the remaining natural areas in the City is fundamental to achieving the goals of this strategy. The OCP recognizes Development Permit Areas (DPAs) and associated guidelines as a tool to encourage

<sup>14</sup> New Westminster Parks, Culture & Recreation, 150 years in the Making 1859-2009

new development to incorporate specific features that help to achieve OCP objectives. DPAs can be developed to protect and enhance existing natural features such as the Fraser River and Glenbrook Ravine, as well as support naturalized transition areas adjacent to these features.

Guidelines for DPAs and buffers, especially along the Fraser River, should be reviewed to help promote and clarify principles for improving biodiversity during redevelopment. Stronger requirements could be added to these guidelines or processes to ensure that development projects provide features and functions to support biodiversity and protect shorelines (e.g., Green Shores program<sup>15</sup>). Guidelines could include the protection of existing natural features, where they exist, and the installation of new landscape features that are secured through the landscape deposit process such as landscaping with native species, tree cover expectations and pervious surfacing. Guidelines for DPAs adjacent to natural area parks (e.g., DPAs 1.1, 1.4) should include additional landscaping expectations that will help soften the transition between the urban realm and natural areas in ways that promote biodiversity.

Protection measures for the Brunette River and its riparian habitat were outlined in 2016 as part of a Brunette River Masterplan. To strengthen protection along the Brunette River corridor, DPA 7.1 was created to direct development to follow guidelines as part of the Master plan. This DPA only recognizes the Sapperton Reach portion of the corridor but the DPA should be expanded to include the remaining river reaches to help strengthen biodiversity.

The redevelopment or renovation of single detached houses in the city is not reviewed against DPA Guidelines, so the protection of habitat for biodiversity on these properties should instead be encouraged through education and engagement (see Section 11.1).

### **New Westminster Breeding Bird Atlas 2012-2013**

*An assessment of breeding birds within the city was completed in 2012 and 2013<sup>16</sup>. This study found 73 breeding bird species within the city, mostly concentrated in city parks. The most frequently encountered include Northwestern crow, House sparrow, House finch, American Robin, Block-capped chickadee, Violet-green swallow, Spotted Towhee and the non-native European Starling and Rock pigeon.*



---

<sup>15</sup> <https://stewardshipcentrebcc.ca/green-shores-home/gs-programs/gssd/>

<sup>16</sup> New Westminster Breeding Bird Atlas 2012-13, Robert W. Butler, Andrew Couturier, Eva Jenkins, and Colin McKenzie <https://pwlfc.ca/wp-content/uploads/2019/04/Butleretal2.pdf>

## 7.2 Watercourse Riparian Area Protection

The Province, through the Riparian Areas Protection Regulation (RAPR), requires that all development adjacent to watercourses protect a minimum riparian area setback. These setbacks can be required by the City at the time of development. The primary watercourses in the city are the Fraser and Brunette Rivers. There are however numerous smaller watercourses that exist such as the ditches and sloughs on Queensborough.

The City requires new development to obtain the necessary approvals, including compliance with the requirements of relevant environmental approval agencies and the City's development permit area guidelines. There are a number of governing bodies that have control over watercourses and foreshore areas in New Westminster (e.g., Metro Vancouver, Port of Vancouver). The City's existing riparian area bylaw should be updated and stronger requirements for protection, setbacks and restoration for streamside habitats should be explored. The City could also adopt programs such as Salmon-Safe certification or Green Shores which can help to protect salmon habitat and water quality.

### The Fraser River Foreshore

*The Fraser River foreshore extends along the entire south side of the City's mainland and three sides of Queensborough. This interface area between the river and the terrestrial ecosystems is dynamic and highly valuable for wildlife. In its natural state this would have been one of the most biodiverse areas in the region. In BC, the riparian setbacks for most rivers must comply with the Water Sustainability Act and the Riparian Areas Protection Regulation. The Fraser River, however, is exempt from this legislation. The Fraser River Estuary Management Program (FREMP) was developed in 1977 as an agreed approach to protect the River for the many agencies that influence the Fraser River. In 2013, the program came to an end and the Port Authority was designated to review environmental protection of the Fraser River foreshore.*



Photo 11 The Fraser River foreshore is highly disturbed with potential for restoration as adjacent areas develop.

### 7.3 Preventing Loss of Habitat in Parks and Other City-Owned Land

To protect the remaining habitat that exists within City-owned lands, all proposed infrastructure upgrades, parks development, and land sales (or leases) should be reviewed by City staff to consider how redevelopment would impact natural features and to ensure that there is no resulting net loss of natural habitat. For instance, where new a permanent feature such as a sports field, washroom or trail is constructed, a degraded area of equivalent size should be restored to a natural state as compensation. Also, the impacts of projects undertaken by external jurisdictions, such as bridge upgrades or water supply tunnels, should be reviewed by staff to ensure there is no net habitat loss. This will ensure that the current amount of natural habitat that remains in the city is not lost over time.

City parks may also undergo development through the creation of new features and facilities and any development adjacent to a natural area could impact its integrity. Development activities that take place normally occur as part of an adopted park master plan (e.g. Queens Park Master Plan). When these plans are updated, the City should ensure they incorporate policies to minimize the disturbance of natural areas and enhance biodiversity.

To specifically protect habitat for wildlife, the City can designate wildlife refuge areas in underutilized areas of parks or on other City-owned land. These areas would be off-limits to the public and be identified with split-rail fencing and signage. This will ensure that this refuge habitat is protected, especially during sensitive times of the year such as breeding and rearing periods. It is recommended that at least one refuge area be designated for Hume Park, Glenbrook Ravine, and Queens Park. There should also be refuge areas designated along the Fraser and Brunette river foreshore areas as they are restored. A detailed assessment should be completed by a qualified biologist to identify the areas that would be more valuable as refuges for wildlife.

Metro Vancouver’s Sensitive Ecosystem Inventory has identified ecologically significant lands in New Westminster including Glenbrook Ravine, Poplar Island, and the riparian areas of the Brunette River ( Figure 5). These are recognized by Metro Vancouver as providing key ecosystem services to the region including carbon storage and floodwater absorption. They are increasing the City’s resilience to climate change and protecting vital habitat and connectivity for biodiversity.



Figure 3. Areas within New Westminster identified as sensitive under Metro Vancouver’s Sensitive Ecosystem Inventory.

Invasive plant and animal species threaten native species by competing for resources, displacing them and degrading habitat. The City has an active program for treating noxious invasive species (e.g., knotweed) and has recently developed an invasive species management plan for Glenbrook Ravine park. However, a comprehensive invasive species inventory should be developed for all City-owned lands and a strategy be developed to mitigate impacts with a long-term vision and considering available resources.

<b>Recommended actions to protect existing natural areas:</b>	
1.	<i>Amend the existing Brunette River development permit area (DPA) to include supplemental development permit guidelines specific to the Braid and Canfor reaches.</i>
2.	<i>Strengthen development permit area guidelines to improve biodiversity conservation in urban areas.</i>
3.	Continue to work with the Port of Vancouver to designate foreshore properties as a “Conservation” zones along the Fraser River (as part of the Port’s Land Use Plan) to protect and enhance habitat.
4.	<i>Review and update the City’s Watercourse and Riparian Areas Protection policies and explore alternative programs (e.g., Salmon-Safe) to increase protection measures for the Fraser and Brunette rivers and ditches in Queensborough.</i>
5.	<i>Adopt a policy of minimum no-net loss of natural habitat area on City-owned lands and work towards achieving net environmental gain.</i>
6.	<i>Complete a study to identify suitable wildlife refuge areas within larger natural area parks and along the Fraser and Brunette river foreshore areas.</i>
7.	<i>Develop a City-wide invasive species inventory and mitigation strategy</i>
8.	<i>Include the designation of wildlife habitat/refuge areas within the next update to the Parks and Recreation Comprehensive Masterplan.</i>



Photo 12. Poplar Island is one of the most valuable habitat areas for wildlife in the City (DHC)



## 8.0 Connect natural areas together

Habitat connectivity and providing travel corridors is vital to ensure that all species are able to meet their life requirements (e.g., habitat, food and water sources) and it also minimizes inbreeding ensuring that these populations are genetically diverse. There are some natural travel corridors that exist across the city such as the Fraser River foreshore and high-value habitat hubs that support a variety of species (e.g. Glenbrook Ravine) but they are often fragmented and vary in their condition and quality.

A network of key habitat and corridors was identified to provide the foundation of natural elements that would allow a variety of species to continue to live and travel throughout the city. This network is called the Green Infrastructure Network or GIN (Figure 4). Larger natural areas that provide refuge areas for wildlife were identified – these are known as habitat hubs. Corridors that connect these hubs were also identified in the GIN. Corridors allow wildlife to travel between hubs and take advantage of other habitat areas. Hubs and corridors that may currently be low in value but could be enhanced over time.

The riparian foreshore corridors of the Brunette and Fraser Rivers are currently very disturbed; however, their restoration would provide the greatest potential to support biodiversity and species movement not only across the City but in the region as a whole. There are drainage ditches and sloughs in the Queensborough neighbourhood that are currently mowed and could be enhanced as corridors. Some urban parks designed for passive recreation have areas along their perimeters that are not well-used and could be restored to more natural communities to support species movement. Smaller corridors for small mammals, insects and birds can be provided through urbanized areas by enhancing vegetation (e.g., multi-layered) along linear infrastructure such as roadways, sidewalks, and greenways.

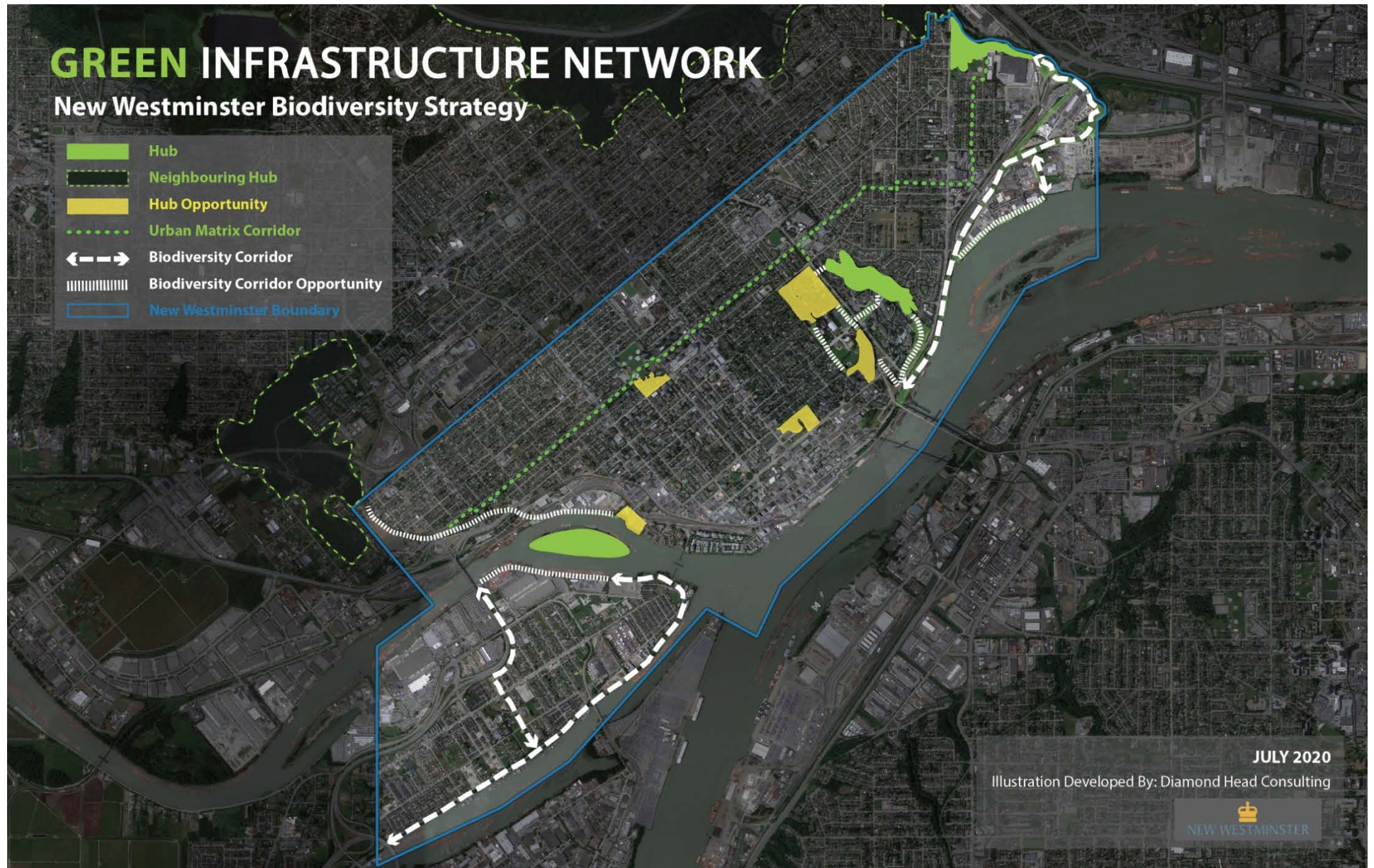


Figure 4. Green Infrastructure Network for the City of New Westminster.

### Where does New Westminster fit in at a regional level?

The GIN in New Westminster will formalize connectivity through adjacent natural areas across a broader landscape. The Hume Park hub and Brunette River corridor connect north to the large natural areas associated with Burnaby Lake Regional Park. The Expo line corridor connects the Fraser River with Byrne Creek Ravine Park. The shorelines of the Fraser River provide opportunities for extending high value corridors that would play an important role to support species diversity at a regional scale. Metro Vancouver recognizes these corridors in their regional Biodiversity Strategy.

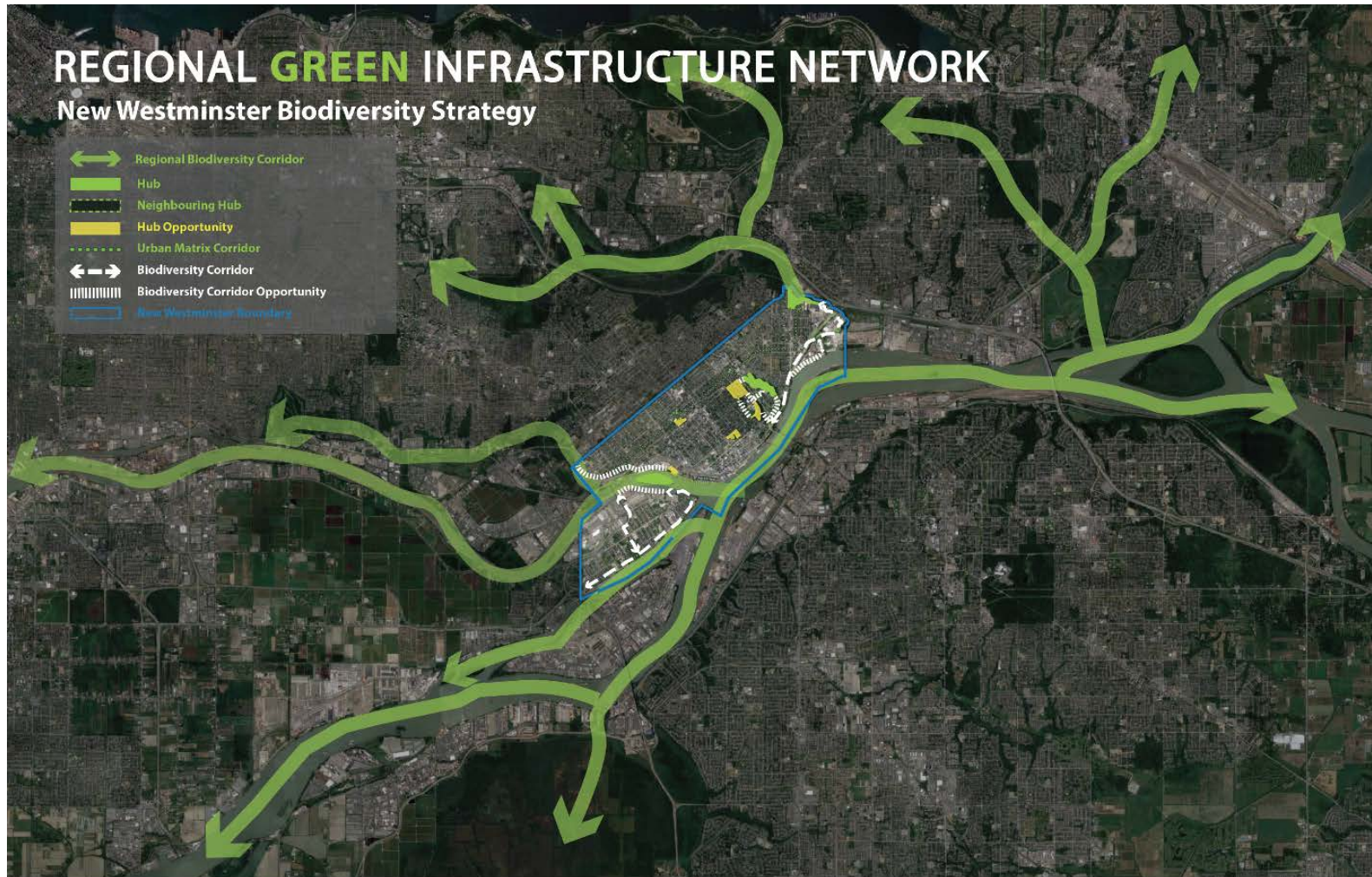


Figure 5. The City is central to a regional level biodiversity network



Photo 13 Large sloughs in Queensborough present an opportunity to establish travel corridors for wildlife

A different type of corridor has been identified along the Crosstown Greenway which extends through the Urban Matrix and provides a continuous route east to west with less vehicle traffic. An enhancement of vegetation along this corridor will promote the travel of avian species as well as small mammals and insects. These enhancements will have the extended benefits of shading and beautification. Informational brochures should be distributed to residents that live along this greenway to encourage them to enhance their properties and help protect the trees and plants that are established.

This GIN network provides the foundation to support biodiversity in the city. The areas within this network should be considered priority for enhancement, acquisition, and restoration.

<b><i>Recommended actions to connect natural areas together:</i></b>	
9.	<i>Support the implementation of the Green Infrastructure Network (GIN) and prioritize enhancements for biodiversity and acquisition of new green space for habitat within this network identified.</i>
10.	<i>Restore and protect the potential habitat hub and corridor areas identified in the Green Infrastructure Network (GIN).</i>
11.	<i>As the Crosstown greenway is developed, natural habitat elements should be incorporated into its design.</i>

*“If we take care of nature, nature will take care of us.”*

David Attenborough.



Photo 14 Family of beavers

## 9.0 Acquire new natural areas

The amount of natural area that currently exists within the City covers only 3% of the land base (i.e., 50 hectares). In order to enhance biodiversity and key ecological habitat, the City should pursue opportunities to acquire new habitat. Through acquisition as well as restoration, a future target of 10% of the City’s land base could be protected as natural area parks. Currently, the 2008 Parks and Recreation Comprehensive Plan focuses on more active use of parks with less consideration for passive natural areas. When the Parks and Recreation Plan is updated, active and passive recreational infrastructure should be balanced with the naturalization of new areas within parks. The City should also integrate biodiversity as a criterion into acquisition planning.

The purchase of new lands by the City requires significant up-front funding. A study should be undertaken to help identify whether Development Cost Charges (DCC), Community Amenity Contributions (CAC) or Voluntary Amenity Contributions (VAC) are appropriate to use towards for land acquisition/dedication for new park areas. New areas can also be secured through the conveyance of lands during development or the protection of lands managed by other organizations. Additional funding to support biodiversity could also be attained through a city-wide Green tax or other mechanisms such as development levies or setting conditions for development (e.g., riparian setbacks). Priority areas to secure should include those adjacent to the Fraser and Brunette Rivers as well as those that connect upland natural areas to these Rivers. The City’s 2018 Environmental Strategy & Action Plan outlines an action for the City to explore the development of a land acquisition strategy to identify opportunities to acquire key habitat areas during re-development.

Securing land to protect natural areas and their ecological value continues to be a priority for governments and conservation organizations, and collaborative acquisition is more frequent as land costs can be high. However, non-profit conservation organizations such as the Habitat Conservation Trust Foundation, Nature Trust of BC and the Land Conservancy of BC can play a key role in helping to secure high value habitat. Land acquisition by the City should focus on opportunities that would help develop and/or enhance the GIN and highly ranked habitat areas (i.e. securing riparian setback areas when lands are developed). This will ensure that City or external funding resources are used in the most cost-efficient and beneficial manner. Co-management of these lands with local First Nations should be considered as a way to achieve shared biodiversity goals, cultural opportunities and recreational access for all users

Vancouver Fraser Port Authority is a landowner of areas adjacent to the Fraser River. The City works with the Port to jointly approve land use and development along the foreshore. Opportunities should be explored with the Port to purchase some of these lands for the purpose of developing natural areas parks. Land parcels including vacant and underutilized lands could be identified in advance should opportunities for purchase or habitat compensation arise. This should be included as part of a city-wide land acquisition strategy.

<b><i>Recommended actions to acquire new natural areas:</i></b>	
12.	<i>Include natural areas as a key criterion in future park acquisition plans. Adopt a goal of protecting 10% of the City's land base as protected natural areas.</i>
13.	<i>Carry out a feasibility study to explore different city mechanisms such as Development Cost Charges, Community Amenity Contributions and taxes for the acquisition and restoration of priority lands</i>
14.	<i>Explore funding and partnership opportunities with First Nations, non-profit organizations, and Federal and Provincial governments to acquire, enhance, protect and manage high value natural areas and to protect species at risk.</i>
15.	<i>Identify land parcels as part of a City-wide acquisition strategy that would be most suitable for acquisition and/or habitat compensation projects.</i>

## **10.0 Enhance the integrity of habitat in the City**

Green spaces and natural areas in the city should be enhanced to provide wildlife with the fundamental elements they require to survive. Habitat requirements vary with each species, however, almost all species will require cover and protection as well as access to water and food. These habitat requirements can vary throughout the year as many species that inhabit the Lower Mainland are migratory and only use our habitats seasonally. To maximize the diversity of species, these basic requirements for survival must be available.



### Cover and Protection

*All species seek out areas that help to protect them from predators and the elements. Habitat features that provide this are known as cover types. Cover is required for daily activities as well as critical parts of the species' life cycle such as rearing of young. Cover types range in character from plants and trees to standing dead trees, large woody debris on the ground and litter on the forest floor. These cover requirements may vary at different stages of a species' life cycle.*



Photo 15 Songbird nest (DHC)



### Food

*Food requirements are highly variable between species. Food requirements can include nuts, berries, leaves or bark from vegetation, fungi, insects and their larvae, other wildlife or microbiota. It is difficult to account and provide for this range, however, it is assumed that if there are healthy populations of species at the higher end of the food chain, those lower down are being provided for as well. Species at the lower end of the food chain tend to be herbivores or insectivores which rely on a healthy and diverse plant communities which best grow on healthy native soils. Ensuring this foundation exists is the best way to provide for all species in the food chain.*



Photo 16 Douglas Squirrel (DHC)



### Water

*All species on earth require water for survival. Some can travel long distances to find water, while others must live close to it. Some species can survive long periods of time without water while others need it frequently. Access to water can be the primary limiting factor for the survival of certain species in urban environments.*

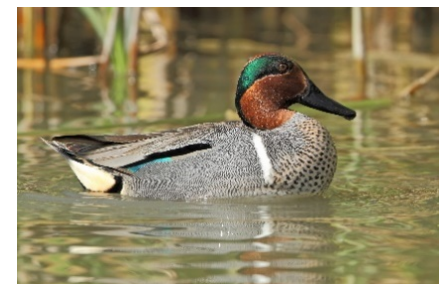


Photo 17 Green-winged Teal (Shutterstock)

## 10.1 Enhancing Biodiversity by Land Use Type

The Green Infrastructure Network provides the foundation for supporting a diversity of species. However, these natural areas are small and disconnected compared to the natural state of the forest that existed prior to urbanization. Most of the natural areas in New Westminster consist of young to mature forests that often lack some of the critical habitat features that make older forests so diverse and rich. Older, more biodiverse forests have a range of tree sizes and species, structural diversity in the canopy with openings and trees growing at all heights, a dense understory vegetation community with a diversity of species, an abundance of woody debris across the ground and standing dead “wildlife” trees. While these values are missing from most of the young forests in the City, there are ways to create some of these characteristics or promote their development

Many parks and protected areas that have fringe areas that currently support grass or shrub communities dominated by low-value invasive species. Some of these areas are not well used for recreation and could be restored to a more natural plant community. The Urban Matrix consists of the urbanized areas throughout New Westminster. While these areas are already developed, there are still many opportunities through redevelopment, landscaping and building retrofits or solutions to improve their habitat or reduce mortality (e.g., bird-window collisions<sup>17</sup>). A biodiversity toolkit has been developed that identifies opportunities and provides guidelines to improve the environment for species across different land uses in the City. The identified land uses include natural areas parks, the Fraser and Brunette rivers, urban parks, city streets and greenways, residential and high density developments. The following is a summary discussion of potential improvements within these land uses.

### 10.1.1 Natural Area Parks

Larger natural area parks such as Glenbrook Ravine and Hume Park were found to have the highest biodiversity value (Figure 2). These areas are the remnants of historical natural ecosystems but are now smaller, fragmented patches because of urbanization. Although relatively natural in terms of the city’s habitats, these areas are heavily influenced by people and pets, the invasion of non-native plants and animals, and disturbances from adjacent land uses. The integrity of these natural areas is constantly under pressure.

Most of the city’s natural parks consist of young to mature forests and often lack some of the critical habitat features that make older forests so diverse and rich (e.g., range of tree sizes and species, structural diversity, a dense understory with a diversity of plant species, woody debris across the ground, standing dead “wildlife” trees). While these values are missing from most of the young forests in the city, there are ways to enhance these areas to create some of these characteristics or promote their development. Opportunities to enhance natural area parks are illustrated in Figure 6 and described below.

---

<sup>17</sup> <https://academic.oup.com/condor/advance-article/doi/10.1093/ornithapp/duab027/6308198> 23 June 2021



## Natural Areas

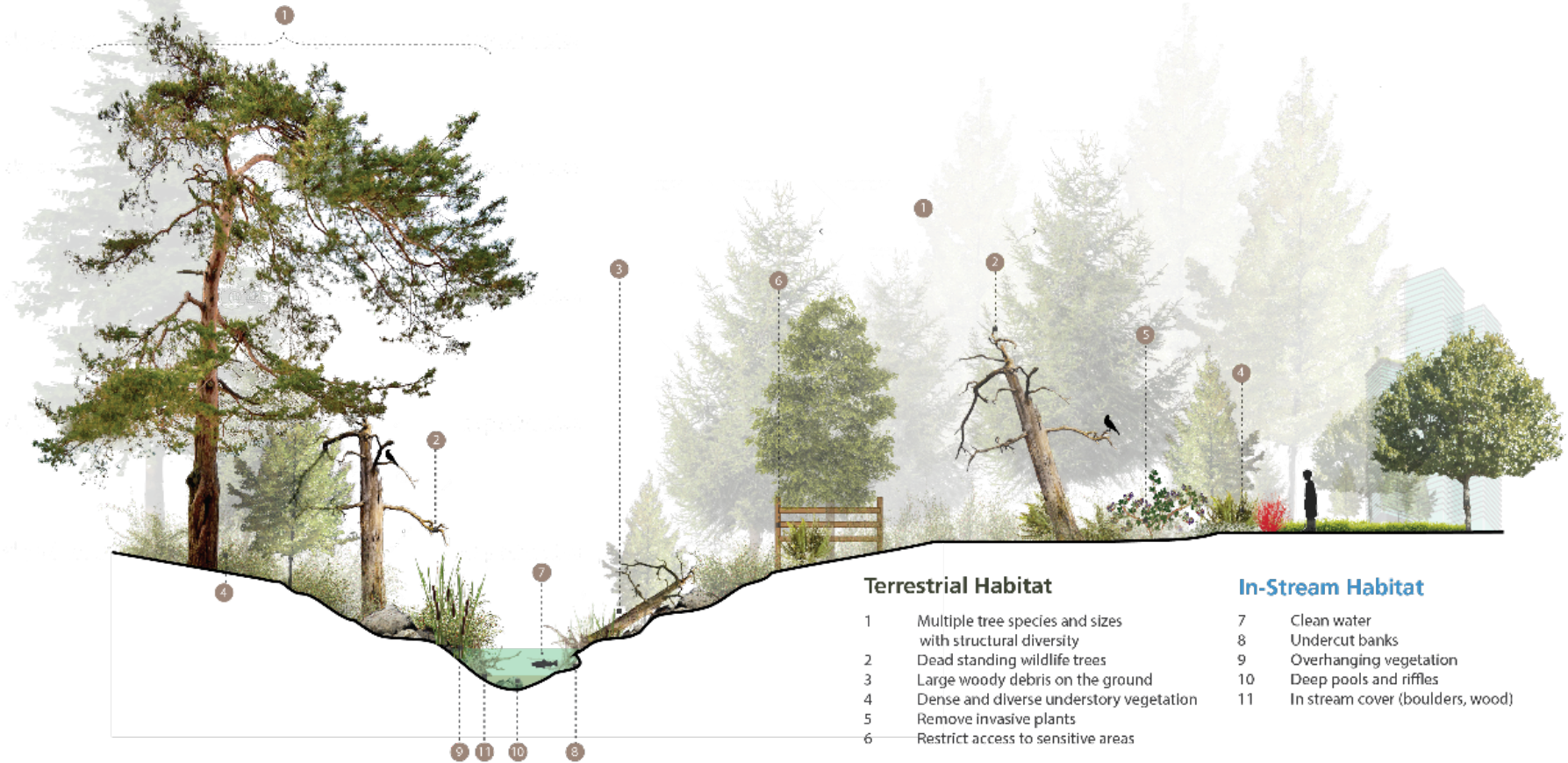


Figure 6. Enhancement opportunities in natural area parks

*Increase the diversity and size of trees and ground vegetation species:*

Most forests in New Westminster are dominated by pioneer deciduous trees and plant species that specialize in growing quickly after areas are disturbed. There are very few natural conifer dominated stands in the City. To increase tree species diversity, native conifer species should be planted. These should include those that are typically found in older forests, such as western redcedar, western hemlock, Douglas-fir, and Sitka spruce. Shrub species should be planted that have not yet established in these natural areas. Preference should be given to shrubs that provide forage and cover.

*Protect wildlife trees:*

Dead and decayed trees provide high value forage and nesting habitat that is often missing from urban parks. Whenever possible retain and protect dead standing trees that do not pose a risk to people or property.

*Install large woody debris on the ground:*

Large woody debris provides important cover habitat for small mammals and amphibians helping them to move safely across the forest *floor*. As logs decay they also create a variety of microclimates for plant species and act as nurse logs for a number of species that specialise in growing on organic mediums.

*Enhance forest canopy structure:*

Where young forests are dense with little structural diversity and low ground vegetation cover, small openings can be created to allow light to reach the forest floor. This promotes ground vegetation growth. These openings also create forest edges that are favoured by many bird species.

*Remove invasive plants infestations:*

Invasive plants generally overtake and dominate open areas. They provide low quality habitat and generally do not support high levels of biodiversity. Remove all invasive plants and replant with a diversity of native plants.

*Restore unsanctioned trails:*

Human activity along unsanctioned trails degrade the forest floor, but some access to natural areas should be allowed. Some of the more unused trails should be closed (e.g., especially during nesting season) or restored back to a natural state but some of the more well-worn paths can be kept open to allow access.

*Restrict access to sensitive ecology:*

Limit public and pet access to watercourses, wetlands and their riparian areas as well as any sensitive plant communities. This prevents trampling of high value habitat and helps reduce pet/wildlife conflicts. This can be done through a combination of light fencing (i.e. split rail), installation of thorny vegetation and educational signage.

*Provide access to water:*

All wildlife requires safe access to clean water. Stormwater should be directed to run through natural areas in features that expose open water. The City will work with Metro Vancouver to encourage daylighting the stream under Glenbrook Ravine Park in the future when the combined sewer is separated.

*Peacefully co-existing with urban wildlife*

Citizens can peacefully co-exist with urban wildlife, from squirrels to coyotes. Larger animals, such as bears and cougars, are rare in New Westminster, but they can still travel through parts occasionally. Should wildlife become

aggressive or are a safety concern, Provincial Conservation Officers should be notified and the City should work with the officers to plan for the humane relocation of individuals, if necessary. To report wildlife that is aggressive or causing property damage, the public may call the Conservation Officer Service.



Photo 18 Whenever possible the City retains the lower stems of trees when they must be cut. In Queens park a number of these have developed into high value wildlife trees.



Photo 19 The City leaves the stems of trees that area fallen. This example in Queens park shows logs that provide cover in an area with little understory vegetation.

### ***Species considerations***

*The larger natural areas in the City are where we can provide and protect habitat for the greatest number and diversity of species. In urban areas however, we recognize that there are some species that are not compatible with our modified environments. Larger mammals such as black bear, black-tailed deer and cougar require larger natural areas. In New Westminster, it is not recommended that these types of larger species be encouraged due to the limited natural areas and likelihood of conflicts with residents and pets. The natural habitat in the City is suitable to support a number of medium size mammals such as coyote, racoon, weasel and skunks. These species live within natural areas and make use of adjacent developed areas. Certain animals that have very special habitat requirements such as beaver can inhabit natural areas but often cause conflicts including damage to infrastructure and flooding. We can support these animals in some areas while monitoring their activities. Small mammals such as mouse, vole, squirrel, shrew and mole can make use of small habitat areas within the Urban Matrix. However, they are often isolated and at risk by predators and human impacts. Flying animals including a range of birds, bats and insects are able to avoid some of the movement barriers in a City setting and make use of fragmented habitat. They can fly to areas to access water and food as well as cover for reproduction. These types of animals are well suited to inhabit our Cities with us.*



Photo 20 Coyotes enjoying some sunshine adjacent to Hume Park.

### 10.1.2 Urban Parks

Many urban parks provide passive and active recreation for residents. These areas often have large open spaces with turf grass and patches of mature trees. Many have managed garden or landscape areas with defined borders. While the primary objective of these areas is to provide recreational opportunities for residents, there are opportunities in these areas to provide additional habitat for wildlife without compromising current uses.

Queens, Tipperary and Moody Parks are all urban parks that have areas that could be enhanced to provide habitat areas for wildlife. These parks have been identified as potential hub areas in the Green Infrastructure Network. These parks have areas with well established mature trees but often lack ground vegetation cover and water features. Enhancing the habitat in these parks can be strategically designed so that the amenities for people are not lost. Trees and shrubs can be planted in areas currently underused by visitors. Habitat features such as nest boxes, logs, wildlife trees and perches provide an opportunity for viewing wildlife. In many of these parks there is no access to water sources. Promoting the use of green infrastructure or the installation of water features will greatly enhance habitat for wildlife in these parks. Opportunities to enhance biodiversity within the City's urban parks are illustrated in Figure 6 and described below.



Photo 21 The south end of Queens park supports a diversity of trees but with an understory of mostly mowed grass and invasive shrubs.

## Urban Parks - Habitat Features

- 1 Nest boxes for birds and bats
- 2 Raptors perch
- 3 Large woody debris on the ground
- 4 Patches of dense and diverse understory vegetation
- 5 A diversity of tree species and sizes
- 6 Install raingardens

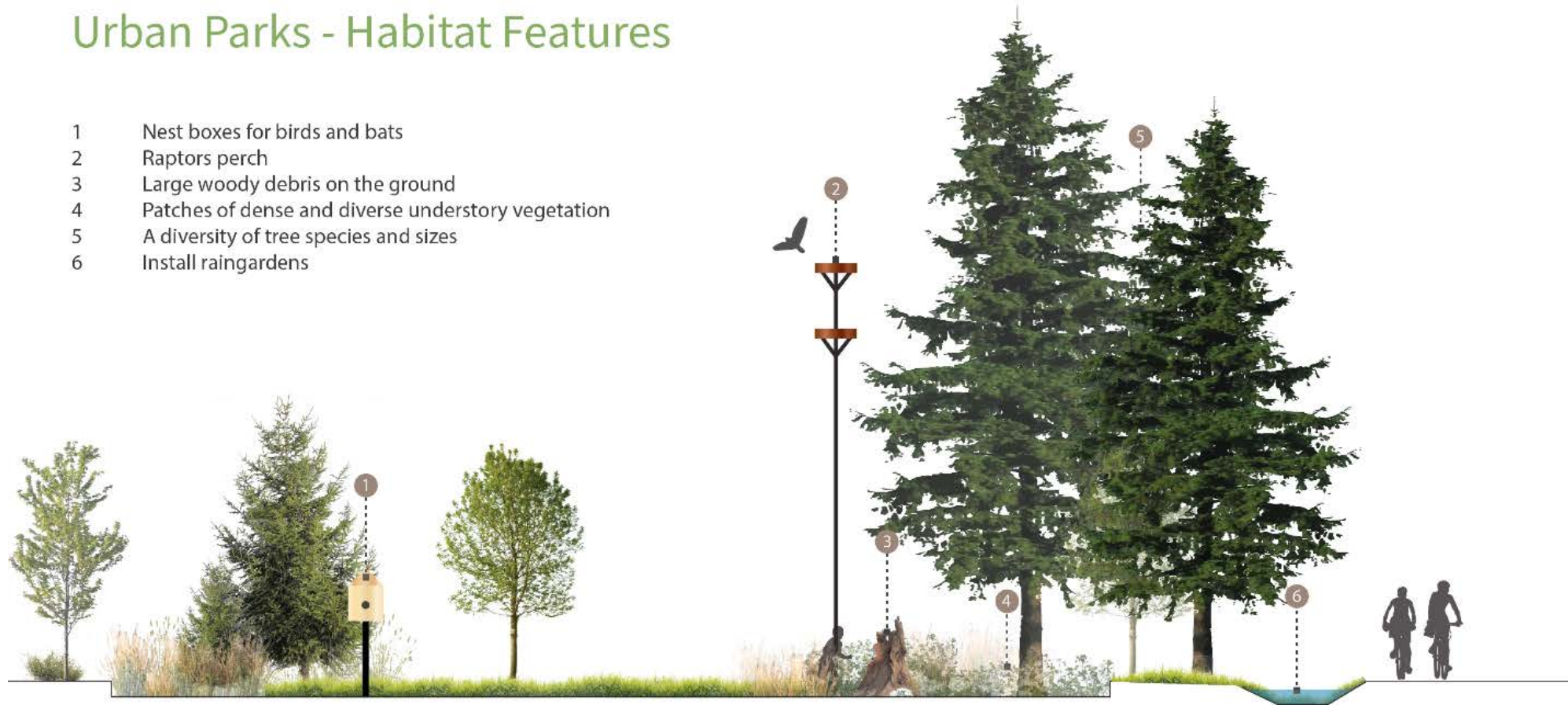


Figure 7. Enhancement opportunities in urban parks

*Protect mature trees:*

In many urban parks the root zones of mature trees are compacted, and surface roots can be damaged from the traffic of visitors and lawn mowers. The areas immediately around large high value trees should be converted to native ground vegetation. This promotes greater nutrient cycling for the tree and ensures its critical root system is protected.

*Increase the diversity of trees:*

Many urban parks provide mature tree cover with few understory or regenerating trees. Plant shade tolerant trees in the understory to increase species diversity and improve vertical structure. Promote conifer species whenever possible.

*Install large woody debris on the ground:*

Large woody debris provides important cover habitat for small mammals and amphibians helping them to move safely across the forest floor. As logs decay they also create a variety of microclimates for various plant species and act as nurse logs for plants that specialise in growing on organic mediums.

*Increase the cover and diversity of ground vegetation species:*

Install patches of native understory vegetation. These can include small patches around mature trees, linear hedgerows along the perimeter of parks as well as larger patches designed as wildlife refuge areas. Connect this ground vegetation strategically through parks to support wildlife movement.

*Install nest boxes for birds and bats:*

Urban parks usually provide little opportunities for cavity nesting birds or surfaces suitable for bats to roost. Install nesting boxes for birds and roosting boxes for bats. These provide good opportunities for wildlife viewing.

*Remove Invasive plants and animals:*

Invasive plants can quickly overtake and dominate certain areas. They provide low quality habitat and generally do not support high levels of biodiversity. Remove all invasive species and replant with a diverse native plant community. Some wildlife species can establish themselves and outcompete native species. While sometimes difficult to eradicate, targeted efforts should be made to remove invasive wildlife species.

*Install raptors perches:*

Many of the open grass and shrub areas associated with urban parks provide suitable hunting areas for raptors. Installing tall perches in strategic locations along forest edges will promote the use of these areas and provides opportunities for wildlife viewing.

*Provide access to water sources:*

All wildlife requires safe access to clean water. Stormwater should be designed to expose open water or create wet soil conditions. Install small wetlands and ponds where possible. Promote the use of engineered stormwater features such as rain gardens.

*Prevent toxins:*

Avoid the use of chemical treatments in parks including herbicide, insecticides, pesticides, fungicides, rodenticides and inorganic fertilizers.

*Retain leaves for composting on site:*

In the fall, leaves that fall to the ground should be retained in parks and left to decompose, recycling nutrients and providing important organic matter input. These should be piled into natural parts of the park but should not exceed a depth of 30cm.



Photo 22 The northwest corner of Queens park supports mature trees but have little to no understory vegetation.

### ***Invasive Wildlife***

*Along with native wildlife, urban areas also attract some species that did not originate from this region. These have traveled here, often with the help of humans, and successfully established themselves. They are highly adaptable and often will outcompete our native species. Examples of these species include Eastern gray squirrel, red-eared Slider (turtle), European starling, Norway rat and American Bullfrog. When planning to support wildlife these “Invasive” species can take advantage and outcompete our native wildlife.*



Photo 23 An eastern gray squirrel in Queen park.



Photo 24 Red-eared Slider turtles in the Glenbrook ravine pond



## Impacts of rodenticide to native wildlife

*Sometimes we want to keep pesky animals, like the invasive Norwegian rat, from our gardens and parks. Unfortunately, using anticoagulant rodenticides has had unintended consequences, and resulted in reports of poisoning of native wildlife in several BC municipalities. Invasive rats are used as prey by native raptors, including many owls, which contributes to natural population control of rats. Rodenticides have been found in the bodies of dead owls in Surrey, Delta, Coquitlam, on the north shore, and Vancouver Island. In July 2020, Saanich council voted to ban the use of anticoagulant rodenticides corporately. Changing municipal use of rodenticide is a good way to reduce the amount of toxin in the environment and creates awareness to encourage private landowners to use a similar approach.*



Photo 25 Barred owls have been found poisoned in urbanised areas of BC

### 10.1.3 City Streets and Boulevards

The majority of the Urban Matrix is a web of roads and boulevard areas that provide for public transportation and infrastructure. Roads consist of pavement with no vegetation and do not contribute towards supporting wildlife. The vehicle traffic they carry is often detrimental to wildlife, as it creates noise, light and a risk of collisions. The boulevard areas adjacent to roadways, however, provide an opportunity to contribute some habitat features and mitigate these impacts. These areas often consist of turf grass with little to no value for wildlife. Linear bands of trees, shrubs, pollinators, wet swales and ground cover allow some wildlife to move across the City.



Photo 26 pocket plantings along Ewen Ave in Queensborough

The Master Transportation Plan (MTP) provides guidelines for the long-term planning of transportation through the City. One of the priorities of this plan is to promote walking and cycling. The MTP aims to provide a network of pedestrian and bike friendly greenways that connects to all key destinations of the City including the City's natural areas. These corridors provide opportunities not only for the transportation of people but for wildlife as well. There are plans to upgrade a number of greenways in the City that could offer opportunities to enhance habitat. These greenways include: Agnes Greenway (to be installed in 2021), Uptown Streetscape Vision and Rotary Crosstown Greenway (to be upgraded in 2022/23), which has been identified as a designated urban wildlife corridor in the Green Infrastructure Network for the City. As these greenways are planned and designed, they should incorporate habitat to support the travel of avian species, small mammals, and insects.



Photo 27 Narrow boulevard planting along Commercial Street, Vancouver

Enhancing city street and boulevards is also supported through the adopted Climate Action Budgeting Framework and seven bold steps that will help the City to achieve its goal of becoming a zero carbon city by 2050<sup>18</sup>. Creating a people-centered public realm will include the reallocation of 10% of the street space for transportation or public gathering, which must include the integration of the natural environment.

Many of the initiatives that aim to make walking and biking more enjoyable and safer will also enhance wildlife habitat. This includes boulevards or buffers between pedestrians and vehicles as well as narrowing crossings with the use of median islands and curb extensions. Street trees are also recommended to be incorporated into sidewalk designs to create better vehicle pedestrian separation, improve air quality and provide shade. The Tree Planting Master Plan supports these initiatives by providing targets and guidelines for planting trees on collector, arterial, local roads and greenways. Opportunities to enhance wildlife habitat in public realm and greenway design are illustrated in Figure 8 and described below.



Photo 28 Boulevard areas provide an opportunity to create linear habitat features such as this example along Crosstown greenway.

<sup>18</sup> In 2019, the City adopted Climate Emergency Bold Steps #6 and #7: Robust Urban Forest and Quality People Centred Public Realm, respectively, to help guide climate change planning.

# Green Streets Corridor

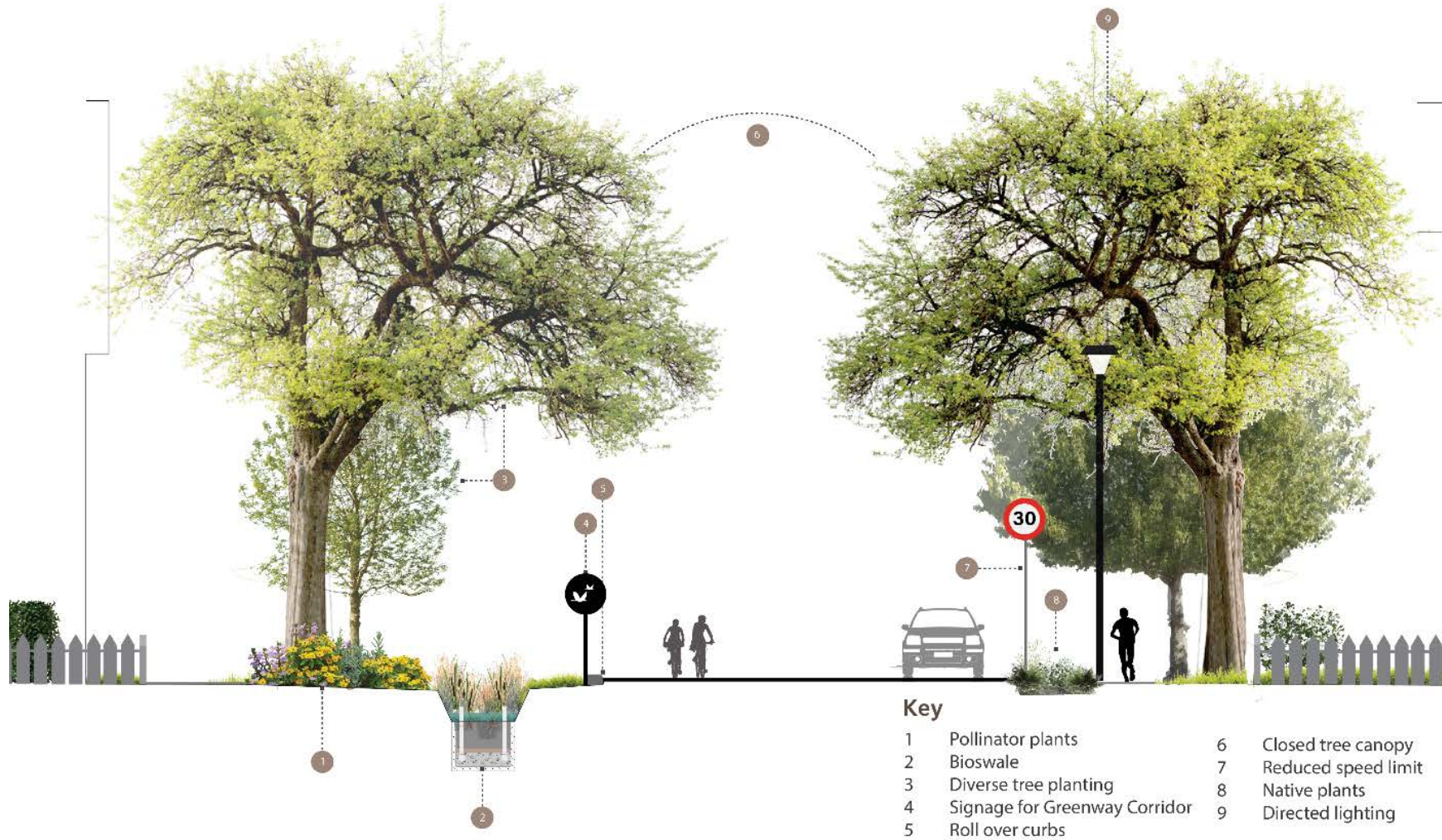


Figure 8. Enhancement opportunities along City streets and greenways.

*Plant boulevard trees:*

Plant a diversity of tree species along streets and greenways. Follow the Tree Planting Master Plan for species selection. Some should provide nuts and fruits. A mix of canopy heights will also provide cover at different heights above the ground. Ideally tree canopies should touch across and along the street providing a continuous canopy.

*Plant groups of ground vegetation:*

Most boulevards consist of mowed turf grass. Groups of ground vegetation will provide both cover and food. These should include drought tolerant species that are mostly perennial and provide pollen, fruit, nuts and seeds.

*Encourage boulevard gardens:*

Residents should be encouraged to establish and maintain garden areas on the boulevards in the front of their residences. Guidelines can be developed that will ensure these meet the safety requirements for the roads and sidewalks.

*Install habitat cover objects:*

Cover objects should be installed along boulevard areas in association with ground vegetation. Logs will provide cover and safe travel corridors as well as promote a greater diversity of plants. They can also help provide barriers between road traffic and pedestrians. Boulders and rock piles provide a different type of habitat cover that is not commonly found in the Urban Matrix.

*Install street bump outs (i.e. curb extensions) with pocket and rain gardens:*

Install street bump outs and pockets of vegetation and/or green infrastructure for stormwater management. These can slow traffic and provide for narrower and safer street crossings for both people and wildlife.

*Install green infrastructure to manage stormwater:*

Swales and small ponds along streets will promote natural infiltration of water into soils and provide a water source for wildlife. These can be linear or small depressions. They must be designed to be consistent with the requirements of the City's Integrated Stormwater Management Plan.

*Avoid barriers along roads:*

Roads should be designed to allow for wildlife to travel across them. Roll-over curbs are preferred. Medians should be vegetated with no concrete dividers.

*Install educational signage:*

Use educational signs and boards to notify public of the intent of the wildlife habitat being provided. Along GIN corridors, signs should be posted, vehicle speeds limits enforced. Road crossings can be identified with a distinct color on the pavement or icons of wildlife.

*Install wildlife crossings:*

When roads are redesigned or upgraded in high wildlife areas, culverts could be considered to provide safe crossings for wildlife. The size should depend on which species are expected to use it, ideally at least 1 m tall and 2-3 m wide. Culverts should be straight, flush with the surrounding environment, with a natural substrate (non-metal) and have vegetated entrances and exits.

*Control street lighting:*

Use light reduction techniques on streetlights where possible. This should include directional control and timing of lighting through the night. Install International Dark-Sky Association approved lighting fixtures for outdoor applications. Fencing and hedgerow plantings of conifers can also be installed to help block the light from traffic.

*Increase soil volume and pervious surfaces:*

Tree and plant health is dependent on the volume and quality of soils that they grow in. Their roots require access to abundant water and nutrients. As opportunities arise, increase the volume and quality of soils along boulevards and promote pervious surfaces to allow water to soak into the soils.



Photo 29 Centre median and boulevard plantings recently installed at Ewen Ave and Boundary road in Queensborough

#### **10.1.4 Residential Properties**

As part of the Urban Matrix, residential properties which include single-family as well as townhouse type complexes managed by strata corporations, generally support a lower number of species. The species that tend to survive in these environments include those which are adapted to this altered, fragmented and discontinuous landscape. The types of wildlife that are best suited to inhabit these areas include those that are able to fly over built structures, hardscapes and barriers and are able to survive in smaller spaces and find food, water and cover to reproduce. Terrestrial species found in residential areas include coyotes, skunks and racoons that are able to move through neighbourhoods effectively, often traveling at night.

Of the birds, mammals and amphibians found in the lower mainland, only about 1/3 can be expected to make use of habitat within the Urban Matrix. The majority of these species are birds. In addition, there is a high diversity of insect species that are able to adapt to urban landscapes. While buildings often occupy a large portion of a residential property, there are a variety of options for enhancing the land around these structures. Installing habitat features, for instance, not only supports wildlife but can

provide additional benefits to residents such as shading and cooling, noise mitigation and improved air quality. This enhanced space can also provide opportunities for wildlife viewing and encouraging time spent outdoors which promotes mental and physical wellbeing. Care should also be taken also reduce any risks or impacts to wildlife, such as window bird strikes, by incorporating bird-friendly window designs. Opportunities to enhance biodiversity in a typical residential yard are illustrated in Figure 9 and described below.

# Backyard Biodiversity

Providing shelter

- 4 New trees
- 5 Indoor pets
- 6 Bat boxes
- 7 Stone piles
- 8 Pervious surface
- 11 Mason bee home
- 12 Wet depression
- 13 Woody cover
- 15 Bird nest boxes
- 17 Mature trees
- 18 Native plants

Providing food

- 2 Bird feeder
- 9 Pollinator plants

Reduce impact

- 1 Minimize light pollution
- 3 Bird friend windows
- 16 Mulch

Providing water

- 10 Water feature
- 14 Dripper



Figure 9. Enhancement opportunities in residential backyards.

*Install bird nesting boxes:*

Birds are the most successful wild animals that inhabit the Urban Matrix. Forage and water are often available while suitable nesting sites can be a limiting factor for these species. In the wild, birds that require cavities to nest find suitable sites in dead standing trees, which are not commonly found within urbanized cities. Installing nesting boxes provides this nesting opportunity as well as wildlife viewing opportunities for residents.

*Install bat boxes:*

Bats are important to the stability of the food chain, consuming about their body weight in insects every night. Many of our native species are considered at risk due to habitat loss and disease. They do require protected roosting sites that are warm, dry and safe. This can be provided for by installing bat boxes. These should be installed in open, sun exposed areas. Bat houses can be bought or homemade; refer to the BC Bats guide for Building Homes for Bats for designs and ideas. Supporting bats not only helps to protect them but also helps to control unwanted insects such as mosquitos.

*Install a mason bee home:*

Pollinators such as mason bees are important components of ecosystems pollinating the plants that then produce seeds, berries and nuts to feed wildlife. Mason bee homes can be installed to provide shelter for wild bees, or native bee cocoons can be purchased and cared for to establish a colony at home.

*Install a rock pile:*

Insects, small mammals, amphibians and snakes will use nooks and crannies to nest and hide from predators. Rocks will heat up during the day and provide warmth for coldblooded species and insects.

*Provide mulch cover:*

Make use of all organic materials to provide piles that will decompose over time. These are used by microbes, insects, small mammals and amphibians. Many species of insects use organic materials in garden spaces to overwinter.

*Plant trees:*

If there is sufficient space, plant large and mid-size trees. Include both deciduous and coniferous trees as well as those producing nuts and fruits.

*Plant a shrub garden:*

Plant a garden of shrubs including a mix of deciduous and coniferous species. Provide some with nuts and berries as well as pollen producers. Preferably a large component of these should be native species which will be hardy and adapted to this climate.

*Remove Invasive plants:*

Invasive plants are still sold in nurseries and used in landscaping. These can escape these gardens and spread to neighboring area and parks. All invasive plants should be removed from residential gardens. Refer to Metro Vancouver's best management practices for invasive species - <http://www.metrovancouver.org/services/regional-planning/conserving-connecting/invasive-species/Pages/default.aspx>.



*Plant a pollinator garden:*

Plant herbs and shrubs that provide pollen for birds and insects. Provide a diversity of species that bloom at varying times throughout the year. Plant milkweed to help support monarchs as this is the only plant that their caterpillars will feed on.

*Install a water feature:*

Water is critical for all wildlife. Create a bird bath or pond and ensure it has fresh water especially through the summer months. Refresh this water on a regular basis.

*Create a wet depression:*

Depressions which seasonally fill with water can increase the range of habitat types in your backyard. A different range of plants will grow in these areas. They will also provide habitat for aquatic insects which are important food for birds. Amphibians will also make use of these areas. In particular when it is drier out.

*Install water drippers:*

Installing water drippers provides water for the many species which need moisture during periods of drought. This is an efficient way to provide an alternate water supply while minimizing evaporation and water waste.

*Provide woody ground cover:*

Leaving fallen branches or placing logs to decay on the ground can provide a diverse habitat for insects, fungi and foraging wildlife. Many plants, fungus and lichens specialize in environments without soil.

*Install a bird feeder:*

Providing food for birds is one of the easiest ways to support them in our urban areas. Food sources should consist of seeds and nuts in as natural a state as possible. Different types of seeds will attract different bird species. Providing more than one feeder with different seed mixes will attract a greater diversity of birds to your yard. Clean these feeders regularly. Also ensure feeders are designed to minimize spilling which can attract and feed unwanted wildlife.

*Install a hummingbird feeder:*

Provide nectar sources for hummingbirds. Homemade nectar is easy to prepare and does not require red dye to be effective. The increase in feeders in the lower mainland has improved the survivability of resident hummingbirds over the winter months.

*Allow garden and grass trimmings to decompose:*

Allowing garden waste, grass trimmings and leaf litter to decompose in place allows natural cycling of nutrients and provides space for insects and birds to forage for food. Dumping of green waste from yards into natural areas or onto slopes/banks should be discouraged and communicated to residents.

*Build with bird friendly windows and lighting:*

Design buildings and glass to reduce the potential for bird collision. This includes the installation of visual markers and managing reflections and light sources. Refer to the City of Vancouver Bird Friendly Design Guidelines, or equivalent guidelines, for design options.

*Avoid the use of all chemicals:*

Do not use any chemicals in the yard including insecticides, herbicides, pesticides, fungicides and rodenticides. Use natural fertilizers and control techniques instead.

*Keep cats indoors:*

Cats are aggressive predators that kill the birds and small mammals and amphibians. Ideally cats should be kept indoors, and in particular, during the most active nesting season of March to August.



Photo 30 Enhancements in the Urban Matrix allow for many birds and insects to thrive



### 10.1.5 High Density Development

Much of the development that is currently underway in the City increases density through the installation of high-rise buildings. This can reduce the potential land available for habitat. Creating habitat in these types of projects can be challenging because of the need to achieve multiple and often conflicting objectives within small tracks of land. The City has a few development permit areas (DPAs) and associated guidelines that development applicants are required to meet. Within these guidelines there is often support for protection of the natural environment and biodiversity; however, the details of what is expected to achieve is not well defined.

The development application process provides the opportunity to ensure that wildlife habitat is a consideration when planning new development projects. Even for areas that are developed, there are still many opportunities through redevelopment, landscaping and building retrofits to improve habitat. Where development increases density through height, there can be opportunity to protect some ground level area for habitat. There are also unused spaces on structures such as roofs and exterior walls that provide an opportunity to provide some habitat. Establishing vegetation on these surfaces provides a type of habitat that is often limited but can support birds and insects. Opportunities to enhance biodiversity in higher density developments where space is limited are described below.

#### *Green Roofs and planters:*

Roofs are typically unused areas that are available to compensate for the structure's footprint on the ground. Green roofs provide habitat for insects and birds. Sedums and native grasses can be installed or planting plants in boxes. Rooftop gardens are a great opportunities to enhance biodiversity while engaging residents. Where possible, larger containers can be used to support trees on roofs or patio areas. Tree species should be carefully chosen that are adapted to small spaced and won't grow too large.

#### *Plant trees:*

Planning to establish trees where there is available space provides habitat as well as shading for residents. Carefully consideration should be given to the species chosen as well as the size and space needed for root growth to keep it healthy over the long term.

#### *Plant a native shrub or community garden:*

Ensure that a component of the landscaping includes a native garden with a mix of deciduous, coniferous and drought tolerant plants (xeriscaping). Consider providing some with nuts and berries as well as pollen producers. Creating spaces for community gardens, even on rooftops, should also be encouraged.

#### *Install a water feature:*

Water is critical for all wildlife. Including a freshwater feature within the landscaping provides access to water throughout the year. Preferably this water would capture a reuse clean rainfall and not be supplemented by potable water.

*Install habitat cover objects:*

Cover objects should be installed within the landscape in association with gardens. Logs will provide cover and safe travel corridors as well as promote a greater diversity of plants. Boulders and rock piles provide a different type of habitat cover that is not commonly found in the Urban Matrix.

*Natural decomposition and grass alternative:*

Allowing garden waste, grass trimmings and leaf litter to decompose in place allows natural cycling of nutrients and provides space for insects and birds to forage for food. Require that contractors in charge of maintenance use organic materials for mulch in gardens. Microclover or native grasses can be planted as an alternative to a grass lawn. Dumping of green waste from properties into natural areas or onto slopes/banks should be discouraged and communicated to residents.

*Build with bird friendly windows and lighting:*

Design buildings and glass to reduce the potential for bird collision. This includes the installation of visual markers and managing reflections and light sources. Refer to the City of Vancouver Bird Friendly Design Guidelines, or equivalent guidelines, for design options.

*Avoid the use of all chemicals:*

Do not use any chemicals in the landscape including insecticides, herbicides, pesticides, fungicides and rodenticides. The City has a Pesticide Use Bylaw that regulates the use of pesticides for aesthetic purposes on residential and public land. Use natural fertilizers and control techniques instead.



Photo 31 Open common space associated with high density development offers opportunities for naturalized landscaping (DHC).

### 10.1.6 Guidelines for the Fraser and Brunette Rivers

The ecosystems adjacent to rivers, lakes and wetlands are some of the most biodiverse in the City. The regionally significant Fraser and Brunette Rivers are recognized for their ability to support a dynamic, rich community that includes both resident and migratory species of aquatic, avian and land animals. These rivers are agents of change, rich with nutrients and with the power to reshape the land. Wildlife are drawn to these rivers for food and water, and predators are drawn to these areas by an abundance of prey.

Restoring natural areas along these rivers will provide the greatest value for increasing biodiversity in the City. There are, however, significant challenges to address. These rivers are under the jurisdictional control of not only the City but also Metro Vancouver and the Vancouver Fraser Port Authority. The Fraser River is exempt from the provincial Riparian Areas Protection Act; however, the City requires a 30m setback from the top of bank for all new development applications. There has also been extensive industrial and urban development along the shoreline of these Rivers leaving limited natural habitat. Improving remaining habitat in these areas is often opportunistic and dependent on development planning negotiations with private landowners, industry and regulatory agencies. Despite these challenges, there are opportunities and considerations to enhance biodiversity in the riparian areas of the Fraser and Brunette Rivers.

#### *Acquire and restore degraded land within 30m of the Rivers:*

Much of the areas adjacent to the rivers is disturbed or developed. As opportunities arrive, acquire lands and restore them to a natural state. Locate development footprints as far away as possible from these rivers. The minimum riparian setbacks for these rivers should be 30m from their top of bank. This is in line with provincial Best Management Practices.

#### *Remove invasive plants infestations:*

Invasive plants are prevalent along the riparian areas adjacent the Rivers. They provide low quality habitat and generally don't support high levels of biodiversity. Remove all invasive plant species targeting the areas closest to the water and replant with a diversity of native plants. Avoid the use of herbicide for treatments within 1 m of the highwater mark. This work should be coordinated with efforts underway by Metro Vancouver.

#### *Install artificial perches next to the Rivers for raptors:*

Install vertical poles with structures designed for raptors. These can include perch sites as well as potential nesting platforms. Species to target include red tailed hawk, bald eagle and osprey.

#### *Install artificial nest boxes next to the Rivers:*

Install nest boxes for birds along the Rivers. These should be designed for a variety of species and spaced to avoid competition.

*Restrict access to sensitive foreshore areas:*

Where the foreshore area includes wetland/floodplain interface areas, limit public and pet access. This prevents trampling of high value habitat and helps reduce pet/wildlife conflicts. Install permanent split rail wood fencing with educational signage along riparian setback areas.

*Enhance instream habitat:*

Along the Brunette River, coordinate with efforts by Metro Vancouver to continue to install and maintain logs and boulders to create instream habitat features. Plant trees and shrubs along its banks to stabilize soils, create overhangs and provide shade, leaf litter and cover.

*Stabilize and armour slopes using naturalized process:*

Stabilize any sources of erosion or bank instability. When designing erosion control measures along riverbanks for flood control, use green approaches whenever possible. Landscaping cloth or green bags made of polymer should be minimized as the material degrades into microplastics and can create a barrier to stormwater absorption. Organic alternatives such as coco matting should be considered. Consider re-use of dredged material from the river for shoreline softening. These efforts should be coordinated with Metro Vancouver, DFO and/or the Port of Vancouver. Green Shores practices should be considered.

*Reclaim and restore contaminated sites:*

Contaminants from industrial lands should be remediated as opportunities arise.

*Create intertidal wetlands:*

Although structures are required for the management of flooding, explore opportunities as development is proposed to create intertidal wetland areas adjacent to these Rivers.



Photo 32 There are many areas along the Fraser foreshore that are dominated by invasive plants. These areas should be converted to native plant communities with continuous tree cover.

<i>Recommended actions to enhance biodiversity by land use type</i>	
16.	<i>Enhance natural area parks to create more structurally diverse, high value forests with water features to encourage use by species that require refuge from people.</i>
17.	<i>Enhance public parks to create habitat areas integrated with passive recreation for species that coexist with people.</i>
18.	<i>Integrate habitat features along City greenways and lanes to support birds, small mammals and insects.</i>
19.	<i>Encourage all residential landowners including those managed by strata corporations to enhance open spaces (e.g., yard, balcony) to provide habitat for species tolerant of people and to make changes around the home that will reduce impacts to wildlife.</i>
20.	<i>Review development application process, guidelines and tools to ensure biodiversity is a key criterion for inclusion into high density development projects.</i>



Photo 33 The lower reaches of the Brunette River have narrow areas of riparian vegetation with extensive invasive species cover and few trees.



Photo 34 Artificial nest boxes provide valuable habitat for some species

## 10.2 Key Strategies to Enhance Biodiversity

Guidelines are provided in Appendix 1 for enhancing biodiversity for typical land uses found in the City. In addition to these and the ones provided in the previous section, there are a number of key strategies that the City can pursue that will help improve habitat value across the City.

### 10.2.1 Pollinator Gardens

Pollinators perform critical roles in our ecosystems, transferring pollen from plant to plant ensuring their reproduction and the production of fruits, berries and seeds. Pollinator species include many insects such as bees and butterflies, but also include birds such as hummingbirds. In the urban matrix, plant communities are fragmented and spread apart from each other. Pollinators are even more important in their role to keep these plants healthy. The presence of a healthy pollinator community is a good indicator of the health of an ecosystem.

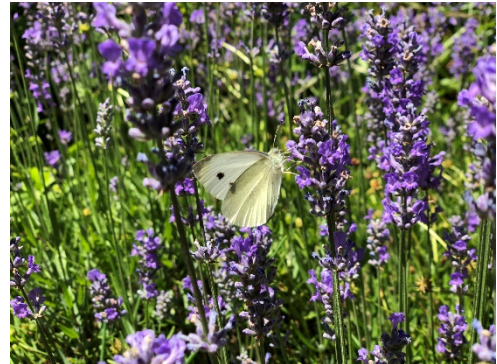


Photo 35 A pollinator feeding on lavender



Installing plant communities that support pollinator species will promote biodiversity in the city. The City has already installed three pollinator gardens in Queens park, Sapperton park and one is currently being installed at London and 22<sup>nd</sup> street. These have been successful projects that are also helping to promote public awareness of the importance of pollinator species. The City should continue to consider installing additional pollinator gardens in open areas of parks that are poorly used and on third party lands that may be vacant for a period of time.

Creating pollinator gardens should focus on native plant species that are known to produce ample pollen. It is also important to provide plants that flower throughout the seasons, from early spring to late fall to provide a food source when other flowers are no longer in bloom. Recommended native pollinator plants to be considered when installing these gardens are provided in

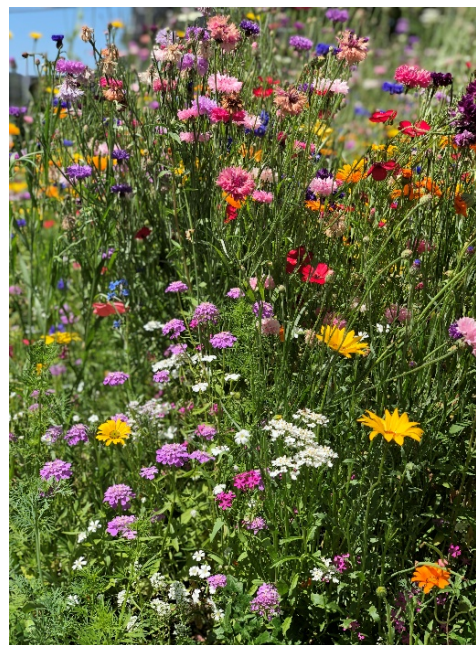


Photo 36 Gardens designed for pollinators can be hardy and aesthetic

Table 3 Native plants recommended for pollinator gardens

Native Pollinator Shrubs		Native Pollinator Herbs	
<i>Acer circinatum</i>	Vine maple	<i>Asteraceae sp.</i>	Asters
<i>Amelanchier alnifolia</i>	Saskatoon	<i>Lonicera ciliosa</i>	Western trumpet honeysuckle
<i>Cornus sericea</i>	Red-osier dogwood	<i>Phacelia linearis</i>	Threadleaf phacelia
<i>Gaultheria shallon</i>	Salal	<i>Aquilegia formosa</i>	Columbine
<i>Holodiscus discolor</i>	Oceanspray	<i>chives common</i>	Allium schoenoprasum
<i>Mahonia aquifolium</i>	Tall Oregon grape	<i>Dicentra formosa</i>	Pacific bleeding heart
<i>Mahonia nervosa</i>	Dull Oregon grape	<i>Fragaria virginiana</i>	Wild strawberry
<i>Philadelphus lewisii</i>	Mock orange	<i>Camassia leichtinii</i>	Great camas
<i>Ribes sanguineum</i>	Red-flowering currant	<i>Lupinus nootkatensis</i>	Lupine
<i>Rosa gymnocarpa</i>	Baldhip rose	<i>Equilobium angustifolium</i>	Fireweed
<i>Rosa nutkana</i>	Nootka rose	<i>Heliopsis helianthoides</i>	Ox-eyed sunflower
<i>Rubus parviflorus</i>	Thimbleberry	<i>Digitalis purpurea</i>	Foxglove
<i>Rubus spectabilis</i>	Salmonberry	<i>Aster conspicuus</i>	Showy aster
<i>Salix Sp</i>	Willow (Pacific, Scouler, Sitka)	<i>Solidago Sp.</i>	Goldenrod
<i>Sambucus racemosa</i>	Red elderberry	<i>Fragaria vesca</i>	Woodland strawberry
<i>Symphocarpos albus</i>	Snowberry	<i>Eriohyllum lanatum</i>	Woolly sunflower
<i>Vaccinium parvifolium</i>	Red huckleberry	<i>Anaphalils margaritacea</i>	Pearly Everlasting
<i>Erica</i>	Heather species	<i>Achillea millifolium car lanulosa</i>	Western yarrow
<i>Corylus cornuta</i>	Beaked hazelnut		
<i>Malus fusca</i>	Pacific crabapple		
<i>Rubus ursinus</i>	Trailing blackberry		

In addition to providing nectar, pollinator gardens should provide homes for pollinators. Native bumblebees can nest in rock piles, organic debris or nests abandoned by other species such as birds. Mason bees make their homes in natural holes or those in wood that have been created by other insects. Ground nesting bees or even overwintering bumblebee queens can be at risk from trampling. When identified, ground nesting sites should be fenced off and protected.

Butterflies have two life stages which have different requirements: mature butterflies require nectar and caterpillars requires foliage. When designing pollinator gardens the City should consider the following:

- Install pollinator plants in areas away from traffic
- Install nesting habitat for bees including tall grass, wood piles, and protected ground with hard packed clay textured soils
- Leave areas with tall grasses through to summer
- Install signs in areas where ground nesting bees are inhabiting
- Provide wet depressions or swales for access to water



Photo 37 Mason bee house



Photo 38 A pollinator garden installed in Queens Park

## Pop up plants for pollinators!

*Where space is limited, temporary pollinator gardens can be installed for the growing season in planters. In the City of West Vancouver, planter boxes are installed for the summer months along greenways. Here, they play multiple roles creating breaks between pedestrians and bikes, enhancing the landscape and providing habitat and food for wildlife. New Westminster installs hanging planters in public spaces which provide nectar in some areas of high density.*



Photo 39 Annual planters supporting pollinators along Ambleside's greenway



Photo 40 Hanging baskets in Queens park and Fraser River walkway

### 10.2.2 Rain Gardens and Green Infrastructure

One of the critical and limiting factors restricting species survival in urbanized environments is access to water. All life on earth requires water at some point in their life cycle. Providing opportunities to access water in the City greatly enhances biodiversity and installing raingardens can be a good strategy<sup>19</sup>.

Green infrastructure (GI) is a term used for more naturalized designs to manage stormwater in urban settings. It typically includes both engineered and natural components that mimic natural water flow and promote rainwater infiltration. These can provide valuable sources of water even at a small scale. The City has successfully incorporated raingardens into recent designs for parking lots and roadways. Whenever possible, open water features are encouraged to support species. This will also help the City to achieve its goals to adapt to climate change as raingardens can reduce the risk of flooding.



Photo 41 A rain garden installed at Queens Park

<sup>19</sup> Installation of these types of features must consider the requirements, guidelines and BMPs within the City's Integrated Stormwater Management Plan (ISMP).

## Supporting Monarch Butterflies

*The endangered Monarch butterfly is migratory, overwintering in California and spending summers farther north throughout the US and Canada. They are highly dependent on milkweed, which provides both habitat and food source. The monarchs can only lay their eggs on this plant, which the caterpillars then feed on after leaving their cocoon. Planting milkweed in accessible areas is the best way to support this species.*



Photo 42 A Monarch butterfly on milkweed

Most rain gardens are designed with the objective of retaining water, allowing water to infiltrate naturally for a period of time before overflowing to a stream or the grey infrastructure systems. To benefit wildlife, raingardens should be designed with a depressed bottom that promotes exposed water or saturated topsoils. This allows for a greater diversity of plant species to survive including many wetland species that are absent from the urban landscape.

Rainwater can also be a source of pollutants as rain runs across urban landscapes picking up and carrying pollutants to downstream waterbodies. Conveying rainwater into raingardens or other green infrastructure facilities helps to filter out these pollutants. Future development should include stormwater design features that will protect water quality, fish and wildlife habitat, and overall watershed health. The City should encourage development to qualify for Salmon-Safe certification<sup>20</sup>.



Photo 43 A rain garden installed in a new parking lot in Queens park.

---

<sup>20</sup> <https://salmonsafe.org>

## Naturalizing the City's Cemetery

*The City owned Fraser Cemetery is a large open space with fragmented hedgerows and open grown trees. While this space is designed for memorial services, the enhancement of natural features can be complimentary. The perimeters of the Cemetery could be enhanced with hedgerow plantings to provide movement corridors. Pollinator gardens could be designed to provide habitat while improving landscaping for visitors. Water features could be installed, including green infrastructure to manage stormwater.*



Photo 44 The perimeter of Fraser Cemetery (left) offers opportunity for installing hedgerows and pollinator gardens. The City of Vancouver has installed pollinator gardens at Mountain View Cemetery (right).

### 10.2.3 Drainage Ditches

Access to water is critical for all wildlife species and is often a limiting factor to survival in urban areas. Ditches, while created to manage stormwater, provide a needed source of water in urban areas. In the Queensborough area, in particular, there are many open ditches and sloughs that retain open water throughout the year due to the high-water table. Due to the soil conditions in this historic floodplain of the Fraser River, water quality is generally poor to support aquatic species. However, they provide water for wildlife such as amphibians or insects that are an important part of the food chain.



Photo 45 Ducklings in Queensborough.

As this area is developed, many ditches are slated to be enclosed and replaced with buried pipes. Whenever possible it is recommended that certain watercourses be retained and enhanced for wildlife as ground cover and forage adjacent to water allows for many smaller mammals, amphibians, and insects to thrive. The width of an enhancement area can be as narrow as 2-5m and still provide valuable habitat.

Naturalizing ditches can also improve the water quality in the ditch. For instance, prioritizing plantings on the south side of a ditch would create shade which could help keep the water cool.

Most ditches are mowed on both sides to ensure water can flow and it allows the City to access the ditch for maintenance. Planting a native plant community, in a safe manner, on at least one side of a ditch would create valuable habitat for wildlife. Planting continuous shrubs along these features could also discourage harmful dumping of household waste.



Photo 46 The privately owned side of this ditch supports a dense hedgerow which provides high value habitat for wildlife



Photo 47 On City owned lands, one side of ditches should be naturalized for 2-5m back from the ditch bank (DHC)

### 10.2.4 Reclaiming Unused Lands

There are right of ways that follow major highways and arterial roads as well as vacant lands on properties controlled by BC hydro, TransLink and railways that provide an opportunity to provide habitat throughout the Urban Matrix. Many of these areas are dominated by grasses and invasive shrubs; however, these areas could be enhanced to support plant communities and habitat features that support wildlife while still ensuring the objectives of sight lines and maintenance are met. There are some stormwater retention ponds in Queensborough along highway 91 that were constructed within these right of ways. These support a high level of biodiversity. These areas are mostly managed by the Ministry of Transportation so the City would have to coordinate with the Ministry on the design, installation and maintenance of any new ponds and wetlands created. There are opportunities associated with the Pattullo Bridge replacement project to incorporate habitat features along right of ways and the planned land bridge that will span the bridge infrastructure.



Photo 48 A storm water pond exist along Highway 91 that has been left to naturalize. This feature is an example of a high value habitat that can be created from a right of way.

<b><i>Recommended actions related to key enhancement strategies:</i></b>	
21.	<i>Install additional pollinator gardens in open spaces, vacant and underutilized areas of land within city parks and the public realm.</i>
22.	<i>Explore opportunities to enhance habitat within the City’s cemetery including pollinator gardens, water features and potentially hedgerows.</i>
23.	<i>Install raingardens or other green infrastructure facilities when upgrading infrastructure in the City and encourage installations as part of new development</i>
24.	<i>Install habitat adjacent to designated open channels and sloughs in Queensborough</i>
25.	<i>Partner with external organizations to enhance habitat on unused land (e.g. right of ways).</i>

## 11.0 Priority Strategies by Neighbourhood

New Westminster is a City of neighbourhoods, each with their own history, character, varying state of urbanization and development pressure. In order to develop strategies that are meaningful to the various neighbourhoods across the city, it was important to first group similar planning areas. Four neighbourhood groupings were developed that are consistent with those identified in the City’s Tree Planting Master Plan 2020-2030 (2019) <sup>21</sup>:

- Queensborough
- Brow of the Hill and Downtown
- Massey-Victory Heights, Brunette and McBride Sapperton
- Connaught Heights, West End, Moody Park, Glenbrook North and Queens Park

Each neighbourhood grouping was then ranked for level of biodiversity and based on this a set of priority strategies were developed for each. Neighborhood groups and associated biodiversity ranking is illustrated in Figure 9 below. A set of priority strategies were developed for each neighbourhood to reflect how best biodiversity can be improved in the grouping.

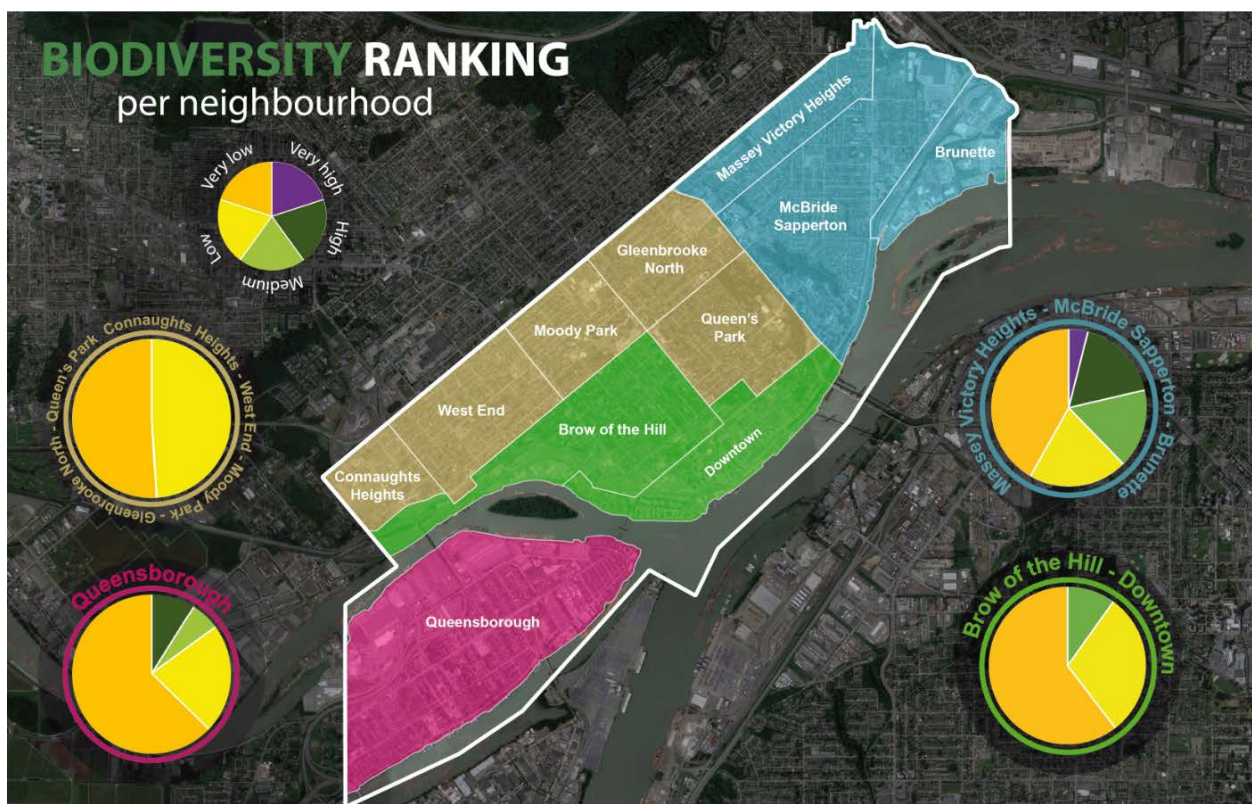


Figure 10. Biodiversity levels by neighbourhood group in the City of New Westminster. These data were summarised from the biodiversity rankings (see Figure 2).

<sup>21</sup> In the Tree Planting Master Plan these groupings of neighbourhood had similar needs with respect to tree canopy cover which can be considered a good indicator of biodiversity.



### 11.1 Queensborough

Queensborough is a diverse neighbourhood of single-family homes, more recent multi-family and high-rise development, and some industrial and commercial areas. Sitting at the eastern end of low-lying Lulu Island, this area has a high water table. Much of the land here is drained by open ditches and channels with pumping stations to manage water levels. The topography is flat as this area was a natural lowland floodplain of the Fraser River prior to urbanization. In its natural state, this area would have supported high levels of biodiversity. The forest and shrub community would have been dense, dynamic and highly productive, growing on the rich and wet soils. There was a complex network of channels and wetlands throughout that would be continually evolving as the water levels in the Fraser River changed throughout the year. This active ecosystem would have attracted a wide range of wildlife from all levels of the food chain.

Most of the habitat currently found in Queensborough provides lower levels of biodiversity. Grass and invasive shrub cover combine to ~65% of the total available habitat for wildlife. Deciduous and mixed forest (~14%) is found growing mainly along the Fraser River foreshore at the south side of the island. This south side supports some high value Fraser River wetland areas. These interface wetlands are less common in the Region as the banks of the Fraser River have been historically armored for flood control and industrial activity. Maintained gardens provide non-native habitat value and are mostly associated with strata developments and the well-established Port Royal Community Garden. These gardens provide habitat features for urban-tolerant wildlife and help to support pollinators. Tree canopy cover was found to be 6% in 2016, much less than the City-wide average of 18%.



Photo 49 Many of the drainage features in Queensborough are open-air with pump stations to control water levels. The riparian areas of these features are mostly mowed grasses that provide low habitat value.

Priority #1 – Restore the Fraser River foreshore:

Queensborough is surrounded on three sides by the Fraser River and has the longest sections of shoreline with the potential to be naturalized and enhanced. While some areas exist as natural wetlands, much of this shoreline is disturbed, modified, or infested with invasive plant species. Many areas of the foreshore are not under the City’s jurisdiction. Through future development planning, the City should prioritize the acquisition or covenant of the areas within 30m of the Fraser River.



Photo 50 Areas of the Fraser River foreshore are highly disturbed with waste and invasive species

Where the City owns disturbed areas of this foreshore, restoration efforts should remove waste, mitigate invasive plant species, and restore native plant communities. Habitat features should be installed in these riparian setbacks including wildlife trees, raptors perches, large woody debris and nesting boxes for bats and birds. Restoration work must consider requirements to maintain existing dikes and armoring. The Green Shores program<sup>22</sup> provides references to help naturalize flood infrastructure. Work on the foreshore that extends below the high water mark must be coordinated with the Vancouver Fraser Port Authority and the Department of Fisheries and Oceans.

Priority #2 – Enhance tree cover:

Queensborough has a relatively low tree cover of approximately 6%. Priority areas for increasing tree cover to support biodiversity include all areas within 30m of the Fraser River and the proposed GIN corridors. Secondary priorities should include the edges of Ryall Park and along the slough that runs through Thompson’s Landing Park.

Priority #3 – Increase the cover of natural area habitats:

There is little available natural forest habitat in this neighborhood. Areas dominated by invasive shrubs and urban trees should be converted to mixed forest types and managed lawn to pollinator meadows. Opportunities exist along the perimeter edges of existing parks and some roadsides. Priority areas include those along the proposed GIN corridors and in Ryall Park.



Photo 51 Much of the habitat, such as Ryall Park consists of mowed grass and urban trees with little ground cover

<sup>22</sup> <https://stewardshipcentrebc.ca/green-shores-home/gs-programs/>

Priority #4 – Protect and enhance red and yellow coded open ditches and sloughs:

There are numerous open ditches and sloughs that provide access to water for wildlife. Most of these are maintained and have banks that consist of mowed grass. Red and yellow-coded ditches/sloughs must be protected (e.g., Riparian Area Bylaw) and where possible the banks restored to a native plant community. Priority for restoration should be the south or west sides of ditches, which will increase shading to these watercourses.



Photo 52 The riparian areas along red-coded ditches are generally poor habitat consisting of mowed grass

Restoration must consider land ownership as well as City operations related to the maintenance of ditches. Prescriptions should consider shrubs and plants that are able to regrow after mowing such as willow and dogwood species.

## 11.2 Brow of the Hill and Downtown

These areas are the oldest areas of the City and include the south-facing slopes over the Fraser downstream of the Pattullo Bridge. The land use in the downtown area consists mainly high-density residential and commercial use. The southwest area of Brow of the Hill along the Fraser foreshore supports industrial activity, including a forest products mill and several railyards. These are active and densely urbanized neighbourhoods that provide little natural habitat for wildlife. Tipperary Park is the only large City-owned parcel in this area and consists mostly of urban trees growing over turf grass and gardens. This park does have a constructed stream and pond complex providing well-needed access to water for the wildlife that do inhabit this park.

Park areas of managed grass and urban trees make up about half of the habitat inventoried in this area. There is ~20% cover of shrub including mostly invasive species growing along the edges of industrial right of ways. The Waterfront Esplanade along the Fraser River provides little habitat due to armoring of this foreshore area and constructed piers and boardwalks. The Fraser foreshore area to the west of the Esplanade, is somewhat natural at Muni-Evers Park where there is a 20-30m wide deciduous forest adjacent to the river. The foreshore west of this is highly industrial with little natural habitat. Tree canopy cover in this area, calculated in 2016, was low at 10%.



Photo 53 Much of the Fraser River foreshore is densely developed with little habitat value.

Priority #1 – Restore a habitat hub at Muni Evers Park:

At the Quayside Dog area there is a narrow band of deciduous trees growing adjacent to the Fraser River then bordered by a large field. This area should be restored to a habitat hub area within the GIN. The area extending north 50m from the Fraser River should be restored to a native mixed forest riparian community. An intertidal wetland should be constructed within this field connected to the Fraser River. This area has the potential to become a highly diverse natural area that would form a key component of the GIN. These opportunities must consider current plans to install affordable housing in this area as well as flood control infrastructure.



Photo 54 There is an opportunity to create a high value habitat hub along the Fraser River at the Quayside Dog Park.

Priority #2 – Naturalize the Fraser River Foreshore:

The Fraser River foreshore area that extends along the mainland has been highly disturbed from its natural state through a history of armoring for flood control and industrial activity. A large part of this foreshore is established as public parks such as the Westminster Pier and Waterfront Esplanade. Naturalization of these developed areas is challenging. However, some habitat features would enhance these areas, which are readily used by many bird species. Wherever possible small pockets of native vegetation and trees should be established. These can be within containers or engineered structures within areas of continuous rip rap along the Fraser River foreshore.



Photo 55 Many areas along the foreshore consist of rip rap and invasive plants.

Priority #3 – Enhance Tree Cover:

Tree cover in these neighbourhoods is low at 10%. Priority areas to support biodiversity include all areas within 30m of the Fraser River and the proposed GIN hub at the Quayside Dog area and the part of the BC Parkway that connects this hub north to the SkyTrain right-of-way.

Priority #4 – Establish a native shrub community under the SkyTrain:

The right-of-way under the SkyTrain through this area generally consists of low value habitat. Much of this area is turf grass with pockets of gardens and invasive shrubs. This has been identified as an opportunity for a corridor to extend through the west side of the City connecting Poplar Island to the Byrne Creek natural area in Burnaby. The areas under the SkyTrain are under the jurisdiction of the Translink. They cannot be forested due to overhead conflicts however could be restored to a linear dense shrub community. Restoration efforts in these right-of-ways would need to be coordinated closely with Translink.



Photo 56 Many areas under the SkyTrain consist of grass or invasive shrubs providing low habitat value.

### 11.3 Massey-Victory Heights, Brunette and McBride Sapperton

These areas are well-established areas dominated by single-family homes. Sapperton also features multi-family housing development and a commercial high street. The high-density community of Victoria Hill is located west of Glenbrook Ravine and the border with adjacent Queen's Park. Brunette includes commercial and industrial lands adjacent to the Brunette and Fraser Rivers. This area includes Hume Park, which is adjacent to residential and industrial areas. The railway parallels the Fraser through this area, separating uphill residential neighbourhoods from industrial lands on the historic floodplain.

There is a healthy diversity of habitat features found in this area. The Brunette River is a significant natural feature that defines this neighborhood's character. It supports a diversity of aquatic and terrestrial species including one of the remaining critical habitat areas for the endangered Nootsack Dace. Hume Park is a core habitat area along the north end of the Brunette River, containing some of the most naturalized lands in the City. A native mixed-wood forest is protected within the park. There are some trees of significant size in this park. As the Brunette River flows from Hume Park, towards the Fraser River it becomes more disturbed and impacted by industrial development. The Fraser River foreshore in this eastern part of the City is disturbed from a long history of industrial development; however, a small linear regional park (Sapperton Landing Park) owned by Metro Vancouver has been preserved along the river for wildlife habitat. Glenbrook Ravine Park is a large natural area park and is one of the City's core habitat areas. Recent efforts to enhance the natural integrity of this park have included invasive species removal and native species replanting.

Forests makes up about 1/3 of the habitat in this area mainly within Hume and Glenbrook Ravine Parks. Managed grass and urban trees are common making up ~45% of the habitat within this neighbourhood group and is found within the cemetery, smaller parks and throughout the Victoria Hill area. Invasive shrubs are common in the industrial areas and along the railway right-of-way. Tree canopy cover in these neighbourhoods was overall relatively high at 19% in 2016. However, there was little tree cover in the industrial areas between the Brunette and Fraser rivers.



Photo 57 Riparian area of Brunette River in Hume Park

Priority #1 – Restore the riparian areas of the Brunette River:

Most of the Brunette River’s riparian zone is disturbed by historical industrial development, infrastructure and invasive plant species downstream of Hume Park. Through future development planning, the City should prioritize the acquisition or covenant of the areas within 30m of the Brunette River. Where the City owns disturbed areas of this backshore, restoration efforts should remove waste, mitigate invasive plant species, and restore native plant communities. Habitat features should be installed in these riparian setbacks including wildlife trees, raptors perches, large woody debris, and nesting boxes. Restoration efforts must consider jurisdictional influences in this area including the Ministry of Transportation, TransLink, rail agencies and Metro Vancouver.



Photo 58 Many areas within the riparian zone of the Brunette River are highly disturbed and could be restored to a healthy plant community

Priority #2 – Restore the Fraser River Foreshore:

The Fraser River shoreline is highly disturbed extending along an industrial area and the railway. It has been modified by industry and infested with invasive plant species. In addition, many areas of this foreshore are not under the City’s jurisdiction. Through future development planning and consultation with regulatory authorities, the City should prioritize the acquisition or covenant of the areas within 30m of the Fraser River. Where the City owns disturbed areas of this foreshore, restoration efforts should remove waste, mitigate invasive plant species and restore native plant communities. Habitat features should be installed in these riparian setbacks including wildlife trees, raptors perches, large woody debris, and nesting boxes.

Priority #3 – Established Hume Park and Glenbrook parks as invasive species free zones:

Efforts have been underway and should continue to remove invasive plants from Hume and Glenbrook Ravine parks and restore these important areas to natural plant communities. Adopt and promote these areas as invasive species free zones.



Photo 59 There are some large areas of invasive Blackberry that threaten the integrity of Glenbrook ravine.

Priority #4 – Restore natural floodplain ecosystems within the Hume Park lower baseball field:

This field was a historic floodplain for the Brunette River. Recent restoration efforts have established native planting along the Brunette River. This riparian zone should be extended back to 30m. The existing walkway could be retained within this setback. At the south end of the field there is a perimeter ditch. This should be turned into a linear wetland complex that connects to the river and receives floodwater. This work can be integrated with the development of the Hume Park Masterplan.



Photo 60 The southern ditch of the lower baseball field could be enhanced to a wetland complex.

#### 11.4 Connaught Heights, West End, Moody Park, Glenbrook North and Queens Park

These neighbourhoods consist mainly of high-density single and multi-family residential and commercial buildings. The developed areas in these neighborhoods provide little natural habitat. There are two significant park areas. Moody Park is a large park in the Uptown area and consists mainly of urban trees with turf grass. Queens Park is the largest urban park in the City with a high tree cover, but a highly disturbed understory. Most of the habitat found in this neighborhood group consists of urban trees and turf grass which combine to provide 97% of the inventoried habitat. There are restoration efforts underway in the northeast part of Queens Park. Tree canopy cover from 2016 was calculated as 21%.



Priority #1 – Recognize and restore areas of Queens Park as a habitat hub:

Queens Park supports extensive areas of tree cover with small pockets of understory vegetation. Large areas of the forest understory are highly disturbed and consist of compacted areas or grass. Forested area has potential to provide a high level of biodiversity if restored. The treed area between the stadium baseball fields and Royal Avenue as well as the forest area in the northwest area along 1<sup>st</sup> St should be declared wildlife refuge areas and enhanced with native understory shrubs, plants and shade tolerant trees. These areas could be fenced off to discourage entry by people and pets and a trail identified adjacent to the area for access.



Photo 61 Many areas of Queens park have little to no understory vegetation

Priority #2 – Create a wetland/pond complex in Queens Park:

Queens Park offers a large semi-natural area for wildlife, however there is little access to water for wildlife. A wetland and pond complex could be constructed within one of the large open turf areas adjacent to the forest. This can be used to help manage stormwater runoff from impervious surfaces (see the City’s 2017 Integrated Stormwater Management Plan – Potential Demonstration Projects).



Photo 62 There is an opportunity to create a wetland/pond complex in the northeast part of Queens Park

Priority #3 – Recognize and restore areas of Moody Park as a habitat hub:

Moody Park supports several treed areas with very little understory vegetation. Large areas of the forest understory are highly disturbed and consist of grass. A part of this area should be declared wildlife refuge areas and enhanced with understory plants and successional tree planting. The restored area should be identified with fencing to discourage access by people and pets.



Photo 63 Most larger parks such as Moody Park consist of mature urban trees with mowed grass below.

Priority #4 – Establish a native shrub community under the SkyTrain corridor:

The right-of-way under the SkyTrain through the western portion of this area generally consists of low value habitat. The City's greenways connect to and follows this right-of-way with pockets of shrubs and planting. This has been identified as an opportunity to enhance biodiversity through this corridor to extend through the west side of the City. The areas under SkyTrain cannot be forested due to overhead conflicts however could be restored to a linear dense shrub community. Restoration efforts in these right-of-ways would need to be coordinated closely with Translink. Grimston Park should also be included as part of this biodiversity enhancement.

## 12.0 Implementation

This Biodiversity Strategy is a key building block in our continued effort to ensure we protect our existing natural spaces and increase the quality of these spaces for the ecological world and humans alike. The recommended actions and strategies presented in this report show the City the way to play its part in the regional, national and international effort to conserve biodiversity. Taking a role to create awareness about biodiversity and/or engaging others in initiatives and stewardship activities (while taking advantage of incentives and partnerships) will be important today and during the years to come.

### 12.1 Education & Engagement

Connecting the public with nature facilitates our wellbeing and strengthens our collective understanding of our interdependency with nature. It helps develop a sense of place with our local community and provides an opportunity for outdoor recreation. An informed community will collectively help achieve the vision and goals of this Strategy.

Much of New Westminster is developed, with limited public access to nature outside of a few large natural areas. Enhancing habitat in the urban matrix is critical as the majority of the City is privately owned and developed. In order to improve biodiversity at a City-wide scale, many private landowners will need to be engaged to create habitat or provide a movement corridor for wildlife and/or the City can help educate its citizens through the installation of educational or interpretive signage in natural areas.

Residents can be inspired to take action if they feel like they are part of a larger collective. Programs such as the Canadian Wildlife Federation's garden habitat certification program or iNaturalist Canada provide ways for individuals to become engaged. The former is an on-line tool that raises awareness about wildlife-friendly gardens, allowing residents to share how they have enhanced their outdoor spaces (and can see how others have as well). iNaturalist Canada, is a place where residents can document wildlife that visit their outdoor space and upload photos at their website. Residents can learn the names of the species in their backyard thanks to photo recognition software and an online community of knowledgeable people that can help confirm identifications.

These types of engagement programs should be promoted to residents such as at city events or through the City's website. A webpage was created during the development of the Strategy and should continue to remain active as a place to include links to programs, as the ones mentioned above, and to inform the public on new initiatives, events and other information pertaining to biodiversity.

The City's Environment and Climate Action Committee is also a forum that the City can use to educate and engage citizens more broadly on biodiversity initiatives and issues. Further opportunities to educate and advocate for biodiversity will be explored, particularly with schools, indigenous communities and existing community networks.

## 12.2 Stewardship

Programs that facilitate positive interactions with nature foster the development of community identity, bring people from different backgrounds together, and increase social inclusion as outlined in Section 6.1: Social Values – Equity and Inclusion. Stewardship is about respecting the environment as well as actively taking responsibility for human and ecosystem health as local indigenous communities have been stewards of the land since time immemorial. Stewardship of the land can take guidance from local indigenous communities through engagement with knowledge keepers and elders.

Action to protect and enhance biodiversity and restore our natural areas or other green spaces in the City can be taken done working individually or in collaboration. Given the City is an important caretaker of its natural spaces it can create opportunities and support residents to experience nature and offer more hands-on opportunities to conserve these spaces.

Volunteers have played an important role in the stewardship of the natural areas in New Westminster. For example, local community groups have taken the lead to organize restoration events at Glenbrook Ravine Park, or shoreline clean-ups along the Fraser River in Queensborough with support from the City (e.g., via City’s grant program). The Sapperton Fish and Game Club is a community organisation that has been restoring fish habitat in the Brunette River since 1969 and have won awards for their success.

The City’s Adopt-A-Tree stewardship program can provide a simple way for residents to individually participate in protecting street trees. Support for these hands-on stewardship activities should continue into the future, and partners should work together on ways to achieve more wide-spread promotion in the community.

Ultimately, public support and participation is best achieved when residents are educated in the aspects and importance of the natural environment and offered opportunities to be actively involved, such as through stewardship activities.



Photo 64 – Volunteer pulling invasive blackberry from Glenbrook ravine park

### 12.3 Incentives, Partnerships & Support

Cities can offer incentives to its citizens to help promote the installation of habitat features, plants and trees. The City hosted a tree sale in 2020 to help promote its tree planting targets outlined in the Urban Forest Management Strategy. Other options include offering tree vouchers that subsidize the purchase of trees from nurseries. Participating nurseries must be engaged and there are typically requirements to monitor the planting sites. An alternative to vouchers is to provide a refund for planted trees. Applicants apply for this refund after purchasing and planting approved trees and from participating nurseries. Other incentives to consider for promoting biodiversity on private lands include tax relief if target areas of the property support native plant communities. The planting of native and resilient trees should be encouraged for biodiversity

There are non-profit organisations that partner with governing bodies to help protect and manage natural areas. Previously in Lower Hume Park, Evergreen partnered with the City to implement the “Uncover your Creeks” program which involved riparian restoration activities and water quality monitoring of the Brunette River. Neighbouring local or regional governments can also partner and/or cost-share on environmental projects with a shared collective outcome. For instance, the City partnered with Metro Vancouver as part of their Ecological Health Plan to enhance and protect habitat areas associated with the Brunette River. The City, as part of partnerships with organizations such as the Ministry of Transportation or TransLink, can advocate for the inclusion of biodiversity measures into external projects. The City should continue to pursue available funding and partnerships with government and non-profit organizations to protect sensitive habitat along river corridors.

The City supports wildlife and co-habitation with species and will continue to work with the Province and its conservation officers to ensure wildlife is adequately managed for public safety or protected as part of senior level regulations (e.g., Migratory Birds Convention Act).

<b><i>Recommended actions to educate, engage and seek partnerships, incentives and support:</i></b>	
25	<i>Continue to host the biodiversity webpage as a place to inform residents on new initiatives, events and other information pertaining to biodiversity.</i>
26	<i>Regularly connect with the City’s Environment &amp; Climate Action Committee on biodiversity initiatives and issues.</i>
27	<i>Promote programs and education platforms that encourage diverse range of residents to enhance habitat on their properties, such as iNaturalist Canada.</i>
28	<i>Continue to support hands-on stewardship activities and achieve more wide-spread promotion in the community.</i>
29	<i>Continue subsidy programs to encourage the planting of trees on private lots.</i>
30	<i>Seek incentive and partnership opportunities with external organizations and advocate for biodiversity improvements</i>

## 13.0 Monitoring for Biodiversity

Developing an effective monitoring program will help the City track the effectiveness of working towards the vision, goals and the principles of biodiversity. Monitoring implementation of the recommended actions will help to reach the three goals of the Strategy and are intended to strengthen biodiversity in the City while also improving the health and well-being of our residents. Monitoring to improve biodiversity should also include a mechanism to detect changes in the environment (i.e., habitat and species present) over time and ecological indicators can be identified to assist in this process. Early detection of environmental change can raise awareness of potential trends and provide time to respond. Indicators are used to understand the condition of the environment (e.g., natural areas) to support biodiversity and evaluate management performance. Indicators can also be used to track the presence of certain species. For an ecological indicator to be effective it must be easy to measure and be an attribute that reflects the overall ecological health of an area. The following are indicators that are recommended to be assessed periodically.

- **Natural Area Cover:** The ecological inventory provides metrics on the amount of natural and semi natural habitat features found in the City. This inventory was completed in 2015 and then updated in 2020 for this Strategy. It was found that the total area of natural habitat had declined over this time. Updating the ecological inventory every 5 years will allow the City to monitor if it is achieving a goal of no net loss of habitat.
- **Canopy Cover:** Tree canopy cover is the percentage of an area covered by trees when viewed from above. This was assessed as part of the Urban Forest Strategy in 2017. It was found that the canopy cover was 18% city-wide, with considerable variation between neighbourhoods. A target of 27% has been set as a goal to reach by 2037. Re-measuring this metric in the future will provide an indication of the loss (or gain) of habitat in the City.
- **Annual bird count:** Bird counts such as the Christmas Bird Count managed and the Great Backyard Bird Count take place during the winter of every year. These volunteer events should be promoted in New Westminster and can be used to track bird species diversity.
- **Indicator Species:** The presence of certain wildlife “indicator” species can signal the health of an ecosystem. Potential species to monitor the health of habitat types in New Westminster are recommended in Table 4. iNaturalist can be used as a platform to monitor species presence or new occurrences.

Table 4 Indicator species and monitoring methods

Indicator species	Habitat Type	Survey Method
Song sparrow ( <i>Melospiza melodia</i> )	Shrub communities	Singing birds
Anise Swallowtail ( <i>Papilio zelicaon Lucas</i> )	Pollinator communities	Visual survey for adults
Ruby-crowned Kinglet ( <i>Regulus calendula</i> )	Deciduous Forests	Singing birds
Swainson’s Thrush ( <i>Catharus ustulatus</i> )	Deciduous Forests	Singing birds
Red-breasted Nuthatch ( <i>Sitta canadensis</i> )	Coniferous Forests	Singing birds
Barred owl ( <i>Strix varia</i> )	Coniferous Forests	Call back surveys
Pileated Woodpecker ( <i>Dryocopus pileatus</i> )	Mixed Forests	Evidence of foraging
Common Yellowthroat ( <i>Geothlypis trichas</i> )	Wetlands	Singing birds
Cutthroat Trout ( <i>Oncorhynchus clarkii</i> )	Freshwater river	Minnow Traps/Snorkel survey
Coho salmon ( <i>Oncorhynchus kisutch</i> )	Freshwater river	Minnow Traps/Snorkel survey

<b>Recommended actions to monitor biodiversity:</b>	
1.	Establish a monitor program that includes the tracking of s one or more of the suggested indicators to track the state of biodiversity in the City over time.

## Appendix 1 Detailed Biodiversity Ranking Methodology

A list of 221 species was compiled of wildlife that could potentially inhabit New Westminster if the City’s lands were in a natural state. This includes birds, mammals, amphibians and reptiles. Species that are found in habitat types that are not in the City were excluded, as well as some larger mammals that are unlikely to return to the City such as bears, cougars, and wolves. It was not possible to feasibly account for all the species that exist at the lower level of the food chain, such as invertebrates and microbiota. It was assumed, however, that the presence of larger, “charismatic” species included in this analysis are indicators that these species lower on the same food chain exist.

This species guild analysis helps to determine the comparative capability of these habitat types to support a diversity of species, assuming the habitat types were in an indigenous (pre-European settlement) state. Table 5 summarizes the findings of this baseline biodiversity analysis. Each natural habitat type was ranked out of a total of 100, relative to each other. Highly disturbed urban habitat cover types have been ranked based on professional judgement.

**Table 5. Baseline Biodiversity Ranking for each Habitat type**

Habitat	Baseline Biodiversity Rank
Deciduous forest	100
Mixed forest	100
Wetland/Marsh	90
Freshwater River	65
Evergreen forest	60
Garden	50
Ponds	40
Ditch/Slough	40
Unmanaged Shrub (mostly invasive)	40
Unmanaged Herb and Grass	30
Urban Trees	30
Managed Grass	10

The baseline biodiversity ranking for each habitat type indicates the relative number of species that would be expected to inhabit this area if it were in a natural state with no urban development. To account for the influences of urban development, a series of modifiers was applied to each habitat type. Patches of habitat that are closely connected together were grouped to calculate their collective size. The ranking of these areas was then modified to reflect the size and fragmentation of each area. (Table 6).



**Table 6. Biodiversity ranking multiplier based on patch size**

Patch Size (ha)	Multiplier
>50	1.0
25-50	0.9
10-25	0.8
2-10	0.6
0.5-2	0.5
0.1-0.5	0.2
<0.1	0.1

Riparian habitat is the interface zone that links aquatic and terrestrial ecosystems. Riparian areas generally are known to support high levels of biodiversity. Habitat areas that are adjacent to watercourses or wetlands were increased in value to reflect this. Riparian areas within each habitat type were identified and multiplied by a modifier to reflect their influence, with higher-value watercourses having a larger modifier (Table 7).

**Table 7. Riparian Habitat Modifiers**

Watercourse Classification	Riparian Setback	Multiplier
Large fish-bearing rivers includes the Brunette and Fraser	30 m	1.5
Non fish bearing steams, sloughs, wetlands and ponds	15 m	1.3
Non fish bearing ditches	10 m	1.1

The final relative biodiversity value of the habtiat areas in New Westminster are illustrated in Figure 3. This map also illustrates the urbanised areas of the City as the “urban matrix.” The Urban Matrix provides a low level of habitat for a small group of specialized species adapted to take advantage of non native habitat features and modified landscapes.

## Appendix 2 Plant Species Recommendations

The following table provides a summary of recommended native trees, shrubs, ferns and herbs that should be considered when restoring natural areas in the City.

Table 8 Recommended restoration species

<i>Scientific Name</i>	Common Name	Rich and wetter sites	Moderate drier sites	Pollinator species	Climate adaptation species
<b>Trees</b>					
<i>Alnus rubra</i>	Red alder	X	X		
<i>Betula papyrifera</i>	Paper birch	X	X		
<i>Thuja plicata</i>	Western redcedar	X	X		
<i>Abies grandis</i>	Grand fir	X			X
<i>Acer macrophyllum</i>	Bigleaf maple	X			
<i>Picea stichensis</i>	Sitka spruce	X			
<i>Populus balsamifera</i>	Black cottonwood	X			
<i>Prunus emarginata</i>	Bitter cherry	X			
<i>Tsuga heterophylla</i>	Western hemlock	X			
<i>Arbutus menziesii</i>	Arbutus		X		X
<i>Quercus garryana</i>	Garry oak		X		X
<i>Pseudotsuga menziesii</i>	Douglas-fir		X		
<b>Shrubs</b>					
<i>Acer circinatum</i>	Vine maple	X	X	X	
<i>Oemleria cerasiformis</i>	Indian plum	X	X		
<i>Ribes sanguineum</i>	Red-flowering currant	X	X	X	
<i>Cornus sericea</i>	Red-osier dogwood	X		X	
<i>Crataegus douglasii</i>	Black hawthorn	X			
<i>Lonicera involucrata</i>	Black twinberry	X			
<i>Physocarpus capitatus</i>	Pacific ninebark	X			
<i>Malus fusca</i>	Pacific crabapple	X		X	
<i>Ribes bracteosum</i>	Stink currant	X			
<i>Rubus spectabilis</i>	Salmonberry	X		X	
<i>Rubus parviflorus</i>	Thimbleberry	X		X	
<i>Salix Sp</i>	Willow (Pacific, Scouler, Sitka)	X		X	
<i>Sambucus racemosa</i>	Red elderberry	X		X	
<i>Spiraea douglasii</i>	Hardhack	X			
<i>Amelanchier alnifolia</i>	Saskatoon		X	X	X
<i>Corylus cornuta</i>	Beaked hazelnut		X	X	
<i>Gaultheria shallon</i>	Salal		X	X	
<i>Holodiscus discolor</i>	Oceanspray		X	X	X

<i>Philadelphus lewisii</i>	Mock orange		X	X	X
<b>Shrubs</b>					
<i>Mahonia aquifolium</i>	Tall Oregon grape		X		
<i>Mahonia nervosa</i>	Dull Oregon grape		X	X	
<i>Rosa gymnocarpa</i>	Baldhip rose		X	X	
<i>Rosa nutkana</i>	Nootka rose		X	X	
<i>Symphocarpus albus</i>	Snowberry		X	X	
<i>Vaccinium parvifolium</i>	Red huckleberry		X	X	
<i>Lonicera ciliosa</i>	Western trumpet Honeysuckle		X	X	X
<i>Rubus ursinus</i>	Trailing blackberry	X	X	X	
<b>Ferns</b>					
<i>Athyrium filix-femina</i>	Lady fern	X			
<i>Blechnum spicant</i>	Deer fern	X	X		
<i>Dryopteris expansa</i>	Spiny wood fern		X		
<i>Polystichum munitum</i>	Sword fern	X	X		
<b>Herbs</b>					
<i>Claytonia sibirica</i>	Siberian's miner's lettuce	X			
<i>Dicentra formosa</i>	Pacific bleeding heart	X		X	
<i>Maianthemum dilatatum</i>	False lily-of-the-valley	X			
<i>Cornus canadensis</i>	Bunchberry	X			
<i>Epilobium angustifolium</i>	Fireweed	X	X		
<i>Achlys triphylla</i>	Vanilla leaf	X			
<i>Tiarella trifoliata</i>	Three leaved foamflower	X			
<i>Trientalis borealis</i>	Broad leaved starflower	X			
<i>Urtica dioica</i>	Stinging nettle	X			
<i>Viola glabella</i>	Stream violet	X			
<i>Trillium ovatum</i>	Western white trillium	X			

## Appendix 3 Species at Risk in the City

The following is a list of mammals, birds, reptiles and fish that are at risk and could potentially inhabit the City. This should not be considered an exhaustive list, but one that highlights some of the significant species.

Table 9 Species of mammals, birds, reptiles, amphibians and fish that are at risk and may inhabit the City.

Common Name	Species Name	Status	Habitat
<b>Mammals</b>			
Townsend's Mole	<i>Scapanus townsendii</i>	Red (1)	Obligate – Subterranean Frequent – Agriculture; grassland/shrub; riparian Occasional – Terrestrial (mixed forest) Open habitats with heavier soils/higher water content, primarily fossorial
Pacific Water Shrew	<i>Sorex bendirii</i>	Red (1)	Obligate – Riparian; aquatic; wetland Frequent – Terrestrial (conifer forest) Occasional – Palustrine Riparian areas associated with streams/creeks/wetlands in mature forests Provincial and Federal Recovery and Management Plans in place
Long-tailed Weasel, <i>altifrontalis</i> subspecies	<i>Mustela frenata altifrontalis</i>	Red	Frequent – Agriculture; terrestrial (forest); grassland/shrub; riparian; wetland Occasional – Alpine/tundra; rock
Southern Red-backed Vole, <i>occidentalis</i> subspecies	<i>Myodes gapperi occidentalis</i>	Red	Frequent – Terrestrial (conifer forest); riparian; wetland
Townsend's Big-eared Bat	<i>Corynorhinus townsendii</i>	Blue	Obligate – Subterranean (caves) Frequent – Anthropogenic; terrestrial (forests); Occasional – Grassland/shrub Maternity and hibernation colonies in caves and tunnels
Fisher	<i>Pekania pennant</i>	Blue	Frequent – Terrestrial (forest); riparian Occasional – Alpine/tundra; wetland Upland/lowland forests, avoid areas with little forest cover, prefer large contiguous interior forest; Tree hollows/cavities are important maternal den sites

Common Name	Species Name	Status	Habitat
Trowbridge's Shrew	<i>Sorex trowbridgii</i>	Blue	Frequent – Terrestrial (conifer and mixed forest); riparian Mature forest with abundant ground litter
<b>Reptiles and Amphibians</b>			
Western Pond Turtle	<i>Actinemys marmorata</i>	Red (1)	Aquatic; riparian (permanent and intermittent); wetland Nesting on sandy banks and bars up to a few hundred meters from water
Western Painted Turtle – Pacific Coast population	<i>Chrysemys picta</i> pop. 1	Red (1)	Obligate – Lacustrine; riparian; wetland Frequent – Anthropogenic
Red-legged Frog	<i>Rana aurora</i>	Blue (1)	Obligate – Wetland; palustrine Frequent – Grassland/shrub; riparian; aquatic Occasional – Terrestrial (deciduous forest) Breeding in shallow, lake littoral zones, ephemeral/permanent pools, bogs/fens in proximity to forest Tadpoles associate with benthic habitats, riparian area important for metamorphosized froglets
<b>Birds</b>			
Western Grebe	<i>Aechmophorus occidentalis</i>	Red (1)	Frequent – Lacustrine; marine; palustrine; wetland Nesting on large inland bodies of water in or close to water deep enough to allow bird to swim submerged Has been observed in Port Moody intertidal areas.
Peregrine Falcon, <i>anatum</i> subspecies	<i>Falco peregrinus anatum</i>	Red (1)	Frequent – Agriculture; grassland/shrub; lacustrine; riparian; rock; wetland Occasional – Anthropogenic; alkali ponds; aquatic Various open situations with suitable nesting cliffs
Barn Owl	<i>Tyto alba</i>	Red (1)	Frequent – Agriculture Occasional – Anthropogenic; terrestrial (mixed forest); grassland/shrub; riparian; wetland Forage and breed in dense grass fields Nesting is in cavities which can be human-made; roosts in dense conifers or nest boxes (if available) Known to inhabit Queensborough Island
Black-crowned Night Heron	<i>Nycticorax nycticorax</i>	Red	Frequent – Lacustrine; riparian; wetland Occasional – Agriculture; anthropogenic; aquatic

Common Name	Species Name	Status	Habitat
			Nests with other heron species, roosts in mangroves or swampy woodland
Green Heron	<i>Butorides virescens</i>	Blue	Frequent – Lacustrine; riparian; wetland Occasional – Anthropogenic; palustrine; aquatic Nesting in fresh and brackish water. Has been found inhabiting Shoreline park and Suter Brook (prior to development).
Great Blue Heron, <i>fannini</i> subspecies	<i>Ardea herodias fannini</i>	Blue (1)	Frequent – Terrestrial (conifer and mixed forest); lacustrine; marine; palustrine; riparian; wetland Occasional – Agriculture; anthropogenic; grassland/shrub Nesting in tall/large trees; forage in shallow waters (<0.5m deep)
Rough-legged Hawk	<i>Buteo lagopus</i>	Blue	Frequent – Grassland/shrub; wetland Occasional – Agriculture; anthropogenic Nesting on cliffs or trees, forests with plenty of open ground
Band-tailed Pigeon	<i>Patagioenas fasciata</i>	Blue (1)	Frequent – Terrestrial (forests); springs Occasional – Agriculture; anthropogenic Forage in diverse habitats not used for nesting, mineral springs/gravelling sites important during nesting season Known to inhabit
Western Screech Owl, <i>kennicottii</i> subspecies	<i>Megascops kennicottii kennicottii</i>	Blue (1)	Frequent – Agriculture; anthropogenic; terrestrial (conifer and mixed forest); riparian
Olive-sided Flycatcher	<i>Contopus cooperi</i>	Blue (1)	Frequent – Lacustrine; riparian Occasional – Terrestrial (conifer and mixed forests); wetland Indicator of coniferous biome
Barn Swallow	<i>Hirundo rustica</i>	Blue (1)	Frequent – Agriculture; anthropogenic; lacustrine; aquatic; wetland Occasional – Terrestrial (forests); grassland/shrub; palustrine; riparian Open situations, frequent near water
White-throated Swift	<i>Aeronautes saxatalis</i>	Blue	Lacustrine; rock; riparian Primarily mountainous terrain; forages over forest and open areas; Nesting and breeding in rock crevices in cliffs and canyons
American Bittern	<i>Botaurus lentiginosus</i>	Blue	Obligate – Wetland Frequent – Lacustrine Occasional – Agriculture; riparian Nesting is primarily in inland freshwater wetlands; breeding in wetlands with tall emergent vegetation
Black Swift	<i>Cypseloides niger</i>	Blue (1)	Obligate – Rock Frequent – Lacustrine; aquatic; wetland Forage over forest and in open areas; nesting in waterfalls/wet cliffs, sea cliffs/caves
Caspian Tern	<i>Hydrogrogne caspia</i>	Blue	Frequent – Anthropogenic; lacustrine; marine; aquatic Occasional – Riparian; wetland Nesting on sandy or gravelly beaches; pacific coast pop nest primarily in inland marshes

Common Name	Species Name	Status	Habitat
Double-crested Cormorant	<i>Phalacrocorax auritus</i>	Blue	Frequent – Marine; palustrine; rock Occasional – Anthropogenic; terrestrial (forest); aquatic Nesting on ground or trees in freshwater situations, also nests on coastal cliffs (high slopes, good visibility) Commonly inhabits Port Moody intertidal areas.
Surf Scooter	<i>Melanitta perspicillata</i>	Blue	Frequent – Marine; palustrine; lacustrine; Wetland; Riparian forest Occasional – Herbaceous and shrub riparian areas Nests in riparian vegetation Non breeding habitat is marine
California Gull	<i>Larus californicus</i>	Blue	Frequent – Marine; lacustrine Occasional – Riparian
Purple Martin	<i>Progne subis</i>	Blue	Frequent – Marine; palustrine; wetland Occasional – Agriculture; anthropogenic; terrestrial (forest) Frequent near water Nesting in tree cavities and rock crevices. Successfully nesting in artificial habitat is known at Rocky Point
<b>Fish</b>			
Cutthroat trout	<i>Oncorhynchus clarkii</i>	Blue	Freshwater rivers
Nootsack Dace	<i>Rhinichthys cataractae</i>	Red	Freshwater Rivers Known to inhabit the Brunette river
White Sturgeon (Lower Fraser River Population)	<i>Acipenser transmontanus pop. 4</i>	Red	Freshwater Rivers Known to inhabit the Fraser River

## Appendix 4 Engagement Summary

This Biodiversity Strategy builds upon and complements the Urban Forest Strategy, Environmental Strategy and the City's Ecological Inventory. This project sought consultation with the public, key stakeholders, First Nations and staff. The COVID-19 outbreak caused restrictions affecting project timelines; however, consultation was still undertaken as part of the planning process that engaged the public while respecting public health measures related to the ongoing pandemic.

Engagement objectives for this project were structured along two levels of public participation including:

- To consult the community in developing a vision and providing ideas for protecting natural areas and habitat elements to support wildlife within the City;
- To inform the community about:
  - the role of the Strategy in the community and to inform future development in the City;
  - the change that is taking place due to development pressures and climate change, and the need for the protection and enhancement of natural areas and habitat elements, including on private property;
- To build community awareness and support for the Strategy.

To meet the objectives, the community at large was consulted through a public engagement session and project website. Targeted stakeholder consultation occurred to engage staff, an existing City Committee, and First Nations.

### Appendix 4.1 Public Engagement Summary

Public consultation informs residents of an initiative or project and provides an opportunity for them to submit feedback. Ideally, it leads to knowledge transfer, among participants and the organizers, involving the public in the decision-making process. Broad community participation in the creation of the Strategy aimed to consult the community in its development. For this Strategy, relevant stakeholders were consulted through committee meetings, such as the Environment & Climate Action Committee, staff were consulted through organized Zoom sessions and targeted 1 on 1 outreach, and the public was consulted through a virtual open house and the City website. An in-person workshop was not possible due to the Covid-19 pandemic, and so alternative methods of engagement were utilized such as the project website, interactive mapping exercise and online public open house.

#### Project Website & Story Map

In order to provide a repository of information and to make up for the absence of in-person engagement planned during a community event, the City developed a project page with basic information and links for people to refer to. This included basic information about the project such as a brief description, the policy context, updated natural areas inventory, preliminary biodiversity rankings, and an interactive



map. This map was set up using ESRI's Story Map, which provided an opportunity for members of the public to provide insight into their favourite places in the City and areas that need improvement. <https://www.newwestcity.ca/services/environment-and-sustainability/environmental-initiatives/biodiversity-and-natural-areas-strategy>

The Story Map was live from August 18<sup>th</sup> to October 23<sup>rd</sup>, 2020. During that time, 19 members of the public provided input. Six submitted favourite locations (green stars) and thirteen identified areas that need improvement (red diamonds) (Figure 13). However, three of the areas identified as needs improvement were mislabelled. The final count was nine favourite locations and ten areas recommended for improvement.



Figure 11. 19 members of the public responded to the New Westminster Story Map, providing insight into favourite places for wildlife viewing (green stars) and locations that need improvement (red diamond).

## Favourite Places

Favourite places identified to view wildlife included natural areas such as Hume Park and Glenbrook Ravine, modified semi-natural areas such as Queens Park and the Fraser River foreshore, as well as urban structures such as telephone poles along Victoria Street. These vastly different locations have something in common - they provide food, water, and/or shelter for wildlife. Animals such as herons, otters, beavers, eagles, seals, northern flickers and other nesting birds have all been spotted by the public in these locations.

Natural spaces identified were appreciated for more than just their benefits to biodiversity – benefits for the public was recognized as well. These included opportunities for education, wildlife viewing, blending art and biodiversity, and recreation including kayaking and canoeing. Additional specific locations identified include:

- Queens Park: Both the pollinator garden and the Learning Circle were identified as great spots to gather, observe and/or learn.
- Fraser River foreshore: An area adjacent to the marina with a short pathway, cottonwoods & benches was identified, along with the more general walk along the river.
  - “This walk along the river often provides viewings of aquatic birds (including families of goslings in the spring) as well as seals. In the thickets and shrubs along the path, other birds can be seen. There is nice variety of wild shrubs and plants”
- Tidal islands off Sapperton Landing: This area was identified as a haven for urban wildlife including Beavers, Otters, Eagles, Herons, and many other local bird species. Accessible by kayak or canoe.
- Hume Park: the variety of important habitat at Hume Park was identified
- Glenbrook Ravine: Glenbrook ravine was identified as a favourite place, both as what it currently offers but also what it used to be and could be again.
  - “Glenbrook Ravine had a large variety of wildlife including birds, ground squirrels, coyotes, koi fish, turtles, ducks, geese and other migratory animals located along the Ravine or in the streams and pond at the south end. It is also a popular area to visit especially during this pandemic for exercise, fresh air and to take in the cool shade and lush greenery which is mentally relaxing and so beneficial to your human psyche and wellbeing.”



An area adjacent to the Fraser River foreshore



Tidal island off Sapperton Landing



A blue heron sitting in the ditch along Boyd St.



An image of a tile located along the Fraser River

### Needs Improvement

A number of themes emerged from the locations identified as needing improvement. Broadly, they fell into recommendations around parks, watercourses, connectivity and greening the developed portions of the City.

#### Parks

Queens Park, Glenbrook Ravine and Hume Park where all identified as important natural areas within the City, recognized as both favourite places for wildlife viewing and areas that need improvement. Suggestions from the public included understory planting, installing bird habitat/features and bat boxes, invasive species removal, improving riparian habitat and developing new water features.

Specific recommendations include:

- Queens Park: Restoring the understory south of the running trail.
- Glenbrook Ravine: Removing invasive plants such as English Ivy and Himalayan Blackberry and replanting with native berries (salmonberry, thimbleberry & trailing blackberry were requested), nettle and medicinal plants. The selection of these species can double as an educational opportunity, as well as an opportunity to protect existing wildlife, attract other wildlife and increase biodiversity. There were also calls to daylight a creek (which is actually surface water runoff) in the Ravine and a wetland nearby.
- Hume Park: Comments for Hume Park focused on improving Brunette River and its riparian areas, as well as the lower Hume Park field. It was suggested that wild grasses could be used instead of mowed grass, supporting greater biodiversity and native species.

#### Watercourses

Watercourses were repeatedly identified as key features for supporting biodiversity and for public access. Daylighting of streams and water features throughout the City was recommended. Daylighting Glenbrook Ravine Creek was specifically highlighted, with lost streams throughout the City identified for daylighting (<https://newwestloststreams.ca>). Recommendations to improve the riparian area of the Fraser River and Brunette River included removing Himalayan blackberry and other invasive plants, re-wilding by planting trees and understory vegetation, improving water quality and reducing pollution. It was emphasized that Brunette River is healthier upstream, and that the City should aim to match upstream health in the City of Burnaby.



*Photo provided by a survey respondent, displaying a previous watercourse in New Westminster that has since been buried.*

## Connectivity

Connections between green spaces and along the riverfronts within the City were identified as missing and greatly needed. Separated walking paths were recommended along the Fraser River and throughout the city between green spaces. A “connected, forested corridor between places, such as (Glenbrook) Ravine and Queens Park, or the riverfront at Sapperton Landing” were also suggested.

## Greening the City

The downtown/uptown area of the City was identified as the heart of the City, and an area with too much pavement. Green streets, tree plantings, water features and the acquisition of additional green spaces were recommended. Some suggested that they would be willing to lose more formal parts of the park in order to increase the natural green space.

## Public Engagement Session

An online public engagement session occurred over zoom on September 16, 2020. 15 people were in attendance, in addition to several DHC and City staff. DHC staff presented on the current state of biodiversity in the City, challenges associated with managing it, and a summary of the proposed strategy to improve it. Conceptual graphics from the toolkits were presented, as well as relevant examples of biodiversity interventions.

The public asked questions to further their understanding of the presented materials and the current state of biodiversity in the City. Key questions were asked by DHC staff to encourage an open discussion on opportunities for protection and enhancement. Key recommendations from the public that emerged from the discussions include:

- Enhancing existing public spaces:
  - Enhancing grass areas in parks and along sidewalks. Included the suggestion to use hardier plants in grass areas such as creeping thyme.
  - Additional pollinator gardens
  - Add water features
  - Enhance Hume park riparian areas
  - Ditches around Queensborough should be enhanced to return to being good amphibian habitat – miss the frogs that used to be there.
  - Bringing salamanders back to Queens park
  - Decommissioning road pavement in greenway routes
  - Continue planting trees in parts of the City currently lacking them.
- Creating new natural areas:
  - The City needs additional natural areas
  - Look into funding opportunities. For example, a land conservancy program to which residents could bequeath land.
  - Increase the number of green spaces for better integration with wildlife. After developing new natural areas, could consider refuge areas for nature (no public access)

- Daylighting streams:
  - As CSOs are separated, daylight some of them.
    - Ex. Glenbrook Ravine. Implied it's on Metro Vancouver's radar to do in 2050+.
  - Use the Canada games redevelopment as an opportunity to daylight streams
  - Add wetlands to develop amphibian habitat
  - Set green infrastructure/stormwater management requirements to increase the amount and use of water features
- Enhancing private property:
  - Setting up a program through which individual residents with land could declare their properties to be wildlife refuges by meeting some basic requirements
  - Incentivising private residents and apartment blocks / stratas to increase habitat on their lands
  - Establishing habitat on roof tops, a la Le Corbusier's.
  - Setting a minimum requirement for the permeability of a site – specifically, prohibiting concrete backyards.
- Legal protections of land
  - Make sure all parks are zoned as parks so they cannot be developed in the future
  - Requirements for new developments around reducing concrete, enhancing green spaces, reduce the maximum built area allowed (without compromising density).
- Public restoration projects
  - There is generally a large interest in the community to participate in many of these events, the struggle is getting the word out
  - Currently a mix of events led by the City and by community volunteers. Continue to work together to share volunteers and resources
  - Consider a variety of ways of sending out the message (emails, website, social media)

## Appendix 4.2 Stakeholder Engagement Summary

### **Environment & Climate Action Advisory Committee Engagement Approach**

Two workshops occurred with the advisory committee over the online video platform Zoom.

**Meeting 1:** The first workshop occurred on May 27<sup>th</sup>, 2020 and included a presentation of the technical analysis of the state of biodiversity in the City. Conceptual graphics from the toolkits were presented. Examples of biodiversity interventions were reviewed. Key questions were asked to encourage an open discussion of member's opinions on opportunities for protection and enhancement.

The meeting was facilitated using an online white board (Mural) to enable transparent note taking and allow participants to submit sticky notes in a similar fashion to an in-person event.

## Examples of Biodiversity Interventions



**Natural forests**



**Rivers**



**Wetlands/Ponds**



**Backyard gardens**



**Movement Corridors**



**Green Infrastructure**

*Examples of biodiversity interventions reviewed in the meeting.*

**Outcome:** Natural parks such as Glenbrook Ravine, semi-natural parks such as Queens park, and boulevard gardens and movement corridors were all identified as having value to nature and the public. The beauty, sounds, smells, and social interactions that arise from these areas were all discussed and highly valued.

The majority of the conversation was focused on how to move the City of New Westminster forward, towards the visions identified in the OCP, Environmental Strategy and Urban Forest Management Strategy. Ideas touched on a variety of topics, including: enhancing the Brunette & Fraser Rivers; reducing the impact of land use; reducing noise impacts on wildlife; enhancing vegetation and connectivity; improving food security through native berries; equitable access to natural areas throughout the city; developing new water features and addressing the impacts of climate change.

## Currently in New Westminster



"Sticky notes" of ideas generated at the committee meeting.

## First Nations

During the public engagement session, statements were read from two local First Nations members. These individuals were unable to attend the meeting; however, the statements led to informal conversations with them after the engagement session. Ideas for the Biodiversity and Natural Areas Strategy were discussed, along with opportunities for future collaboration.

These conversations identified a stakeholder group who had a lot of local knowledge to share, who had not been engaged through the formal engagement process for this project. In light of this, additional consultation was determined necessary. In consultation with City staff, a letter was drafted to seek whether First Nations communities would like the opportunity to provide input on the Strategy. Specific questions were posed, along with opportunity for more general feedback.



## Appendix 4.3 Internal City Engagement Approach

### **Staff Workshops**

The staff workshops were held on Zoom and collected information from staff about how they view the management of natural areas and habitat elements within the City (perceived successes, challenges, resources, service gaps and priorities). The technical findings of the biodiversity analysis (including the value ratings and proposed green infrastructure network) were presented, along with conceptual graphics showing the intent of the toolkit. The general structure and content of the workshops were adapted to focus on relevant content for each department. Departments engaged include:

- Parks and Recreation, June 3<sup>rd</sup>, 2020
- Engineering, June 23<sup>rd</sup>, 2020
- Planning Division (key staff), July 14, 2020

The departmental workshops allowed our team to identify synergies, challenges or important considerations for the development of the Strategy and recommendations. Follow up staff interviews were conducted as needed.

Throughout the Biodiversity Strategy engagement process, the importance of education was emphasized. Multiple opportunities for public education were identified. The following ideas and themes were discussed at the public engagement event:

- Youth education should be prioritized. Youths will have the longest-term impact and will share what they learn with their parents and peers. Youth could be engaged through schools and community programs.
- Use parks as an opportunity to showcase the natural environment and the history of the area through art, programming, and signage.
- Knowledge transfer goes both ways; recognize the value of local resident and indigenous knowledge, along with more traditional experts.
- Parks and natural area usage appear to have increased substantially since the 2020 Covid-19 pandemic started. Capitalize on this higher-than-normal use to educate the public and enhance the City's natural areas.
- Use signage to display the impacts of various land uses on biodiversity. These signs could be posted in parks and everyday locations, highlighting the positive impact a private garden can have, the use of wildlife trees, bioswales and their benefits over grey infrastructure, etc.
- Use social media to connect with and educate residents. Image based ones like Instagram or video based like TikTok can help to capture and share the sights and sounds of nature. Continue to use more traditional forms of media to communicate with a range of residents.

# **REPORT**

## ***Fire & Rescue Services***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022  
**From:** Acting Fire Chief Erin Williams      **File:**  
**Item #:** 2022-292  
**Subject:** **2022 Heat Response Plans and Emergency Preparedness Week**

---

### **RECOMMENDATION**

That Council receive this report for information.

---

### **PURPOSE**

To inform Council of the current plans for potential response to extreme heat this summer and information regarding the City's plans for Emergency Preparedness Week.

### **SUMMARY**

As we move closer to spring and summer the Emergency Management Office (EMO) is following weather patterns and trends. The current outlook, is a slower progression than we normally would observe across the province. This will bring a cooler wet spring as per Environment Canada. The EMO will continue to monitor the forecasts and advance our efforts in pre-planning for extreme heat.

Our current focus for Emergency Preparedness Week and the month of May is outreach to our vulnerable populations, residents, non-profits and faith based organizations. We will be encouraging them to create a social communication network. This ensures during an emergency they have friends, family and or neighbours they can reach out to and use if needed. As we saw last year with the heat, we all need to have a personal plan that we can mobilize. We need to continue to adapt and be more resilient as these events continue occur.

**BACKGROUND**

Extreme Heat is a period of un-seasonally high temperatures, typically accompanied by high humidity and lack of night-time cooling. Extreme Heat can last for several days, and the severity of the situation may be further complicated if accompanied by poor air quality (e.g. during wildland fire smoke episodes or urban ‘smog’). The EMO has reviewed and revised the Heat Response Plan which will be invoked annually to ensure that risk of extreme heat in the City of New Westminster is managed by a series of temporary mitigation strategies and initiatives.

**EXISTING POLICY AND PRACTICE**

The City has initiated a three step heat response strategy including a work plan that will be annually reviewed and updated. Key components in the preparation stage prior to an event include:

- 1. Provide space where people can cool off
- 2. Undertake extensive in-person outreach to seniors, people with disabilities and people experiencing homelessness
- 3. Communicate the risk that extreme heat poses to everyone in the community

The City’s extreme heat monitoring and initiatives have been created based on actions from last year and the need to increase our level of pre-planning and outreach in the community. It is the EMO’s goal to mobilize the community and prepare for mitigating the event if it is to occur. For Emergency Preparedness Week, May 1-7<sup>th</sup>, 2022, and the month of May, we will be encouraging all residents of New Westminster to come together and reach out to their neighbors and friends to create an internal social network. It is our goal that by providing education those about creating a social structure within their own day to day life in the City, that we can be better prepared and more resilient during these type of climate change events.

**ANALYSIS**

The EMO has reviewed and updated our Extreme Heat Response Plan which is divided into three stages:

- 1) Seasonal Readiness - The previous heat season is reviewed by March and actions are taken prior to June through September to prepare for and maintain a state of readiness. During this stage, threshold temperatures are not expected to be reached.
- 2) Level 1 Awareness Warm Weather in the Forecast - An Alert can be issued up to one week in advance of forecasted temperatures that are anticipated to have an actual of ≥ 27°C at YVR. The Emergency Operations Centre (EOC) will be activated to a LEVEL One or “Awareness”.

- 3) Level 2 Extreme Heat Warning / Special Weather Statement in Effect - An Extreme Heat Warning / Special Weather Statement has been issued by Environment Canada when there are two days of forecasted extreme heat, and or the Health Authority or the City of New Westminster deems there to be a need for an initiated response.

During a Level 2 activation, the extreme heat criteria indicates temperatures at which the expected risk to the public is extremely high, and a larger increase in deaths in the community is expected, based on recommendations by the BCCDC. This is in addition to a Health Authority assessment of anticipated risk to health. The alert triggers additional responses from the Health Authority, local government and partner organizations as well as public messaging to strongly encourage individuals and communities to be aware of the risk and take action to stay cool.

### Extreme Weather City Response

The EMO, in consultation with internal city departments, are continuing to pre-plan for heat responses across the City should an extreme heat event occur. The following initiatives are considerations and are not limited to other types of response as they are event dependent:

- Activation of the City's EOC.
- Public Outreach and Communication (Vulnerable population, property managers, nonprofit, faith based etc.).
- Activation of Cooling Venues.
- Setup and Support of Water distribution points in the City.
- Community Action Response Staff (CARS) This initiative is currently under review - redeployment of full-time staff from their regular duties for emergency response purposes. Staff would be utilized in times of emergent need in the City. For a heat response their purpose would be to provide support in providing outreach to the vulnerable populations in our City.
- Consideration for emergency use only during an extreme heat event - Door to Door Canvassing to identify higher risk buildings (using City Fire Inspectors, supplemented with other available re-purposed City Staff / CARS).
- Possible extension of wading pool and spray park hours.
- Possible extension of hours at City Facilities.
- Monitoring Call Volumes for Fire & Police in response to heat.
- Possible use or setup of Fire Apparatus in targeted areas to set up a spray area.
- Arrangement of Transportation of the general public to the nearest cooling venue (i.e. using taxi system).
- Working with not for profits to provide them support such as extra bottled water etc.
- Consulting with neighboring jurisdictions regarding their level of response.

To be fully able to respond using these initiatives the EMO is also providing EOC training to senior management and City Staff which will increase our level of knowledge and resilience when responding to and in support of an emergency in the City.

**SUSTAINABILITY IMPLICATIONS**

Staff continue to consult with Emergency Management BC in order to understand the impacts of climate change such as the recent atmospheric river and heatwave in 2021, and how this translates to the seasonal outlook now and in the future. Staff are also in the process of developing the City’s Atmospheric Events Guide, which will guide all future climate related atmospheric events and house all plans associated with such events.

**FINANCIAL IMPLICATIONS**

There is no expenditure at this time except the allocation of regular staff time to monitor weather conditions, assess the developing risk, and initiate preparations. There is sufficient budget allocated at this time to respond to the current level of risk. Following our transition into summer, additional financial resources may be required to implement mitigation measures depending on the further development of extreme heat conditions.

**INTERDEPARTMENTAL LIAISON**

Interdepartmental liaison to date has coordinated with the establishment of a heat strategy working group. This group consists of representatives from Parks & Recreation, Library, Anvil Centre, Police, Fire, Community & Social Planning, Finance, Corporate Communications, Engineering, Human Resources and the EMO. Interaction with other departments will be incorporated if the City & the Province activate their respective EOCs.

**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.

**CONCLUSION**

The EMO will monitor the forecasts and continue our efforts in pre-planning for extreme heat with internal City Departments. We will also continue to mobilize and provide outreach targeting vulnerable populations, residents, faith based and non- profits and provide information on ways to prepare for and become more resilient in extreme heat.

**ATTACHMENTS**

- Attachment 1 – Summary Heat Events Data & Stats 2021
- Attachment 2 – What to do in Extreme Heat Publication
- Attachment 3 – Seniors Connections, Integrated Supports and Emergency Preparedness Overview for Winter / Spring 2022

**APPROVALS**

This report was prepared by:

Cory Hansen, Emergency Planning Coordinator

This report was reviewed by:

Jennifer Gjaltema, Assistant Deputy Fire Chief

This report was approved by:

Erin Williams, Acting Fire Chief  
Lisa Spitale, Chief Administrative Officer

Attachment 1  
*Summary Heat Events*  
*Data & Stats 2021*

## SUMMARY OF LAST YEARS EVENT

These three event classifications and dates are as follows:

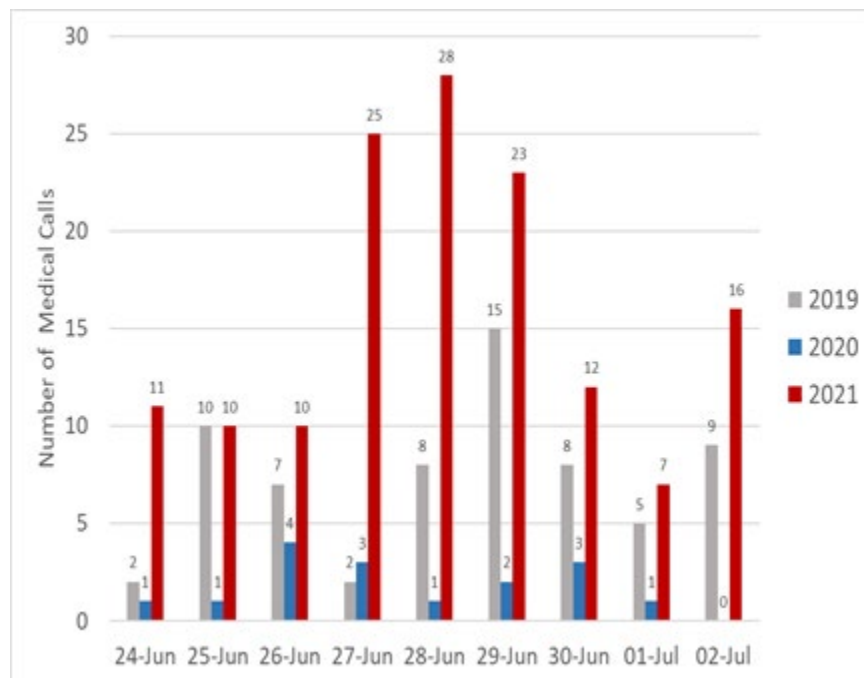
1. Heat Dome: June 25 – 29, 2021
2. Extreme Heat Event: July 28 – August 1, 2021
3. Extreme Heat Event: August 11 – 15, 2021

When the heat dome formed over the southwest region of British Columbia, it brought five consecutive days of high 30 and low 40 degree Celsius temperatures. Of the three excessive heat events the 'Heat Dome' was the deadliest event for the region in recorded history.

Environment Canada set the thresholds of temperature, exposure timelines, and geographical location so that municipalities could prepare and respond to the needs of its citizens and workforce. For a warning or alert to be issued, the predicted highs and lows must be equal to or greater than the thresholds posted on the following graphic and must be expected for at least two or more days. Temperatures are taken once a day at 14:05 hours at Vancouver International Airport.

## Data & Statistics

The significant increase in medical call responses by New Westminister Fire & Rescue Services during the days of the heat dome is included in Figure 2 for comparison to previous years during the same timeframe.



*Figure 1: Number of Medical Calls NWFRS was dispatched to during the days of the heat dome compared to previous years.*



The use of technology to distribute information quickly and vastly can be very effective but can only reach those who can readily access the internet. According to the BC Coroners Service (BCCS) Heat-Related Deaths-Knowledge Update, individuals 60+ years of age accounted for 91% of the heat related deaths registered during the week of the heat dome [Figure 3]. This demographic largely sources their information from more traditional channels such as television, radio, newspaper, and word of mouth.

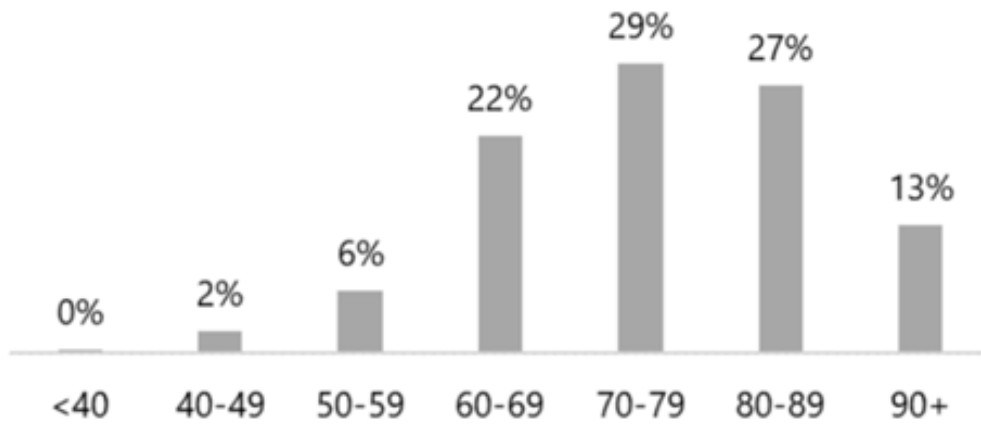


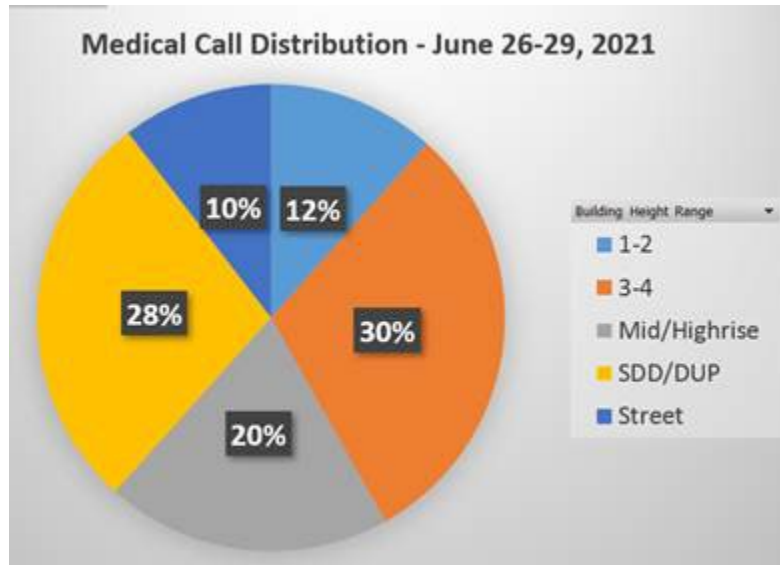
Figure 2: Heat-Related Deaths by Age Group as % of Total, Jun 25 – Jul 1, 2021.<sup>1</sup>

The incident response data for New Westminister Fire Rescue Services during the heat dome indicated that the majority of our medical calls originated from the centre core of the City [Figure 3].



Figure 3: NWFRS Medical Call Distribution for Jun 26 – Jun 29, 2021.

Additionally, the NWFRS medical call data also indicates that 50% of the medical calls originated from a residential apartment building, with 3-4 storey low-rise apartments accounting for 30% of the calls [Figure 4].



*Figure 4: NWFRS Medical Call Distribution by building height for Jun 26 – Jun 29, 2021.*

## **Summary**

It is believed that the actions taken during the June 2021 heat wave saved lives. However, we also know at least 28 citizens tragically lost their lives due to inability or reluctance to access resources available to combat the extreme heat. This report and subsequent recommendations will strengthen the city's ability to reduce further loss of life in heat events.

Attachment 2  
*What to do in  
Extreme Heat Publication*

# WHAT TO DO IN EXTREME HEAT



## HOW TO PREPARE

- Ensure you have a working fan
- Install window coverings or treatment to block out sun
- Get to know your neighbours and who might be vulnerable and need support during a heat event
- During the summer, listen to local weather forecasts and stay aware of extreme weather advisories



## STAY SAFE DURING THE HEAT

- Avoid direct sunlight
- Wear lightweight, light-coloured clothing
- Take cool showers or baths
- Drink lots of water
- Turn off all heat sources including thermostats
- Check on friends and neighbours
- Ensure pets are kept out of the heat and have lots of water
- Avoid high energy activities or work outdoors
- Seek out venues that are air conditioned, such as malls, libraries, community centres etc.



## SEEK OUT COOLING VENUES

During extreme heat events, the City will open cooling venues in the community. Cooling venue locations and hours of operation will be posted on the City of New Westminster website at [www.newwestcity.ca](http://www.newwestcity.ca) and on the City's social media channels during extreme heat events.

## Attachment 3

*Seniors Connections, Integrated  
Supports and Emergency  
Preparedness Overview for  
Winter / Spring 2022*

### Overview of Initiatives Winter/Spring 2022

British Columbians are increasingly susceptible to emergency situations caused by numerous risk factors, including a changing climate and severe weather events; the ongoing COVID-19 pandemic; and the ever-present risk of earthquakes. There is evidence that seniors independent living residences, particularly those serving frail and low-income seniors, are particularly vulnerable to these emergency situations. This was made evident during the June 2021 extreme heat event, which claimed the lives of many seniors in the region.

Seniors independent living residences are not staffed like assisted living or long-term care facilities; often only have an on-site manager who is responsible for the building but not necessarily the wellbeing of its tenants; and are occupied by those requiring ongoing assistance to maintain their independence. In most cases, the residences have not developed and operationalized emergency preparedness plans and procedures. And one crucial factor underlies all of these challenges: the more socially isolated the senior residents, the more vulnerable they are in such situations.

#### The Hey Neighbour Collective



Prior to the COVID-19 pandemic and the recent extreme heat events, Council recognized the importance of finding ways to increase social connectedness, community engagement, and resilience, with the latter focusing on emergency preparedness, in multi-unit buildings. On February 25, 2020, Council approved the City becoming a partnering organization in the Hey Neighbour Collective (HNC), which aims to facilitate all three outcomes in such buildings.

In 2021, HNC identified Ross Tower as a pilot project site in which to undertake resilience preparedness, social programming, and other interventions. This preferred project site is managed by BC Housing, includes 101 units of subsidized housing, and serves a highly vulnerable population, including a high proportion of frail and live-alone seniors with observed low levels of social connectedness and interaction.

#### The Ross Tower Seniors Integrated Support Pilot Project

In the spring of 2021, the City's Community Planning staff joined the Senior Services Society of BC (SSSBC) on a two-year Seniors Integrated Support Pilot Project, also located at Ross Tower (the Ross Tower Pilot Project). This pilot, which is funded through the United Way, is delivering: light housekeeping services; navigation assistance (e.g., form filling, housing support, information and referrals etc.); meal deliveries; and, shuttle services to a number of vulnerable seniors within the building.



In summer 2021, Council directed staff to reallocate \$15,000 from the 2021 COVID-19 At-Risk and Vulnerable Populations Task Force budget to support the Ross Tower Pilot Project, specifically related to social connectedness initiatives and emergency preparedness as described below.

#### **Social Connectedness**

In winter 2021, the City entered a three-way partnership with the HNC and SSSBC to deliver on the social connectedness component at Ross Tower. Partners are working in corporation to support interventions that offer integrated supports and build social connectedness between neighbours, and strengthen community and resilience with residents. Through the HNC, SSSBC and City staff are also participating in monthly stakeholder and public dialogues around social connectedness and resilience in multi-unit housing contexts.

## Emergency Preparedness

The City's Emergency Management Office (Emergency Management) is adopting a community development approach to emergency preparedness and management, including extreme heat, and is engaging faith-based and non-profit organizations in informing planning, and implementing actions related to at-risk and vulnerable populations. The City's Community Planning Section and Emergency Management Office are directly supporting emergency preparedness planning at Ross Tower, which has become more critical given the ongoing COVID-19 pandemic and extreme heat events. To date, staff has attended two information fairs at Ross Tower to directly engage residents onsite with outreach on emergency preparedness, digital inclusion, and information on other social support and services available in the community.



## Connect and Prepare



Recognizing that emergency preparedness work correlates to the social connectedness component, Emergency Management, along with SSSBC, have stated interest in joining the Connect and Prepare Program, which is an innovative approach to building community emergency preparedness and resilience by strengthening social connections between neighbours. The program was developed in 2018 by Building Resilient Neighbourhoods Society (BRN), also a member of the HNC, and is currently co-delivered in Victoria through a partnership with the City of Victoria's Emergency Management Office, Victoria Ready.

Emergency Management and SSSBC will become part of a learning cohort that will pilot and test the Connect and Prepare approach at Ross Tower over the next year. Partners will disseminate knowledge about promising Connect and Prepare programs and support established practices to scale. Connect and Prepare staff are currently working to finalize the program delivery and funding model.

Although the initial focus of the pilot project, including related to social connectedness and emergency preparedness, is on Ross Tower, there are scaling opportunities to include the adjacent Rotary Tower, and over time, other seniors' independent living residences, and older purpose-built market rental buildings.

## The Senior Housing Collaborative

In fall 2021 the Seniors Housing Collaborative (SHC) was launched. Funded by the Vancouver Foundation and hosted by SSSBC, the SHC brings together seniors and organizations in Metro Vancouver to collaboratively develop policy recommendations to support aging in the right place for low-income seniors living in rental housing. The City's Community Planning Section is an active member of the SHC.

Emergency preparedness has been identified as key policy focus of SHC, recognizing that older adults are disproportionately impacted by extreme weather events, including extreme heat, and have limited influence and/or resources to address events and barriers to safety.

In March 2022, SHC was pleased to launch its first podcast as part of the SSSBC's Fridays with Seniors Series hosted by Peter Legge. Presented by the City's Community Planning Section and Emergency Management Office, the first episode focused on emergency preparedness, particularly related to extreme heat. Staff communicated that advance preparation is key and described how connecting with neighbours and developing a support network strengthens our whole community.



The podcast, which is being widely distributed in the community, can be viewed at:

<https://www.youtube.com/watch?v=0S7z7ZZkAa8>

# REPORT

## *Finance*

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

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

**Item #:** 2022-289

**Subject:** 2022 Tax Rates Bylaw No. 8326, 2022

---

### **RECOMMENDATION**

That Council give three readings to the Tax Rates Bylaw No. 8326, 2022 as presented in Attachment #1 of this report.

---

### **PURPOSE**

This reports seeks Council's approval of the City's 2022 Tax Rates Bylaw as presented in Attachment 1.

### **BACKGROUND**

On January 10, 2022, City Council adopted the 2022 - 2026 Financial Plan (the Financial Plan) in accordance with Section 165 of the Community Charter. The Financial Plan incorporates a tax increase of 4.4%. In accordance with Section 197 of the Community Charter the City must establish tax rates for the municipal revenue proposed in the Financial Plan to be raised from property taxes and the amounts to be collected on behalf of the Metro Vancouver Regional District (also referred to as Greater Vancouver Regional District [GVRD]). Attachment 1 provides a listing of the tax rates for municipal rates and GVRD rates.

In addition, at the request of Business Associations, the City has established Business Improvement Areas (BIA) by bylaw for fixed terms. Establishing the BIAs allows the City, on behalf of the Business Associations, to collect an annual levy from Class 5 & Class 6 properties within the specified improvement area. The annual funding levy enables the Business Association to undertake strategic initiatives that encourage and promote businesses within the BIA. Per the BIAs, the following levies are to be levied for 2022:



Uptown BIA	\$150,500
Downtown BIA:	
Primary	\$161,912
Secondary	<u>\$133,858</u>
Total	<u>\$295,770</u>

**EXISTING POLICY/PRACTICE**

Under the Community Charter, the City must adopt a Financial Plan and a Taxation Bylaw annually, before May 15. The Financial Plan Bylaw must be adopted before the Annual Taxation Bylaw.

The City’s property taxation policy goal is to set tax rates that are sufficient, after maximizing non-tax revenues, to provide for service delivery; city assets; and tax stability. This is accomplished by maintaining the historical relationship between the property classes and applying the same annual tax rate increase across all classes.

**ANALYSIS**

Property Tax Rates Bylaw

The City’s Financial Plan, strives to maintain current service levels and fund investment in ongoing capital maintenance programs, as well as, major capital projects. In response to the COVID-19 pandemic, the Finance team worked collaboratively with City Council and the senior management team to minimize the tax increase in 2022 to ease the financial burden for the community despite the added pressure from rising insurance premiums and acceleration on advancing major infrastructure projects city-wide. The property tax rates bylaw included in Attachment 1 implements the tax rates reflected in the City’s Financial Plan.

Home Owner Grant

The Home Owner Grant provides a maximum reduction in residential property taxes of \$570. An Additional grant of \$275 (for a total of \$845) may be available if the homeowner is 65 years of age or over, permanently disabled or eligible to receive certain war-veteran allowances.

The Province of BC maintained the assessed value threshold for the Home Owner Grant at \$1,975,000 in 2022. The effect of the assessed value threshold is that the maximum Home Owner Grant is reduced by \$5 for each \$1,000 of assessed value over \$1,975,000. As a result, the basic grant is reduced to zero for residential properties valued at \$2,089,000 and the additional grant is eliminated on residential properties assessed at \$2,144,000 or more.

Property Tax Deferment Programs

The Province of BC administers property tax deferment programs to assist qualified BC homeowners with payment of their property taxes. These deferment programs allow homeowners to defer payment of property taxes, along with interest at very attractive rates, until the home is sold, transferred to a new owner or becomes part of the probate of an estate. The deferment programs allow property owners to qualify under a number of different criteria:

- a person 55 years or older (only one owner needs to be 55 or older)
- a surviving spouse
- a family with one or more children under the age of 18 years

The Province of BC launched an e-deferment program in 2020 to streamline the process. Applications are to be submitted online once an applicant has created an online profile with eTaxBC. Property owners must contact the Province for assistance with deferment applications.

**FINANCIAL IMPACT**

The 2022 tax rates will generate approximately \$96M in property taxes to be utilized to fund City services.

**INTERDEPARTMENTAL LIAISON/INPUT**

The City’s taxing obligations in relation to the Metro Vancouver Regional District has been confirmed in writing.

**CONCLUSION**

Under the provisions of the Community Charter, the City is required to adopt a tax rates bylaw after the adoption of the Financial Plan and prior to May 15, 2022.

It is recommended, therefore, that TAX RATES BYLAW NO. 8326, 2022 be given three readings and adoption.

**OPTIONS**

There are two options available to Council:

- 1) **THAT** Council give three readings to the Tax Rates Bylaw No. 8326, 2022 as presented in Attachment #1 of this report.
- 2) That Council provide other direction

Staff recommend option 1.

**ATTACHMENTS**

Attachment #1 – Tax Rates Bylaw No. 8326, 2022

This report was prepared by: Parissa K. Bhullar, CPA, CGA  
Manager, Revenue and Collections

This report was approved by:

Harji Varn  
CFO/Director of Finance

Lisa Spitale  
Chief Administrative Officer



*Attachment #1*  
*Tax Rates Bylaw No. 8326, 2022*

Attachment #1

2022 Tax Rates Bylaw No. 8326, 2022

CORPORATION OF THE CITY OF NEW WESTMINSTER  
BYLAW NO. 8326, 2022

A Bylaw for the levying of rates for Municipal and Regional  
District taxation for the year 2022

WHEREAS by the Community Charter being Chapter 26 of the Statutes of British Columbia, authority is given to municipal councils to adopt a bylaw or bylaws for levying rates of taxation to provide the sums required for each of the purposes set out in Section 197 of the said Community Charter;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "TAX RATES BYLAW NO. 8326, 2022".
2. The following rates are hereby imposed and levied for the year 2022:
  - a. For all lawful general purposes of the municipality, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Schedule 1 attached hereto and forming a part hereof.
  - b. For the purposes of the Metro Vancouver Regional District, on the applicable assessed value of land and improvements taxable for that purpose, the rates appearing in Schedule 2 attached hereto and forming a part hereof.
  - c. For special taxation levy purposes in accordance with the provisions of the "Uptown Business Improvement Area Bylaw 8112, 2019" based on the total taxable frontage value of 1,746.67 feet for Class 5 and 6 properties, or both, within the specified area, at \$86.16396 per taxable frontage foot;
  - d. For special taxation levy purposes in accordance with the provisions of the "Downtown Business Improvement Area Bylaw 8288, 2021". Recovered by a property tax under section 216(1)(a) of the *Community Charter* imposed against all the land and improvements within the Downtown New Westminster Business Improvement Area (Primary Area) that are classified as Class 5 [light industry] and Class 6 [business and other]. The BIA Primary rate is \$0.29379 per \$1,000 taxable value.



ADOPTED this

day of

, 2022.

\_\_\_\_\_  
JONATHAN COTE MAYOR

\_\_\_\_\_  
JACQUE KILLAWEE CITY CLERK



**CORORATION OF THE CITY OF NEW WESTMINSTER  
2022 TAXATION RATES – MUNICIPAL PURPOSES**

---

---

**Schedule 1 to Bylaw 8326, 2022**

---

---

Tax Rates (dollars of tax per \$1,000 taxable value)

PROPERTY CLASS		MUNICIPAL RATE
1	Residential	2.61084
2	Utilities	23.92794
3	Supportive Housing	2.61084
4	Major Industry	20.0219
5	Light Industry	9.64314
6	Business / Other	8.99414
7	Managed Forest	2.61084
8	Recreational / Non-profit Organization	2.61084
9	Farm	2.61084

---

**CORORATION OF THE CITY OF NEW WESTMINSTER**  
**2022 TAXATION RATES – METRO VANCOUVER REGIONAL DISTRICT PURPOSES**

---

**Schedule 2 to Bylaw 8326, 2022**

---

Tax Rates (dollars of tax per \$1,000 taxable value)

PROPERTY CLASS		MVRD RATE
1	Residential	0.05541
2	Utilities	0.19394
3	Supportive Housing	0.05541
4	Major Industry	0.18839
5	Light Industry	0.18839
6	Business / Other	0.13575
7	Managed Forest	0.16623
8	Recreational / Non-profit Organization	0.05541
9	Farm	0.05541

# REPORT

## *Office of the Chief Administrative Officer*

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022  
**From:** Lisa Spitale  
Chief Administrative Officer      **File:** 05.1035.20  
**Item #:** 2022-284  
**Subject:** **Committee Remuneration Policy - Indigenous Members**

---

### **RECOMMENDATION**

That Council approve the attached Committee Remuneration Policy - Indigenous Members.

---

### **PURPOSE**

To seek Council's approval of a Committee Remuneration Policy - Indigenous Members.

### **BACKGROUND**

In 2019, New Westminister became the first municipality in B.C. to create a dedicated position for Indigenous individuals on all City committees. This was in recognition of the City's work to reconcile with First Nations and of the importance of the voices of rights and title holders in City processes. The təməsewtx<sup>w</sup> Aquatic and Community Centre naming process saw the City provide honoraria to members of the naming committee in recognition of the value of traditional knowledge they contributed. At that time in 2019 Council passed the following resolution:

*"THAT Council direct staff to bring back a framework for the provision of honorariums in future processes; and,  
THAT Council direct staff to model the honorariums on Metro Vancouver's rates."*

This report responds to that 2019 motion. It is the first of two companion reports; the second will address individuals who face financial barriers to participating on City committees.

**ANALYSIS**

The Committee Remuneration Policy – Indigenous Members (Attachment 1) is the first of its kind in the Lower Mainland. The initial conversations regarding this policy and its companion took place at the Reconciliation, Social Inclusion and Engagement Task Force. The policy as presented to the task force was a single Committee Remuneration Policy; however, in subsequent discussions among staff in the CAO office it was determined that it would be more appropriate to have two policies that separately address the needs of these two distinct groups.

In developing the policy, staff reviewed policies from Metro Vancouver, The City of Victoria and the City of Vancouver. Upon review, Metro Vancouver's compensation policy was not considered an appropriate model, as it was designed to compensate elected Council members for their participation on Metro Vancouver boards. Metro Vancouver's level of compensation is calculated with reference to Councillor and Mayor salaries in the region. Metro Vancouver does not have a compensation policy for public members of its committees.

The City of Vancouver does not offer remuneration or other direct honoraria for attendance by committee members. However, Vancouver does provide reimbursement for direct costs related to committee participation, such as transportation and child care. The Committee Remuneration Policy – Indigenous Members attached also includes reimbursement of expenses in addition to remuneration for participation.

The City of Victoria has a Committee Remuneration Policy that offers remuneration specific to appointees from the Esquimalt and Songhees First Nations. This policy provided guidance for the remuneration amounts outlined in the policy before Council today.

The Committee Remuneration Policy – Indigenous Members as presented to Council provides remuneration to "Rights and Title Holders". This term as used at the recommendation of the City's Indigenous Relations Advisor as it is inclusive of all the original peoples of Turtle Island (also known as North America).

The policy will offer the following remuneration:

- For pre-reading prior to the committee meeting, individuals will be compensated at a rate of \$100.00 per committee meeting.
- For the first 4 hours of a committee meeting, individuals will be compensated at a rate of \$200.00. This timeframe was chosen as most committee meetings do not exceed 4 hours.
- For any meetings that extend beyond 4 hours, individuals will be compensated at a total rate of \$400.00.

Therefore, in most usual circumstances, a rights and title holder could expect to be compensated \$300.00 per committee meeting that they attend.

This rate of remuneration is suggested in consideration of the distinct relationship of Rights and Title Holders to the City, the value of contributions and perspectives by Rights and Title Holders, and the emotional labour of participating in a colonial process.

The policy will be open to anyone who self-identifies as Indigenous during the committee recruitment process. The current committee application form asks applicants to volunteer this information. Individuals would have the option to decline the remuneration.

### **FINANCIAL IMPLICATIONS**

There are two financial implications to consider related this policy: one for the committee member and the other for the City.

Through conversations with members of the Finance Department and the Payroll group, staff came to understand that the remuneration rates as outlined would not qualify as an honorarium under the regulations set by the Canada Revenue Agency. This form of remuneration will be administered as part of the City's formal payroll process. Possible financial implications to the committee member will be discussed with the individual.

The cost implications to the City of this policy need to be considered for this year and future years.

In 2022, Council has appointed four Rights and Title Holders to positions on City committees. The cost of implementing this policy for the full year would be \$6,500; however, given the policy would be introduced partway through the year staff have calculated a budget estimate of \$3,250 for 2022. Staff propose the 2022 amount would come from the existing reconciliation budget.

In future years, with expected progress towards reconciliation and as a result of this remuneration policy, it is reasonable to expect great numbers of Rights and Title Holders appointed to committees. For 2023 and beyond, staff estimate an annual budget of approximately \$35,000. This would facilitate 23 individuals appointed to 15 committees. If Council approves the policy, this amount will be forwarded to the 2023 budgeting process as an enhancement to be included in the Legislative Services budget.

### **INTERDEPARTMENTAL LIAISON**

The policy was jointly created by the Manager of Museum and Heritage Services, the Manager of Public Engagement, the City Clerk, and the Indigenous Relations Advisor, with input from the CAO, the Director of Finance, the Senior Manager of Financial Services, the Supervisor of Community Planning and the Manager of Payroll.

### **OPTIONS**

There are two options before Council:

1. That Council approve the attached Committee Remuneration Policy - Indigenous Members or
2. That Council provide other direction.

Staff recommend option 1.

**ATTACHMENTS**

Attachment 1: Committee Remuneration Policy – Indigenous Members

**APPROVALS**

This report was prepared by:  
Jacque Killawee, City Clerk

This report was reviewed by:  
Christina Coolidge, Indigenous Relations Advisor  
Rob McCullough, Manager, Museums and Heritage Services  
Jennifer Miller, Manager of Public Engagement  
Harji Varn, Director of Finance / Chief Financial Officer

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

Attachment 1  
Committee Remuneration Policy  
- Indigenous Members

<b>Policy Title:</b>	<b>Committee Remuneration Policy – Indigenous Members</b>
<b>Issue Date:</b>	
<b>Revised Date:</b>	
<b>Prepared by:</b>	<b>Chief Administrative Officer’s Department</b>
<b>Document #:</b>	<b>2041348</b>

## 1. Principles

- a. Council recognizes that systemic inequities exist for Rights and Title Holders (Indigenous Peoples) that restrict their ability to actively participate in ongoing engagement processes such as advisory committees;
- b. To acknowledge the value of participation by Rights and Title Holders by recognizing there are significant demands made upon them to participate in a variety of City processes;
- c. To provide reasonable remuneration in recognition of the emotional labour and financial demands placed upon Rights and Title Holders;
- d. To reciprocate for the knowledge and expertise shared by Rights and Title Holders.

## 2. Purpose

The purpose of this policy is:

- To hold space for structured Indigenous membership / participation on the City’s advisory committees, taskforces and working groups;
- To outline remuneration payable, and reimbursement of direct expenses related to participation, to Rights and Title Holders for the provision of advice towards Council decision-making processes via these groups.



### 3. **Definitions**

- Remuneration – money paid for work or a service.
- Direct expenses – childcare and transportation costs.
- Committee – advisory committee, task force or other working group established by Council for the specific purpose of supporting activities of City decision making.
- Council – the Council of the City of New Westminster.
- Rights and Title Holders – a collective name for the original peoples of Turtle Island (also known as North America) and their descendants who are rights and titles holders to the land.

### 4. **Scope**

- This policy applies to the remuneration of Rights and Title Holders appointed by Council as members of advisory committees, task forces or working groups.
- This policy does not apply to the Utilities Commission, The New Westminster Library Board or the New Westminster Police Board.
- This policy does not apply to the support of City activities through elders' services, greetings or the provision of traditional knowledge.
- This policy does not apply to participation in one-time, project-based community engagement sessions such as a workshop, focus group, interview, etc.

### 5. **Related Policies and Procedure**

This policy is applied in conjunction with the following City Policies which include but are not limited to:

- Vehicle Compensation Policy

### 6. **Authority for Remuneration**

In order for a Rights and Title Holder to receive remuneration for participation on a City committee, the following must first occur:

- Individuals who are Rights and Title Holders who self-identify as Indigenous through the committee application process will be offered remuneration if appointed;
- Individuals who are Rights and Title Holders will have the right to decline remuneration;
- Council has appointed the individual by resolution;
- That the committee has a budget sufficient to support the remuneration to the Indigenous members.

## **7. Amount of Remuneration**

Appointed rights holders shall be compensated as follows for each committee meeting in which they participate:

- a. First four hours: \$200.00
- b. More than four hours: \$400.00
- c. Pre-reading: \$100.00
- d. Any remuneration paid under this policy shall be done in accordance with the applicable Canada Revenue Agency reporting regulations.

In addition to this remuneration, appointed Rights and Title Holders shall be eligible for reimbursement of direct expenses, such as:

- Transportation costs to attend the meetings per the City's per diem policy;
- Parking, if applicable (upon provision of receipts);
- A childcare stipend of TBD, if applicable; and
- The provision of healthy food at meetings.

## **8. Reimbursement Claims**

The Director overseeing the advisory committees, task forces and working groups shall authorize remuneration and all eligible expenses.

## **9. Policy Review and Rate Adjustments**

Council shall review this policy at three-year intervals and consider adjustments related to inflation.

## **10. Financial Implications**

Financial implications of this policy will be managed within the approved annual budget of the Legislative Services division.

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

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

**Item #:** 2022-281

**Subject:** **Construction Noise Bylaw Exemption Extension Request: 330 East  
Columbia Street (Royal Columbian Hospital Redevelopment Project)**

---

### **RECOMMENDATION**

**THAT** Council grant an exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for another year from May 7, 2022 to April 29, 2023 (excluding the period from December 24 2022 to January 1 2023) to enable ongoing construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.

---

### **PURPOSE**

The purpose of this report is to request Council to grant a construction noise exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 to enable ongoing construction work at the Royal Columbian Hospital Redevelopment Project two hours earlier every Saturday from 7 AM to 9 AM as needed from May 7, 2022 to April 29, 2023.

### **BACKGROUND**

The redevelopment of the Royal Columbian Hospital (RCH) is one of the largest provincial government funded capital health care projects in the history of British Columbia. The capital health care project has an estimated \$1.35 billion contribution from the Province and a substantial multi-million dollar commitment from the Royal Columbian Hospital Foundation.

**DISCUSSION**

EllisDon Design Build requested an exemption for a two hour period from 7 AM to 9 AM Saturday morning for three and half years to facilitate the completion of the redevelopment of the RCH in a timely fashion for the benefit of the community in April 2021. Council granted EllisDon Design Build an exemption from the construction noise bylaw for a period of one year with opportunity for annual renewals. The current exemption ends on Saturday 30<sup>th</sup> April 2022 and EllisDon is requesting an extension to the construction noise exemption for another year.

The request for early Saturday start times is based on the need for flexibility in this multi-year construction project schedule. Unforeseen conditions such as weather, procurement and delivery issues still arising from global pandemic, production rates and quality can cause construction schedule impacts, Saturdays are then used to make up for lost time so that the sequence of work on the critical path of the schedule is not majorly affected. When possible, the Phase Two noisy work will be conducted during regular construction hours and not on Saturday mornings between 7 AM to 9 AM. EllisDon Design Build has given assurances that they understand the potential impact an exemption to the bylaw would have on nearby residents. They have stated they are committed to following “good neighbour” protocol. Fraser Health representatives on behalf of EllisDon Design Build have communicated with representatives of the Sapperton Residents Association (SRA) to discuss the request for a construction noise exemption.

If the exemption extension is granted, Fraser Health Authority will send notification to all affected businesses and residents (including the SRA) informing them about the exemption extension for Saturday morning work and providing them with contact information should they have questions or concerns.

Residents living in the vicinity of the Royal Columbian Hospital have been aware of the construction project at the hospital since it was announced by the Provincial government a few years ago. All complaints about the construction noise were handled by Fraser Health Authority and the City’s Integrated Services team. A total of twelve construction noise inquiries and/or complaints ranging from after-hours refueling truck noise to noise from anti-collision alarms for cranes were received by Fraser Health Authority staff and two complaints were received by the City’s Integrated Services team after the initial construction noise exemption was approved by city council. Fraser Health Authority Public Affairs staff have responded to the inquiries and all construction related complaints in a timely way.

**CONCLUSION**

Given that this is the second phase of the project, the noise impacts are being managed reasonably well and there have been minimal impacts to Sapperton businesses along E. Columbia Street, City staff consider an exemption extension of the Construction Noise Bylaw to be reasonable.

**OPTIONS**

There are two options to consider.

1. That Council grant an exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for another year from May 7, 2022 to April 29, 2023 (excluding the period from December 24, 2022 to January 1, 2023) to enable ongoing construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.
2. That Council provide staff with alternative direction.

**ATTACHMENTS**

Appendix A: Council Report Received on April 26, 2021.

**APPROVALS**

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

This report was reviewed by:  
Serena Trachta, Acting Manager of Integrated Services

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

## Appendix A

### *Council Report Received at Regular Council on April 26, 2021*



Corporation of the City of  
**NEW WESTMINSTER**

## **REPORT**

### *Development Services*

**To:** Mayor Côté and Members of Council      **Date:** 3/1/2021

**From:** Emilie K Adin, MCIP      **File:** 05.1020.20  
Director of Development Services      **Item #:** 55/2021

**Subject:** **330 East Columbia Street (Royal Columbian Hospital Redevelopment Project): Request for Construction Noise Exemption**

---

---

#### **RECOMMENDATION**

*THAT Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for a four year period from March 6, 2021 to December 21, 2024 (excluding the period from December 24 to January 1 every year for the duration of the exemption) to enable construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.*

---

#### **PURPOSE**

The purpose of this report is to request Council grant a construction noise exemption to EllisDon Design Build from *Construction Noise Bylaw No. 6063, 1992* to enable them to start construction work at the Royal Columbian Hospital Redevelopment Project two hours earlier every Saturday from March 6, 2021 to December 21, 2024.

#### **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 9:00 AM to 6:00 PM on Saturdays. Construction noise is not permitted on Sundays or on statutory holidays. The bylaw does, however, give Council the authority to grant exemptions.

## **BACKGROUND**

The redevelopment of the Royal Columbian Hospital (RCH) is one of the largest provincial government funded capital health care projects in the history of British Columbia. The capital health care project has an estimated \$1.35 billion contribution from the Province and a substantial multi-million dollar commitment from the Royal Columbian Hospital Foundation.

Milestone events include:

- 2012 - Provincial Government approval was given for Phase One.
- 2016 - Construction of Phase One began.
- 2017 - Phases Two and Three received government approval.
- 2020 - The new Mental Health and Substance Use Centre opened.
- 2021 - Phase Two construction began. Completion estimated in 2025.
- 2023 - Phase Three projected to start. Completion estimated in 2026.

The project is currently in Phase Two which involves demolition of some old buildings and construction of a new tower with a new main hospital entrance and a rooftop. The result will include:

- A new acute care tower with more beds for intensive care, cardiac intensive care, medicine and surgical patients, all in single-patient private rooms;
- A new, larger Emergency with a satellite medical imaging unit;
- A large interventional and surgical “super floor” in the existing Health Care Centre that has three more operating rooms, three more interventional suites for cardiology, two more interventional suites for diagnostic radiology, and one more MRI;
- More maternity beds and a maternity operating room;
- A 350+ stall underground parkade, a new main entrance and a new rooftop helipad;
- New advanced medical equipment and technologies, building services (e.g. mechanical and electrical) and energy centre equipment; and
- Replacement of the aging Sherbrooke Centre, old power plant, main entrance and laundry/maintenance buildings with site enhancements.

A map of the redevelopment project is attached as Appendix A.

## **ANALYSIS**

EllisDon Design Build requests an exemption for a two hour period from 7 AM to 9 AM Saturday morning for four years to facilitate the completion of the redevelopment of the RCH in a timely fashion for the benefit of the community. The rationale for the request is the need for flexibility involving various aspects of the work over the course of this multi-year project. Examples are provided below.



- Concrete pours are challenging. They can be unpredictable with delays related to weather not uncommon. As a result pouring, placing and finishing of cement can run late into the evening or nighttime. Starting early for cement pours prevents the construction workers from being on site late into the day and past the construction noise bylaw permitted times.
- Excavation work requires use of dump sites. Dump sites sometimes close as early as 3 PM creating a hard stop to the end of the work day. Starting earlier in the day enables full productivity of the day and also allows wiggle room for unforeseen situations which often occur during excavation.
- COVID-19 has created labour challenges. To keep construction crews safe and comply with COVID-19 protocols it is necessary to spread out the workforce. The construction industry is currently very busy and finding skilled labour can be challenging. A 7AM start on select Saturday mornings will help make up any schedule slippage that occurred during the week. Furthermore, EllisDon reports worker absenteeism is higher if the start time is 9 AM instead of 7 AM as construction workers want to get their work done and still have some time with their families.

The noise exemption is for early Saturday start times based on the need for flexibility in this multi-year construction project schedule. When possible, the Phase Two noisy work will be conducted during regular construction hours and not on Saturday morning between 7 AM to 9 AM. Occasionally however there will be early Saturday morning work that involves noisy work associated with trucks removing concrete debris from the demolition of old buildings and trucks bringing in cement mix to the work site for cement pours for foundation/forming work for the new buildings. On those occasions notification will be sent to all affected parties.

## **DISCUSSION**

Royal Columbian Hospital (RCH) Phase 2 is a large complex project that will provide a much needed Acute Care Hospital expansion for the community and region. The overall construction time frame is four (4) years and at peak will involve more than 1000 construction workers. Maintaining the construction schedule to avoid delays is of critical importance and benefits the community by keeping the construction duration as short as possible and avoiding unnecessary impacts. The construction activities will cause inconvenience to the community so it is important to keep the overall duration as short as possible. Granting the exemption will assist in this regard.

EllisDon Design Build has given assurances that they understand the potential impact an exemption to the bylaw would have on nearby residents. They have stated they are committed to following “good neighbour” protocol including taking the following measures:

- Minimizing of construction activities on Saturday morning shift when possible.
- Construction work will be scheduled strategically to keep noisy work as far away from the neighbours as possible for Saturday mornings.
- Construction vehicles including dump trucks will be staged on Sherbrooke St (with Street Occupancy Plan in place), and no idling will be permitted.
- Conducting of visual spot checks and pre-shift checklist/sign-off.
- Non-Road Diesel Engine Plan (NRDEP) will be created, including equipment registration. Mufflers to be used as appropriately.
- Noise levels will be considered when determining construction methods for installation (i.e.: drilling piles instead of pile-driving)
- Use of soundproof generator.
- Ensuring that all equipment is in good operating order.
- Powering off any equipment when not in use during the shift.
- Avoiding unnecessary banging of metal components.

If the exemption is granted, Fraser Health Authority will send notification to all affected businesses and residents (including Sapperton Residents Association) informing them about the exemption for Saturday morning work and providing them with contact information should they have questions or concerns. Using postal code mapping, Fraser Health Authority will notify the households and businesses in the vicinity of the work area, although not all households and businesses are expected to be directly impacted by the Saturday morning construction noise. Notification can be distributed via email, the RCH Redevelopment Website, social media, by hand, or regular mail. A copy of the notification map is attached in Appendix B. A copy of the sample notification is attached in Appendix C.

Residents living in the vicinity of the Royal Columbian Hospital have been aware of the construction project at the hospital since it was announced by the Provincial government a few years ago. During the upgrade of the storm and sewer system on East Columbia Street, affected businesses and residents have received regular notifications from Fraser Health Authority. All complaints about the street project were handled by Fraser Health Authority and the City’s Engineering Department. The majority of these complaints were from residents and businesses regarding the closure of East Columbia Street. Only two complaints were regarding construction noise from construction vehicles idling for the Royal Columbian Hospital Replacement project. Fraser Health Authority Public Affairs staff and City staff responded to the inquiries and complaints in a timely way.

**OPTIONS**

There are two options to consider.

1. That Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for a four year period from March 6, 2021 to December 21, 2024 (excluding the period from December 24 to January 1 every year for the duration of the exemption) to enable construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.
2. That Council provide staff with alternative direction.

Staff recommends option 1.


**ATTACHMENTS**

- Appendix A: Map of the Royal Columbian Hospital Redevelopment Project  
Appendix B: Notification Map of the Area by Royal Columbian Hospital  
Appendix C: Sample Notification by Fraser Health Authority to the Neighbourhood

This report has been prepared by:  
Nav Dhanoya, Property Compliance Coordinator

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

Approved for Presentation to Council



---

Emilie K Adin, MCIP  
Director of Development Services



---

Lisa Spitale  
Chief Administrative Officer

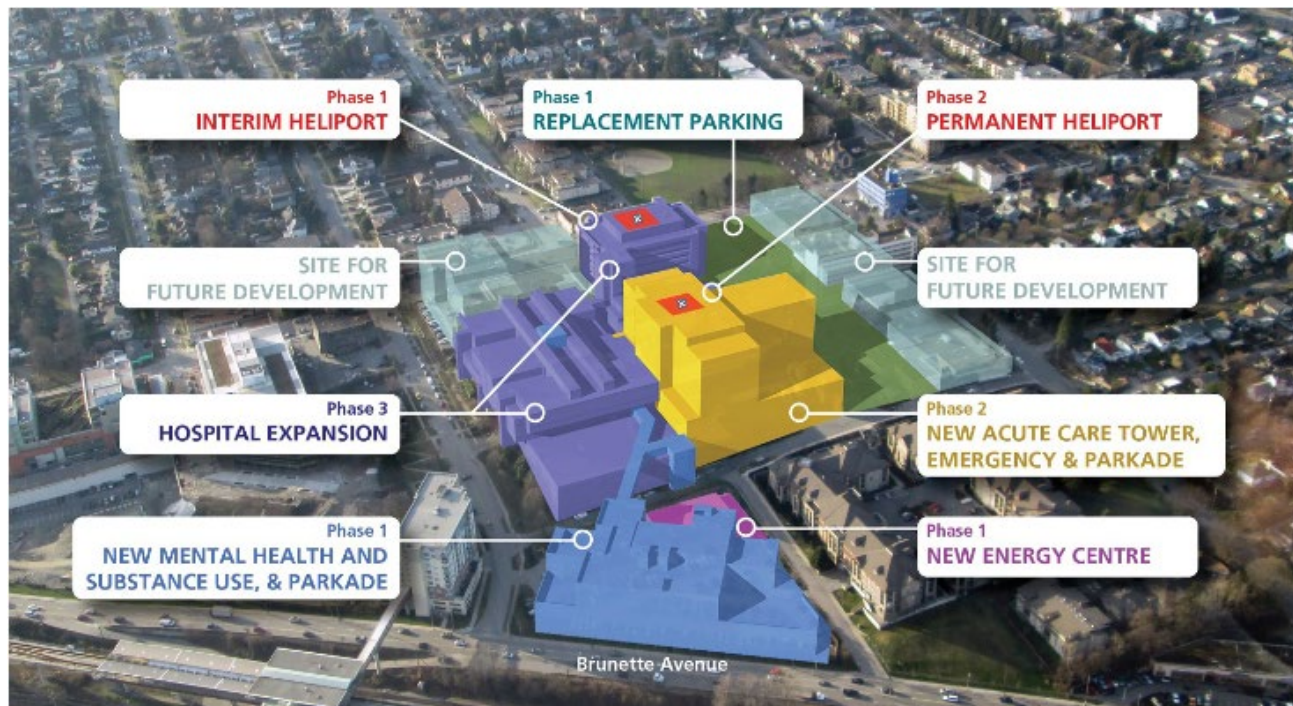


## Appendix A

### *Map of the Royal Columbia Hospital Redevelopment Project*

# Appendix A

## Map of the Royal Columbian Hospital redevelopment project





## Appendix B

### *Notification Map of the Area by Royal Columbian Hospital*

# Appendix B

Notification map of the area near Royal Columbian Hospital (RCH) marked in red.





## Appendix C

### *Sample Notification by Fraser Health Authority to the Neighbourhood*



# Appendix C

Sample Notification by Fraser Health Authority to the neighbourhood.



## Royal Columbian Hospital Redevelopment



Construction Notice for Neighbours

February 17, 2021

### Noise Bylaw Exemption

Dear Neighbours,

We have received approval from the City of New Westminster for a Noise By-Law Exemption to extend our hours of construction activities on Saturdays. With this approval from the City, we will start our construction activities on Saturdays at 7am.

We apologize for any inconvenience this may cause. We will endeavor to schedule noisy work after 9am on Saturdays whenever feasible. We will arrange to have noisy work done as far away from the neighbours as possible.

Thank you for your patience and understanding as we work on this important hospital redevelopment.

EllisDon & Royal Columbian Hospital Redevelopment

**Questions?** Contact us at [RCHRedevelopment@FraserHealth.ca](mailto:RCHRedevelopment@FraserHealth.ca) or 604 418-5326. Visit [www.fraserhealth.ca/royalcolumbian](http://www.fraserhealth.ca/royalcolumbian) to learn more.

# **REPORT**

## ***Office of the Chief Administrative Officer***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

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

**Item #:** 2022-282

**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. Child Care

The updates and accomplishments from each task force for the period March 2 to April 19 are outlined in Attachment 1.

### **CONCLUSION**

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

**ATTACHMENTS**

Att 1: COVID-19 Task Forces Update March 2 to April 19, 2022.

**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:***  
***March 2 to April 19, 2022***

## COVID-19 Task Forces: Update – March 2 – April 19, 2022

### Vulnerable and At Risk Populations

#### Expanded Homeless Outreach, Referral and Advocacy Services

The City, in response to two funding requests from the COVID-19 At-Risk and Vulnerable Populations Task Force, allocated \$90,000 in 2021/22 and \$90,000 in 2022 for expanded homeless outreach, referral and advocacy services. Based on a request for proposals and a subsequent evaluation, Lookout Housing and Health Society was the successful proponent. More specifically, they have been contracted to provide two homeless outreach workers whose primary responsibility is to work with the Police Vulnerable Liaison Officer Team and Integrated Services (Bylaw Enforcement) in addressing issues related to homelessness, including making referrals to community services and emergency shelter. The two workers have shifts which incorporate evening and weekend hours, and the City is exploring senior government funding opportunities to continue their work beyond the end of 2022.

#### Development of a New 24/7 Emergency Response Centre Shelter

The City and BC Housing are working towards a new 24/7 Emergency Response Centre (ERC) shelter, which offers meals and support services, on the lower floor of the former Army and Navy Department Store at 502 Columbia Street. Currently, this space accommodates an Extreme Weather Response Program shelter which operates from November 1 to March 31, and is activated during extreme weather events. To facilitate a 24/7 ERC shelter, there is a need for building upgrades and additional sanitation services. To this end, BC Housing has engaged a Code Consultant and is willing to cover the majority of the costs associated with two sanitation trailers, each containing three sinks and toilets, and two showers.

The 24/7 ERC shelter, if operationalized, will be in place for one-year and will provide 50 beds. Anticipated occupancy is May 2022, with the possibility of a nightly shelter (i.e., 8:00 p.m. to 8:00 a.m.) operating in the interim. The 24/7 ERC shelter will address the increased numbers of unsheltered, with much of this increase attributable to the COVID-19 pandemic, until new supportive housing is developed at 60 to 68 Sixth Street.

## **Preparation of New Homelessness Action Strategy**

The Homelessness Action Strategy, which will be forwarded to Council for endorsement in principle in June 2022, provides a five-year vision and plan for addressing homelessness and associated issues in New Westminster. More specifically, it incorporates a vision of a desired future where all residents can locate affordable and secure housing; where there is an adequate income and opportunities for employment, including supported, to maintain this housing; and where there are services and support to address underlying issues which may jeopardize this housing. It reinforces the sentiment that “everyone needs a home and everyone needs to belong.”

The action plan builds on this vision, and the three components addressed within it. In total, it incorporates about 40 actions, from immediate- and short-term ones that can be achieved with minimal resources and build traction and momentum, to longer-term ones that require significant resources, and necessitate collaboration and partnership with the senior levels of government. Collectively, the actions are intended to meet the diverse needs of the unsheltered; ensuring that facilities, programs, services and supports are responsive to those needs, and that barriers to access are eliminated or significantly reduced.

## Seniors and Persons Living with Disabilities

### Friendly Caller Program

At the onset of COVID, the Task Force created the Friendly Caller Program for seniors forced to live in isolation the opportunity to socialize. Since that time, many of the programs and services that were initially cancelled in our community have resumed, which has once again opened the door for seniors to experience socialization in their daily lives.

It was determined that this program would be suspended until such time that it is needed again. The Century House Association Peer Support program (formerly Peer Counselling) will continue to support the remaining participants moving forward.

### Food Securement

The Food Program continues at the Legion Manner allowing to better reach the vulnerable seniors population with 50 meals being distributed every Tuesday and Thursday. This includes those community members that were being served when the program took place at Century House.

## Childcare

The Child Care Working Group continues to provide opportunities for networking for community stakeholders. It is comprised of interdepartmental City staff and representatives from local child care and family serving organizations that support child care in City of New Westminster.

The following are the information that was shared with the stakeholders:

- The City has been awarded funding under the provincial Childcare BC New Spaces Fund, to retrofit the current three to five (30 months to school age) care space at the Queensborough Community Centre to accommodate up to 25 school age care spaces. It is anticipated that this work will occur in September 2022, with the space being ready for occupancy in October or November 2022.
- The City's Child Care Task Force continues to provide support around child care needs that families and operators face. Most recently the Task Force published the Key Child Care Funding Supports Resources. The Task Force is
- The Child Care Task Force Queensborough sub-committee, comprised of the City, the School District and Westminster Children's After School Society (WCAS), continues to explore options for new group school age care spaces in Queensborough.
- The Parks and Recreation Department continues to explore a recreational-based program which could provide flexible option for families with school age children. The program could be operational in Queensborough by September 2022.
- The Seamless Day Kindergarten pilot program has expanded to include SD40 centered on the use of existing classrooms outside of school hours. The program has been demonstrated to be a success and School District staff are exploring opportunities to expand the program to additional schools in the district.
- The City continues to move forward on several non-profit child care projects, including, 331 Richmond Street, 490 Furness Street and the tēmōsewtx<sup>w</sup> Aquatic and Community Centre.
- The City continues to negotiate for non-profit child care facilities and spaces as part of several private developments where the developer is seeking increased density.
- The City continues to permit group child care in most commercial, mixed use and multiple-dwelling districts subject to certain conditions.



- The City's website also serves as a link for families to all information and resources related to child care in the city. It is updated regularly and can be found on the COVID 19-Response Working Group web portal found here.

May is Child Care Month. Again the committee will be doing a proclamation and will also acknowledge child care educators through a social media post and exploring a pebble and ripple themed message.

Last year post had a garden themed message:

A big thank you to all New West child care providers! Thank you for your dedication in supporting our families, nurturing our children, and strengthening our community. Join us in recognizing these essential workers – today and every day!

# **REPORT**

## ***Engineering Services***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

**From:** Lisa Leblanc      **File:** 13.2500.01  
Director of Engineering Services      (Doc #2068481v3)

**Item #:** 2022-276

**Subject: Development Cost Charge (DCC) Bylaw Major Update Project - Stakeholder Feedback**

---

### **RECOMMENDATION**

**THAT** Council direct staff to bring forward the updated Development Cost Charge (DCC) Bylaw for Council's consideration.

**THAT** Council endorse the Frequency of Development Cost Charge Updates Policy included as Attachment 4 to this report.

---

### **PURPOSE**

This report summarizes stakeholder feedback on the proposed Development Cost Charge (DCC) program and seeks Council's support to bring the proposed bylaw forward for Council Consideration.

### **SUMMARY**

On January 19, 2022, staff hosted an information session to present the proposed Development Cost Charge (DCC) program to various stakeholders, including Urban Development Institute, Douglas College, and representatives from School District 40. The proposed rates are summarized in Attachment 1. Four written comments were received and the main feedback was:

1. The proposed rate increases are significant;
2. Request to delay implementation; and
3. An institutional DCC charge is not supported by School District 40 unless the implementation is delayed by 5 years;

The project team reviewed the proposed rates against DCC rates of other Metro Vancouver municipalities and determined that the proposed rates are comparable. The rate increases are necessary to fund infrastructure projects in support of growth envisioned in the City's Official Community Plan.

The Local Government Act (LGA) includes a provision which provides in-stream development applications a period of one year following adoption of the new DCC Bylaw, during which they remain eligible for the existing (i.e. 2015) rates.

## **BACKGROUND**

Development Cost Charge (DCC) is a tool which is enabled under the LGA to assist local governments in funding certain engineering and parks infrastructure that is directly or indirectly attributed to population growth. DCC supports the "growth paying for growth" principle and is designed to limit the cost burden on existing property owners. Changes to the DCC Bylaw require approval from the Inspector of Municipalities from the BC Ministry of Municipal Affairs prior to being considered for adoption by Council.

The City of New Westminster's existing DCC Bylaw No.7311, 2009 was originally adopted in 2010 and was last amended in 2015. The 2015 amendment was a minor update, which predominantly focused on updating the DCC rates to reflect current construction costs. Since 2015, a new Official Community Plan (OCP) has been adopted and several engineering master servicing plans were completed in support of the new OCP, including the Master Transportation Plan, which was adopted in 2015. As such, the City's DCC Bylaw is now out of date and due for a major update.

The proposed DCC program focuses on transportation, water, sanitary sewer, and drainage infrastructure for both the Mainland and the Queensborough areas. The City also collects DCCs for parkland acquisition and development; however, the current update does not include the Parks component as this will be considered following adoption of a new Parks & Recreation Comprehensive Plan which is anticipated in 2 years. The proposed rates are summarized in Attachment 1.

Staff notified Urban Development Institute in October, 2021 that the City is updating the DCC program. On January 2022, staff held an information session and presented the proposed DCC rates and program updates to stakeholders. Approximately 23 stakeholders were present including developers, Urban Development Institute (UDI), Douglas College, and School District 40 staff. Stakeholders were presented with an overview of the DCC process, project lists and maps, proposed rates, proposed schedule, and comparison of rates with other municipalities. Comments from the stakeholders were reviewed by the project team and reflected in the proposed program where feasible.

The proposed DCC Bylaw is anticipated to be considered by Council for 3 readings in May, 2022, and for adoption following approval from the Ministry of Municipal Affairs, which is anticipated to be received within 8 weeks of the bylaw receiving 3 readings.

**EXISTING POLICY AND PRACTICE**

The Development Cost Charge program is legislated under the LGA. Section 511 and 568 of the LGA provides in-stream protection of one year from the proposed DCC rates for subdivision and building permit applications.

For a subdivision, if the application is complete and in-stream<sup>1</sup> before the adoption date and the subdivision application is approved within 12 months after adoption of the bylaw, the DCC fees would be calculated based on the existing (2015) DCC rates. The 2022 DCC rates would apply otherwise.

For building permits, if a precursor<sup>2</sup> application is complete and in-stream before the adoption date, and the building permit is issued within 12 months of the bylaw adoption date, the DCC fees would be calculated based on the existing (2015) DCC rates. The 2022 DCC rates would apply otherwise.

**ANALYSIS**

Following the stakeholder information session on January 19, 2022, stakeholders were invited to submit written comments regarding the proposed DCC program prior to February 18, 2022. Written comments were received from UDI, Platform Properties, and Douglas College prior to the deadline; comments from School District 40 were received in early March 2022. Refer to Attachment 2 for the comments received. The main points are summarized below.

Urban Development Institute (UDI) comments:

- Substantial rate increase;
- Request increase to be phased in over multiple years or implementation be delayed;
- Request waiver or reduction for non-market housing (*note: waivers or reductions will need to be offset from City’s non-DCC revenue sources*).

Platform Properties comments:

- Sizeable increase;
- Request phasing.

Douglas College comments (808 Royal Ave.):

- Didn’t feel that sufficient advance warning was provided;
- Douglas College Project timelines are lengthy to obtain Provincial support, approvals, and funding;

School District:

- School developments are the consequence of City’s population growth and should be exempted from DCC charges;

<sup>1</sup> An in-stream application means the formal application and fees have been submitted.

<sup>2</sup> A precursor application includes a building permit, development permit, or rezone application.

- Institutional DCC rates did not exist in the past for New Westminster;
- Request for institutional DCCs to remain at \$0;
- The School District 40 requested that if Institutional DCCs be implemented, a 5 year deferral period be provided.

#### Staff Comments on Sizeable Rate Increase

As mentioned in the background section of this report, a major update of the City's DCC program has not occurred since 2009. The proposed 2022 program incorporates updated projects and associated construction costs, as identified in the latest master plans to support the growth envisioned in the Official Community Plan. The proposed DCC rates are generally in the median range in comparison with DCC rates of other municipalities in Metro Vancouver. A copy of the comparison charts of the latest rates are in Attachment 1.

#### Staff Comments on Delayed Implementation

Stakeholders note the change in the DCC rates to be sizeable and request a delayed implementation to better prepare for the cost increase. The DCC program last underwent a minor update in 2015 and a major update in 2009. To protect the City's financial interests, the projects and associated cost estimates are outdated and need to be updated to reflect the current infrastructure requirements and construction costs.

Public notification of the City's intention to update the DCC program was first provided on the City's "projects-on-the-go" website in late October, 2021. Additionally, staff met with UDI in October 2021 to indicate the City's intention to adopt a new DCC bylaw in the summer of 2022. In January 2022, staff held a virtual information session for the various stakeholders and presented various details of the proposed program including the proposed schedule. The proposed DCC rate is anticipated to be adopted in June/July 2022, subject to council's endorsement and Ministry's approval.

As detailed in the existing policy and practice section, all in-stream applicants are eligible for the existing 2015 DCC rates, provided that the subdivision permit or building permit is approved within 12 months of adoption of the amended DCC Bylaw.

The notification period and the 12-month instream protection period is typical, and is considered sufficient for the proposed DCC rate and program changes proposed by the City.

#### Staff Comments on School District Letter

Additional school developments are necessary to accommodate community growth, and these new facilities impact municipal infrastructure with associated capital cost burdens on water, sewer, drainage and transportation systems similar to other developments. The LGA includes statutory DCC exemptions for places of worship and small residential works (i.e. less than 29 m<sup>2</sup> or less than \$50,000), but not for schools. The only other statutory

DCC exemption is for development that “does not impose new capital cost burdens on the municipality”, as per S.561(3) of the LGA. Any other reduction in DCC fees would need to be approved as a variance by Council, and the cost associated with that variance would need to be offset by other City funding sources. Based on LGA legislation, standard practices of other BC municipalities, as well as DCC being an eligible capital costs under Ministry of Education funding for new schools, the institutional DCC rate applicable to new schools is considered typical and reasonable. Attachment 3 summarizes common DCC practices for institutions and provides background information supporting the implementation of DCCs on school developments.

Institutional DCC rates did not exist in the past for New Westminster because no institutional growth was anticipated in the previous OCP (2009), which is the plan upon which the existing DCC rates are based. The proposed DCC Bylaw is based on the current OCP which envisions institutional growth over the next twenty years. As such, an institutional DCC rate is incorporated into the proposed DCC bylaw update.

School District 40 requested that if Institutional DCCs are implemented, that a 5 year deferral period be provided. It is not possible to apply a deferral period to a specific land use; the effective date is applicable to the Bylaw in its entirety. A five year deferral would exempt any foreseeable new schools or school expansions currently in the planning stage, and the City would be required to recover the cost associated with expansion from City sources of funding rather than from Provincial funding which is provided as part of school expansion.

The financial impact of an Institutional DCC for a typical school project is typically no more than 0.5% of the total cost of a new school. As an example, a new elementary school with an equivalent size of Ecole Qayqayt Elementary School (approximately 5000 m<sup>2</sup> of floor space) would have to pay about \$87,000 in DCC fees if the proposed 2022 mainland institutional rate of \$17.53/m<sup>2</sup> were applied

The proposed DCC rates and program are typical for institutional development such as new schools and school expansion, and they are considered reasonable. It would be unusual to apply a 5 year deferral period for adoption of an amended DCC Bylaw.

Future Updates

Staff are committed to completing minor and major updates of the DCC rates and program at regular intervals going forward, to maintain alignment with construction cost increase and City plan updates. Best practice is to complete a minor update every 2 years and a major update every 5 years.

To provide more certainty to the development community and to Council regarding the City’s commitment to completing DCC updates at appropriate intervals, staff have developed a Frequency of DCC Updates Policy for Council’s consideration. The policy explains the type of updates anticipated, and states staff’s commitment to advance

updates at reasonable intervals. The proposed policy is included as Attachment 4, and staff are seeking Council’s endorsement of it.

**SUSTAINABILITY IMPLICATIONS**

**Social Impacts**

DCCs are one of the financial tools available to the local governments, and a mechanism by which new development pays for infrastructure needed to accommodate growth, without reducing levels of service or otherwise burdening the existing community.

Staff from Engineering and CAPD jointly retained a land economist to determine the impact of the proposed DCC on various residential and mixed-use (residential and commercial) developments in the City. The report determined that the impact to the overall cost of the development was minor and all projects viable with the existing DCC rates remain viable with the proposed increase in DCC rates. Using the same assumptions for the variables, the analysis also noted a potential reduction in supportable Voluntary Amenity Contributions of 4 to 20%.

**Environmental Impact**

The DCC program provides a number of projects which contribute to environmental sustainability. This includes developing new active transportation networks to service new developments; provision of sufficient and clean drinking water and fire protection; and improving the sewer system to ensure sewage is conveyed safely.

**FINANCIAL IMPLICATIONS**

The proposed DCC program updates are focused on transportation, water, sanitary sewer, and drainage infrastructure for both the Mainland and the Queensborough areas.

The proposed DCC amendment is a self-funding program based on the “growth-pays-for-growth” principle. The “pay as you go” approach of the DCC program supports the City’s financial sustainability while limiting the impact on the existing community and future generations. Future application timings are unpredictable and vary in size and complexity and therefore DCC contributions / City cost implications cannot be estimated at this time.

**INTERDEPARTMENTAL LIAISON**

This report was prepared in consultation with Climate Action, Planning, and Development Department, and the Finance Department.

**OPTIONS**

Council is asked to consider the following options:

1. Direct staff to bring forward the updated Development Cost Charge (DCC) Bylaw for Council’s consideration;
2. Endorse the Frequency of Development Cost Charge Updates Policy included as Attachment 4 to this report;
3. Provide other direction to staff.

Options 1 and 2 are recommended.

**CONCLUSION**

The feedback from stakeholders on the proposed DCC rates was reviewed and considered by staff. The rates proposed in the proposed DCC program are within the median of other DCC rates charged by municipalities across Metro Vancouver. The stakeholders were provided reasonable notice of the DCC update, and in-stream applicants are eligible for the existing rates one year following the adoption date of the new bylaw, as per LGA. The City’s existing DCC program is outdated and needs to be updated to reflect current infrastructure requirements and construction costs.

**ATTACHMENTS**

- Attachment 1 - Proposed Rates and Comparison of Proposed DCC Rates (latest as of April 19, 2022)
- Attachment 2 - Received Comments (UDI, Platform, Douglas College, and School District)
- Attachment 3 - Memo: New Westminster Development Cost Charges – Institutional DCCs
- Attachment 4 - Development Cost Charge Bylaw Update Policy

**APPROVALS**

This report was prepared by:  
Gwenda Sulem, P.Eng., Asset Management & Project Engineer

This report was reviewed by:  
Eugene Wat, P.Eng., Manager, Infrastructure Planning  
Harji Varn, Director, Chief Finance Officer

This report was approved by:  
Lisa Leblanc, Director of Engineering Services  
Lisa Spitale, Chief Administrative Officer



## Attachment #1

### **Proposed Rates and Comparison of Proposed DCC Rates April 19, 2022**

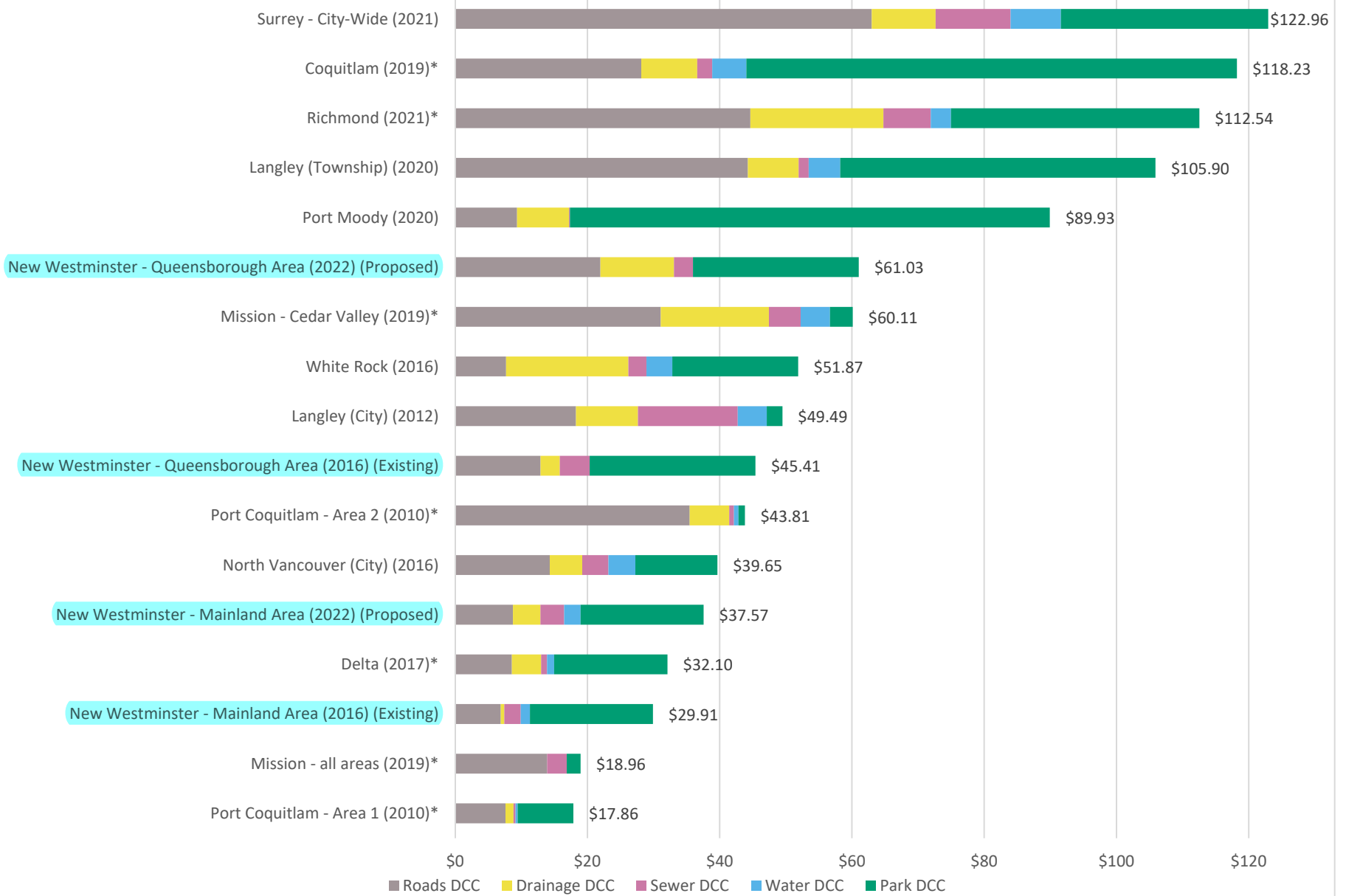
**Existing vs. Proposed DCC Rates**

(April 19, 2022)

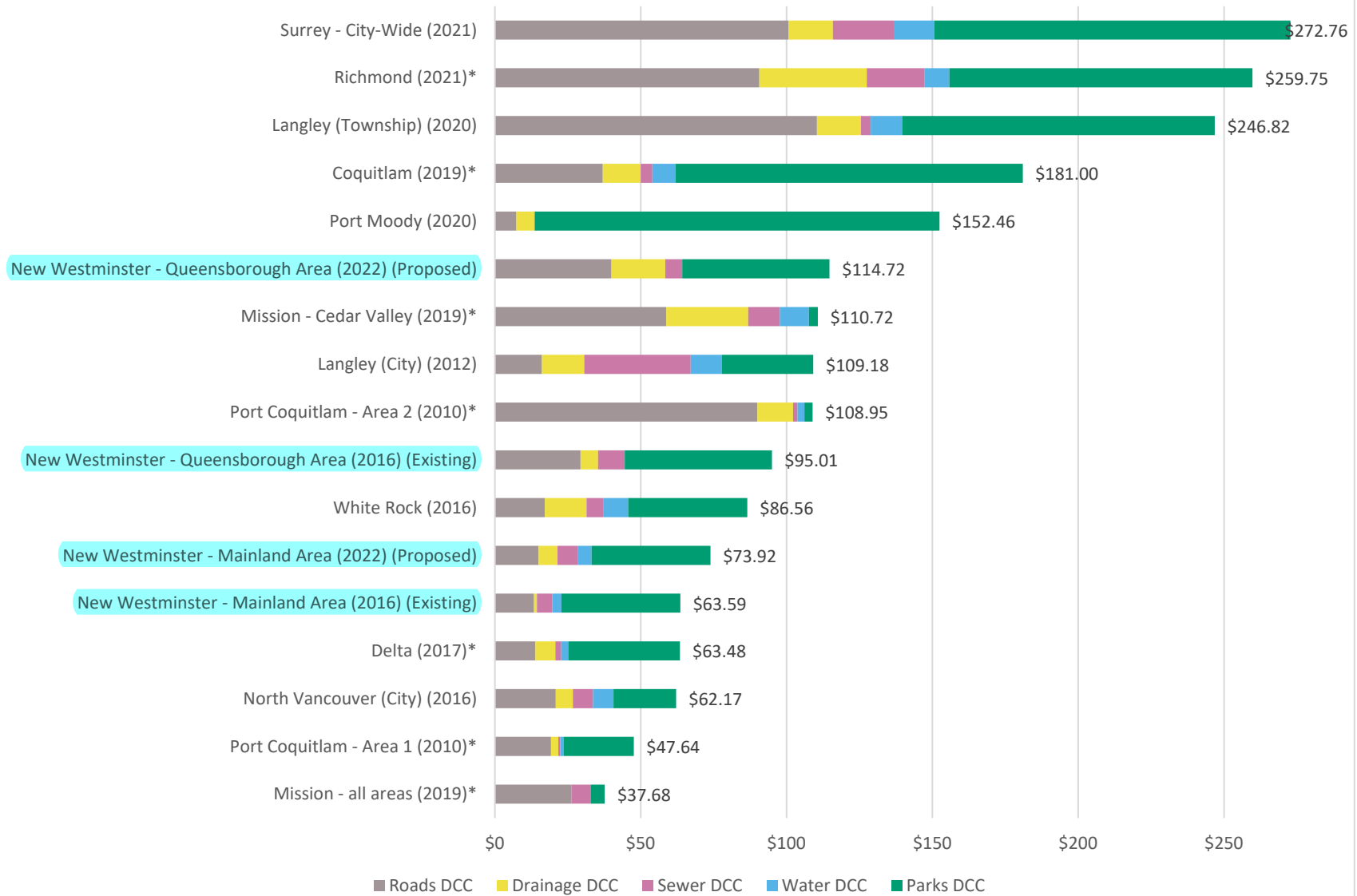
Land Use	Mainland Existing Development Cost Charge	Mainland Proposed Development Cost Charge	% Change (Existing vs. Proposed)
Single Detached	\$29.91 per sq. m. (parcel area)	\$37.57 per sq. m. (parcel area)	26%
Townhouse	\$63.59 per sq. m. (gross floor area)	\$73.92 per sq. m. (gross floor area)	16%
Apartment	\$55.42 per sq. m. (gross floor area)	\$79.46 per sq. m. (gross floor area)	43%
Commercial			
Retail	\$55.41 per sq. m. (gross floor area)	\$44.46 per sq. m. (gross floor area)	-20%
Office	\$22.17 per sq. m. (gross floor area)	\$43.28 per sq. m. (gross floor area)	95%
Industrial	\$5.17 per sq. m. (gross site area)	\$9.45 per sq. m. (gross site area)	83%
Institutional	N/A per sq. m. (gross floor area)	\$17.53 per sq. m. (gross floor area)	N/A

Land Use	Queensborough Existing Development Cost Charge	Queensborough Proposed Development Cost Charge	% Change (Existing vs. Proposed)
Single Detached	\$45.41 per sq. m. (parcel area)	\$61.03 per sq. m. (parcel area)	34%
Townhouse	\$95.01 per sq. m. (gross floor area)	\$114.72 per sq. m. (gross floor area)	21%
Apartment	\$88.23 per sq. m. (gross floor area)	\$104.12 per sq. m. (gross floor area)	18%
Float Home	\$89.02 per sq. m. (gross floor area)	\$96.27 per sq. m. (gross floor area)	8%
Commercial			
Retail	\$139.45 per sq. m. (gross floor area)	\$150.27 per sq. m. (gross floor area)	8%
Office	\$62.09 per sq. m. (gross floor area)	\$149.71 per sq. m. (gross floor area)	141%
Industrial	\$11.08 per sq. m. (gross site area)	\$17.51 per sq. m. (gross site area)	58%
Institutional	N/A per sq. m. (gross floor area)	\$28.84 per sq. m. (gross floor area)	N/A

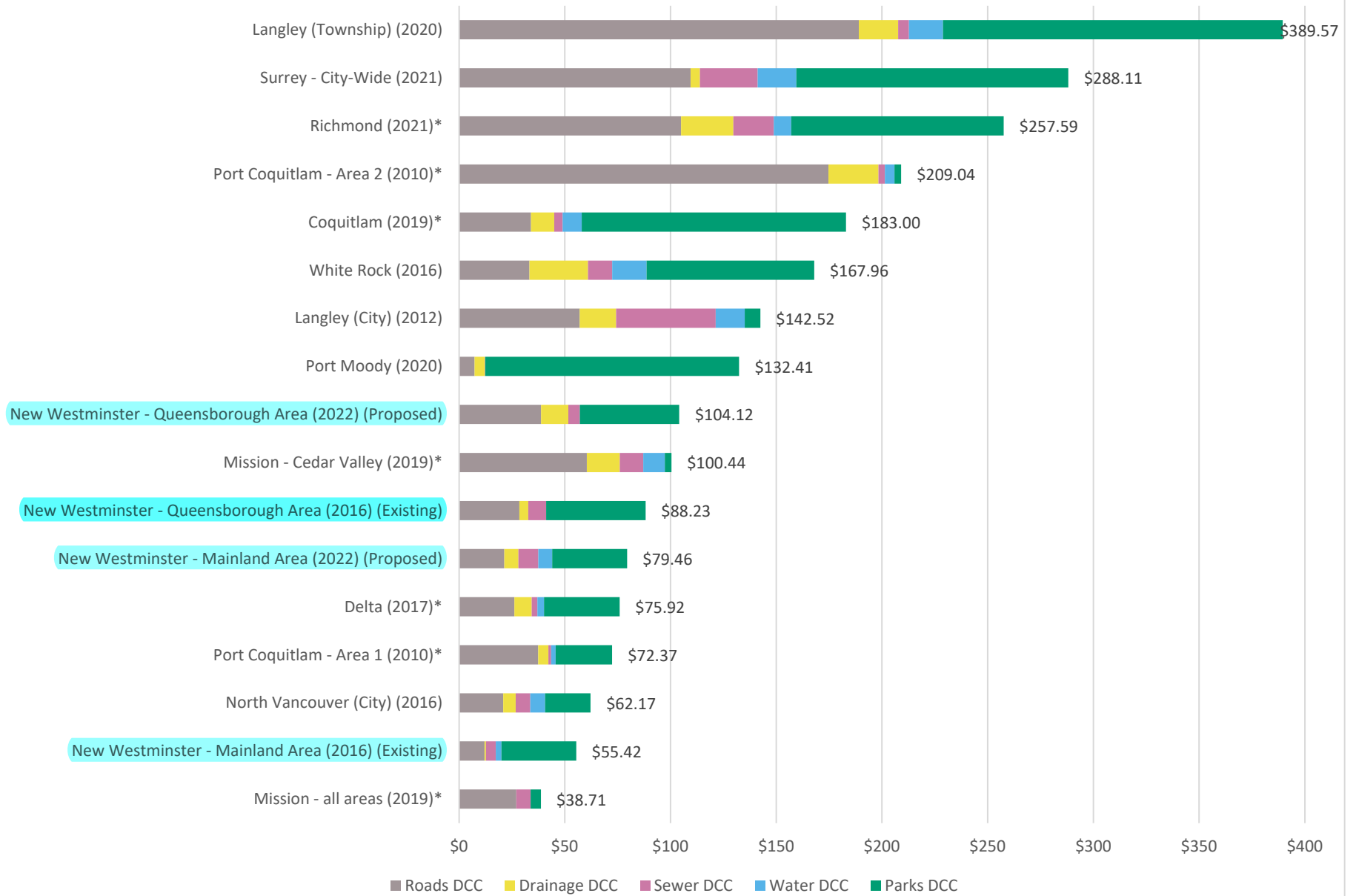
### Single Family Comparison (per sq. m. parcel area)



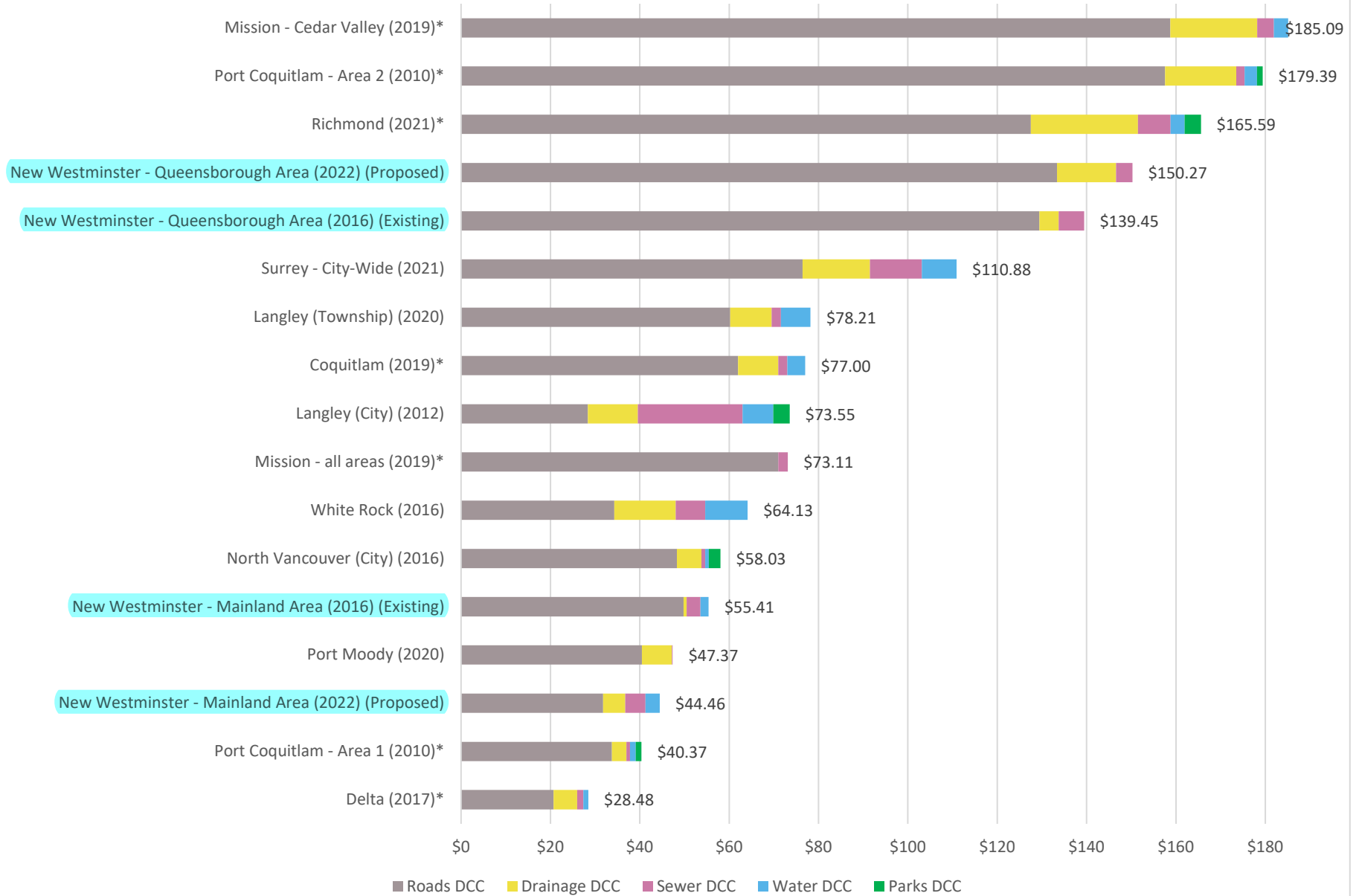
### Townhouse DCC Comparison (per sq. m. GFA)



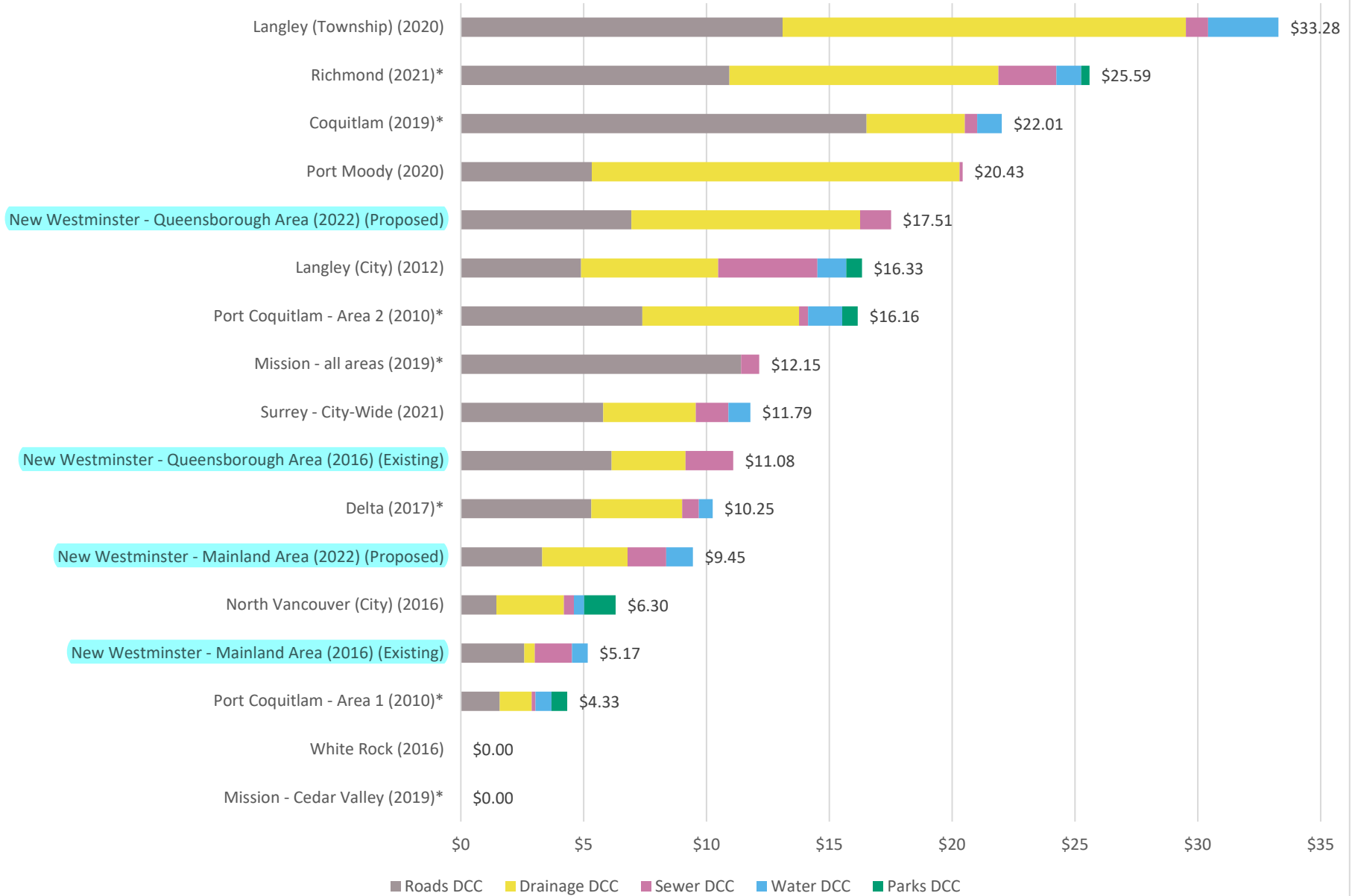
### Apartment DCC Comparison (per sq. m. GFA)



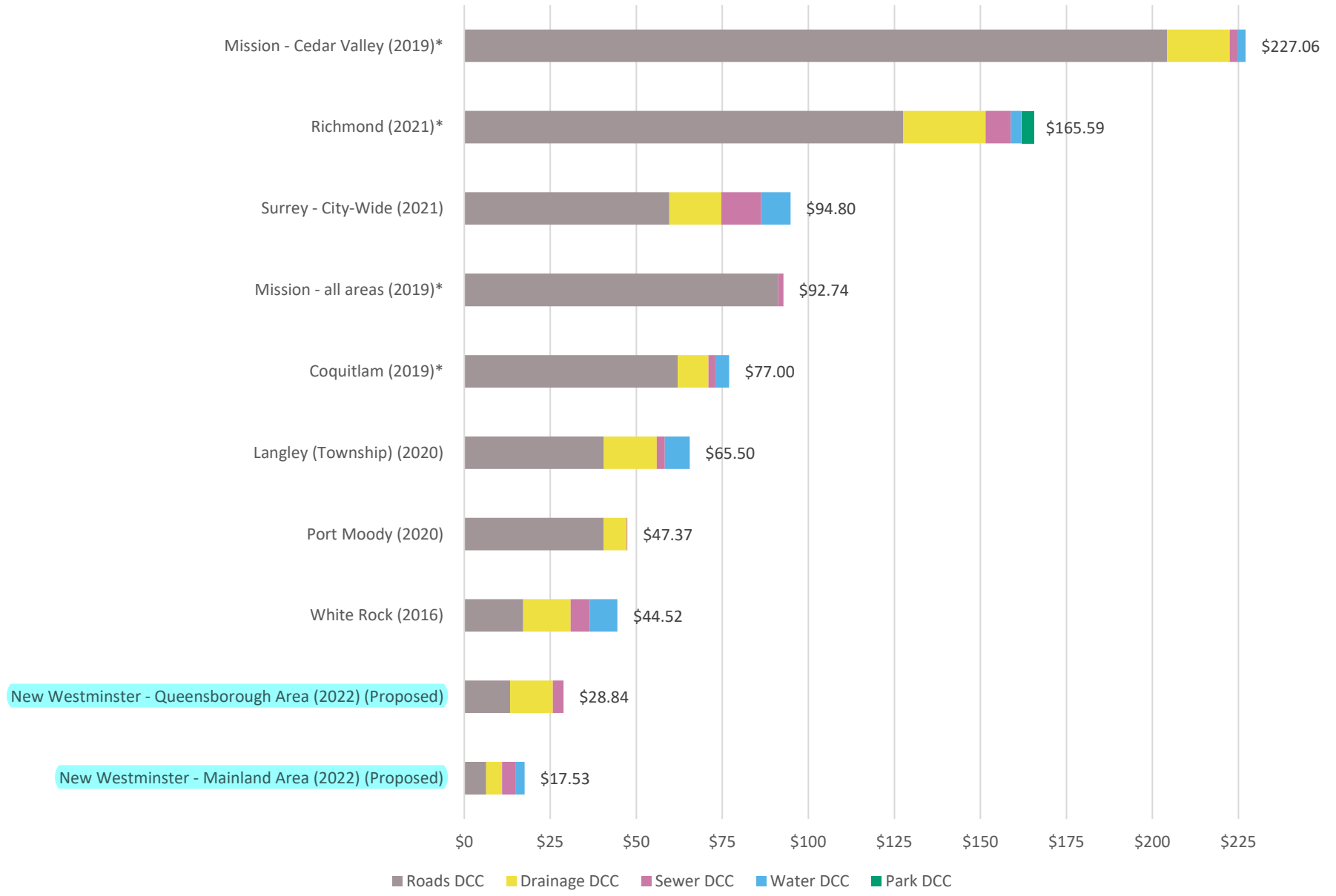
### Commercial DCC Comparison (per sq. m. GFA)



### Industrial DCC Comparison (per sq. m. GSA)



### Institutional DCC Comparison (per sq. m. GFA)





## Attachment #2

**Received Comments from UDI, Platform,  
Douglas College and School District**

February 18<sup>th</sup>, 2022

Gwenda Sulem  
Asset Management and Project Engineer  
City of New Westminster  
511 Royal Avenue  
New Westminster, BC, V3L 1H9

Dear Ms. Sulem,

***Re: 2022 Development Cost Charges (DCC) Update***

On behalf of more than 900 members of the Urban Development Institute – Pacific Region (UDI), we respectfully submit our comments on the City of New Westminster's update of the *Development Cost Charges (DCC) Bylaw* and rates. We appreciated the presentation provided by City staff to our members on January 19<sup>th</sup>, and we recognize the principle that growth needs to pay its fair share of the costs of infrastructure to support new housing, commercial and industrial projects.

Phasing

UDI recognizes why New Westminster's DCCs need to increase, but we recommend that the rates be phased in over multiple years to mitigate their impact on housing costs and commercial/industrial projects given that the fee increases are relatively substantial. We consider the approach taken by the City of Surrey to be a best practice for large DCC increases, as it minimizes the risk to builders should they not meet the legislated grandfathering timelines in the *Local Government Act (LGA)*.

This issue is important to our members as commitments, specifically financial, are made early in the development process and adjustments become increasingly difficult to make at later stages of the development process. If the DCC increases are implemented without phasing, projects may have to be deferred, or prices/rents increased - all of which will continue to hinder housing affordability for residents.

Phasing would also minimize the impact on staff resources. One of the reasons that Surrey implemented phasing is to avoid rushes of applications going through the development review process by builders seeking to avoid the DCC increases.

Alternatively, the City could consider delaying the implementation of the changes and providing a fixed effective date. This delay would especially assist larger and more complex projects that are instream, and would provide additional certainty to builders who will know in advance when the in-stream cut-off will be.

Impacts on Housing Affordability

As noted above, substantial DCC increases can impact affordability. One option to address this could be the use of *LGA* provisions to waive or reduce DCCs for below market housing. Including DCC waivers and reductions within the *DCC Bylaw* would increase certainty, and streamline the delivery of an important component of the housing continuum. We recognize that funding for these incentives would need to come from non-DCC revenue sources, however we ask the City to consider this approach in light of its affordable housing objectives.

We hope that you will consider our letter as part of the development of a revised *DCC Bylaw*, and if you have any questions regarding our comments, please do not hesitate to contact us. We would be pleased to have further discussions with the City of New Westminster regarding the DCC review. UDI looks forward to working with the City on this and other issues.

Yours sincerely,



Anne McMullin

President & CEO, Urban Development Institute

## Gwenda Sulem

---

**From:** Kyle Shury <kyle@platformproperties.ca>  
**Sent:** Thursday, February 17, 2022 4:58 PM  
**To:** Gwenda Sulem  
**Subject:** [EXTERNAL] RE: New West DCC - Update

**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 Gwenda, I left you a voicemail a little earlier in the hope that we could connect but as I'm out of the office tomorrow thought I'd drop you a quick note with my comments to meet your Feb 18<sup>th</sup> deadline. I will follow up with you at the start of the week to discuss the below in a little more detail. Firstly, thank you for the opportunity to review and comment on the proposed bylaw. As you may be aware our holdings in Queensborough in the master plan area include a fair bit of future development so this is an important bylaw for us (and we are actively involved in a number of the related projects).

As you may recall I attended the Jan 19<sup>th</sup> meeting and believe you are aware had a follow up call with Eugene regarding the Beach Street drainage from the 2016 bylaw. My couple takeaways from the Jan 19<sup>th</sup> call included the idea that was tabled about 'phasing in' the proposed increases and the dialogue around the grand-fathering of existing applications.

I have reviewed the updated report of Feb 7<sup>th</sup> by Urban Systems and have the following comments:

- Page 4 – Table 3 – 20 year time horizon shows only 210 townhomes estimated for all of Queensborough. This seems light particularly since our first phase which is already in for DP comprises 147 townhomes and a neighbouring site which recently submitted a rezoning application comprises roughly 25 THs. My thought is you will see more than 210 THs developed in QB over the next 20 years.
- Page 9 – Table 11 – 24% increase in TH DCC (as an example) is definitely a healthy increase, especially considering there will be a parks component added on in the next couple years as well. I also note it refers to the 2015 bylaw, presume this should read 2016? I understand costs are escalating and this is what the formulas work out to but think the idea of phasing this sizeable increase in may carry some merit. This is one item I'd like to know if the City is considering.
- Page 12 – 7.5(2) – would like to confirm that so long as a DP application has been made (which we have for our first phase back in the spring), that so long as we have our BP issued within 12 months of bylaw adoption that we will be grandfathered with the 2016 rates. I'm not sure we will have our BP application submitted depending on the adoption date and as this would equate to a roughly \$400,000 increase in our first phase alone I want to be 100% certain I'm interpreting this correctly.
- Appendix A – I note QBW1 has had the cost estimate increased since 2016. We were recently paid out on a portion of these works and believe the neighbouring developer, Elegant Homes, had constructed the balance and presumably has been rebated on their portion. If that is the case this line item may have been paid out already and not require inclusion?
- QBD11 – I appreciate the inclusion of this item back in as we have yet to be 'credited' for these works that were previously completed. My only question here was why those works did not include a cost estimate adjustment like most of the other projects. This was prior to your time but those works were valued at \$477,000 in the 2009 bylaw and were reduced to \$103,370 in the 2016 bylaw. Our actual costs on relocating the Beach Street canal and related drainage works was in excess of \$1m. Further, based on the benefit factor there will actually be very little of this amount to recover. Would like to discuss this a bit further.
- QBS1, 2 & 4 – also note these amounts remain unchanged from the 2016 bylaw.
- Appendix B – the map for the QB sewer shows QB3 going up Stanley between Ewen and Duncan. The portion along Blackley Street between Stanley and Mercer is missing.

That was a little wordier than I was expecting but covers off the relevant items. As per above I will reach out on Tuesday to try to connect to discuss a couple of these items further. Thanks again for the opportunity to comment and I look forward to connecting directly,

Kyle Shury : Principal



Platform Properties Ltd.  
470 – 3820 Cessna Drive  
Richmond BC V7B 0A2 Canada

t +1 604 563 5002 direct  
t +1 604 563 5000  
f +1 604 563 5001

[platformproperties.ca](http://platformproperties.ca)

---

**From:** Gwenda Sulem <[gsulem@newwestcity.ca](mailto:gsulem@newwestcity.ca)>  
**Sent:** February 8, 2022 9:53 AM  
**Subject:** New West DCC - Update

Hi Everyone,


Thank you again for attending the DCC information session back on Jan 19.

The draft DCC background report is now available on our project website: <https://www.newwestcity.ca/planning-building-and-development/projects-on-the-go/articles/8011.php?status=active>

We will be accepting comments until February 18, 2022 (extended from February 11, 2022).

Thank you,  
Gwenda

**Gwenda Sulem, P.Eng.** | Asset Management and Project Engineer  
T 604.515.3836 | E [gsulem@newwestcity.ca](mailto:gsulem@newwestcity.ca)

 City of New Westminster | Engineering Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

**DOUGLAS COLLEGE**  
PO Box 2503 New Westminster BC  
Canada V3L 5B2  
New Westminster and Coquitlam  
douglascollege.ca  
604 527 5400



February 18, 2022

Gwenda Sulem  
Project Manager  
City of New Westminster  
511 Royal Avenue  
New Westminster, BC V3L 1H9

Dear Gwenda,

Thank you for the opportunity to provide feedback on the proposed changes to Development Cost Charges (DCCs) at the City of New Westminster.

Douglas College understands the need to update DCCs to keep pace with the rising costs of maintaining and enhancing city services and amenities. Unfortunately, the lack of advanced warning of these changes puts the College in a very difficult position with 808 Royal – our biggest project in New Westminster since the campus was built in 1980.

As you may be aware, Douglas has been working through the extraordinarily lengthy process of earning Provincial support and approval for 808 Royal, a combined academic and student housing structure across the street from our main campus. This project – five years in the making – is critical to the future of Douglas College, as well as the revitalization of one of the key entry points to downtown New Westminster.

As we progressed through a Class D estimate and *two* Class C estimates for this \$300M investment in the community, we budgeted for the current New Westminster DCC rate of \$0.00 for the Institutional (academic) areas. The new proposed Institutional rate of \$1.64 would increase the project cost by approximately \$507,000. For the student housing portion of the building, we budgeted the current DCC rate of \$5.15. The proposed 44% increase to \$7.40 would increase the project cost by approximately \$348,540. Combined, these proposed DCC increases would add approximately \$855,540 in additional, unforeseen budget expenses to our project.

For years, Douglas College has been very open and transparent about our plans to build at 808 Royal. As a public institution governed by the Colleges and Institutes Act, our timelines are lengthy to receive Provincial support, approvals and funding. We have worked extensively with the City of New Westminster through the Pre-Application Process to be ready to move to application once approval is granted by the Province.

Unfortunately, as we have moved through our estimates, cost escalations for labour and materials have pushed the project to the edge of affordability. On January 17, 2022, we were advised of a January 19 meeting around proposed DCC changes. This was the first time we heard about these changes.

With our cost estimates complete and our Business Plan for the project already being reviewed by the Province, this puts Douglas College in a difficult position. Simply put, there is no new money available for this project and

it will be extremely difficult to reduce costs by nearly \$1 million without detracting from the building's functionality, aesthetics or sustainability – all of which are important values to the College and the community.

We respectfully ask that the City reconsider the proposed DCC changes for pre-existing public projects such as 808 Royal, which are designed for the public good and will bring immense economic and social value to New Westminster. We would greatly appreciate a follow-up meeting with the City to discuss this issue further.

Thank you,

A handwritten signature in black ink, appearing to read "DT" with a stylized flourish underneath.

Dave Taylor  
Vice President Public Affairs  
Douglas College

March 17, 2022

**Sent by Email:** [lleblanc@newwestcity.ca](mailto:lleblanc@newwestcity.ca)

Ms. Lisa LeBlanc  
Director of Engineering Services  
City of New Westminister  
511 Royal Avenue  
New Westminister, BC V3L 1H9

Dear Ms. LeBlanc:

**RE: Proposed Development Cost Charges for Major Institutional Category**

We understand that the City of New Westminister (the City) is undergoing a revision to its Development Cost Charges (DCC) Bylaw. New Westminister Schools (the District) has participated in the 2022 draft DCC stakeholder review. This letter is provided in response to the proposed changes to DCC's and its impact on the District.

We understand and appreciate that DCC's are an important tool for municipalities to assist in funding the cost of upgrading or providing transportation, drainage, water and sanitary infrastructure as well as acquiring or developing parkland sites. While we acknowledge legislation in the *Local Government Act* enables the City to charge DCC's to school districts, we believe school development is a consequence of the City's population growth with new schools required to service needs in response to other development, and thus should be exempt from these charges.

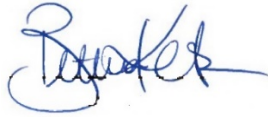
The City's 2022 DCC Bylaw update includes a proposal to include new institutional DCC rates. The proposed rate in the current draft is \$1.64/sqft. for mainland institutions and \$2.84/sqft. for Queensborough institutions. Such rates have never existed for institutional entities such as the New Westminister School District.

**We ask that the City of New Westminister consider making no changes to DCC's for major institutions and leave the rate at \$0.00.** We hope that Council will use its discretion over the implementation of new DCC's and consider how these charges impact capital funding for schools and we ask that you do so in the spirit of continued partnership to create facilities that maximize dollars for new school spaces in our community.

While we hope the City will not implement DCC's for institutions which include the District, if DCC's were implemented, we would ask that a notice period be granted with an implementation deferral of 5 years before such charges come in to effect which would allow for the completion of schools currently under planning and/or construction, such that these projects would not be negatively impacted by this change.



Sincerely,

A handwritten signature in blue ink, appearing to read "Bettina Ketcham".

Bettina Ketcham, CA, CPA, MPAcc  
Secretary-Treasurer/CFO

cc: Karim Hachlaf, Superintendent of Schools/CEO, New Westminister Schools  
Dave Crowe, Director of Capital Projects, New Westminister Schools



## Attachment #3

### **Memo: New Westminster Development Cost Charges - Institutional DCCs**

# MEMORANDUM

Date: March 31, 2022  
To: Gwenda Sulem, City of New Westminster  
cc:  
From: Dan Huang  
File: 1274.0040.01  
Subject: New Westminster Development Cost Charges – Institutional DCCs – Revision 1

## 1.0 INTRODUCTION

Urban Systems was recently retained by the City of New Westminster (the City) to provide support for a revision to the City's Development Cost Charges (DCC) Bylaw. Based on updated growth projections and required infrastructure capital costs, the 2022 Draft DCC rates have been calculated by Urban Systems for review by various stakeholders and development industry representatives within the community, prior to review of the DCC Bylaw by Council.

As part of the work of the Joint Task Force with the City of New Westminster and School Board SD40, a number of questions were raised with respect to the potential inclusion of Institutional DCC rates proposed for the Mainland and Queensborough areas. In response to these queries, Urban Systems in conjunction with City staff have prepared this memo to provide additional background and rationale for the inclusion of Institutional DCCs within the updated DCC program.

Since 1975, Urban Systems has provided development finance advice to communities across Western Canada, from its offices throughout British Columbia, Alberta, Saskatchewan, and Manitoba. Urban Systems is recognized as the leading expert in Development Cost Charges, having undertaken over 50 DCC reviews in BC over the past decade. In addition, Urban Systems provides advice on a number of other development cost recovery tools, including but not limited to: DCC front-ender agreements, latecomer agreements, school site acquisition charges, community amenity charges, density bonusing, phased development agreements, and development works agreements. The project lead for the New Westminster DCC update maintains a close working relationship with staff from the Ministry of Municipal Affairs (who approves all DCC Bylaws in the province), and he also sits on the provincial Development Finance Review Committee (DFRC).

## 2.0 DCC BACKGROUND

Development Cost Charges (DCCs) are a cost-recovery tool provided under Division 19 of Part 14 of the *Local Government Act* (LGA). DCCs are a means to assist local governments to finance the capital costs of certain engineering and parks infrastructure that are attributed to population growth and development. Similar to how School Site Acquisition Charges (SSACs)

## MEMORANDUM

Date: March 31, 2022  
File: 1274.0040.01  
Subject: New Westminster Development Cost Charges – Institutional DCCs – Revision 1  
Page: 2 of 11

are levied to finance school development costs imposed by new development, DCCs are charges levied on new development to assist in funding the cost of upgrading or providing transportation, drainage, water, and sanitary infrastructure as well as acquiring or developing parkland sites.

DCCs are generally determined by dividing the net capital infrastructure costs attributable to new development (over a selected time period), by the corresponding amount of projected development (by land use category) that will be developed in that same time period. As per legislation, DCCs are collected either at time of subdivision (for single detached lots) or prior to issuance of a building permit (for all other types of development).

There are a number of legislative requirements and best practices to be followed when establishing or updating a community's DCC Bylaw. In addition to the enabling legislation found in *Local Government Act*, the following resources provide more information and guidance on DCCs:

- Ministry of Municipal Affairs webpage on DCCs:  
<https://www2.gov.bc.ca/gov/content/governments/local-governments/finance/local-government-development-financing/development-cost-charges>
- Provincial Development Cost Charge Best Practices Guide (2005)  
[https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/finance/dcc\\_best\\_practice\\_guide\\_2005.pdf](https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/finance/dcc_best_practice_guide_2005.pdf)
- City of New Westminster Development Cost Charges webpage:  
<https://www.newwestcity.ca/planning-building-and-development/projects-on-the-go/articles/8011.php?status=active>

### 3.0 BEST PRACTICES FOR INSTITUTIONAL DCCS

The City's 2022 DCC Bylaw update is proposed to include new institutional DCC rates, reflecting the institutional growth anticipated in the Official Community Plan (OCP). While the DCC Best Practices Guide (BPG) acknowledges that it is often difficult to project the type and amount of institutional growth that will occur over the DCC time frame, the City has provided its best estimate, as with its projections for other land use categories (residential, commercial and industrial).

Over the years, there has been debate in communities across the province whether institutional uses should be levied DCCs at all. This is acknowledged in the Best Practices Guide in the following observations (emphasis added by the writer):

Date: March 31, 2022  
File: 1274.0040.01  
Subject: New Westminster Development Cost Charges – Institutional DCCs – Revision 1  
Page: 3 of 11

*Further, public sector developers feel that the need for institutional development is a consequence of population growth; new infrastructure required to service institutional land uses is in response to other types of development and therefore should be exempt from DCCs.*

*Conversely, it can be argued that institutional land uses do impact infrastructure systems, and despite the difficulties, it is possible to derive DCCs for institutional land use.*

### 3.1. DEVELOPMENT COST CHARGE EXEMPTIONS

Although the Best Practices Guide acknowledges this ongoing debate with respect to exempting institutional development from DCCs, the current enabling legislation in the *Local Government Act* makes it clear that DCCs are only exempt for places of worship (i.e. all other institutional uses are not exempt from DCCs). There are some other statutory exemptions from DCCs related to the size of residential unit (i.e., less than 29 square metres) or value of building permit (i.e. less than \$50,000). The only other possible exemption for DCCs is for development that “does not impose new capital cost burdens on the municipality”, as per S.561(3) of the *LGA*. However, it would be difficult to argue that a new school does not impose new capital cost burdens on municipal water, sewer, drainage and transportation systems, as would be with any other new development project. Therefore, based on the current legislation, we believe that it is not possible to exempt a public school from paying Institutional DCCs as outlined in a municipal DCC Bylaw.

### 3.2. DEVELOPMENT COST CHARGE WAIVERS & REDUCTIONS

In addition to the statutory exemptions for DCCs, the *Local Government Act* provides discretionary authority for local governments to provide DCC waivers and reductions. These can only be provided for certain types of development, including:

- Not-for-profit rental housing
- Supportive living housing
- For-profit affordable rental housing
- A subdivision of small lots designed to result in low greenhouse gas emissions
- A development designed to result in low environmental impact

If the City of New Westminster were to consider providing DCC waivers and reductions, specific provisions would have to be incorporated within its DCC Bylaw or in a separate DCC Waivers and Reductions Bylaw. At this time, Council has yet to determine whether it will provide DCC waivers or reductions for the above eligible development categories; and if it did choose this, any forgone DCC revenues would have to be made up through alternative non-DCC revenue sources.

**MEMORANDUM**

Date: March 31, 2022  
File: 1274.0040.01  
Subject: New Westminster Development Cost Charges – Institutional DCCs – Revision 1  
Page: 4 of 11

While there may be some institutional uses which could fall within the above categories for potential DCC waivers or reductions (e.g. supportive living housing), public schools would not be eligible for consideration of a DCC waiver or reduction, unless there were provisions under the “low environmental impact” component.

**3.3. OTHER DCC FUNDING ASSISTANCE FOR PUBLIC SCHOOLS**

We understand that there was a query whether or not a municipality could provide other assistance to public schools to help offset the Institutional DCC rate, in the form of a grant or otherwise. We are not aware of any community that has provided this, and we understand that City staff have also inquired in a number of communities throughout Metro Vancouver with similar response.

In conjunction with research by City staff, we have provided a number of Frequently Asked Questions (FAQs) related to Institutional DCCs and public schools as an attachment to this memo (Appendix A).

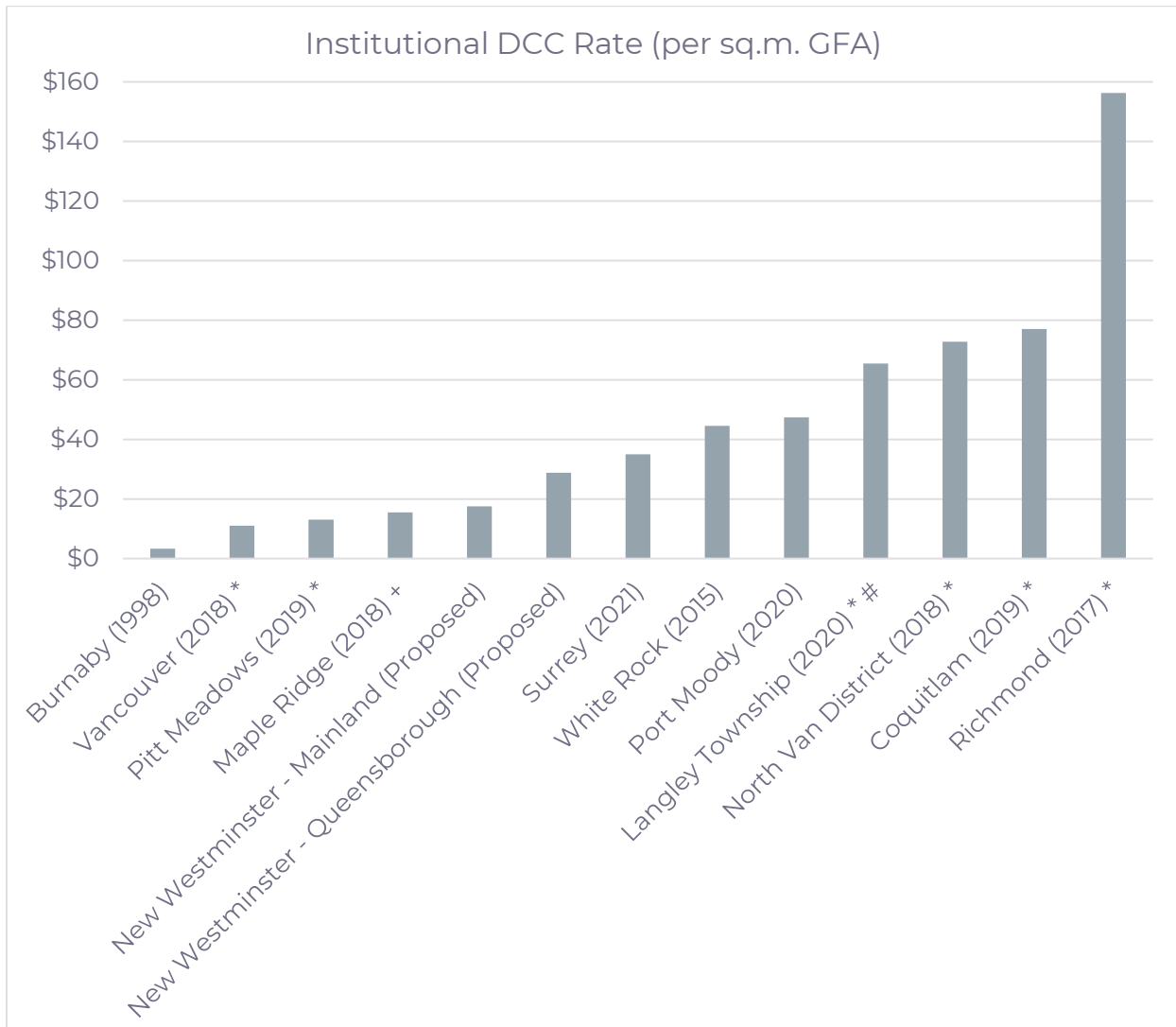
**4.0 INSTITUTIONAL DCCS COMPARISON TABLE**

As previously noted, the City of New Westminster is adding an Institutional DCC category to its proposed 2022 DCC Bylaw update, based on potential growth as anticipated in the Official Community Plan. The Draft New Westminster Institutional DCC rates are \$17.54 for Mainland and \$28.84 for Queensborough per square metre of Gross Floor Area (GFA) of development, collected at time of building permit. The proposed DCC would apply to any net new institutional development area – for example, a brand new 5,000 sq.m. school would pay Institutional DCCs on 5,000 sq.m., whereas the replacement of a 3,000 sq.m. school with a 5,000 sq.m. school would pay Institutional DCCs on the net 2,000 sq.m. of additional GFA.

Appendix B provides a comparison table of sixteen (16) communities in Metro Vancouver. Of these, 13 municipalities include Institutional DCCs (or DCLs in Vancouver), and 12 of those would apply to public schools (Delta currently charges Institutional DCCs only for congregate care. For the comparison communities, the Institutional DCC rates range from \$3.29 per sq.m. in Burnaby to \$156.29 per sq.m. in Richmond. The following graph compares the proposed Institutional DCC rate in New Westminster to 10 other comparison communities, showing that the proposed rate is on the lower end of the spectrum. It should be noted that several municipalities are in the process of updating their DCC bylaws this year, including Vancouver, Delta, Pitt Meadows, Port Coquitlam, Langley Township and Richmond).

**MEMORANDUM**

Date: March 31, 2022  
 File: 1274.0040.01  
 Subject: New Westminster Development Cost Charges – Institutional DCCs – Revision 1  
 Page: 5 of 11



**Notes:**

\* DCC Bylaw under current review  
 + Langley Township = \$50.06/sq.m. floor area + \$15.44/sq.m. development area  
 # Maple Ridge = \$13.58/sq.m. floor area + \$1.86/sq.m. gross site area  
 West Vancouver Institutional DCCs vary by neighbourhood

**5.0 CLOSING**

Development Cost Charges are widely used throughout the province to assist in funding infrastructure upgrades due to the impacts of growth and development. They are regulated through enabling legislation in the *Local Government Act* and require Bylaw approval from the Inspector of Municipalities. As outlined in this memo, municipalities have limited authority to provide DCC exemptions, waivers or reductions to public schools, and is not a

**MEMORANDUM**

Date: March 31, 2022  
File: 1274.0040.01  
Subject: New Westminster Development Cost Charges – Institutional DCCs – Revision 1  
Page: 6 of 11

practice which has been seen in comparison communities throughout Metro Vancouver. The proposed Institutional DCC rate for New Westminster is in line with (if not lower than) the majority of communities within Metro Vancouver. The rate would be applicable to any net new development for public schools, at time of building permit application.

We trust that the information provided in this memo has been helpful in your discussions with School District 40. Please contact the undersigned at [dhuang@urbansystems.ca](mailto:dhuang@urbansystems.ca) or (250) 380-8138 if you have any questions or require clarification of the contents in the memo.

**URBAN SYSTEMS LTD.**



Dan Huang, RPP, MCIP  
Senior Associate

/dh

Appendix A – FAQs for DCCs levied on schools  
Appendix B – Institutional DCC comparison table

\\usl.urban-systems.com\Projects\Projects\_VAN\1274\0040\01\R-Reports-Studies-Documents\R1-Reports\2022-03-31-New West Schools Memo\_r1\2022-03-31-Memo-New Westminster Institutional DCCs\_r1.docx



## APPENDIX “A”

### *Frequently Asked Questions (FAQs) for Institutional DCCs Levied on Schools*

1. WHY WERE DCCS PREVIOUSLY NOT APPLICABLE TO SCHOOLS, AND WHY IS THE CITY CONSIDERING CHARGING INSTITUTIONAL DCCS NOW?

The City's draft updated DCC bylaw includes institutional DCCs because the updated OCP identifies institutional growth. At the time of adoption of the previous DCC bylaw in 2009, the City's OCP did not anticipate institutional growth.

2. WHY WOULD NEW OR EXPANDED SCHOOLS TRIGGER DCC PAYMENTS?

The development of new schools or the expansion of existing schools create additional impacts on City infrastructure. This additional load, along with the load from other new developments are analyzed to determine which infrastructure needs to be upgraded. Following the “growth pays for growth” principle, the cost associated with the upgrades necessary for the additional load is collected through the DCC program. DCCs are typically collected for large infrastructure that would be too large a burden for one applicant to take on fully.

3. WOULD CITY INSTITUTIONAL PROJECTS TRIGGER DCC PAYMENTS UNDER THE UPDATED BYLAW?

Yes, if the new DCC bylaw includes institutional DCCs, DCCs would apply to municipal projects such as new community centres or other institutional facilities. There is no provision in the Local Government Act to waive DCCs for municipal projects.

4. COULD DCCS BE WAIVED FOR SCHOOL PROJECTS?

DCCs cannot be waived for school projects. The *Local Government Act* explicitly prohibits waiving of DCCs except for a narrow range of projects:

- Not-for-profit rental housing
- Supportive living housing
- For-profit affordable rental housing
- A subdivision of small lots designed to result in low greenhouse gas emissions
- A development designed to result in low environmental impact

The legislation also provides statutory exemptions (i.e., not included in the DCC calculation) for the following types of development:

- Places of worship;
- Development that does not impose a new capital cost burden; and
- Development in which a development cost charge has previously been paid.

## APPENDIX “A”

### *Frequently Asked Questions (FAQs) for Institutional DCCs Levied on Schools*

5. DO MUNICIPALITIES WHO CHARGE INSTITUTIONAL DCCS OFFER ANY COMPENSATION TO SCHOOL DISTRICTS?

City Staff reached out to municipalities where institutional DCCs are charged to enquire about whether there were any grants provided to off-set DCCs (though these may not be legal given the Local Government Act general prohibition on waivers). City of Coquitlam, City of Langford, and City of Surrey staff confirmed that there is no practice or policy of off-setting or compensating for school DCCs. Pitt Meadows and White Rock have no recent or foreseeable school developments.

The charging of DCCs is not related to other project requirements. Municipalities typically have subdivision or development control or servicing bylaws, which outline works and services that are required of development and triggered by this and other bylaws (sometimes by the municipal Building Bylaw). These requirements cannot be reduced except through a Development Variance Permit process.

6. WHAT IF THE CITY REQUIRED THE SCHOOL DISTRICT TO COMPLETE AN OFFSITE WORK PROJECT, FOR EXAMPLE ALONG A SCHOOL FRONTAGE, WHICH WAS A DCC PROJECT?

The City's Subdivision and Development Control Bylaw outlines the works and services that are required on the lands and on highways (including roads and lanes) adjacent to lands being developed. If a project requirement for a school project includes works or services that are identified in the DCC program, the School District would receive a DCC credit. The credit would be paid to the school after the completion of the DCC project.

7. WHAT MIGHT AN APPROXIMATE INSTITUTIONAL DCC CHARGE BE FOR A HYPOTHETICAL NEW SCHOOL?

The bylaw as currently drafted includes an institutional DCC of \$18.62 per m<sup>2</sup>. If the final bylaw includes that same rate, a new 4000 m<sup>2</sup> elementary school, for example, would be charged a DCC of \$74,480.

8. WOULD THE SCHOOL DISTRICT BE CHARGED DCCS WHEN A SCHOOL IS BEING REPLACED OR EXPANDED?

DCCs would not apply to a school that was replacing a school of the same size. If the new school were larger, or if there were an addition to an existing school, DCCs would be calculated based on the incremental increase in floor area.

## **APPENDIX “A”**

### *Frequently Asked Questions (FAQs) for Institutional DCCs Levied on Schools*

#### 9. WHEN WOULD THE NEW DCCS BECOME APPLICABLE?

DCC rates will be in force for projects immediately after the updated Development Cost Charge Bylaw is adopted by Council. The City anticipates adoption of the DCC bylaw in summer 2022.

The new DCC Bylaw is not applicable to construction, alteration, or extension if (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application (“pre-cursor application”) associated with the construction is in stream when the new DCC Bylaw is adopted, and the applicable fee has been paid. The development authorized by the building permit must be entirely within the areas subject to the precursor application.

## APPENDIX “B”

*Institutional DCC Comparison Table*

Municipality/ District	DCC Bylaw Year	Institutional DCC	Institutional DCC rate [\$/m <sup>2</sup> floor area]
<b>Burnaby (City)<sup>1</sup></b>	1979, 1983, 1998	In some areas, if a rezoning is needed	\$3.29/m <sup>2</sup>
<b>Coquitlam (City)</b>	2019	Yes	\$77.00/ m <sup>2</sup>
<b>Delta (City)</b>	2018	Congregate care only	N/A
<b>Langley (City)</b>	2012	No	N/A
<b>Langley (Township)</b>	2020	Yes	\$50.06/m <sup>2</sup> floor area, plus \$15.44/m <sup>2</sup> development area
<b>Maple Ridge (City)</b>	2018	Yes	\$13.58/m <sup>2</sup> floor area plus \$18,604/ha gross site area
<b>North Vancouver (City)</b>	2016	No	N/A
<b>North Vancouver (District)</b>	2000 (last amended in 2018)	Yes	\$72.75/m <sup>2</sup> floor area
<b>Pitt Meadows (City)</b>	2009 (last amended 2019)	Yes	\$13.00/m <sup>2</sup> development area
<b>Port Coquitlam (City)</b>	1993	No	N/A
<b>Port Moody (City)</b>	2020	Yes	\$47.37
<b>Richmond (City)</b>	2017	Yes	\$156.29/m <sup>2</sup> floor area (14.52/sq.ft.)
<b>Surrey (City)</b>	2021	Yes	\$34.98/m <sup>2</sup> floor area (\$3.25/sq.ft.)
<b>Vancouver (City)<sup>2</sup></b>	2008, 2018 Development Cost Levies Bylaws (regulated under the Vancouver Charter)	Yes	\$5.49/m <sup>2</sup> in City-wide DCLs, plus \$5.49/m <sup>2</sup> in utilities DCLs

<sup>1</sup> City of Burnaby's DCC calculation is not typical compared to the rest of BC municipalities.

<sup>2</sup> City of Vancouver has a Development Cost Levy program, following the Vancouver Charter.

## APPENDIX “B”

### *Institutional DCC Comparison Table*

Municipality/ District	DCC Bylaw Year	Institutional DCC	Institutional DCC rate [\$/m <sup>2</sup> floor area]
<b>West Vancouver (District)</b>	1993	Yes	Charges depend on neighbourhood, charges for non-residential units are calculated on the gross floor area, with each 186 m <sup>2</sup> or portion thereof equal to one unit.
<b>White Rock (City)</b>	2015	Yes	\$44.52/m <sup>2</sup> floor area
<b>New Westminster (City) Draft Updated Bylaw</b>	TBD	Yes	\$17.54/m <sup>2</sup> Mainland \$28.84/m <sup>2</sup> Queensborough

**Attachment #4**

**Development Cost Charge Bylaw  
Update Policy**

<b>Policy Title:</b>	Frequency of Development Cost Charge Updates	Council Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Prepared by:</b>	Gwenda Sulem, Asset Management & Project Engineer	
<b>Reviewed/Approved by:</b>	Lisa Leblanc, Director of Engineering Services	
<b>Issue Date:</b>	April 25, 2022	
<b>Revised Date:</b>	N/A	
<b>Document #:</b>	EDMS # 2069280	

**Purpose:**

The purpose of this Policy is to provide direction to Engineering Department staff on the frequency of updates or amendments to the Development Cost Charge (DCC) Bylaw.

**Definitions:**

The Ministry of Municipal Affairs Best Practice Guide<sup>1</sup>, recognizes two types of updates for the DCC Bylaw: minor updates and major updates.

**Minor updates (Minor amendments)** reflect changes in construction costs, land values, infrastructure master plans, and the status of government grants. Industry best practice is to complete minor updates every two years.

**Major updates (Major amendments)** involve a full review of DCC issues and methodology. Industry best practice is to complete major updates at least every five years, or as the conditions which form the basis for the bylaw change (e.g. OCP amendment).

**Policy:**

At minimum, staff will complete a review and advance *minor amendments* to the Development Cost Charge Bylaw every two years for Council consideration. The two year interval will be based on the adoption date of the existing DCC bylaw.

<sup>1</sup> [https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/finance/dcc\\_best\\_practice\\_guide\\_2005.pdf](https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/finance/dcc_best_practice_guide_2005.pdf)

At minimum, the City will complete a comprehensive review and advance a *major amendment* every five years for Council consideration. The five year interval will be based on the adoption date of the DCC bylaw with the last major amendment.



# REPORT

## *Finance*

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

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

**Item #:** 2022-290

**Subject: Municipal Security Issuing Resolutions**

---

### **RECOMMENDATION**

**THAT** Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$93,600,000 as authorized through the New Westminster Aquatics and Community Centre Loan Authorization Bylaw No. 8073, 2019; and

**THAT** Metro Vancouver be requested to consent to the City borrowing \$93,600,000 over a 20-year term and include the borrowing in their security issuing bylaw.

**THAT** Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$25,000,000 as authorized through the Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018; and

**THAT** Metro Vancouver be requested to consent to the City borrowing \$25,000,000 over a 20-year term and include the borrowing in their security issuing bylaw.

**THAT** Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$3,830,000 as authorized through the New Westminster Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016; and

**THAT** Metro Vancouver be requested to consent to the City borrowing \$3,830,000 over a 20-year term and include the borrowing in their security issuing bylaw.

---

**PURPOSE**

To seek Council’s approval to proceed with securing long-term debt for the t̄m̄əsew̄tx̄w Aquatic and Community Centre, the Queensborough Substation and Civic Infrastructure from MFA through their Fall 2022 Long Term Debt Issue.

**BACKGROUND**

***New Westminster Aquatics and Community Centre Loan Authorization Bylaw No. 8073, 2019***

In 2019, the City underwent an alternative approval process (AAP) to obtain elector approval to adopt the New Westminster Aquatics and Community Centre Loan Authorization Bylaw No. 8073, 2019 (LA Bylaw 8073) (Attachment 1). LA Bylaw 8073 is to provide the authority to borrow up to \$93,600,000 for funding the replacement of the Canada Games Pool and Centennial Community Centre with a new Aquatics and Community Centre.

The AAP was successful and the City adopted LA Bylaw 8073 on June 24, 2019. The LA Bylaw 8073 was given the Certificate of Approval by the Deputy Inspector of Municipalities of BC on August 20, 2019.

Construction is now underway and expected to be substantially completed in 2023. It is estimated that \$79M of project costs will be incurred by December 2022.

***Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018***

In 2019, the City underwent an AAP to obtain elector approval to adopt the Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018 (LA Bylaw 8041) (Attachment 2). LA Bylaw 8041 is to provide the authority to borrow up to \$30,000,000 for the purpose of constructing an electrical substation.

The AAP was successful and the City adopted LA Bylaw 8041 on April 8, 2019. The LA Bylaw 8041 was given the Certificate of Approval by the Deputy Inspector of Municipalities of BC on June 24, 2019.

Construction is now underway and expected to be completed by the end of 2022. It is estimated that \$25M, excluding contingency, of project costs will be incurred by December 2022.

***New Westminster Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016***

In 2016, the City underwent an AAP to obtain elector approval to adopt the New Westminster Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016 (LA Bylaw 7842) (Attachment 3). LA Bylaw 7842 is to provide the authority to borrow up to

\$28,300,000 for constructing and improving civic infrastructure as set out in Schedule A of LA Bylaw 7842.

The AAP was successful and the City adopted LA Bylaw 7842 on August 29th, 2016. The LA Bylaw 7842 was given the Certificate of Approval by the Deputy Inspector of Municipalities of BC on November 8th, 2016.

As of December 31, 2021, the City has secured long term debt of \$22,145,000 and has temporarily borrowed \$3,830,000 under the authority of LA Bylaw 7842 for the City Hall and Uptown Library improvements, land purchases and fibre optic infrastructure as shown in the following table.

<b>Projects per Schedule A of LA Bylaw 7842</b>	<b>Maximum</b>	<b>Long Term Borrowed to December 2021</b>	<b>Short term Borrowed to December 2021</b>	<b>Total to December 31 2021</b>
Major building improvements to City Hall	\$ 6,000,000	\$ 5,266,328	\$ 466,545	\$ 5,732,873
Major building improvements to Uptown Library	4,800,000	4,151,081	573,672	4,724,753
Land purchases for the future placement of an electrical substation and district energy plant	8,500,000	6,035,021	1,520,572	7,555,593
Fibre Optic Network Infrastructure	9,000,000	6,692,570	1,269,211	7,961,781
<b>Total</b>	<b>\$28,300,000</b>	<b>\$ 22,145,000</b>	<b>\$ 3,830,000</b>	<b>\$ 25,975,000</b>

The short term borrowing under this LA Bylaw must be converted to long term borrowing by December 29, 2022 under the terms of the loan agreement with the MFA or be repaid.

**EXISTING POLICY AND PRACTICE**

***Security Issuing Procedures***

The MFA issues long term debt twice a year - once in the spring and once in the fall. In order to participate in the fall issue, the City is required to submit a Municipal Security Issuing Resolution to the MFA as well as a resolution to Metro Vancouver requesting them to include the borrowing in their security issuing bylaw.

At the time of writing this report the MFA 20 year borrowing rate was 3.82%. The interest rate for the debt will be set at the time of issue when MFA has secured the financing.

**OPTIONS**

The following options are presented for Council’s consideration:

1. That Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$93,600,000 as authorized through the New Westminster Aquatics and Community Centre Loan Authorization Bylaw No. 8073, 2019;

2. That Metro Vancouver be requested to consent to the City borrowing \$93,600,000 over a 20-year term and include the borrowing in their security issuing bylaw;
3. That Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$25,000,000 as authorized through the Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018;
4. That Metro Vancouver be requested to consent to the City borrowing \$25,000,000 over a 20-year term and include the borrowing in their security issuing bylaw;
5. That Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$3,830,000 as authorized through the New Westminister Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016;
6. That Metro Vancouver be requested to consent to the City borrowing \$3,830,000 over a 20-year term and include the borrowing in their security issuing bylaw;
7. That Council provide other direction.

Staff recommend options 1, 2 3, 4, 5 and 6.

**ATTACHMENTS**

- Attachment 1 – New Westminister Aquatics and Community Centre Loan Authorization Bylaw No. 8073, 2019
- Attachment 2 – Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018
- Attachment 3 – New Westminister Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016

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**

New Westminster Aquatics and Community Centre Loan  
Authorization Bylaw No. 8073, 2019

CORPORATION OF THE CITY OF NEW WESTMINSTER

New Westminster Aquatics and Community Centre Infrastructure Loan Authorization Bylaw  
No. 8073, 2019

A Bylaw to Authorize Borrowing for the purpose of replacing the Canada Games Pool and Centennial Community Centre with a new Aquatic and Community Centre.

WHEREAS pursuant to section 179 of the Community Charter a council may by a loan authorization bylaw, adopted with the approval of the inspector and, pursuant to section 180 of the *Community Charter*, the approval of the electors, incur a liability by borrowing for purposes of a capital nature;

AND WHEREAS Council considers it desirable to construct an Aquatic and Community Centre that replaces the Canada Games Pool and Centennial Community Centre;

AND WHEREAS the portion of the cost of constructing the Aquatic and Community Centre, including all incidental expenses, to be funded through debt, is the sum of ninety three million six hundred thousand dollars (\$93,600,000) which is the amount of debt created by this bylaw.

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 as "New Westminster Aquatics and Community Centre Loan Authorization Bylaw No. 8073, 2019".
2. The City is hereby empowered and authorized to borrow upon its credit a sum not exceeding ninety three million six hundred thousand dollars (\$93,600,000) for the purposes of constructing an Aquatic and Community Centre.
3. The maximum term for which debentures may be issued to secure the debt created by this Bylaw is 20 years.

GIVEN THREE READINGS this 14<sup>th</sup> day of January 2019.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this  
24<sup>th</sup> day of June 2019.

  
MAYOR JONATHAN X. COTÉ MAYOR

  
JACQUE KILLAWEE CITY CLERK

## **Attachment 2**

Electric Utility Infrastructure Loan Authorization Bylaw

No. 8073, 2019

CORPORATION OF THE CITY OF NEW WESTMINSTER

Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018

A Bylaw to Authorize Borrowing for the purpose of constructing an electrical substation

WHEREAS pursuant to section 179 of the Community Charter a council may by a loan authorization bylaw, adopted with the approval of the inspector and, pursuant to section 180 of the *Community Charter*, the approval of the electors, incur a liability by borrowing for purposes of a capital nature.

AND WHEREAS Council considers it desirable to construct an electrical substation;


AND WHEREAS the estimated cost of constructing the electrical substation, including all incidental expenses is the sum of thirty million (\$30,000,000) which is the amount of debt created by this bylaw.

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 as "Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018".
2. The City is hereby empowered and authorized to borrow upon its credit a sum not exceeding thirty million dollars (\$30,000,000) for the purposes of constructing an electrical substation.
3. The maximum term for which debentures may be issued to secure the debt created by this Bylaw is 20 years.

GIVEN THREE READINGS this 19<sup>th</sup> day of November 2018.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this  
8<sup>th</sup> day of April 2019.

  
MAYOR JONATHAN X. COTÉ MAYOR

  
JACQUE KILLAWEE CITY CLERK



## **Attachment 3**

New Westminster Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016

CORPORATION OF THE CITY OF NEW WESTMINSTER

New Westminster Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016

A Bylaw to Authorize Borrowing for the purpose of constructing and upgrading Civic Infrastructure and to purchase land

WHEREAS pursuant to section 179 of the Community Charter a council may by a loan authorization bylaw, adopted with the approval of the inspector and, pursuant to section 180 of the *Community Charter*, the approval of the electors, incur a liability by borrowing for purposes of a capital nature.

AND WHEREAS Council considers it desirable to construct and improve the City's Civic Facilities and Fibre Optic Network as set out in Schedule A as well as to purchase land for a future electrical substation and district energy plant;

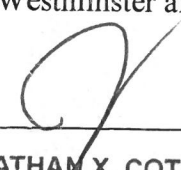
AND WHEREAS the estimated cost of constructing and improving the City's Civic Facilities, Fibre Optic Network and the estimated cost of land, including all incidental expenses is the sum of twenty eight million three hundred thousand dollars (\$28,300,000) which is the amount of debt created by this bylaw.

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 as "New Westminster Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016".
2. The City is hereby empowered and authorized to borrow upon its credit a sum not exceeding twenty eight million three hundred thousand dollars (\$28,300,000) for the purposes of constructing and improving Civic Facilities and Fibre Optic Network as well as to purchase land for a future electrical substation and district energy plant, including expenses incidental thereto as set out in Schedule A attached to this bylaw and forming a part thereof.
3. The maximum term for which debentures may be issued to secure the debt created by this Bylaw is 20 years.

GIVEN THREE READINGS this 9th day of May 2016.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this  
29<sup>th</sup> day of August 2016.

  
MAYOR JONATHAN X. COTÉ MAYOR

  
JAN GIBSON, CITY CLERK CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

Schedule 'A' to Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016

The estimated cost of constructing and improving the City's Civic Facilities, Fibre Optic Network and the estimated cost of land, including all incidental expenses is the sum of twenty eight million three hundred thousand dollars (\$28,300,000) as outlined below:

Major building improvements to City Hall	\$ 6,000,000
Major building improvements to the Uptown Library	4,800,000
Land purchases for the future placement of an electrical substation and district energy plant	8,500,000
Fibre Optic Network Infrastructure	<u>9,000,000</u>
Total Debt Financing	<u>\$ 28,300,000</u>

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

**From:** Emilie K. Adin,  
Director, Climate Action, Planning and  
Development      **File:** OCP00036  
HER00830

**Item #:** 2022-288

**Subject:** **Official Community Plan Amendment and Heritage Revitalization Agreement: 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral) – Preliminary Report**

---

### **RECOMMENDATION**

**THAT** Council direct staff to proceed with the processing of the proposed Official Community Plan (OCP) Amendment and Heritage Revitalization Agreement applications for 501 Fourth Avenue and 408 Fifth Street, as outlined in the “Next Steps” section of this report.

**THAT** Council, with regard to the proposed OCP Amendment:

- 1) Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
- 2) Direct staff to advise and consult with the following:
  - a. the Board of Education of New Westminister Schools; and
  - b. the following First Nations:
    - i) Cowichan Tribes;
    - ii) Halalt First Nation;
    - iii) Katzie First Nation;
    - iv) Kwantlen First Nation;
    - v) Kwikwetlem First Nation;
    - vi) Lyackson First Nation;
    - vii) Lake Cowichan First Nation;

- viii) Musqueam Indian Band;
  - ix) Penelakut Tribe;
  - x) Qayqayt First Nation;
  - xi) Semiahmoo First Nation;
  - xii) Sto:lo Nation;
  - xiii) Stz'uminus First Nation;
  - xiv) Tsawwassen First Nation; and
  - xv) Tseil-Waututh Nation.
- 3) Direct staff to seek input from interested parties in the following manner:
- a. send a request for written comments to the parties listed above;
  - b. as part of the notification requirements for a Public Hearing, place a notice on the City Page to advise the public of this application; and
  - c. as part of the notification requirements for a Public Hearing, require the applicant to include notice of the proposed OCP Amendment on the site signage required for the subject application.
- 4) Not require consultation with:
- a. Board of the regional district in which the area covered by a plan is located (Metro Vancouver)
  - b. any greater boards or improvement districts;
  - c. Greater Vancouver Sewerage and Drainage District Board;
  - d. Ministry of Transportation and Infrastructure; and
  - e. Councils of immediately adjacent municipalities;
- as none are considered to be affected by this application.

---

## **PURPOSE**

To seek Council's approval to proceed with processing a proposal for the development of non-profit child care, secured market rental, and an expansion to the Holy Eucharist Cathedral.

## **EXECUTIVE SUMMARY**

Applications for an Official Community Plan Amendment and a Heritage Revitalization Agreement have been received for 501 Fourth Avenue and 408 Fifth Street; four lots which currently make up the Holy Eucharist Cathedral, rectory, and parking. The site is

located on the western edge of the Queen’s Park neighbourhood, adjacent to the Sixth Street commercial district. The applications propose to:

- Retain, restore and protect the cathedral and expand related functions;
- Increase the on-site, non-profit childcare facilities to 74 spaces; and
- Provide 14 new secured market rental housing units, in a mix of unit sizes.

The above would be accommodated through the construction of a five-storey, low-rise building on the west of the site (transitioning down to one-storey) and a two-storey residential building on the north of the site. Parking for the entire site would be primarily below the low-rise building. The purchase of approximately 127 sq. m (1,365 sq.ft.) of City-owned land, currently used as a pedestrian connection, would be required to facilitate the development. The overall project would have a density of roughly 1.42 floor space ratio (FSR). Site plans are included in Attachment 4.

**BACKGROUND**

**Preliminary Application Review**

The applicant previously submitted a Pre-Application Review (PAR) inquiry for this proposal in January 2020. Staff presented the PAR to the Land Use and Planning Committee (LUPC) in June 2020. A letter was then issued to the applicant outlining feedback on building massing and neighborhood context, vehicle parking and circulation, servicing, and off-site improvements. A formal application was submitted in June 2021 which responded to the feedback received from the PAR process.

**Policy and Regulations**

The Official Community Plan (OCP) designation for the entire site is “Residential – Detached and Semi-Detached Housing” (RD). The intent of this designation is low-density uses such as houses, secondary suites, laneway or carriage houses and duplexes. Places of worship and small-scale commercial or institutional uses (such as corner stores, and childcare) are also allowed.

Though the uses proposed in this project would be consistent with the designation, an OCP Amendment would be required for the project to proceed as the low-rise building scale does not align with the intent of the designation. As such an OCP Amendment to “Mixed Use Low Rise” (ML) would be required.

Similarly, the proposal is not consistent with the existing institutional (P-1) and single-detached dwelling (RS-4) zoning currently in place. As such, a Heritage Revitalization Agreement (HRA) would be required to allow for zoning relaxations, per the City’s Policy for the Use of HRAs.

A summary of relevant City policies and regulations is included in Attachment 1.

**Site Characteristics and Context**

The site, pictured in Figure 2 below, is on the western edge of the Queen’s Park neighbourhood and Heritage Conservation Area, though neither property is protected under that policy. The site is approximately 2,243 sq.m. (24,140 sq.ft) in total, relatively flat, and made up of four lots. A cathedral is located on the site over two of the lots. The cathedral is more than fifty years old (built in 1968), and as such, qualifies to be considered for heritage value. A house, the lane, and parking lot make up the remainder of the site. The overall site density is around 0.7 FSR. There are currently 30 parking spaces and 22 childcare spaces on-site.

The west side of Fifth Street consists primarily of protected heritage houses. The two corners across Fifth Street to the east are three storey apartment buildings. The site is one block west of the Sixth Street Great Street; part of the frequent transit network (FTN) and a commercial precinct. Both Fifth Street and Fourth Avenue are classified as local roads. The site is roughly 1,000 ft. (570 m.) downhill from the Crosstown Greenway (bikeway).

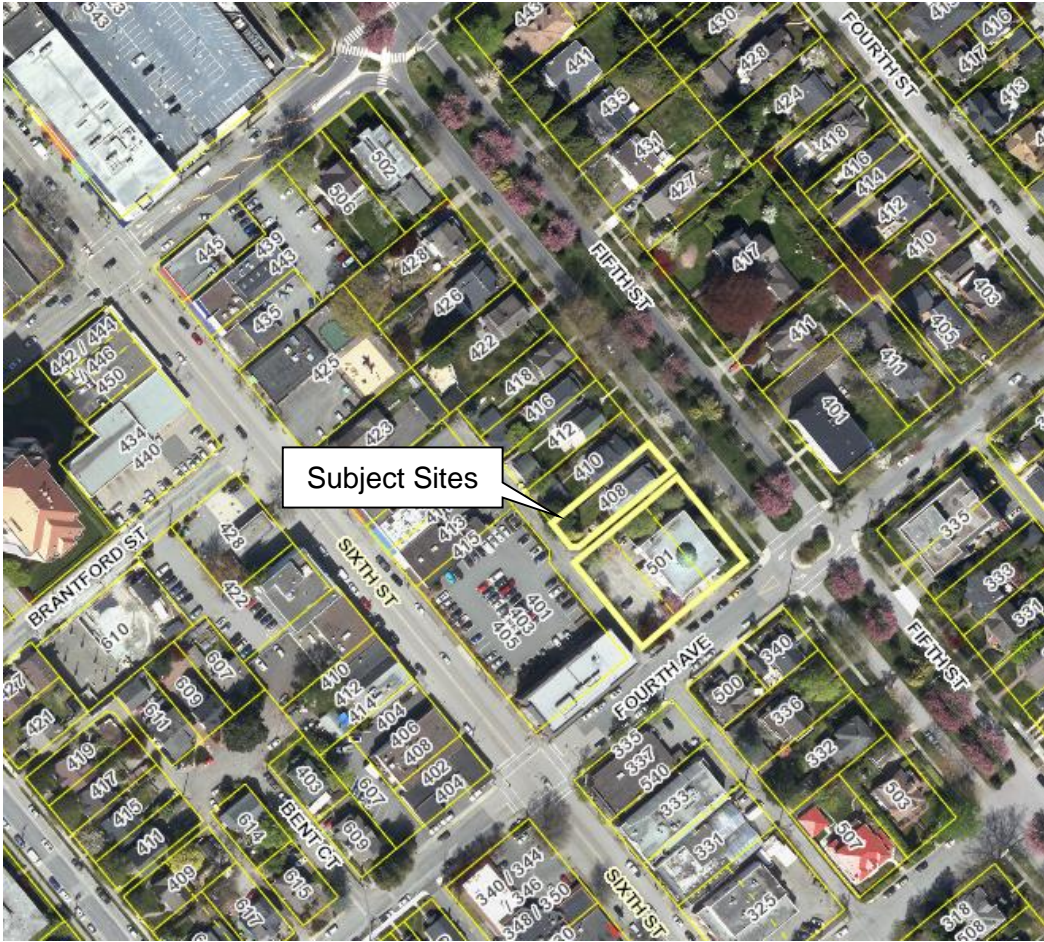


Figure 1 - Site Context Map, properties highlighted in bold yellow lines

City Land

The consolidation of the site would require the purchase of roughly 127 sq.m (1,365 sq.ft.) of City-owned land which consists of an undersized, unopened right of way currently used as an informal pedestrian connection. A preliminary review of the proposed land purchase has been conducted, and the land is generally considered surplus to City use. The sale of the site would be a condition of final adoption.

**PROJECT DESCRIPTION**

**Overview**

The proposal is for the site to include three buildings: the existing three-storey (plus a central cupola) cathedral, a new five-storey mixed use building, and a new two-storey residential rectory, or “manor” building. The cathedral would remain in situ; the five-storey building is proposed for the west side of the site and the rectory would be located on the north of the site, fronting onto Fifth Street, replacing an existing house on the site. A site plan of the proposed development is Figure 2 below.

The project would provide 14 new secured market rental housing units, in addition to the church-owned and occupied rectory. The proposed mix of units meets the Family Friendly Housing Policy requirements, and all of the units would be secured per the Secured Market Rental Housing Policy under the land use provisions in the HRA (for policy context see Attachment 1). The project would also expand onsite childcare spaces from 22 to 74. The cathedral is not proposed to be expanded as part of the project. Through the application, the community functions provided by the church would be formalized in the site’s zoning. The overall site density would be roughly 1.42 floor space ratio (FSR).

The proposal would provide 34 vehicle spaces. Parking spaces will feature *Energized Level 2 outlets* to comply with the minimum bylaw requirements. The project also provides 19 long-term bicycle parking spaces and 9 short-term bicycle parking spaces. Both vehicle and bicycle parking provisions are slightly below the bylaw minimums which will be addressed through the review process.



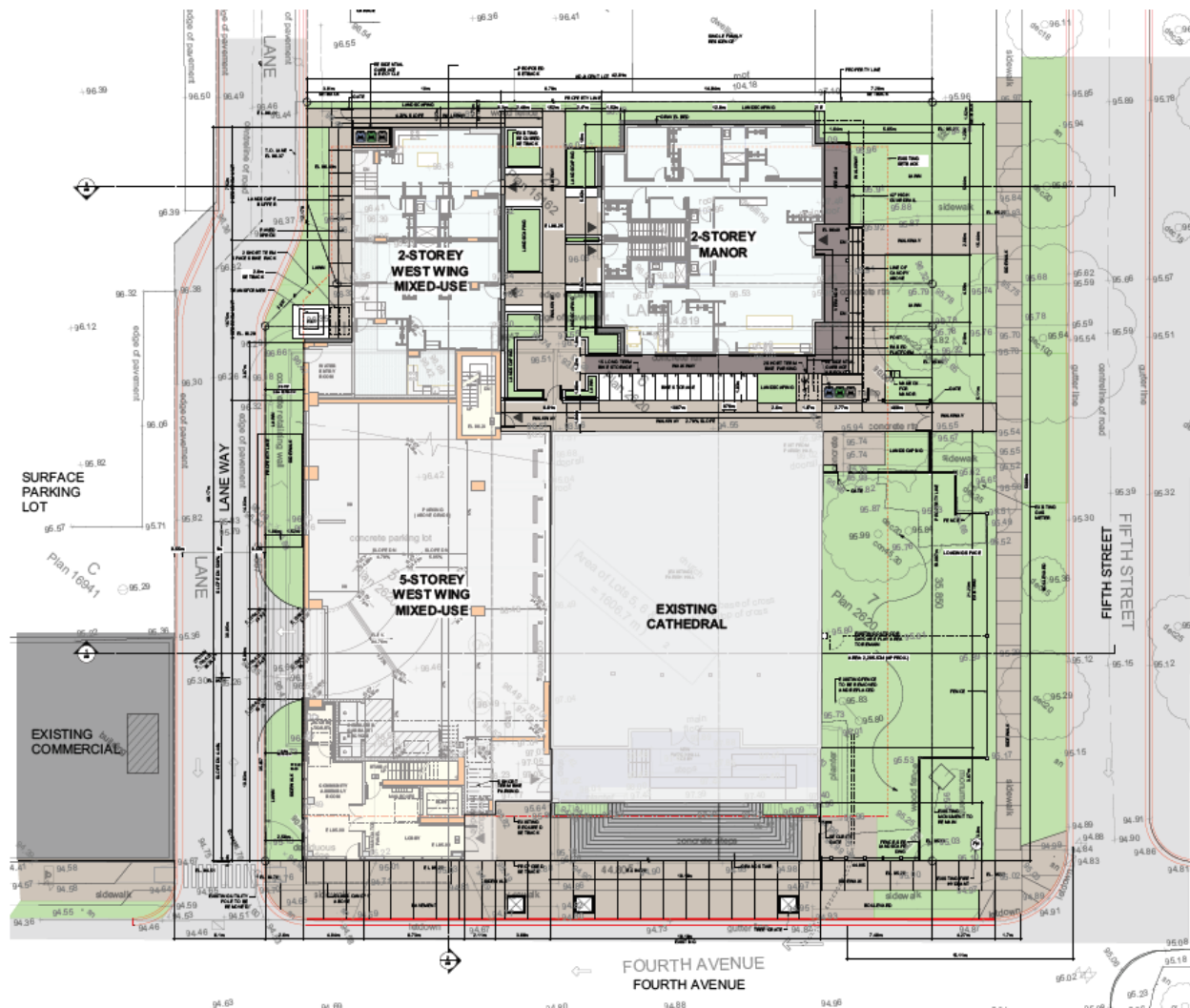


Figure 2 - Site Plan

## DISCUSSION

### Overall Evaluation

Overall, the proposal is considered to provide community benefit and meet a number of Council priorities. In the Official Community Plan (OCP), this intensity of use was previously not contemplated for these properties, which are located at the edge of a low-density heritage neighbourhood. However, the proposal is considered reasonable given:

- the size of the site;
- the site's proximity to a commercial precinct, Great Street, and Frequent Transit Network;
- the project's general consistency with similar applications elsewhere;
- the community amenities provided (e.g., childcare); and
- the proposed building's stepping and transition to neighbouring properties.

As such the proposal for an amendment to the Official Community Plan and to increase density are reasonable for further consideration.

### **Official Community Plan Amendment**

The project is not consistent with the Residential – Detached and Semi-Detached Housing (RD)) land use designation in the Official Community Plan (OCP) for the site (details in Attachment 1).

However, this proposal meets a number of Council priorities. It is also considered an appropriate scale for the size of the site, which was intentionally exempted from the Heritage Conservation Area policy, due to its institutional use. It generally fits the immediate context, including the higher density buildings and mixed uses on Sixth Street, one block to the west, and two existing three-storey apartment buildings across Fifth Street, and provides reasonable transition in scale to surrounding lower density uses. The commercial aspects of the project are located adjacent to the existing commercial corridor, away from surrounding residential uses.

### **Official Community Plan Amendment Local Government Act Consultation Requirements**

Section 475 and 476 of the Local Government Act provides specific requirements for consultation that must occur prior to the consideration of an Official Community Plan (OCP) amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers may be affected by the proposed OCP amendment.

In an effort to create early and ongoing consultation, staff would begin this process after preliminary approval as outlined in the “Next Steps” section of this report. A full list of organizations for Council’s consideration of consultation, with staff recommendations are outlined in Attachment 3.

### **Heritage Value**

The cathedral is more than fifty years old (built in 1968), and as such, qualifies to be considered for heritage value. A Statement of Significance has been prepared for the building, which includes current and archival photographs (Attachment 5). At this time, staff consider there to be sufficient heritage value in the building, and recommended pursuing an HRA application. An HRA would see the existing heritage cathedral restored and legally protected through a Heritage Designation Bylaw, in conjunction with the development. Through the application’s review process, the heritage value of the cathedral would also be discussed with the Community Heritage Commission.



Figure 3 - Holy Eucharist Cathedral Front View

**Building Massing**

The site is near Sixth Street for which the OCP anticipates four- to six-storey buildings, with commercial at grade and residential above. The City’s policies relating to low-rise and mixed-use buildings like these allows for developments up to six storeys, should there be an appropriate provision of community amenities. Using this as a guiding principle, the project would be eligible for the additional (fifth) storey, as the intention is to provide non-profit childcare, heritage conservation, and secured market rental housing.

The Uptown Development Permit Area design guidelines (see Attachment 1) requires that buildings of four to six storeys be set back by 3 m (9’10”) at the fourth storey and higher, in order to reduce bulk and overshadowing. The applicant is proposing a 0.6 metre (2 ft.) setback on the west side and 1.8 metre (6 ft) setback on the east side of levels 4 and 5: these are the two sides against the lane (west) and cathedral (east). The north side of the building has been terraced and stepped down to soften the transition to neighboring single-detached dwelling uses. The proposed setbacks support larger floorplates for the residential units on floors four and five, thereby providing more family-friendly sized units.

To further assist with transition to the existing neighbourhood, the rectory building (426.44 sq. m. / 4,591 sq.ft.) has been designed at a similar scale as a large single detached dwellings.

## Childcare

The proposal includes 74 childcare spaces which would be managed by the existing operator, who is currently seeking non-profit status. Non-profit status would be a condition of adoption. The current plans for the allocation of the childcare spaces is as follows:

- 2 infant and toddler groups each with 12 children.
- 2 group (30 months to school age) each with 25 children.

Outdoor play areas would be provided on decks overlooking the interior of the site at both the second storey and roof level, and amenities such as offices, stroller parking, and on-site laundry would be included on these floors. Increased childcare spaces, especially with non-profit providership, is in support of the City's Childcare Strategy and Child and Youth Friendly Community Strategy (policy context in Attachment 1).

## Off-Street Vehicle Parking and Circulation

The proposal includes 34 off-street parking spaces, which is one space short of the Zoning Bylaw minimum for the site. Staff will continue to work with the applicant to find a solution to address the minor shortfall. Based on the Secured Market Rental Housing Policy, 14 residential parking spaces and 2 residential visitor spaces have been provided, with the remainder to be shared between church and childcare uses. The applicant proposes sharing of parking spaces across the childcare and church uses as they have differing peak use periods.

Solid waste collection, loading, pick-up and drop-off, and interior parkade circulation will be further detailed and explored as the review process continues.

## NEXT STEPS

As per the City's development review process, the anticipated review steps for the applications are:

1. Preliminary report to Council (**WE ARE HERE**);
2. Applicant-led public consultation, including dissemination of information through the local Residents' Association;
3. Consultation with outside agencies and organizations impacted by the Official Community Plan Amendment as required by Sections 475 and 476 of the *Local Government Act*;
4. Review by the Community Heritage Commission;
5. Presentation to the New Westminster Design Panel;
6. Review by the Advisory Planning Commission;
7. Council consideration of First and Second Readings of the Official Community Plan Amendment, Heritage Revitalization Agreement, Heritage Designation and Property Disposition Bylaws;

8. A Public Hearing followed by Council's consideration of Third Readings of the Bylaws;
9. Council consideration of Adoption of the Bylaws; and
10. Issuance of the Development Permit and Heritage Alteration Permit by the Director of Climate Action, Planning and Development.

Following the above, Building, Servicing, and Tree Permits would be required.

### **INTERDEPARTMENTAL LIAISON**

The City has a project-based team approach for reviewing development applications, which facilitates interdepartmental review, providing comments to the applicant throughout the development review process.

### **OPTIONS**

The following options are available for Council's consideration:

1. That Council direct staff to proceed with processing the Official Community Plan Amendment (OCP) and Heritage Revitalization Agreement applications at 501 Fourth Avenue and 408 Fifth Street, as outlined in the "Next Steps" section of this report;
2. That Council, with regard to the proposed OCP Amendment:
  - 1) Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
  - 2) Direct staff to advise and consult with the following:
    - a. the Board of Education of New Westminster Schools; and
    - b. the following First Nations:
      - i) Cowichan Tribes;
      - ii) Halalt First Nation;
      - iii) Katzie First Nation;
      - iv) Kwantlen First Nation;
      - v) Kwikwetlem First Nation;
      - vi) Lyackson First Nation;
      - vii) Lake Cowichan First Nation;
      - viii) Musqueam Indian Band;
      - ix) Penelakut Tribe;
      - x) Qayqayt First Nation;

- xi) Semiahmoo First Nation;
- xii) Sto:lo Nation;
- xiii) Stz'uminus First Nation;
- xiv) Tsawwassen First Nation; and
- xv) Tseil-Waututh Nation.

- 3) Direct staff to seek input from interested parties in the following manner:
  - a. send a request for written comments to the parties listed above;
  - b. as part of the notification requirements for a Public Hearing, place a notice on the City Page to advise the public of this application; and
  - c. as part of the notification requirements for a Public Hearing, require the applicant to include notice of the proposed OCP Amendment on the site signage required for the subject application.

- 4) Not require consultation with:
  - a. Board of the regional district in which the area covered by a plan is located (Metro Vancouver)
  - b. any greater boards or improvement districts;
  - c. Greater Vancouver Sewerage and Drainage District Board;
  - d. Ministry of Transportation and Infrastructure; and
  - e. Councils of immediately adjacent municipalities;
 as none are considered to be affected by this application.

3. That Council provide staff with alternative direction.

Staff recommend Options 1 and 2.

**ATTACHMENTS**

- Attachment 1 – Summary of Related City Policies and Regulations
- Attachment 2 – Further Project Description
- Attachment 3 – Official Community Plan Amendment Consideration of Public Consultation
- Attachment 4 – Project Drawings
- Attachment 5 – Statement of Heritage Significance and Photographs of Cathedral

**APPROVALS**

This report was prepared by:  
Amanda Mackaay, Development Planner

This report was reviewed by:  
Britney Dack, Senior Heritage Planner  
Michael Watson, Acting Supervisor of Development Planning  
John Stark, Acting Senior Manager of 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

### *Summary of Related City Policies and Regulations*



## **SUMMARY OF RELATED CITY POLICIES AND REGULATIONS**

### **Development**

#### **Official Community Plan Land Use Designation**

The OCP designation for the entire site is Residential – Detached and Semi-Detached Housing (RD). The intent of this designation is low-density uses such as houses, secondary suites, laneway or carriage houses and duplexes. This land use designation does allow for places of worship and small-scale commercial or institutional uses (such as corner stores, and child care).

Though the uses proposed in this project would be consistent with the designation, the scale of the uses, and the incorporation of multi-family residential units in a low-rise form, does not align with the intent of the designation. An OCP amendment would be required for the project to proceed. The “Mixed Use Low Rise” (ML) designation best reflects the proposal.

#### **Uptown Development Permit Area**

Due to the current land use designation (RD), this site was not included in the Development Permit Area (DPA) for the Uptown commercial district. The intent of the DPA is to foster a community based, walkable mixed use area, with a strong pedestrian-oriented public realm. Staff recommend that an application to amend the OCP would include both the change of land use designation (above) as well as the inclusion of the site in the Uptown DPA. This would ensure that the design of the building, and any future changes, would be consistent with the DPA’s guidelines, and the goals for the Uptown area. The DPA envisions four-storey buildings which transition to the single detached dwellings in the adjacent neighbourhoods.

#### **Zoning Bylaw**

The properties on which the cathedral and parking area sit are zoned Public and Institutional Districts (Low Rise) (P-1). The intent of this district is to allow institutional uses at a low density scale such as schools, places of worship, and community or recreation facilities. The density and scale of the existing cathedral exceed the parameters of this zoning, though are considered legally non-conforming.

The northern lot with the house is zoned Single Detached Residential Districts (Queen’s Park) (RS-4). The intent of this district is to allow single detached dwellings with secondary suites and laneway or carriage houses, while also supporting the objectives of the Queen’s Park Heritage Conservation Area through additional density and relaxed carriage house regulations. The house on site is not protected through the Conservation Area policies and therefore does not have access to the incentives in the RS-4 zone. Rather, the more typical Single Detached Dwelling District (RS-1) standards would apply.

The overall proposal is not consistent with either the P-1 or RS-4 zones. Site specific zoning parameters are being considered through a Heritage Revitalization Agreement.

### Voluntary Amenity Contribution Policy

New Westminster accepts Voluntary Amenity Contributions (VACs) as part of development proposals requesting an increase in development entitlements (e.g. additional density, land use changes, variances resulting in a substantial increase in floor space that cannot be achieved under existing zoning). The amenity contributions are intended to help fund the capital investments required to accommodate a growing population and economy and are evaluated according to the *Guidelines for Staff Evaluation of Voluntary Amenity Contributions*.

The Secured Market Rental Housing Policy waives Density Bonus charges in the downtown and it has been the City's practice to consider waiving VACs for projects with a 100% secured market rental component based on the policy.

## **Heritage**

### Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

### Heritage Designation Bylaw

A heritage property which is the subject of an HRA is also protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Development Services) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines.

### Heritage Conservation Area

The Queen's Park neighbourhood is a Heritage Conservation Area, the purpose of which is to retain the existing heritage values of the neighbourhood houses while, at the same time, managing change. Of greatest importance is that changes respect the

existing heritage character of the streetscape, and that major design elements be traditional and appropriate for the neighbourhood.

Houses in the Queen's Park Heritage Conservation Area are categorized as either protected or non-protected. Based on the protection level, owners may be required to apply for a Heritage Alteration Permit for certain renovations, to demolish a house, to build a new house, or to build a laneway or carriage house.

None of the properties in this site are protected by the Heritage Conservation Area policy. Additionally, the proposed Heritage Designation and HRA would provide a higher level of heritage protection, design control, and development regulations than the protection provided by the Heritage Conservation Area.

### Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

As the properties are not protected by the Heritage Conservation Area, and the *Standards and Guidelines* would be applied to the design of the new buildings on site, rather than the Queen's Park Heritage Conservation Area's design guidelines. The *Standards and Guidelines* would encourage reflection of the mid-century aesthetic, and institutional scale. Whereas, the Queen's Park design guidelines are intended to apply for small scale residential uses (houses, duplexes, etc.) of traditional (1840-1940s) character. Further evaluation of the project's design would be a component of the Community Heritage Commission's review, in the case of a formal development application.

## **Social and Community**

### Secured Market Rental Housing Policy

The intent of the City's Secured Market Rental Housing policy is to encourage growth in the supply of rental housing in New Westminster, while also ensuring security of the tenure of those units over time. This policy includes provisions for the consideration of additional density for projects that provide long-term secured market rental units.

The applicant is proposing to include 100% secured market rental residential units, which is consistent with the intent of this policy. Staff are recommending that the units be secured through a Housing Agreement, no-separate-sales covenant, and zoning parameters, as per the policy.

The exception to the policy is the residential unit designated for use as the rectory. This unit is on the main floor of the two-storey manor, and is not included in the rental unit count of 14. The unit would be owned and operated by the church, for the use of their clergy and would not be generally available to the market.

### Family-Friendly Housing Policy

The proposal would be required to provide the following in order to meet the City's Family-Friendly Housing Bylaw and Guidelines for secured market rental units. The policies require a minimum of 25% two and three bedroom units, of which 5% of the overall number of units would need to contain three bedrooms or more. The proposal is consistent with this policy.

### Childcare Strategy

The Child Care Strategy, endorsed in 2016, reflects the City's desire to be a municipal leader in the area of child care, providing an overall framework and long-term direction for child care in New Westminster. This Strategy reflects a commitment in the belief that quality, accessible and affordable childcare is necessary in the creation of a healthy community and prosperous economy.

The City updated the New Westminster Child Care Needs Assessment in 2018. This update indicates that there has been major gains with regard to child care spaces in New Westminster, particularly related to three to five (30 months to school age) care spaces. Based on the recent update, there is still a severe shortage of infant/toddler (0 to 36 months) care spaces, which are more costly to provide (i.e., 1:4 staffing ratio); more difficult to develop (i.e., higher indoor space needs including nap areas and subject to more stringent Building Code requirements); and necessitate separate and developmentally appropriate outdoor play spaces. This proposal would see the development of 24 infant/toddler child care spaces, which comprises 32% of the total proposed spaces.

### Child and Youth Friendly Community Strategy

The *Child and Youth Friendly Community Strategy* was endorsed in 2016. The intent of this Strategy is to inform the development of neighbourhoods which meet the needs of children, youth and families, such as through the provision of increased childcare spaces within walkable local neighbourhoods. Implementation of the Strategy has been identified as a corporate strategic policy priority.

Attachment 2  
*Further Project Description*

## **FURTHER PROJECT DESCRIPTION**

### **Tree Retention**

There are currently 20 trees on site. At this time, 2 are proposed to be retained with species-specific protection measures, and 18 recommended for removal due to the construction of the underground parkade. The arborist report indicates that all trees on the neighbouring lot to the north could be protected, and none would be removed. All four existing public boulevard trees along Fifth Street are proposed to be retained.

While the City's bylaw specifies a 2:1 replacement ratio, the arborist report recommends re-planting only 16 trees on-site to ensure sufficient space is available for healthy tree development. This application proposes 19 new trees to be planted on-site, in addition to off-site 5 trees along the Fourth Avenue Boulevard, totaling 24 new trees. The remaining would be provided as cash-in-lieu. Staff will work with the landscape architect to provide sufficient soil volume and space on the landscape plan to accommodate larger shade trees to offset the reduced canopy replacement.

### **Commercial Lane**

A 3.0 metre (9'10") setback should be provided between the infill building and the commercial lane. The City's engineering department is amenable to working with the applicant to make their proposed 2.6 metre setback work, so long as there is an adequate dedication to soften the jog in the lane, maintain a safe distance between the building and the back of curb, as well as support the circulation needs of the lane. Staff will work with the applicant on integrating lane activation strategies to create a vibrant public realm. Landscaping interventions will be explored to create a delineation between private and public space for the low rise residential units that feature a backdoor on the lane.

## Attachment 3

### *Official Community Plan Amendment Consideration of Public Consultation*

## **OFFICIAL COMMUNITY PLAN AMENDMENT CONSIDERATION OF PUBLIC CONSULTATION**

### **Consultation Requirements**

Section 475 and 476 of the *Local Government Act* provides specific requirements for consultation that must occur prior to the consideration of an Official Community Plan (OCP) amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers may be affected by the proposed OCP amendment. The local government must:

- a) consider whether the opportunities for consideration with one or more organizations and authorities should be early and ongoing;
- b) specifically consider whether consultation is required with:
  - i) the board of the regional district in which the area covered by a plan is located;
  - ii) the board of any regional district that is adjacent to the area covered by the plan;
  - iii) the council of any municipality that is adjacent to the area covered by the plan;
  - iv) First Nations;
  - v) greater boards and improvement boards;
  - vi) the Provincial and Federal governments and their agencies; and
- c) Consult with the Board of Education and seek input on the following:
  - i) the actual and anticipated needs for school facilities and support services in the school districts;
  - ii) the size, number and location of the sites anticipated to be required for the school facilities referred to in paragraph (i);
  - iii) the type of school anticipated to be required on the sites referred to in paragraph (ii);
  - iv) when the school facilities and support services referred to in paragraph (i) are anticipated to be required;
  - v) how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

### **Consideration of Consultation**

Council is required to consider who could be affected by the proposed Official Community Plan Amendment. The Local Government Act requires that Council specifically consider whether consultation is required with the groups listed below. Staff has provided a recommendation for Council's consideration for each of the identified groups:



a) The Board of Education of New Westminster Schools

*Consultation is required with the Board of Education of New Westminster Schools. The OCP Amendment could impact school enrollment through the introduction of new residential dwelling units.*

b) First Nations

*The City of New Westminster is currently in the process of developing a work plan to establish strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regards to Official Community Plan amendments as well as other planning notifications. As this process is not yet in place, staff has recommends utilizing the contact list maintained by Port Metro Vancouver for First Nations consultation on this application. This approach has been reviewed by City's Museums & Heritage Services staff.*

The First Nations on Port Metro Vancouver's consultation list include:

- Cowichan Tribes;
- Halalt First Nation;
- Katzie First Nation;
- Kwantlen First Nation;
- Kwikwetlem First Nation;
- Lyackson First Nation;
- Lake Cowichan First Nation;
- Musqueam Indian Band;
- Penelakut Tribe;
- Qayqayt First Nation;
- Semiahmoo First Nation;
- Sto:lo Nation;
- Stz'uminus First Nation;
- Tsawwassen First Nation; and
- Tsleil-Waututh Nation.

c) The Board of the Regional District in which the area covered by the OCP is located.

*Consultation with Metro Vancouver is not recommended as the proposed development is small in nature and will not have any regional implications.*

d) Greater Boards or Improvement Districts.

*Consultation with other Regional Districts is not recommended as the proposed OCP Amendment is not considered to affect adjacent Regional Districts.*

- e) The Council of any municipality that is adjacent to the area covered by the plan.

*Consultation with the City of Richmond, the City of Burnaby and the City of Coquitlam is not recommended given the scale of the proposed development and location of the site. The proposal is not considered to have any negative impact on these municipalities.*

- f) Greater Boards and Improvement Boards.

*The Greater Vancouver Sewer and Drainage District Board oversee the operation of regional utilities in New Westminster. Consultation with the Greater Vancouver Sewer and Drainage District Board is not recommended since the proposed development is small in nature and not deemed to have any significant impacts to any regional utilities.*

- g) The Provincial and Federal governments and their agencies.

*Consultation with the Provincial Ministry of Highways and Infrastructure is not recommended since the subject site does not fall within 800 metres of a controlled access highway.*

*Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.*

Staff will seek input from the parties selected in the following manner:

- a) send a request for written comments to the parties listed above;
- b) as part of the notification requirements for public hearing, place a notice on the City Page to advise the public of this application; and
- c) as part of the notification requirements for public hearing, require the applicant to include notice of the proposed OCP amendment on the site signage required for the subject application.

The consultation requirements under this section of the Local Government Act are in addition to the Public Hearing requirements.

Attachment 4  
*Project Drawings*

**COPYRIGHT:**  
 All drawings, plans, specifications, reports, electronic data files, and working digital models (CAD files) prepared by or on behalf of SURF Architecture, are instruments of service (IOS) and as such are the property of SURF Architecture. The exclusive copyright for SURF Architecture's IOS belongs to SURF Architecture.  
 SURF Architecture's IOS are developed for the exclusive use of its Clients and their authorized Project Team participants. The IOS are to be used exclusively on the particular Project for which they are developed and are not to be used on any other project without the prior written authorization of SURF Architecture.  
 Due to the increased value of electronic data transfer and the ability of the computer to duplicate, copies over the use thereof, SURF Architecture assumes no responsibility for any alterations, errors or omissions, consequential or otherwise, arising from such use. Hard copy IOS take precedence over electronic data files (IOS).  
 It is noted that SURF Architecture's IOS are used to generate other than intended, or if the IOS are altered, altered or revised in any manner whatsoever, without consulting SURF Architecture in writing, any person who uses the IOS is solely responsible for the accuracy of the information and the user agrees to indemnify, hold harmless and defend SURF Architecture from and against all claims, demands, losses, damages, liability and costs (including costs between architect and user) arising from such use.  
 COPYRIGHT © 2021 SURF Architecture

PROFESSIONAL SEAL:

**FIRE & SMOKE SEPARATIONS**

- 2 HOUR
- 1 1/2 HOUR
- 1 HOUR
- 3/4 HOUR
- SMOKE SEPARATION (S.S.) (NO RATING)
- EXIT PATH
- EXIT SIGN

NO.	DATE	DESCRIPTION
5	MAR. 31, 2022	RESUBMITTED FOR
4	DEC. 22, 2021	DEVT. PERMIT APPLICATION
3	JUN. 21, 2021	DEVT. PERMIT APPLICATION
2	JUN. 04, 2020	DEVT. PERMIT APPLICATION
1	APR. 06, 2020	PRE-APPLICATION REVIEW

**SURF ARCHITECTURE**  
 #204 - 1281 JOHNSTON RD.  
 WHITE ROCK, BC V4B 3Y9  
 TEL: 604.676.0646  
 email: info@surfarchitecture.com  
 www.surfarchitecture.com

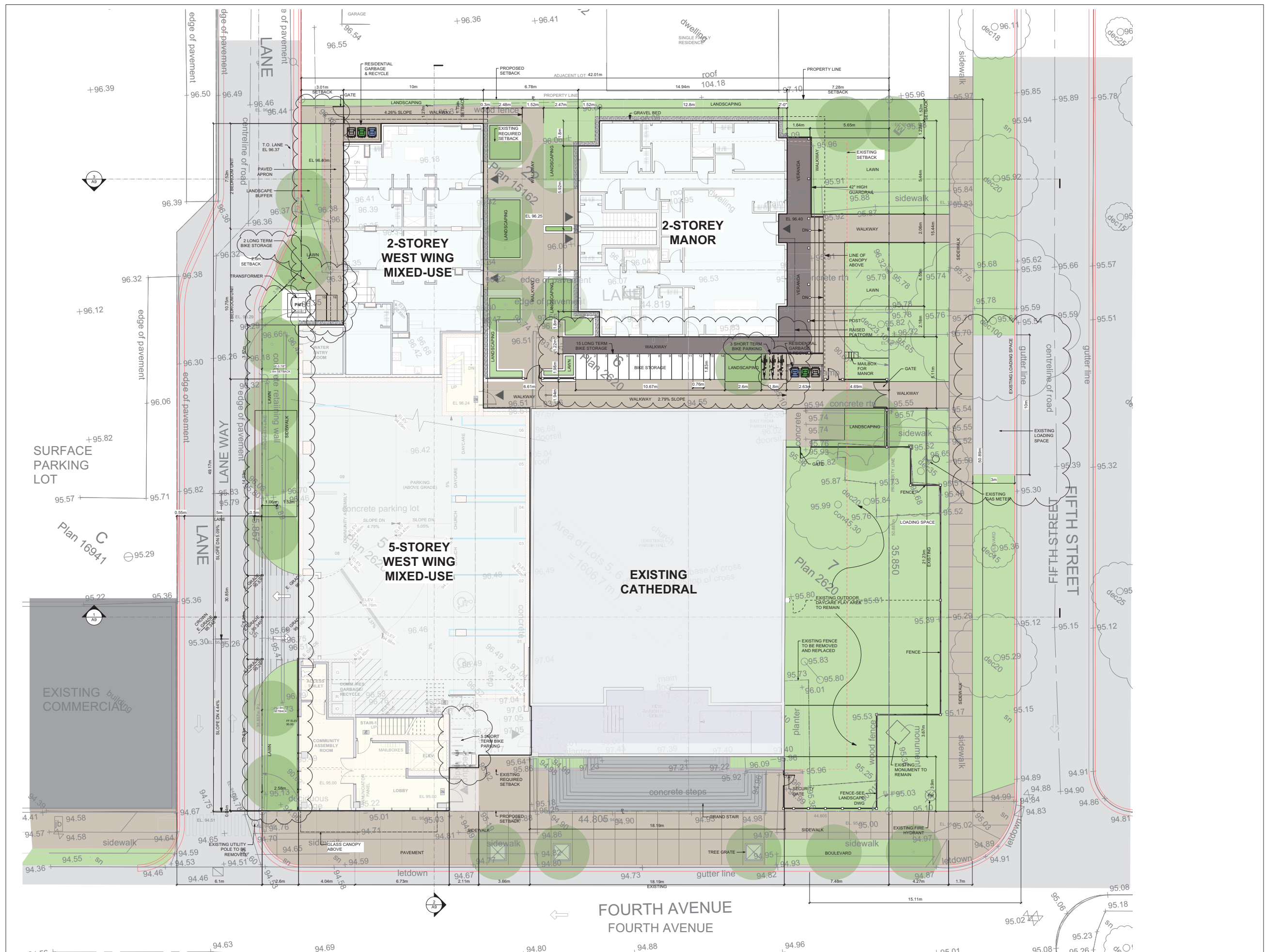
CLIENT  
**UKRAINIAN CATHOLIC EPARCHY OF NEW WESTMINSTER**

PROJECT  
**HOLY EUCHARIST CATHEDRAL MIXED-USE BUILDING**

PROJECT ADDRESS  
 501 4TH AVENUE  
 NEW WESTMINSTER, BC V3L 2X6

DRAWING TITLE  
**SITE PLAN**

PROJECT NO:  
 2019-13  
 DRAWN BY: LC CHECKED BY: MK  
 DATE: FEB. 11, 2021  
 SCALE: AS SHOWN  
 REVISION NO: DRAWING NO:



1 SITE PLAN  
 SCALE: 1/8" = 1'-0"

COPYRIGHT:  
 All drawings, plans, specifications, reports, electronic data files, and working digital models (CAD files) prepared by or on behalf of SURF Architecture, are instruments of Service (O/S) and are the property of SURF Architecture. The entire copyright for SURF Architecture's O/S belongs to SURF Architecture.  
 SURF Architecture's O/S are developed for the exclusive use of its Clients and their authorized Project Team participants. The O/S are to be used exclusively on the particular Project for which they are developed and are not to be used on any other project without the prior written authorization of SURF Architecture.  
 Due to the increased volume of electronic data transfer and the liability of the originator to establish control over the use thereof, SURF Architecture assumes no responsibility for any alterations, errors or omissions.  
 It is the intent that SURF Architecture's O/S are used to produce other than 2D hard copy printouts.  
 If the O/S are amended, altered or revised in any manner whatsoever without written consent of SURF Architecture, the user agrees to indemnify, hold harmless and defend SURF Architecture from and against all claims, demands, losses, damages, liability and costs (including costs between solicitor and user) arising from such use.  
 COPYRIGHT © 2019 SURF Architecture

PROFESSIONAL SEAL:

**FIRE & SMOKE SEPARATIONS**

- 2 HOUR
- 1 1/2 HOUR
- 1 HOUR
- 3/4 HOUR
- SMOKE SEPARATION (S.S.) (NO RATING)
- EXIT PATH
- EXIT SIGN

NO.	DATE	DESCRIPTION
5	MAR. 31, 2022	RESUBMITTED FOR DEVT. PERMIT APPLICATION
4	DEC. 22, 2021	DEVT. PERMIT APPLICATION RESUBMITTED FOR
3	JUN. 21, 2021	DEVT. PERMIT APPLICATION SUBMITTED FOR
2	JUN. 04, 2020	DEVT. PERMIT APPLICATION SUBMITTED FOR
1	APR. 06, 2020	PRE-APPLICATION REVIEW SUBMITTED FOR
		PRE-APPLICATION REVIEW

**SURF ARCHITECTURE**  
 #204 - 1281 JOHNSTON RD.  
 WHITE ROCK, BC V4B 3Y9  
 TEL: 604.616.0646  
 email: info@surfarchitecture.com  
 www.surfarchitecture.com

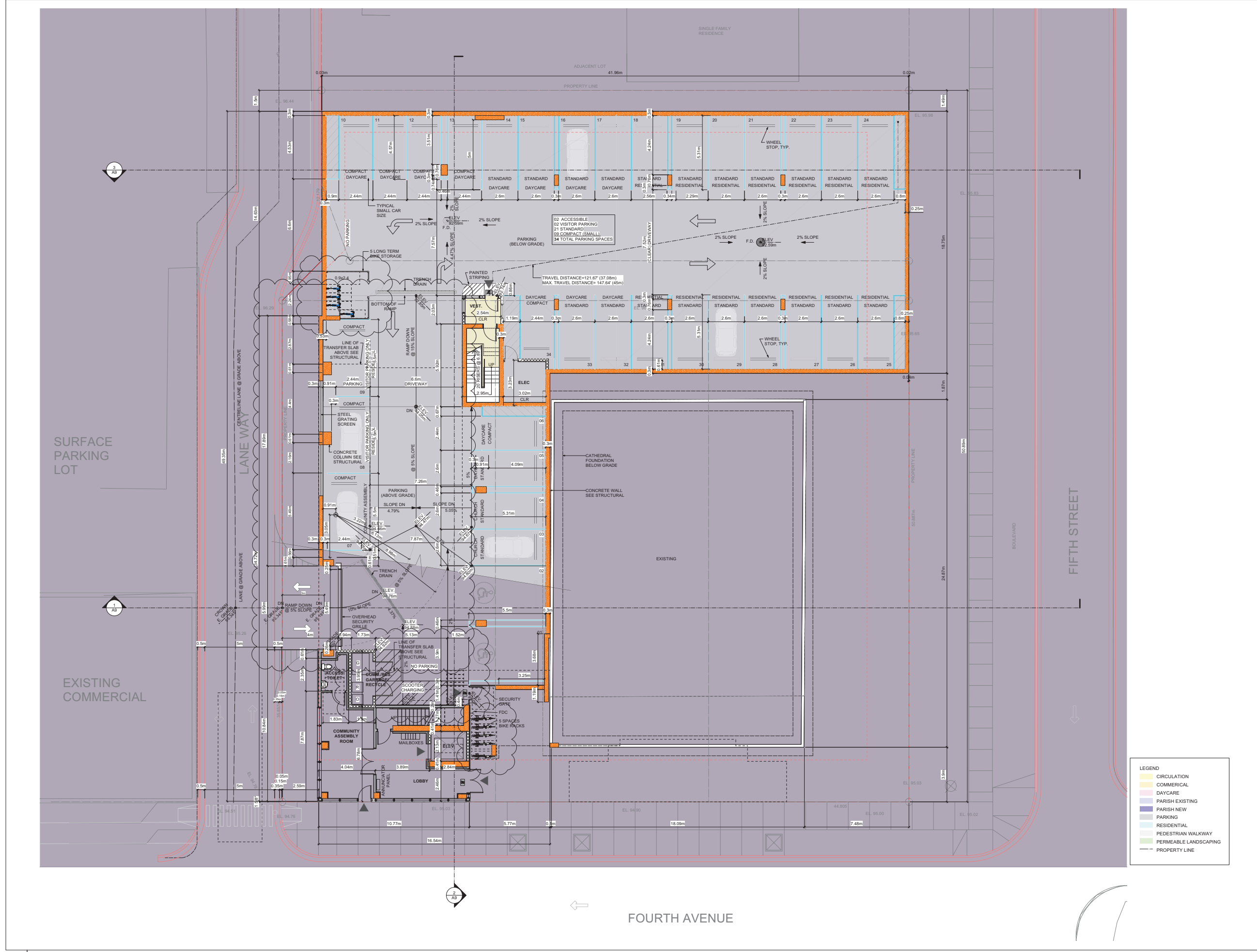
CLIENT  
**UKRAINIAN CATHOLIC EPARCHY OF NEW WESTMINSTER**

PROJECT  
**HOLY EUCHARIST CATHEDRAL MIXED-USE BUILDING**

PROJECT ADDRESS  
**501 4TH AVENUE  
 NEW WESTMINSTER, BC V3L 2X6**

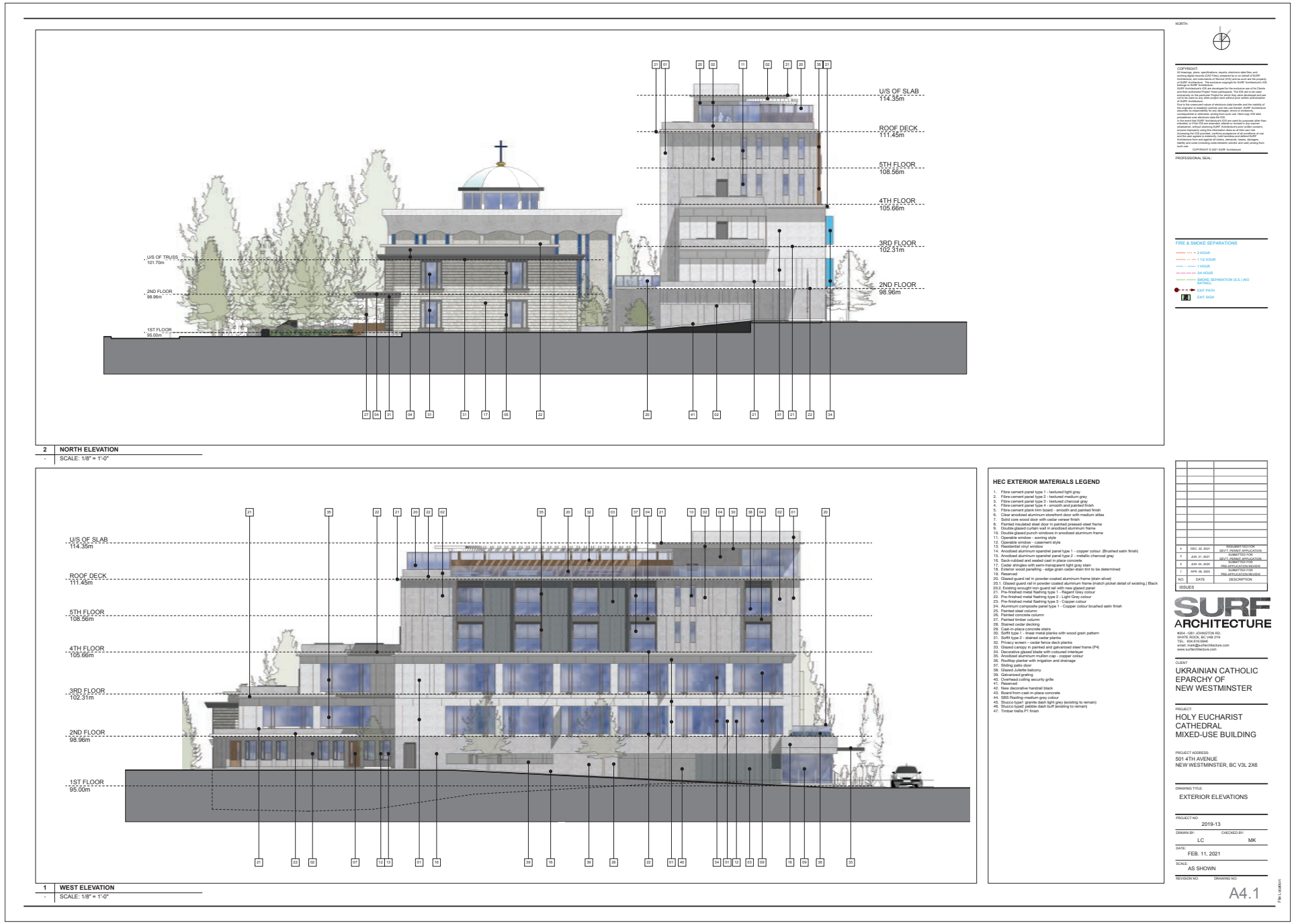
DRAWING TITLE  
**U/G PARKING PLAN**

PROJECT NO:  
 2019-13  
 DRAWN BY: LC CHECKED BY: MK  
 DATE: FEB. 11, 2021  
 SCALE: AS SHOWN  
 REVISION NO: DRAWING NO:



1 PARKING PLAN  
 A1.0 SCALE: 1/8" = 1'-0"





2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

- HEC EXTERIOR MATERIALS LEGEND**
1. Fibre cement panel type 1 - textured light grey
  2. Fibre cement panel type 1 - textured medium grey
  3. Fibre cement panel type 2 - textured charcoal grey
  4. Fibre cement panel type 4 - smooth and painted finish
  5. Fibre cement plank trim board - smooth and painted finish
  6. Clay encaustic glass block separator cap with medium stone
  7. Solid core wood door with cedar veneer finish
  8. Painted insulated steel door in painted pressed steel frame
  9. Double glazed porch window in anodized aluminum frame
  10. Double glazed porch window in anodized aluminum frame
  11. Double glazed porch window in anodized aluminum frame
  12. Double glazed porch window in anodized aluminum frame
  13. Anodized aluminum separator panel type 1 - copper colour (brushed satin finish)
  14. Anodized aluminum separator panel type 2 - metallic charcoal grey
  15. Back-sill and sash cap in white anodized
  16. Solid aluminum trim with anodized finish light grey color
  17. Exposed wood parking - edge grain cedar (S1 to be determined)
  18. Reformed
  19. Glass panel set in powder coated aluminum frame (satin silver)
  20. Existing smooth trim panel set with new glass panel
  21. New finished metal railing type 1 - Fluted Grey colour
  22. The finished metal railing type 2 - Light Grey colour
  23. The finished metal railing type 3 - Copper colour
  24. Anodized aluminum panel type 1 - Copper colour (brushed satin finish)
  25. Painted brick column
  26. Painted brick column
  27. Painted brick column
  28. Stained cedar decking
  29. Cast in place concrete stairs
  30. Solid trim - stone metal plates with wood grain pattern
  31. Solid trim - wood metal plates
  32. Precast concrete under stone panels
  33. Glass canopy in painted and galvanized steel frame (P4)
  34. Anodized aluminum glass with colored interlayer
  35. Anodized aluminum mullion cap - copper colour
  36. Roofing panel with insulation and drainage
  37. Solid panel roof
  38. Glass Architrave balcony
  39. Galvanized panning
  40. Overhead ceiling security grille
  41. Reformed
  42. New decorative window block
  43. Steel frame cast in place concrete
  44. 800 finished medium grey colour
  45. Stucco type 1 - granite dark light grey (pending to remain)
  46. Stucco type 2 - granite dark light grey (pending to remain)
  47. Timber walkway P1 trim

NO.	DATE	DESCRIPTION
1	DEC 28, 2019	ISSUED FOR PERMITTING
2	JAN 21, 2020	REVISED PERMITTING
3	JUN 24, 2020	REVISED PERMITTING
4	JUN 24, 2020	REVISED PERMITTING
5	JUN 24, 2020	REVISED PERMITTING
6	JUN 24, 2020	REVISED PERMITTING
7	JUN 24, 2020	REVISED PERMITTING
8	JUN 24, 2020	REVISED PERMITTING
9	JUN 24, 2020	REVISED PERMITTING
10	JUN 24, 2020	REVISED PERMITTING
11	JUN 24, 2020	REVISED PERMITTING
12	JUN 24, 2020	REVISED PERMITTING
13	JUN 24, 2020	REVISED PERMITTING
14	JUN 24, 2020	REVISED PERMITTING
15	JUN 24, 2020	REVISED PERMITTING
16	JUN 24, 2020	REVISED PERMITTING
17	JUN 24, 2020	REVISED PERMITTING
18	JUN 24, 2020	REVISED PERMITTING
19	JUN 24, 2020	REVISED PERMITTING
20	JUN 24, 2020	REVISED PERMITTING
21	JUN 24, 2020	REVISED PERMITTING
22	JUN 24, 2020	REVISED PERMITTING
23	JUN 24, 2020	REVISED PERMITTING
24	JUN 24, 2020	REVISED PERMITTING
25	JUN 24, 2020	REVISED PERMITTING
26	JUN 24, 2020	REVISED PERMITTING
27	JUN 24, 2020	REVISED PERMITTING
28	JUN 24, 2020	REVISED PERMITTING
29	JUN 24, 2020	REVISED PERMITTING
30	JUN 24, 2020	REVISED PERMITTING
31	JUN 24, 2020	REVISED PERMITTING
32	JUN 24, 2020	REVISED PERMITTING
33	JUN 24, 2020	REVISED PERMITTING
34	JUN 24, 2020	REVISED PERMITTING
35	JUN 24, 2020	REVISED PERMITTING
36	JUN 24, 2020	REVISED PERMITTING
37	JUN 24, 2020	REVISED PERMITTING
38	JUN 24, 2020	REVISED PERMITTING
39	JUN 24, 2020	REVISED PERMITTING
40	JUN 24, 2020	REVISED PERMITTING
41	JUN 24, 2020	REVISED PERMITTING
42	JUN 24, 2020	REVISED PERMITTING
43	JUN 24, 2020	REVISED PERMITTING
44	JUN 24, 2020	REVISED PERMITTING
45	JUN 24, 2020	REVISED PERMITTING
46	JUN 24, 2020	REVISED PERMITTING
47	JUN 24, 2020	REVISED PERMITTING

**SURF ARCHITECTURE**  
 501 4TH AVENUE  
 NEW WESTMINSTER, BC V2M 2X6  
 TEL: 604.273.4444  
 WWW.SURFARCHITECTURE.COM

CLIENT  
**UKRAINIAN CATHOLIC EPARCHY OF NEW WESTMINSTER**

PROJECT  
**HOLY EUCHARIST CATHEDRAL MIXED-USE BUILDING**

PROJECT ADDRESS  
 501 4TH AVENUE  
 NEW WESTMINSTER, BC V2M 2X6

DRAWING TITLE  
 EXTERIOR ELEVATIONS

PROJECT NO.  
 2019-13

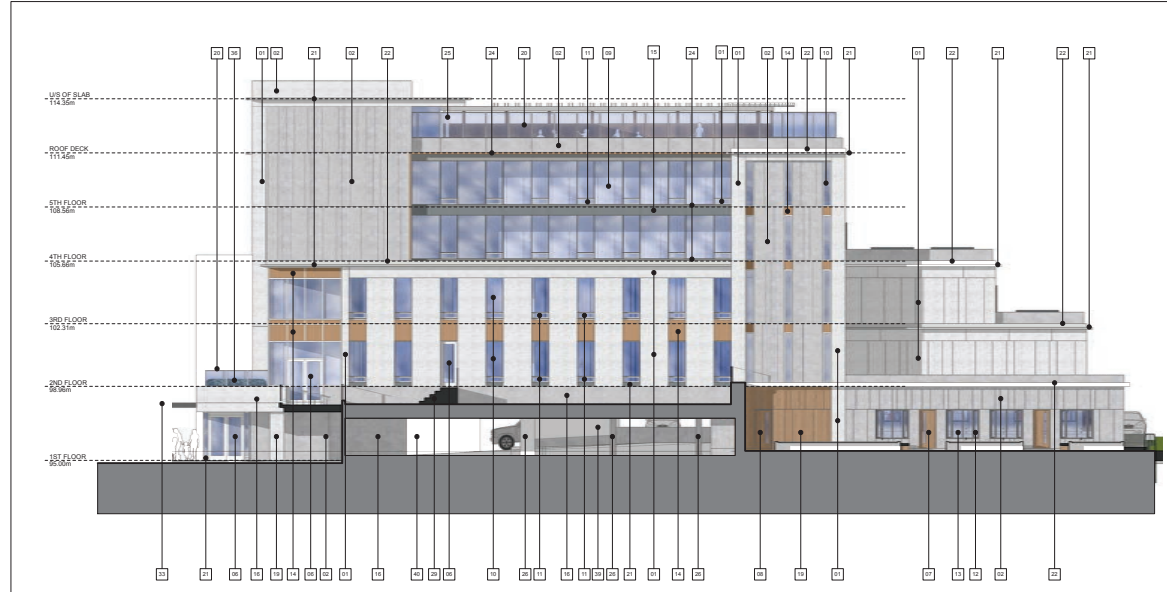
DRAWN BY: LC CHECKED BY: MK

DATE: FEB. 11, 2021

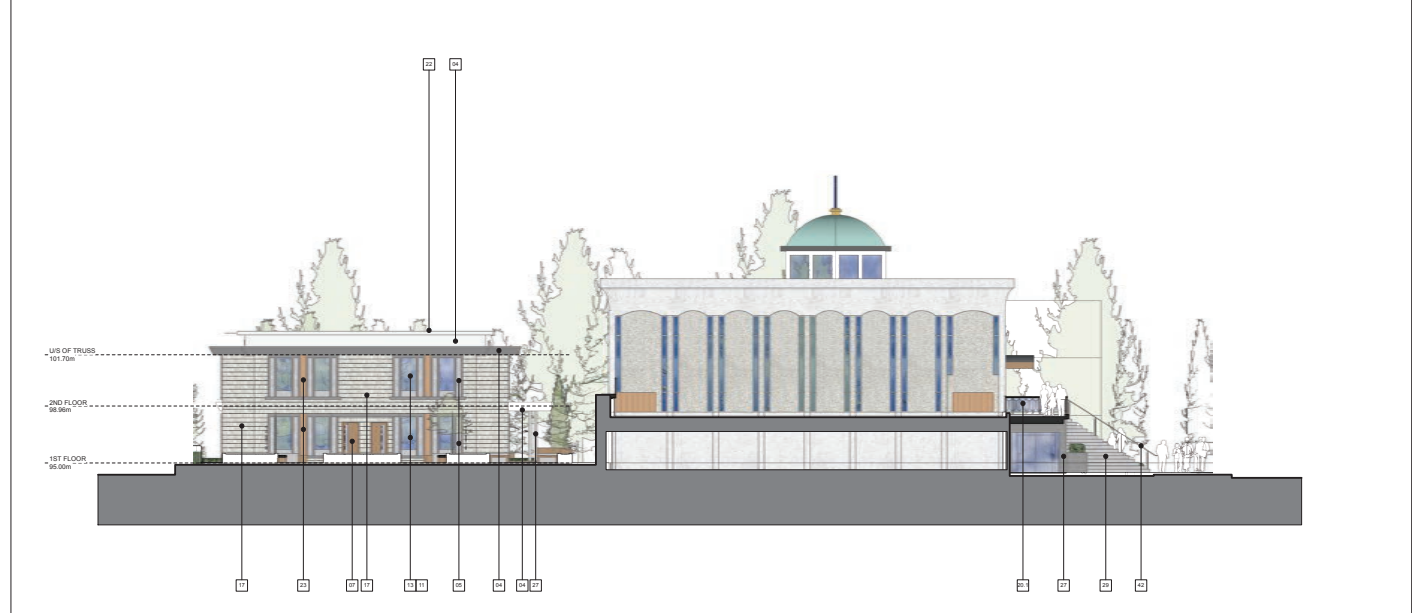
SCALE: AS SHOWN

REVISIONS

A4.1



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**COPYRIGHT**  
All drawings, plans, specifications, reports, documents and the like are the property of SURF ARCHITECTURE INC. and shall remain the property of SURF ARCHITECTURE INC. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SURF ARCHITECTURE INC.

**PROFESSIONAL SEAL**

**FIRE & SMOKE SEPARATIONS**

- 2 HOUR
- 1 1/2 HOUR
- 1 HOUR
- 3/4 HOUR
- SMOKE SEPARATION (S.S.) (NO)
- EXIT PATHS
- EXIT SIGN

- HEC EXTERIOR MATERIALS LEGEND**
1. Fibre cement panel type 1 - textured light grey
  2. Fibre cement panel type 1 - textured medium grey
  3. Fibre cement panel type 2 - textured charcoal grey
  4. Fibre cement panel type 4 - smooth and painted finish
  5. Fibre cement plank form board - smooth and painted finish
  6. Clay encaustic terrazzo (encaustic tiles with red and white)
  7. Solid oak wood panel with red stain finish
  8. Painted insulated steel door in painted pressed-steel frame
  9. Double glazed curtain wall in anodized aluminum frame
  10. Double glazed porch windows in anodized aluminum frame
  11. Quartzite window - window frame
  12. Quartzite window - window frame
  13. Anodized aluminum operable panel type 1 - copper colour (brushed satin finish)
  14. Anodized aluminum operable panel type 2 - metallic charcoal grey
  15. Back-sillied and sealed steel window hardware
  16. Color aluminum with semi-transparent light grey stain
  17. Exterior wood paneling - edge grain cedar (S.P. to be determined)
  18. Reformed
  19. Glazed glass set in powder coated aluminum frame (satin silver)
  20. Existing smooth form panel with semi-gloss paint
  21. Fine White metal fluting type 1 - Fluted Grey Colour
  22. The finished metal fluting type 2 - Copper Colour
  23. The finished metal fluting type 3 - Copper Colour
  24. Anodized aluminum panel type 1 - Copper colour brushed satin finish
  25. Painted brick column
  26. Painted brick column
  27. Painted brick column
  28. Stained cedar decking
  29. Cast-in-place concrete stairs
  30. Sulfite type 2 - smooth color granite
  31. Sulfite type 3 - smooth color granite
  32. Precast concrete under stone panels
  33. Glazed canopy in painted and galvanized steel frame (P)
  34. Anodized aluminum double door with colored hardware
  35. Anodized aluminum median cap - copper colour
  36. Roofing panel with insulation and drainage
  37. Roofing panel with insulation and drainage
  38. Glazed Archite balcony
  39. Glazed Archite balcony
  40. Overhead ceiling security grille
  41. Reformed
  42. New decorative metal mesh
  43. Steel form cast on place concrete
  44. S&S finishing medium grey colour
  45. Stucco type 1 granite dark light grey base to remain
  46. Stucco type 2 granite dark light grey base to remain
  47. Timber walls P1 finish

NO.	DATE	DESCRIPTION
1	2019-10-01	ISSUE FOR PERMITTING
2	2021-02-11	ISSUE FOR CONSTRUCTION
3	2021-02-11	ISSUE FOR CONSTRUCTION
4	2021-02-11	ISSUE FOR CONSTRUCTION
5	2021-02-11	ISSUE FOR CONSTRUCTION
6	2021-02-11	ISSUE FOR CONSTRUCTION
7	2021-02-11	ISSUE FOR CONSTRUCTION
8	2021-02-11	ISSUE FOR CONSTRUCTION
9	2021-02-11	ISSUE FOR CONSTRUCTION
10	2021-02-11	ISSUE FOR CONSTRUCTION

**SURF ARCHITECTURE**

1000 - 1000 (1000) RD.  
SUITE 2000, BC V6L 2V6  
TEL: 604.273.1000  
www.surfarchitecture.com

**CLIENT**  
UKRAINIAN CATHOLIC  
EPARCHY OF  
NEW WESTMINSTER

**PROJECT**  
HOLY EUCHARIST  
CATHEDRAL  
MIXED-USE BUILDING

**PROJECT ADDRESS**  
501 4TH AVENUE  
NEW WESTMINSTER, BC V6L 2V6

**DRAWING TITLE**  
EXTERIOR ELEVATIONS

**PROJECT NO.**  
2019-13

**DRAWN BY** LC **CHECKED BY** MK

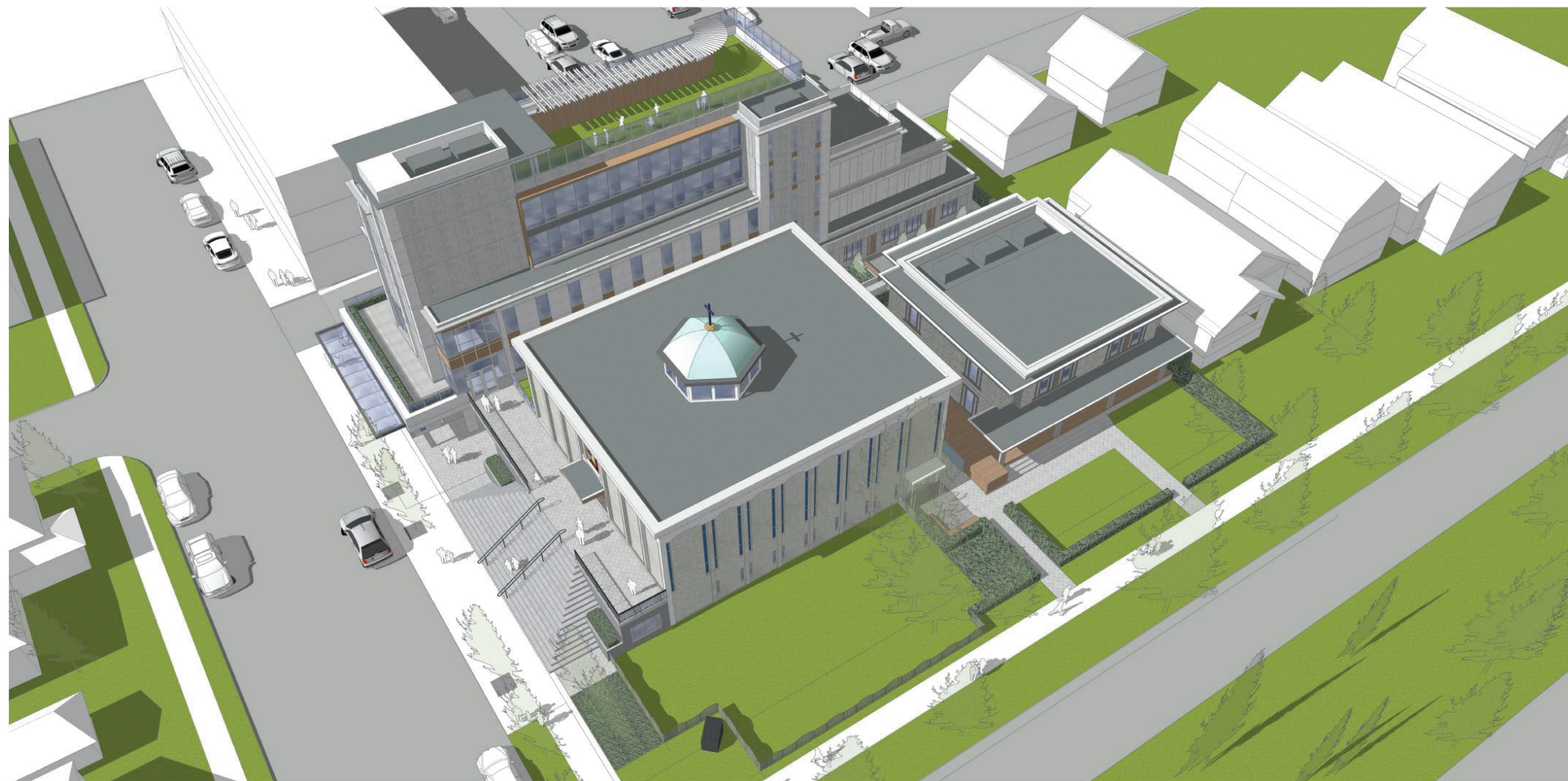
**DATE**  
FEB. 11, 2021

**SCALE**  
AS SHOWN

**REVISIONS**

A4.2





AERIAL VIEW WEST

NORTH

**COPYRIGHT:**  
 All drawings, plans, specifications, reports, electronic data files, and working digital models (CAD Files) prepared by or on behalf of SURF Architecture, are instruments of Service (IOS) and are the property of SURF Architecture. The exclusive copyright for SURF Architecture's IOS belongs to SURF Architecture.  
 SURF Architecture's IOS are developed for the exclusive use of its Clients and their authorized Project Team participants. The IOS are to be used only on the particular Project for which they are developed and are not to be used on any other project work without prior written authorization of SURF Architecture.  
 Due to the increased value of electronic data transfer and the liability of the originator to establish control over the use thereof, SURF Architecture assumes no responsibility for any damage, when or otherwise.  
 In the event that SURF Architecture's IOS are used for purposes other than intended, or if the IOS are amended, altered or revised in any manner whatsoever, without written SURF Architecture's prior written consent, anyone misappropriating this information does so at their own risk. Accepting the IOS provided, constitutes acceptance of all conditions of use and the user agrees to indemnify, hold harmless and defend SURF Architecture from and against all claims, demands, losses, damages, liability and costs (including costs between solicitor and user) arising from such use.  
 COPYRIGHT © 2021 SURF Architecture

PROFESSIONAL SEAL:

**FIRE & SMOKE SEPARATIONS**  
 - - - 2 HOUR  
 - - - 1 1/2 HOUR  
 - - - 1 HOUR  
 - - - 3/4 HOUR  
 - - - SMOKE SEPARATION (S.S.) (NO RATING)  
 ● - - - EXIT PATH  
 [E] - - - EXIT SIGN

NO.	DATE	DESCRIPTION
4	DEC 22, 2021	RE-SUBMITTED FOR DEVT. PERMIT APPLICATION
3	JUN 21, 2021	SUBMITTED FOR DEVT. PERMIT APPLICATION
2	JUN 04, 2020	SUBMITTED FOR PRE-APPLICATION REVIEW
1	APR 06, 2020	SUBMITTED FOR PRE-APPLICATION REVIEW

**SURF ARCHITECTURE**  
 #204 - 1281 JOHNSTON RD.  
 WHITE ROCK, BC V4B 3Y9  
 TEL: 604.616.0646  
 email: info@surfarchitecture.com  
 www.surfarchitecture.com

CLIENT  
**UKRAINIAN CATHOLIC EPARCHY OF NEW WESTMINSTER**

PROJECT  
**HOLY EUCHARIST CATHEDRAL MIXED-USE BUILDING**

PROJECT ADDRESS  
 501 4TH AVENUE  
 NEW WESTMINSTER, BC V3L 2X6

DRAWING TITLE  
**RENDERING**

PROJECT NO:  
 2019-13  
 DRAWN BY: L.C. CHECKED BY: M.K.  
 DATE: FEB. 11, 2021  
 SCALE: AS SHOWN

REVISION NO. DRAWING NO.

## Attachment 5

### *Statement of Heritage Significance and Photographs of Cathedral*

# Statement of Significance

Holy Eucharist Cathedral - 501 4 Avenue - New Westminster, BC



Early photograph of the recently completed Holy Eucharist church, circa 1969. Source: Holy Eucharist Cathedral Parish Archives

Elana Zysblat, CAHP - heritage consultant - Ance Building Services

May 2020

## Statement of Significance



### Description of Historic Place

The Holy Eucharist Cathedral is a large, rectangular Modern church building with a flat roof and central copper dome located on 4th avenue at the corner of 5th street in New Westminster, British Columbia.

### Heritage Value

Constructed in 1968-69, the Holy Eucharist Cathedral is valued as the see of the Bishop of the New Westminster Ukrainian Greek Catholic Eparchy, governing the Eparchy's 12 parishes of British Columbia. The temple-like, formal design, and its high-visibility corner location and siting, give the church building the air of a landmark.

This church and hall complex symbolizes the culmination of over 25 years of effort by local Ukrainian Catholics to achieve an adequate and permanent parish in New Westminster, starting in 1941 at the Holy Spirit church in the Queensborough neighbourhood, followed by two subsequent attempts in the 1950s and 60s to formalize the St. George's parish in different locations before the current property was developed. The unrelenting fundraising, organization and perseverance of this community, resulting in a successful and well-functioning church and hall, was likely one of the reasons this parish was chosen by the Major Archbishop of the Ukrainian Greek-Catholic Church (UGCC) as the cathedral and headquarters for a new Eparchy in British Columbia when it was established in 1974.

The architectural design is very significant in that it represents a Modern, mid-century interpretation of a traditional Byzantine basilica, illustrating the optimism and progress envisioned in urban renewal approaches of the 1960s era and the relevancy of the engaged and forward-thinking parish of the time, while still paying homage to Catholic and Ukrainian church design traditions and symbols. Byzantine in its square footprint and capped by a dome, the simplified, rectangular form is punctuated by tall, slim windows which emulate the rhythm of classical columns. A prominent element of the facade is the over-scaled stairway, adding a formality to the ascent to the central front doors, not unlike the experience at a classical temple or courthouse. The design's formality is softened through the use of pared-down, flat

architectural elements which give the church its Modern identity along with the use of trending 1960s finishes such as stucco and aluminum-frame windows. The balance of Modern and traditional treatments continue on the interior where colourful byzantine icons and wood-carved furnishings embellish an otherwise rectilinear and naturally-lit Modern space.

The Holy Eucharist church holds further value for its association with its designer, architect Bing Gregory Marr (1926-1991) who is remembered as one of the first registered Chinese-Canadian architects in BC. His firm, B. G. Marr & Associates, was known for Modern apartment buildings and complexes and was co-author of an important 1969 study commissioned by the City of Vancouver - "Restoration Report: The Case for Renewed Life in the Old City".

The Holy Eucharist church is valued as a continuous sacred site and community hall serving New Westminster's Ukrainian Catholic community, and contributing to the preservation of Ukrainian culture, language and traditions since 1969.

### **Character-Defining Elements**

- Sacred, community and cultural use since 1969
- Association with a nearby or adjacent rectory residence
- Prominent location on a corner lot in New Westminster's historic Queen's Park neighbourhood
- Mid-Century interpretation of Byzantine basilica design
- Formal, institutional scale, massing and design
- Rectangular form with flat roof and central copper-clad dome with metal cross
- Symmetrical, rhythmic elevations punctuated by tall, slim sky-blue windows extending from the floor to roofline cornice.
- Curved roofline cornice, arcaded where it meets the walls
- Central double-door entrance with arched hood and feature art-glass window above depicting the Resurrection of Jesus Christ.
- Exterior walls clad in white, pebble-dash stucco
- Large exposed aggregate concrete stairway

### **Interior elements:**

- Square footprint
- Traditional sacred spaces: narthex, nave, sanctuary, sacristy, confessionals.
- Traditional church spaces: clerestory (windows in dome), choir loft, crying room.
- Crystal chandelier suspended from dome
- Carved-wood five-legged altar, tabernacle (similar in form and design to the church itself), offertory, side-tables, tetrapod and processional cross
- Bishop's throne
- iconostasis - a wall of icons separating the sanctuary from the nave
- The extensive use of painted icons (images of holy persons) in the Byzantine artistic tradition (relatively flat perspective, heavy use of gold paint and halos)
- Wooden pews
- Built in sound system
- Church hall with kitchen

**Current Photographs - exterior**



Front view



Rear view



Side view  
(facing 5th Street)



Side view  
(facing parking lot)

**Current photographs - interior**



View of sanctuary from the choir loft

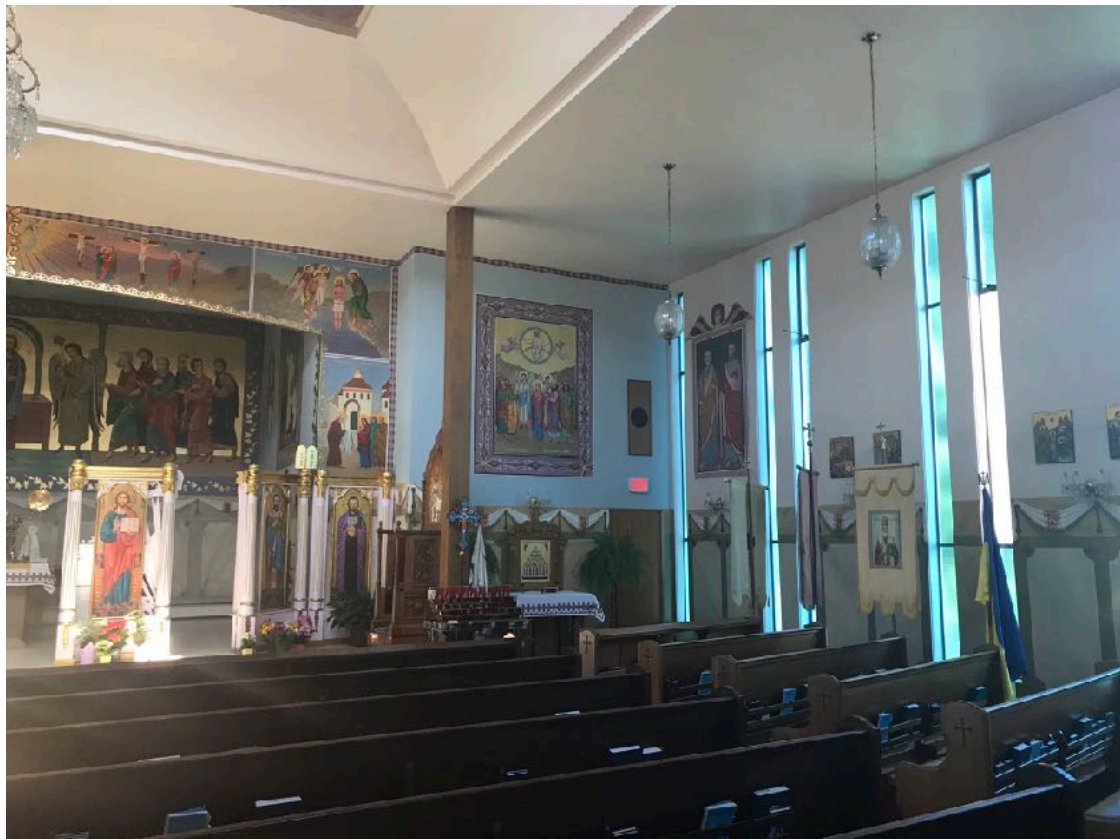


View of sanctuary from the nave





View of sanctuary and side wall (facing parking lot)



View of sanctuary and side wall (facing 5th St.)



View of dome interior and clerestory windows



View of choir loft from the nave and the rear wall of the interior where washrooms, crying room and confessionals are located



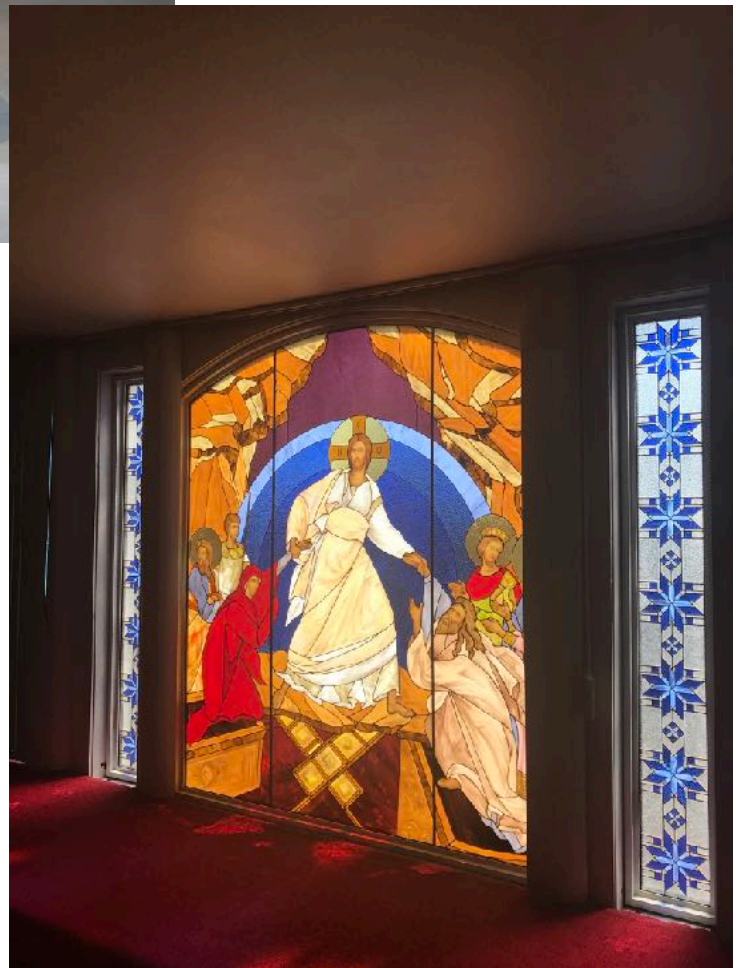
View of sanctuary furnishings



View of altar and tabernacle



View of an example of one of the many traditional gold icon paintings on the interior.



View of art glass feature window located above the front entrance door. This was commissioned by an artist in the Ukraine to replace the original blue glass window above the front door

## Archival Photographs



Above: The first parish church, Holy Spirit in Queensborough, completed in 1943. The rectory in this photo dates from the early 1960s.

Below: The Holy Spirit hall and school completed in 1947.

Source: Holy Eucharist Cathedral Parish Archives



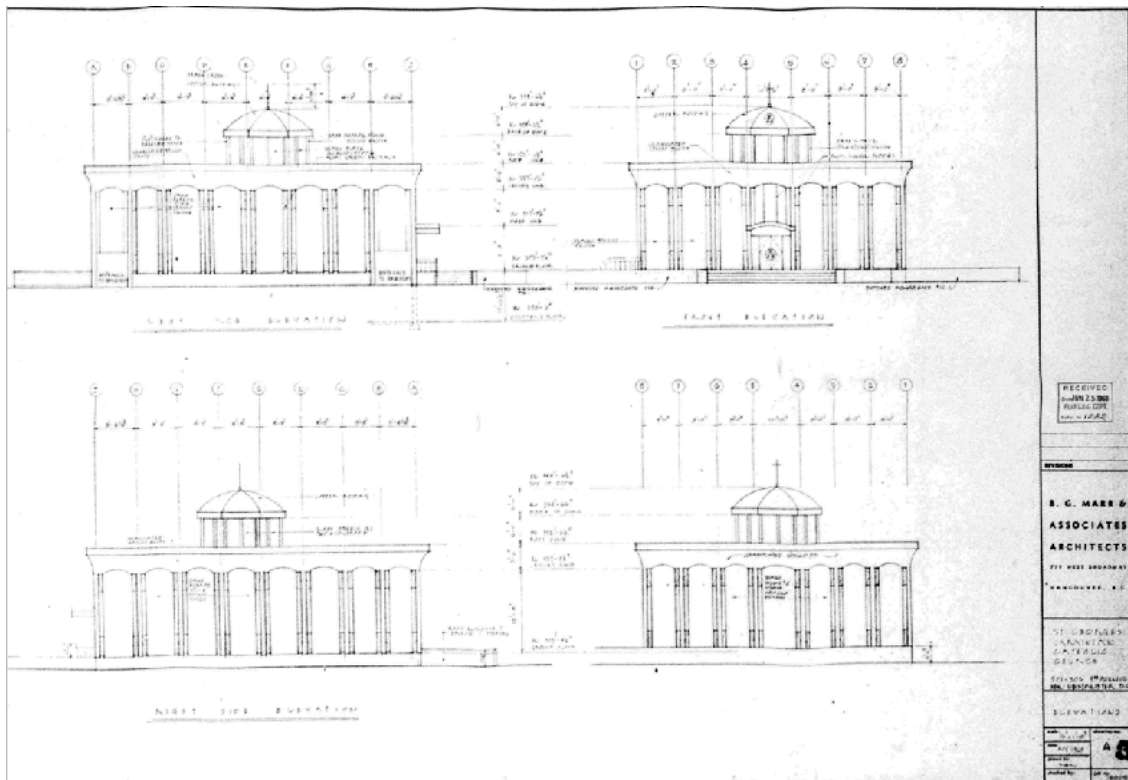
323 Queen's Avenue, the house that served as St. George's Church and hall from 1963 until 1969. Source: Jubilee Commemoration booklet 1952-1977 - Holy Eucharist Cathedral Parish Archives



323 Queen's Avenue, the house that served as St. George's Church, after church service on a Sunday in 1966. Source: Jubilee Commemoration booklet 1952-1977 - Holy Eucharist Cathedral Parish Archives



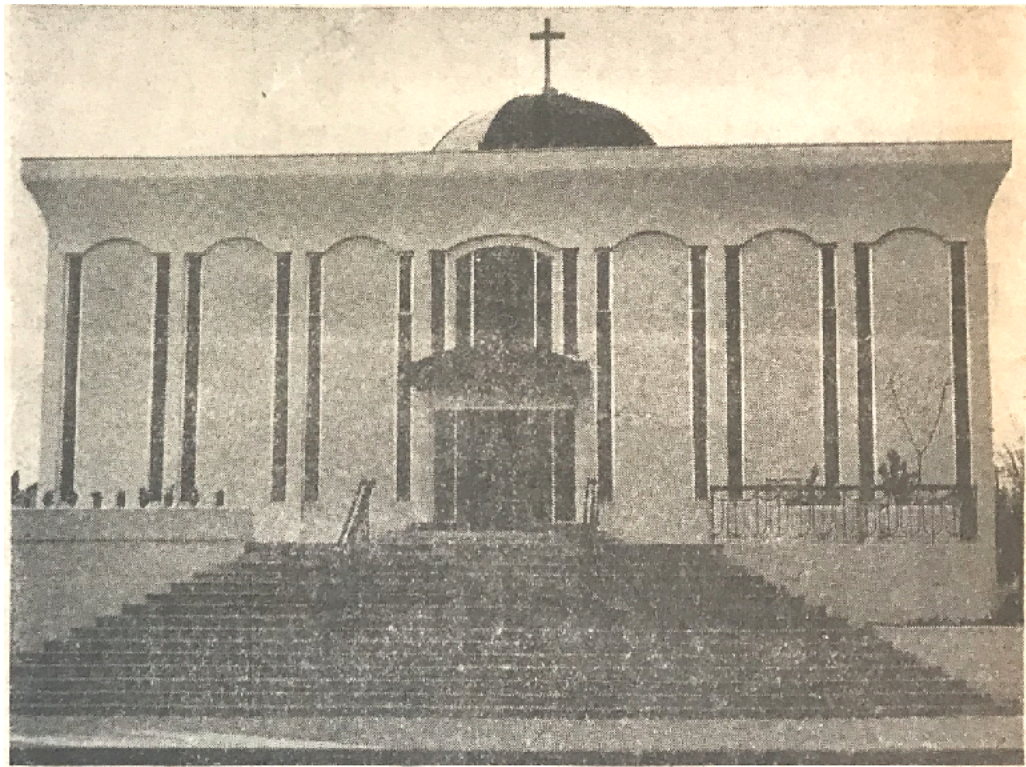
Clipping from Columbian newspaper.  
December 21, 1966.  
Source: Holy Eucharist  
Cathedral Parish Archives



Elevation drawings for St. George's Ukrainian Catholic Church - June 1968. B. G. Marr and Associates. Source: Holy Eucharist Cathedral Parish Archives



Early photograph of the recently completed Holy Eucharist church, circa 1969.  
 Source: Holy Eucharist Cathedral Parish Archives



A photograph of the Holy Eucharist published in the Columbian newspaper in March 1971, describing its 'contemporary' design.

Source: Holy Eucharist Cathedral Parish Archives

The contemporary architecture of the Most Holy Eucharist Catholic Church in New Westminster blends smoothly with the traditional minaret atop the building. The bold vertical architectural lines of the church are softened with horizontal curves.  
**MARCH, 1971** — Columbian photo by David Dunnally





Early photograph of the Holy Eucharist church, likely mid-1970s.  
Source: New Westminster Public Library historic photos database # 2624

# **REPORT**

## ***Office of the Chief Administrative Officer***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022  
**From:** Lisa Spitale, Chief Administrative Officer      **File:**  
**Item #:** 2022-283  
**Subject: Public Art Plan**

---

### **RECOMMENDATION**

THAT Council endorse the recommendation from staff to develop a new Public Art Plan as outlined in this report;

THAT Council approve the allocation of up to 40K from the approved 2022-2026 Capital budget to support development of the Plan.

---

### **PURPOSE**

The purpose of this report is to seek Council's endorsement to proceed with the development of a new Public Art Plan. Funding is available in the approved 2022 Capital Budget and 5 Year Financial Plan in the Arts Strategy Gap Analysis.

### **BACKGROUND**

In 2017, a consultant was hired to develop a Public Art Plan. The resulting draft plan was presented to Council in May 2018, and was referred back to staff and the Public Art Advisory Committee (PAAC) for further consideration and development.

At the time, Council had wanted to see more work regarding the themes included in the Plan, in order to respond to histories beyond the colonial narrative and consider the full telling of history that includes Indigenous, under-represented and marginalized communities, as well as specific histories related to labour and industrialization.

The Plan did not advance due to staff staffing gaps in 2018 and 2019, and the reprioritization of work plans in response to the COVID-19 pandemic in 2020 and 2021.

With a revised Public Art Policy recently adopted by Council, reflecting the City’s commitments to equity, reconciliation and social justice, the time is right to re-engage with the development of the Plan and build a Public Art Program that is intentional, responsive, respectful and inclusive for the coming years.

**ANALYSIS**

The Public Art Plan will provide a clear vision for public art in New Westminster and set a direction for the Public Art Program for the next ten (10) years. It will inform the development and prioritization of new projects, define clear goals and outcomes and guide future decision-making and resource allocation. The Plan will help shape a critical and engaging Public Art Program that reflects the city’s history, cultural diversity and its journey towards reconciliation while supporting artists engaged in public art.

The Plan will:

- Build on the recently updated Public Art Policy and Guiding Principles;
- Build on previous Public Art Plan work;
- Align with the City’s DEIAR Framework;
- Be rooted in principles of Truth and Reconciliation;
- Be informed by engagement with and include a renewed relationship with Indigenous communities;
- Reflect the voices of artists, stakeholders and general public to ensure the Program is responsive, supportive and relevant;
- Incorporate strategies for collaboration and partnerships with local businesses, organizations and private sector;
- Through cross-departmental engagement, strive to develop a city-wide coordinated approach to public art planning, implementation and asset management;
- Refine and clarify processes, responsibilities, decision-making and inform the Administrative Procedures Manual; and,
- Define maintenance, conservation and collections management strategies.

**Recommended Approach and Scope of Work**

The recommended approach and scope of work is as follows:

- Identify a consultant with strong understanding of the local and regional context, expertise in public art who can support an innovative approach to public art planning through a decolonial lens;
- Finalize the consultant’s scope and issue a call to:
  - Plan, develop, and lead efforts to engage staff, the Arts Advisory Committee, artists, community stakeholders and public to inform the plan and set direction for program;

- Review and assess the public art program, public art collection, policies, plans, guidelines, governance, processes;
- Provide benchmarking and comparative research;
- Identify gaps, opportunities and areas for improvement;
- Deliver a written report with analysis, recommendations and vision for a ten (10) year plan with an accompanying implementation plan.

Proposed Schedule

The following is the proposed project schedule:

- Procurement (RFP for consultants) - May 2022
- Consultant selected - July 2022
- Project start - September 2022
- Research, consultation and engagement – September 2022-February 2023
- Submission of Draft Plan by Consultant - March 2023
- Draft Plan reviewed with AAC – April 2023
- Draft Plan brought to Council for review and feedback – May 2023
- Final Plan brought to Council for approval - June 2023

Review with Arts Advisory Committee

The intention, recommended approach, scope of work and proposed schedule as outlined in this report has been reviewed with the Arts Advisory Committee (AAC) at the May 7 meeting. The AAC supported this direction and provided the following motion for Council’s consideration:

*THAT the Arts Advisory Committee endorse the development of a Public Art Plan, including funding of a consultant and community consultation process.*

All members present voted in favour of the motion.

**FINANCIAL IMPLICATIONS**

Funding is available in the approved 2022 Capital Budget and 5 Year Financial Plan in the Arts Strategy Gap Analysis Program.

**OPTIONS**

Council is asked to consider the following options:

1. Endorse the recommendation from staff to develop a new Public Art Plan as outlined in this report;

2. Approve the allocation of up to 40K in funds from the approved 2022-2026 Capital budget to support development of the Plan;
3. Provide staff with other direction.

Staff recommend options 1 and 2.

### **APPROVALS**

This report was prepared by:  
Quyên Hoang, Public Art Coordinator  
Todd Ayotte, Manager, Community Arts and Theatre

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

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

**From:** Emilie K. Adin, MCIP  
Director, Climate Action, Planning and  
Development      **File:** REZ00193

**Item #:** 2022-279

**Subject:** **Rezoning Application for Infill Townhouse: 1032 and 1036 St. Andrews Street – Preliminary Report to Council**

---

### **RECOMMENDATION**

**THAT** Council direct staff to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street, as outlined in the “Consultation and Review Process” section of this report.

---

### **PURPOSE**

To seek Council’s approval to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street.

### **EXECUTIVE SUMMARY**

Rezoning and Development Permit applications have been received for 1032 and 1036 St. Andrews Street. A total of 12 side-by-side, ground-oriented infill townhouse units are proposed across two buildings, and plans indicate an overall Floor Space Ratio (FSR) of 1.00. All of the proposed units would be family-friendly and stratified. The development proposes 13 off-street parking spaces, accessed via Belleville Street. Long-term bicycle storage would be provided for each unit, as well as four short-term bicycle spaces, as per Zoning Bylaw requirements.

**BACKGROUND**

**Preliminary Application Review**

The applicant previously submitted a Pre-Application Review (PAR) inquiry for this proposal, completed on September 9, 2020. Based on the Interim Development Review Process, the pre-application was not required to be presented to the Land Use and Planning Committee (LUPC). Key items brought forward to the applicant included the provision of additional open space, request for strategies to mitigate overlook, and further consideration of waste storage and pickup. The applicant has incorporated the majority of this feedback into their proposed design.

**Policy and Regulations**

The Official Community Plan (OCP) land use designation for the subject properties is Residential – Ground Oriented Infill Housing (RGO), which allows infill townhouses. As the proposal does not conform to the existing zone, Single Detached Residential Districts (RS-1), the properties would need to be rezoned to Infill Townhouse and Rowhouse Residential (RT) and be consolidated.

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2) and a Development Permit (DP) is required for the form and character of the proposed development. The proposal would be evaluated against the Infill Townhouse and Rowhouse Development Permit Area guidelines. Should Council adopt the proposed rezoning, the DP would be issued by the Director of Climate Action, Planning and Development. As greater than 10 units are proposed, the project must additionally meet the requirements of the Family Friendly Housing Policy. A summary of relevant City policies and regulations is included in Attachment 1.

**Site Characteristics and Context**

The subject site, which includes two properties, is located in Brow of the Hill, in an area composed of single-detached dwellings and low-rise apartment buildings. The site has primary frontage on St. Andrews Street, and rear frontage on Belleville Street. The two properties have an approximate total area of 1,618 sq. m. (17,414 sq. ft.), and the site has a slope of approximately 5.6 m. (18 ft.) from the north-east corner down toward the south-west corner. One single-detached dwelling is currently situated on each lot built in 1944 and 1946.

The single-detached properties west of the subject site are also designated (RGO) Residential – Ground Oriented Infill Housing, and the low-rise apartment building to the east designated (RM) Residential – Multiple Unit Buildings. The site is located approximately two blocks west of Twelfth Street, a commercial corridor, and four blocks south of Moody Park and the Uptown commercial centre. A site context map and aerial image is provided below:



Figure 1: Site Context Map with 1032 and 1036 St. Andrews Street highlighted in blue

**Proximity to Transit Service and Other Sustainable Transportation Options**

St. Andrews Street and Belleville Street are classified as local roads, while nearby Twelfth Street is a collector road and a designated Great Street. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the corner of St. Andrews Street and Eleventh Street. The site is well-served by transit, as shown on the table below:

Table 1: Site Proximity to Transit Service

Transit Facility	Approx. Frequency	Approx. Distance
#112	15 minutes	215 m. (705 ft.) to Twelfth Street at Fourth Avenue
#155	30 minutes	475 m. (1,558 ft.) to Sixth Avenue at Twelfth Street
New Westminster SkyTrain Station	2 to 5 minutes	1.4 km. (0.6 miles) to New Westminster SkyTrain Station

**PROJECT DESCRIPTION**

The proposed development consists of 12 side-by-side, ground-oriented residential townhouse units within two buildings. The buildings are proposed to be oriented perpendicular to St. Andrews Street on both sides of a central pedestrian courtyard. Design drawings and rationale are included in Attachments 2 and 3.



Drawings indicate an above grade Floor Space Ratio (FSR) of 0.85 and a below grade FSR of 0.15, for an overall density of 1.00 FSR. Due to the slope of the site, the buildings range from between two to three storeys above grade. The proposed unit sizes would range from approximately 98.9 sq. m. (1,065 sq. ft.) to 152.9 sq. m. (1,646 sq. ft.). All units are proposed to be family-friendly, containing three bedrooms located on the upper storey. A project statistics table is included in Attachment 4. The applicant is proposing a total of 13 off-street parking spaces in four carports accessed from Belleville Street. Private outdoor space and bike parking requirements would be met.



Figure 2: Proposed Project Rendering (view from St. Andrews Street)

**DISCUSSION**

**Building Massing and Transition**

The applicant has proposed a contemporary, split roof design that steps down in height following the natural topography of the site. The inclusion of two-storey end units fronting St. Andrews Street is intended to develop a pedestrian scale and create a transition between the existing low-rise apartment building to the east and the single-detached house to the west. Staff consider the overall density and form to be generally consistent with the Development Permit Area guidelines and the Infill Townhouse and Rowhouse Zoning District (RT). The proposed design would be further reviewed by staff through the application review process, with input from the New Westminster Design Panel.

**Demolition of the Existing Single Detached Houses**

As part of the site redevelopment, the applicant has sought approvals for demolition of the existing 1944 and 1946 houses. As per the City’s policy for buildings that are 50 years or older, heritage reviews were completed by staff, who noted that the

buildings do not contain significant heritage value. Given that the proposal would increase opportunities for family-friendly infill housing, the benefits of the project are considered to outweigh the heritage considerations. The applicant has expressed a desire to advertise both houses for sale, and will be exploring this option.

**Trees**

As part of this rezoning application, the applicant has submitted an arborist report in support of a Tree Permit application. The arborist report indicates that four trees are present on-site, and four trees, including one specimen-sized City tree, off-site. The current design proposes the removal of four on-site trees and protection of all off-site trees. Replacement trees are proposed in excess of those required. Further review of the project’s tree retention and replacement strategy would be undertaken by staff during the application review process.

**Parking Considerations**

Under the Infill Townhouse program, the applicant is required to provide 12 off-street resident parking spaces and two visitor spaces. The proposal would meet the requirements for number of resident parking spaces, however, variances are proposed to the number of visitor parking spaces (reduced from two to one space) and to the maximum number of compact stalls (increased from 30% to 33%). The visitor space would also be used for loading, consistent with Zoning Bylaw requirements, as well as waste pickup. Further review of the proposed parking, access, and waste storage/staging would be undertaken by staff during the application review process.

**CONSULTATION AND REVIEW PROCESS**

The City has formalized the interim development review process. As per this process, the anticipated review steps for this application are:

1. Preliminary Report to Council (**WE ARE HERE**);
2. Applicant-led public consultation, including dissemination of information through the local Residents' Association;
3. Presentation to the New Westminster Design Panel;
4. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
5. Council consideration of First and Second Readings of the Rezoning Bylaw and issue notice of waiving Public Hearing;
6. A Public Hearing (if scheduled) followed by Council’s consideration of Third Reading and adoption of the Rezoning Bylaw;
7. Issuance of the Development Permit by the Director of Climate Action, Planning and Development.

As the form of development is consistent with the Official Community Plan, the application would not be forwarded to the Advisory Planning Commission for review.

### **INTERDEPARTMENTAL LIAISON**

The City has a project-based team approach for reviewing development applications, which facilitates interdepartmental review, providing comments to the applicant throughout the development review process.

### **OPTIONS**

The following options are available for Council's consideration:

1. That Council direct staff to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street, as outlined in the "Consultation and Review Process" section of this report;
2. That Council provide staff with alternate direction.

Staff recommend Option 1.

### **ATTACHMENTS**

Attachment 1 – Policy and Regulations Summary  
Attachment 2 – Drawing Package  
Attachment 3 – Applicant's Design Rationale  
Attachment 4 – Project Statistics Summary

### **APPROVALS**

This report was prepared by:  
Wendee Lang, Planning Analyst

This report was reviewed by:  
Mike Watson, A/Supervisor of Development Planning  
John Stark, A/Senior Manager of Climate Action, Planning and Development

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

**Attachment 1**  
*Policy and Regulations Summary*

## **POLICY AND REGULATIONS SUMMARY**

### **Official Community Plan**

The subject properties are designated (RGO) Residential – Ground Oriented Infill Housing, which is described, in part, as follows:

*Purpose: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.*

*Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.*

The proposed development is consistent with the intent of the RGO land use designation and therefore, no Official Community Plan (OCP) amendment would be required for this proposed development.

### **Development Permit Area**

The subject site is located within the Ground Oriented Housing Development Permit Area (DPA 1.2) and, as such, a Development Permit is required for the proposed development. This DPA refers development of infill townhouse properties to DPA 1.3 (Infill Townhouses and Rowhouses). The intent of this DPA is to encourage small scale infill projects, such as infill townhouses and rowhouses that are complementary to the existing single detached dwelling context through appropriate building form, scale, and location. Small projects, with a low number of units, are anticipated.

A Development Permit is required for the proposed development, which will be reviewed concurrently with the Rezoning application. Development Permits have been delegated to the Director of Climate Action, Planning and Development for issuance.

### **Zoning Bylaw**

The subject properties are currently zoned Single Detached Residential (RS-1). Since the proposal does not conform to this existing zone, the properties would need to be rezoned to Infill Townhouse and Rowhouse Residential (RT) and be consolidated. The intent of the RT district is to, in combination with the design guidelines for infill townhouses and rowhouses contained within the Official Community Plan, allow infill townhouses and

rowhouses that integrate well into existing single detached residential neighbourhoods. The proposal meets this intent.

### **Family-Friendly Housing Policy**

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three or more bedrooms. Based on the information provided by the applicant, all of the proposed units would have three bedrooms.

**Attachment 2**  
*Drawing Package*



CITY OF NEW WESTMINSTER  
**INFINITY TOWNHOMES**  
 REISSUED FOR SECOND HEARING  
 FEBRUARY 14 2022

1032 AND 1036 ST. ANDREWS STREET,  
 NEW WESTMINSTER, B.C.

**LEGAL DESCRIPTION:**

LOTS 19 & 18, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 7, GROUP 1, OF LOTS 12, 13, 20 & 21.

**Zoning Bylaw Analysis**  
 405 Infill Townhouse and Rowhouse Residential District (RT)

Section	Required		Proposed	
	Metric	Imperial	Metric	Imperial
<b>405.4 Density</b>				
Above Basement	0.85 max, 1375.14 m <sup>2</sup>	14,801.9 ft <sup>2</sup>	0.8498	14798.07 ft <sup>2</sup>
Basement	0.15 max, 242.67 m <sup>2</sup>	2,612.10 ft <sup>2</sup>	0.1495	2603.88 ft <sup>2</sup>
Total	1.0 max, 1,617.81 m <sup>2</sup>	1,7414 ft <sup>2</sup>	0.9993	17401.95 ft <sup>2</sup>
405.5 Basement elevation	Basement no part more than 1 meter (3.28 feet) out of the ground		Complies	
405.6 Basement size	Basement not larger than the floor above		Complies	
<b>405.7 Principal building height</b>				
Building A height	10.67 m	35 ft	10.01 m	32.84 ft
Building B height	10.67 m	35ft	9.87 m	32.40 ft
Average garage	53.82 m	176.58 ft		
<b>405.8 Detached accessory buildings</b>				
a) Max 15% site coverage	242.67 m <sup>2</sup>	2612.08 ft <sup>2</sup>	14.93 m <sup>2</sup>	160.71 ft <sup>2</sup>
b) Height	One storey		Complies	
c) Location	Not in front yard		Complies	
d) Height	3.6 m	11.81 ft	2.19 m	7.17 ft
e) Enclosed	2 sides max.		Not enclosed	
f) Dormers	No dormers permitted		Complies	
g) Separation from principal building	1 m	3.28 feet	1.21	3.98 ft
h) Setback from lane	Not required – Belleville Street is not a lane		Not required	
i) Setback from a corner	Site is mid-block – not required		Not required	
j) Setback from Belleville street	1.52 m	5 ft	4.88 m	16 ft
<b>405.9 Parking</b>				
a) resident	12 spaces		12 spaces	
b) visitor	1.2 spaces		1 space	
c) Visitor parking	not required in a non-stratified development		stratified	
d) Location	No parking in front yard		Complies	
e) Access	From lane wider than 3.66 metres (12 feet)		Access from Belleville Street	
f) Access	From lane narrower than 3.66 metres (12 feet)		Access from Belleville Street	
i) Setback from Corner	Site is mid-block – not required		Not required	
<b>405.10 Bicycle Parking</b>				
Short Term bicycle	4 space		4 space	
Long Term bicycle	12 space		12 space	

**Townhouse and Rowhouse Development Permit Area – Setback and Separation Requirements**

Section	Required		Proposed	
	m	ft	m	ft
Front Setback	4.27	14.00	4.46	14.63
Rear Setback	7.62	25.00	7.71	25.30
Side Setback - east	4.27	14.00	4.35	14.27
Side Setback - west	4.27	14.00	4.38	14.37
Separation between buildings	8.53	28.00	8.70	28.54
Maximum Building Length	38.10	125.00	28.04	92.00

**PROJECT OWNER**  
 1151840 BC LTD.

Contact Person: Mr. Jiwan Ranauta & Bhupinder Singh  
 6625 Fraser St, Vancouver, BC V5X 3T6  
 Phone: C 604-441-1910

Email: bhupinder.raaj@gmail.com

**ARCHITECTURAL**  
 Inspired Architecture

#5-1480 Marine Drive, North Vancouver BC, V7P 1T6  
 Amir Farbehi Project Architect, CRP  
 Phone: O 604-770-2088  
 C 604-773-1015

Email: amir@inspiredarchitecture.ca

**LANDSCAPE**  
 PRINCIPAL, SW LANDSCAPE ARCHITECT

919 Melbourne Ave. North Vancouver  
 Colombia, V7R 1N8  
 Steve Wong, Landscape Architect.  
 Phone: C 778 834-8959

Email: stevewong234@gmail.com

**ARBORIST**

**GRIZZLY TREE EXPERTS**  
 1032 & 1036 St. Andrew's Street, New Westminister  
 British Columbia V6K 1R9  
 Daniel Holliday, ISA certified arborist  
 Phone: O 604-362-3604  
 Email: dan@grizzlytree.ca



ARCHITECTURAL DRAWING LIST					
SHEET NUMBER	SHEET NAME	CURRENT REVISION	REVISION DATE		
A0001	COVER PAGE	5	2022-02-14		
A0002	ABBREVIATIONS	4	2022-02-14		
A0003	3D VIEWS	4	2022-02-14		
A0004	3D VIEWS	3	2022-02-14		
A0005	3D VIEWS	3	2022-02-14		
A0006	3D ENVELOPE HEIGHT	3	2022-02-14		
A0007	SHADOW STUDY 9 am	1	2022-02-14		
A0008	SHADOW STUDY 12 pm	1	2022-02-14		
A0009	SHADOW STUDY 3 pm	1	2022-02-14		
A0010	SHADOW STUDY 6 pm	1	2022-02-14		
A0100	SITE PLAN-BUILDING SITING	2	2022-02-14		
A0101	SITE PLAN	5	2022-02-14		
A0103	CONTEX PLAN-STREET SCAPE VIEW	2	2022-02-14		
A0104	SITE PLAN-ACCESSIBILITY	2	2022-02-14		
A0105	VEHICLE MANEUVERING	2	2022-02-14		
A0106	SITE PLAN MATERIAL & FINISHES	2	2022-02-14		
A0201	BASEMENT FLOOR PLAN & PATIO LAYOUTS	4	2022-02-14		
A0202	LEVEL 1 FLOOR PLAN	4	2022-02-14		
A0203	LEVEL 2 FLOOR PLAN	4	2022-02-14		
A0204	LEVEL 3 FLOOR PLAN	4	2022-02-14		
A0207	ROOF PLAN	4	2022-02-14		
A0208	ADAPTABLE SUITE LAYOUT	1	2022-02-14		
A0221	BASEMENT AREA PLAN	4	2022-02-14		
A0222	LEVEL 1 ARE PLAN	4	2022-02-14		
A0223	LEVEL 2 AREA PLAN	3	2022-02-14		
A0224	LEVEL 3 AREA PLAN	3	2022-02-14		
A0301	LEVEL 1 RCP	1	2022-02-14		
A0401	BLDG A-NORTH&SOUTH ELEVATIONS	4	2022-02-14		
A0402	BLDG B-NORTH&SOUTH ELEVATIONS	4	2022-02-14		
A0403	BLDG A -EAST&WEST ELEVATIONS	4	2022-02-14		
A0404	BLDG B -EAST&WEST ELEVATIONS	4	2022-02-14		
A0405	BLDG A&B&NEIGHBOURS ELEVATIONS OVERLAY	2	2022-02-14		
A0501	BUILDING A SECTIONS	4	2022-02-14		
A0502	BUILDING B SECTIONS	2	2022-02-14		
A0503	ENVELOPE PROJECTION SECTIONS	2	2022-02-14		
A0504	NEIGHBOURHOOD SECTIONS	2	2022-02-14		
Grand total: 36					



PROJECT NO.	18203	REV. DATE	2022-02-14
DRAWING NO.	Page 160 of 167	REVISION	457



ACC	ACCESSIBLE	HB	HOSE BIB	RWL	RAINWATER LEADER
ACFL	ACCESS FLOOR	HC	HOLLOW CORE	S/A	SUPPLY AIR
ACT	ACOUSTICAL CEILING TILE	H/C	HANDICAP	SAM	SELF-ADHERED MEMBRANE
AD	AREA DRAIN	HCW	HOLLOW CORE WOOD	SC	SOLID CORE
ADJ	ADJACENT	HD	HANGAR DOOR	SCW	SOLID CORE WOOD
AFF	ABOVE FINISHED FLOOR	HDR	HEADER	SD	SINGLE SWING DOOR
ALUM	ALUMINUM	HDWR	HARDWOOD	SF	SQUARE FEET
ANIP	ANNUNCIATOR PANEL	HM	HOLLOW METAL	SFL	SAFETY FLOOR
ANOD	ANODIZED	HO	HONEY-COMB	SG	STRUCTURAL GLAZING
APPROX	APPROXIMATE	HOR	HORIZONTAL	SHT	SHEET
ARCH	ARCHITECTURAL	HR	SIAMSE CONNECTION	SIA	SIAMSE CONNECTION
AUTO	AUTOMATIC	HSKG	HOUSEKEEPING	SIM	SIMILAR
AVB	AIR VAPOUR BARRIER	HSS	HOLLOW STEEL SECTION	SL	SLIDING DOOR
AVM	AIR VAPOUR MOISTURE BARRIER	HT	HEIGHT	SMC	STEEL METAL CARRIER
		HVAC	HEATING / VENTING / AIR CONDITIONING	SOG	SLAB ON GRADE
B	BASE	HVY	HEAVY	SP	STAND PIPE
BF	BIFOLD DOOR	HW	HOT WATER	SPEC	SPECIFICATION
BLDG	BUILDING	ID	INSIDE DIAMETER	SQ	SQUARE
BM	BEAM	INFO	INFORMATION	SS	STAINLESS STEEL
B/O	BOTTOM OF	INSUL	INSULATION	SSM	SOLID SURFACING MATERIAL
BOL	BOLLARD	INT	INTERIOR	ST	STONE
BUR	BUILT UP ROOFING	INT	INSULATED METAL PANEL	STC	SOUND TRANSMISSION CLASS
		IMP	POLYISOCYANURATE	STD	STANDARD
CAB	CABINET	ISO	POLYISOCYANURATE	STL	STEEL
CB	CATCH BASIN	JAN	JANITOR CLOSET	STOR	STORAGE
CD	COILING DOOR	KIT	KITCHEN	STRUCT	STRUCTURAL
CG	CORNER GUARD			SUSP	SUSPENDED
CIP	CAST IN PLACE	L	LENGTH	TBD	TO BE DETERMINED
CJ	CONTROL JOINT	LAV	LAVATORY	TD	TRENCH DRAIN
CL	CENTRE LINE	LINO	LINOLEUM	TEL	TELEPHONE
CLG	CEILING	LL	LIVE LOAD	TEMP	TEMPORARY
CLR	CLEARANCE	LVR	LOUVER	TERR	TERRAZZO
CMP	COMPOSITE METAL PANEL	m	METER	T/O	TOP OF
CMU	CONCRETE MASONRY UNIT	MATL	MATERIAL	TOC	TOP OF CURB
COL	COLUMN	MAX	MAXIMUM	TOF	TOP OF FLOOR
COM	CUSTOMERS OWN MATERIAL	MECH	MECHANICAL	TOS	TOP OF STEEL
CONC	CONCRETE	MED	MEDIUM	TPO	THERMOPLASTIC POLYOLEFIN
CONST	CONSTRUCTION	MEL	MELAMINE	TS	TRANSITION STRIP
CONT	CONTINUOUS	MEP	MECHANICAL, ELECTRICAL AND PLUMBING	TSG	TEMPERED SAFETY GLASS
CORR	CORRIDOR	MEZZ	MEZZANINE	TYP	TYPICAL
CPT	CARPET	MF	MINERAL FIBRE	U/G	UNDER GROUND
CPT-T	CARPET TILE	MFR	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
CS	COUNTER SHUTTER	MH	MANHOLE	U/S	UNDERSIDE
CT	CERAMIC TILE	MIN	MINIMUM	V	VENEER
CW	CURTAIN WALL	MISC	MISCELLANEOUS	VB	VAPOUR BARRIER
CW	COMPLETE WITH	MLDG	MOULDING	VCT	VINYL COMPOSITE TILE
		MLWK	MILLWORK	VERT	VERTICAL
DCRON	DURACRON	mm	MILLIMETER	VEST	VESTIBULE
DD	DOUBLE SWING DOOR	MP	METAL PANEL	VIF	VERIFY IN FIELD
DEG	DEGREES	MTD	MOUNTED	W	WIDTH
DEMO	DEMOLITION	MTL	METAL	WC	WALL COVERING
DF	DRINKING FOUNTAIN	N/A	NOT APPLICABLE	W/C	WATER CLOSET
DIA	DIAMETER	NF	NO FRAME (FRAMELESS)	WD	WOOD
DIM	DIMENSION	NIC	NOT IN CONTRACT	WH	WATER HEATER
DL	DEAD LOAD	No.	NUMBER	WP	WATERPROOF
DN	DOWN	NTS	NOT TO SCALE	WPR	WALL PROTECTION
DNAR	DURANAR	O/C	ON CENTRE	WRM	WASHROOM
DP	DEPTH	OD	OUTSIDE DIAMETER	WV	WOOD VENEER
DR	DOOR	OH	OVERHEAD DOOR	X-HVY	EXTRA HEAVY
DW	DISH WASHER	O/H	OVERHEAD		
DWG	DRAWING	OPNG	OPENING		
		OPP	OPPOSITE		
EA	EACH	OS	OWNER SUPPLIED		
EJ	EXPANSION JOINT	OWSJ	OPEN WEB STEEL JOIST		
EL	ELEVATION	P	PAINT (colour)		
ELEC	ELECTRICAL	PC	POWDER COAT		
ELEV	ELEVATOR	P.CONC	POLISHED CONCRETE		
EP	ELECTRICAL PANEL	PD	PLANTER DRAIN		
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)	PERP	PERPENDICULAR		
EPX	EPOXY	PH	PHASE		
EQ	EQUAL	PL	PROPERTY LINE		
ES	EMERGENCY SHOWER	PLAM	PLASTIC LAMINATE		
EXIST	EXISTING	PLYWD	PLYWOOD		
EXP	EXPOSED	PO	POLYSTYRENE		
EXP-S	EXPOSED STRUCTURE	POLY	POLYETHYLENE		
EXT	EXTERIOR	POLY-U	POLYURETHANE		
EWS	EYE WASH STATION	PREFAB	PREFABRICATED		
		PREFIN	PREFINISHED		
F	FRAME	PS	PRESSED STEEL		
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PSFR	PRESSED STEEL FRAME		
FAB	FABRIC	PT	PRESSURE TREATED		
FC	FLASH COVE	PTD	PAINTED		
FD	FLOOR DRAIN	QT	QUARRY TILE		
FDN	FOUNDATION	R	RADIUS		
FE	FIRE EXTINGUISHER	R/A	RETURN AIR		
FFE	FINISH FLOOR ELEVATION	RB	RUBBER BASE		
FF&E	FURNITURE FIXTURES & EQUIPMENT	RCP	REFLECTED CEILING BASE		
FHC	FIRE HOSE CABINET	RD	ROOF DRAIN		
FLR	FLOOR	RE	REVOLVING DOOR		
FLO	FACE OF	REINF	REINFORCED		
FOC	FACE OF CONCRETE	REF	REFERENCE		
FOG	FACE OF GLAZING	REFR	REFRIGERATOR		
FOS	FACE OF STUD	REQ'D	REQUIRED		
FP	FRAME PROTECTION	RES	RESILIENT FLOORING		
FRR	FIRE RESISTANCE RATING	REV	REVISION		
FT	FOOT/FEET	RM	ROOM		
		RO	ROLLING DOOR		
G ( )	GLASS (type)	RR	RAPID ROLL DOOR		
GA	GAUGE	RSF	RESILIENT SHEET FLOORING		
GALV	GALVANIZED	RUB	RUBBER		
GB	GRAB BAR				
GBN	GARBAGE BIN				
GC	GENERAL CONTRACTOR				
GL	GLASS / GLAZING				
GRD	GROUND				
GWB	GYPSPUM WALL BOARD				
GWG	GEORGIAN WIRE GLASS				
GYP	GYPSPUM				

**Infinity Townhouses - Unit Summaries**

Unit	Total Floor Area Above the Basement		Basement Floor Area		Balcony Area		Semi Public Front Door Patio Area		Private Rear Yard Area	
	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
A01	121.713	1,310.11	29.877	321.59	21.683	233.39	16.519	177.81	19.252	207.23
A02	121.726	1,310.25	29.877	321.59	21.749	234.10	16.033	172.58	19.568	210.63
A03	121.726	1,310.25	29.877	321.59	21.749	234.10	16.222	174.61	19.624	211.23
A04	121.627	1,309.18	31.323	337.16	18.418	198.25	16.101	173.31	19.633	211.33
A05	98.912	1,064.68	0	0.00	0	0.00	20.236	217.82	32.560	350.47
A06	101.689	1,094.57	0	0.00	0	0.00	18.379	197.83	0.000	0.00
B01	121.713	1,310.11	29.877	321.59	21.683	233.39	16.239	174.80	31.406	338.05
B02	121.726	1,310.25	29.877	321.59	21.749	234.10	16.120	173.51	19.568	210.63
B03	121.726	1,310.25	29.877	321.59	21.749	234.10	16.325	175.72	19.624	211.23
B04	121.627	1,309.18	31.323	337.16	18.418	198.25	16.102	173.32	19.633	211.33
B05	98.912	1,064.68	0	0.00	0	0.00	19.595	210.92	32.560	350.47
B06	101.689	1,094.57	0	0.00	0	0.00	17.649	189.97	0.000	0.00
<b>TOTAL</b>	<b>1,374.786</b>	<b>14,798.07</b>	<b>241.908</b>	<b>2,603.88</b>	<b>167.198</b>	<b>1,799.70</b>	<b>205.520</b>	<b>2,212.20</b>	<b>233.428</b>	<b>2,512.60</b>

**Infinity Townhouses - Site summary**

Category	Area m²	Area ft²	Percent site Coverage
Site Coverage	617.78	6,649.73	38.19%
Common Open Space	195.52	2,104.54	12.09%
Project Shared Gardens & Amenity	149.90	1,613.48	9.27%
Site Services	26.11	280.99	1.61%
Parking	189.57	2,040.47	11.72%
Private Rear Yard Area	205.52	2,212.20	12.70%
Semi Public Front Door Patio Area	233.43	2,512.60	14.43%
<b>Total</b>	<b>1617.81</b>	<b>17,414.00</b>	<b>100.00%</b>

**BLDG AVERAGE GRADE CALCULATION**

BLDG A-AVERAGE GRADE CALCULATION					
Ex. GRADE LEVEL - BLDG NORTH EAST	54.56	m	179	ft	
Ex. GRADE LEVEL - BLDG NORTH WEST	53.86	m	176.72	ft	
Ex. GRADE LEVEL - BLDG SOUTH EAST	52.30	m	171.59	ft	
Ex. GRADE LEVEL - BLDG SOUTH WEST	52.17	m	171.15	ft	
AVERAGE EXISTING GRADE	53.22	m	174.62	ft	
BLDG A ROOF RIDGE	63.23	m	207.46	ft	
BLDG A HEIGHT	10.01	m	32.85	ft	
BLDG B-AVERAGE GRADE CALCULATION					
Ex. GRADE LEVEL - BLDG NORTH EAST	55.66	m	182.6	ft	
Ex. GRADE LEVEL - BLDG NORTH WEST	55.70	m	182.74	ft	
Ex. GRADE LEVEL - BLDG SOUTH EAST	53.59	m	175.83	ft	
Ex. GRADE LEVEL - BLDG SOUTH WEST	52.76	m	173.1	ft	
AVERAGE EXISTING GRADE	54.43	m	178.56	ft	
BLDG B ROOF RIDGE	64.30	m	210.96	ft	
BLDG B HEIGHT	9.88	m	32.40	ft	

NO.	DATE	REVISION / DRAWING ISSUE	BY
4	2022-02-14	REISSUED FOR SECOND HEARING	AF
3	2021-04-14	REISSUED FOR FIRST HEARING	AF
2	2020-02-24	REISSUED FOR FIRST HEARING	AF
1	2019-07-17	ISSUED FOR FIRST HEARING	AF
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

PROJECT

**INFINITY TOWNHOMES**

1032 AND 1036 ST. ANDREWS STREET, NEW WESTMINSTER, B.C.

DRAWING TITLE

**ABBREVIATIONS**

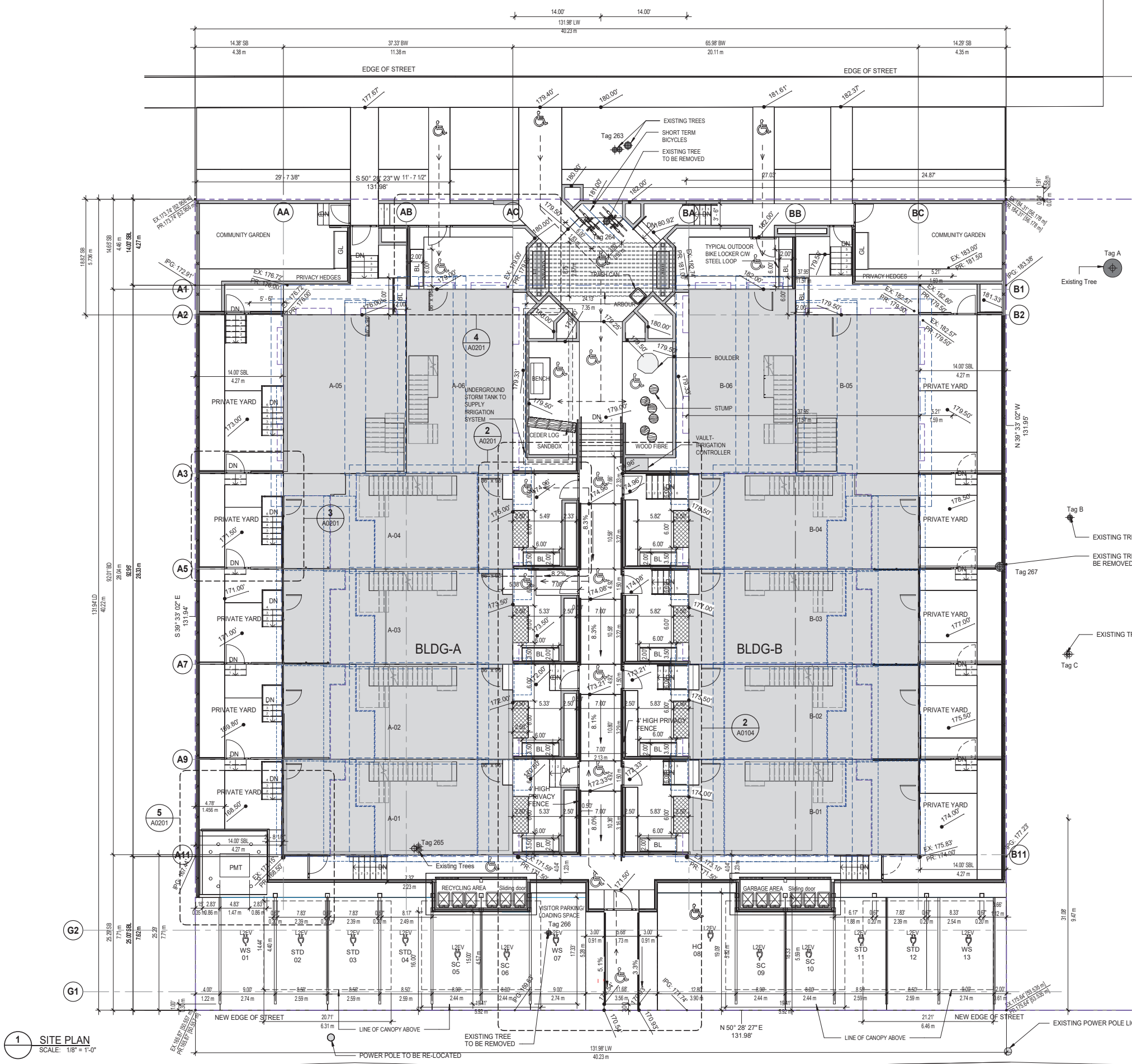
DRAWING ISSUE

**REISSUED FOR SECOND HEARING**

PROJECT NO.	PLOT DATE	DRAWN
18203	FEBRUARY 14 2022	MG
SCALE	REVIEWED	AF
DRAWING NO.	REVISION	
261	467	



# ST. ANDREWS STREET



TREE TABLE - IDENTIFICATION & OVERVIEW						
Tree #	Tree type	Location	DBH (cm)	TPZ	General tree observations & condition	Action
263	Sawara Cypress	North boulevard	80	RQD	City of New Westminster tree, tree will require removal to create main access to the proposed development	RETAIN
264	Lawson Cypress	Northwest corner of #1032 St. Andrew's St	33	NOT RQD	Small, semi mature tree. Previously topped at 6 ft above ground, multiple regrown stems from this...	REMOVE
265	Lawson Cypress	Centre of rear garden #1036	54	NOT RQD	Mature Cypress multi-stem tree. Canopy of the tree appears to be 80% dead, which...	REMOVE
266	Lawson Cypress	Southeast corner of #1036	19	NOT RQD	Semi-mature tree, appears in good condition	REMOVE
267	Lawson Cypress	East property line of #1036	45	NOT RQD	Mature Cypress tree, with a significant lean to the west. Potentially a shared tree with the neighbouring property to the east	REMOVE
A	Willow	East neighbour's Northwest corner	90	RQD	Neighbour's tree has been identified purely for the purpose of highlighting the tree protection requirements	RETAIN
B	Apple	East neighbour's property	19	RQD	Neighbour's tree has been identified purely for the purpose of highlighting the tree protection requirements	RETAIN
C	Apple	East neighbour's property	20	RQD	Neighbour's tree has been identified purely for the purpose of highlighting the tree protection requirements	RETAIN

The development proposal for the two properties listed in this report is to combine the properties and create a townhouse complex. For such a project, this will mean the removal of all trees on the two properties to make way for the construction of all proposed houses, access roadway, walkways and landscaping. At this time the above trees have been highlighted to indicate if removal at this time is recommended due to health, risk and structural integrity.

### SITE PLAN LINE TYPES

- OLD PROPERTY LINE - - - - -
- PROPERTY LINE - - - - -
- SETBACK LINE - - - - -
- LEVEL 1 OUTLINE - - - - -
- LEVEL 2 OUTLINE - - - - -
- LEVEL 3 OUTLINE - - - - -
- LOWER ROOF OUTLINE - - - - -
- UPPER ROOF OUTLINE - - - - -
- 6' HIGH SECURITY FENCE x x x x x

### SITE PLAN LEGEND

- SAND SURFACING
- PERMEABLE CONCRETE PAVER
- STAMPED ASPHALT
- WOOD DECKING
- CONCRETE SLAB (GRAY)
- LAWN
- GARDEN
- COMMUNITY GARDEN
- BUILDING FOOTPRINT LEVEL 1
- LIGHT WELL

1 SITE PLAN  
SCALE: 1/8" = 1'-0"

# BELLEVILLE STREET



5-1430 MARINE DRIVE, NORTH VANCOUVER  
BRITISH COLUMBIA V7P 1T8 CANADA  
EMAIL: INFO@INSPIREDARCHITECTURE.CA  
TEL: 604-770-2088

© Copyright Inspired Architecture. All rights reserved.  
THIS DRAWING IS THE PROPERTY OF INSPIRED ARCHITECTURE. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF INSPIRED ARCHITECTURE. AND WHEN MADE MUST BEAR ITS NAME.  
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN. PLANS, ELEVATIONS, SECTIONS AND SCHEDULES WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO INSPIRED ARCHITECTURE FOR ADJUSTMENT.

NO.	DATE	DESCRIPTION	BY	CHKD
5	2022-02-14	REISSUED FOR SECOND HEARING	AF	
4	2021-10-14	REISSUED FOR FIRST HEARING	AF	
3	2021-04-14	REISSUED FOR FIRST HEARING	AF	
2	2020-02-24	REISSUED FOR FIRST HEARING	AF	
1	2019-07-17	ISSUED FOR FIRST HEARING	AF	
REV.	YYYYMMDD	REVISION / DRAWING ISSUE	REVIEW	

PROJECT  
**INFINITY TOWNHOMES**  
1032 AND 1036 ST. ANDREWS STREET, NEW WESTMINSTER, B.C.

DRAWING TITLE  
**SITE PLAN**  
DRAWING ISSUE  
**REISSUED FOR SECOND HEARING**

PROJECT NO.	PLOT DATE	DRAWN	MG
18203	FEBRUARY 14 2022	REVIEWED	AF

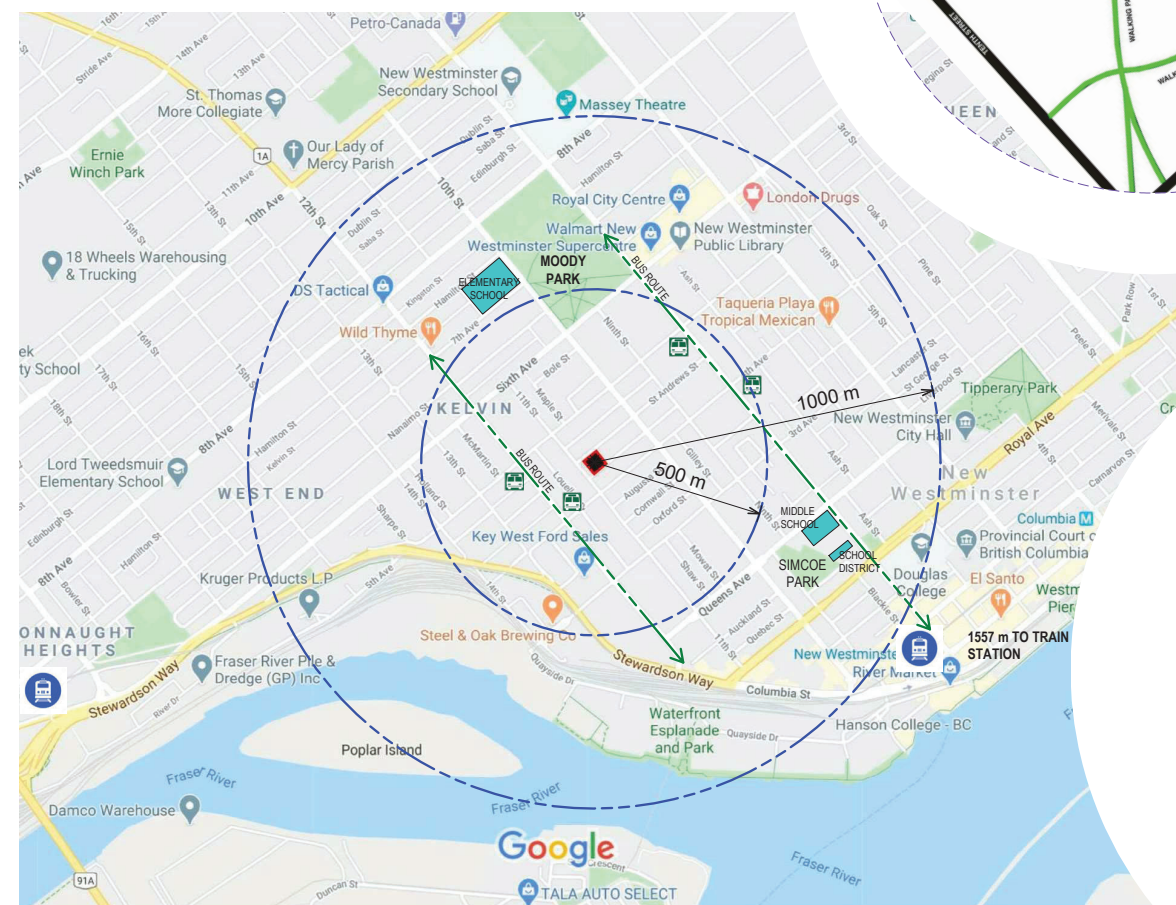
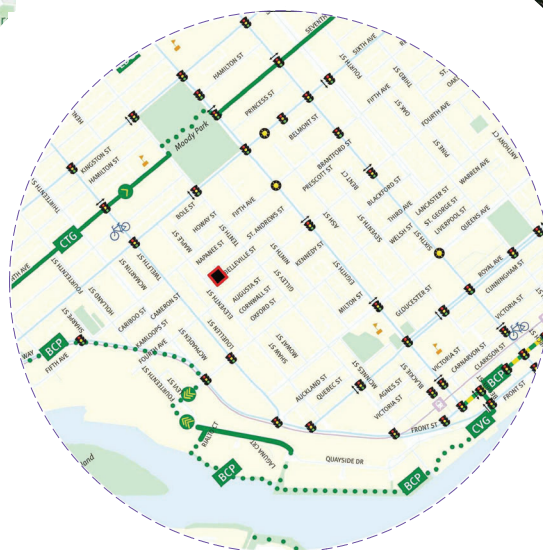


2 STREET SCAPE VIEW  
SCALE: 12" = 1'-0"

4 Moody park- Green ways  
SCALE: 1:2000



1 Context Plan 200 m  
SCALE: 1:1000



3 Context plan- 1 Km  
SCALE: 1:10000

5 Bike routes  
SCALE: 1:15000

2	2022-02-14	REISSUED FOR SECOND HEARING	AF
1	2020-02-24	REISSUED FOR FIRST HEARING	AF
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

PROJECT  
**INFINITY TOWNHOMES**  
1032 AND 1036 ST. ANDREWS STREET, NEW WESTMINSTER, B.C.

DRAWING TITLE  
**CONTEX PLAN-STREET SCAPE VIEW**

DRAWING ISSUE  
**REISSUED FOR SECOND HEARING**

PROJECT NO.	PLOT DATE	DRAWN	NN
18203	FEBRUARY 14 2022	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	AF
	As indicated		

Attachment 4  
*Project Statistics*  
*Summary*

## **PROJECT STATISTICS SUMMARY**

	<b>Permitted / Required Under RT Zoning</b>	<b>Proposed</b>
Lot Area	-	1,617.8 sq. m. (17,413.9 sq. ft.)
Site Frontage	-	40.2 m. (131.9 ft.)
Average Lot Depth	-	40.2 m. (131.9 ft.)
Total FSR Inclusive of Basement	1.00 FSR	1.00 FSR
Total FSR Excluding Basement	0.85 FSR	0.85 FSR
Maximum Basement Height Above Existing Grade	1.0 m. (3.28 ft.)	Complies
Building Height	10.67 m. (35 ft.)	Building A: 10.0 m. (32.8 ft.) Building B: 9.9 m. (32.5 ft.)
Residential Units	-	12 units
Off-Street Parking		
Resident	12 spaces	12 spaces
Visitor/Loading	2 spaces	1 space
Total	14 spaces	13 spaces
Bicycle Parking	For all uses permitted in the RT Zone, off-street bicycle parking is required in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan.	12 spaces (long term) 4 spaces (short term)

**Attachment 3**  
*Applicant's Design*  
*Rationale*



**Proposal for:**

**New Townhome development**

Rezoning Application  
1032 & 1036 St. Andrews Street

*February 25, 2022*

**PREPARED FOR:**  
New Westminster City Council review

**SUBMITTED BY:**  
Inspired Architecture Inc.  
1840 Marine Drive, Suite 5  
North Vancouver, BC Canada V7P 1T6P  
604.773.1015  
[www.Inspiredarchitecture.ca](http://www.Inspiredarchitecture.ca)



## **APPLICATION TO REZONE 1032 AND 1036 ST. ANDREWS STREET**

### **SUMMARY**

The application proposes a twelve unit townhouse project. The project site is among three storey apartment buildings in the Brow of the Hill neighbourhood. The site has a significant slope, with a south west aspect.

The project satisfies the Official Community Plan Designation of **(RGO) Residential - Ground Oriented Infill Housing** by proposing ground oriented three bedroom family townhouses.

The project satisfies the proposed Infill Townhouse and Rowhouse Residential District (RT) zoning by limiting the proposed Floor Space Ratio to 0.85 above the basement and 0.15 for the basement.

The project satisfies the requirements of Development Permit Area Designation by proposing a building featuring a West Coast Modern architectural vocabulary that will be constructed to the requirements of Step 3 of the BC Step Code using durable materials that will provide an energy efficient building that has a low maintenance cost.

### **CONTEXT**

The subject property addressed as 1032 and 1036 St. Andrews Street is located in the Brow of the Hill neighbourhood. The two properties are currently zoned Single Detached Dwelling Districts (RS-1).

The development site is a square that has a frontage of 40.23 metres (131.99 feet) on St. Andrews Street and Belleville Street and a depth of 40.22 metres (131.94 feet). The site area is 1618.05 square metres (17,416.44 square feet). The property has a cross slope of 3.35 metres (11 feet) from the north east to south west property corners. The property slopes 2.13 metres (7 feet) along the St. Andrews Street and Belleville Street property lines.

St. Andrews Street has a dedicated width of 20.11 metres (66 feet) and is considered the primary street for this development. Belleville Street has a dedicated width of 10.06 metres (33 feet) and is used mainly as a lane and provides access to the parking for existing developments on in the 1000 block of St. Andrews Street and Fourth Avenue.

The development site is currently occupied by two houses and a large detached accessory building. The houses were constructed in 1944 and 1946. Both houses are currently rented.

The immediately surrounding neighbourhood is composed mostly of three level plus penthouse apartment buildings constructed in the 1950 – 1975 period. These buildings have a floor space ratio between 1.2 and 1.4. These properties are zoned Multiple Dwelling Districts (Low Rise) (RM - 2).

Adjacent to the west property line of the development site are two houses addressed as 413 and 417 Eleventh Street. These houses were constructed in 1927 and 1930. Both houses are on corner lots. Each lot is 20.12 metres (66 feet) by 20.12 metres (66 feet) for an area of 404.7 square metres (4356 square feet). The houses face Eleventh Street, with their rear yards toward the development site. These two sites are zoned Single Detached Dwelling Districts (RS-1).

To the east of the development site at 1024 St. Andrews Street is the Parkcrest Court apartment building with twenty three dwelling units. To the north of the development site at 1025 Saint Andrews Street is the St. Andrews Manor apartment building with forty eight dwelling units. To the south of the development site at 1033 Fourth Avenue is the Royal Terrace apartment building with forty one dwelling units. These are three typical three level plus penthouse apartment buildings found in the Brow of the Hill neighbourhood.

In the Official Community Plan, **the subject properties are designated as (RGO) Residential - Ground Oriented Infill Housing. The Plan describes this designation as:**

**Purpose:** To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

**Principal Forms and Uses:** Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.

**Complementary Uses:** Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

**Maximum Density:** Low density multiple unit residential.

All of the properties in the immediate area are either designated RGO and are currently occupied with a single detached dwelling or designated as (RM) Residential – Multiple Unit Buildings and developed with a low rise apartment buildings.

The Official Community Plan designates the site as part of Development Permit Area 1.2 Ground Oriented Housing. That Development Permit area refers all infill townhouse applications to the guidelines in Development Permit Area 1.3 Infill Townhouse and Rowhouse Residential Neighbourhood Development Permit Area.

## PROPOSAL

Our application proposes a 12 unit townhouse development. All units are three bedrooms. The following chart provides a summary of the units proposed:

Unit	levels	Total Floor Area Above the Basement	Basement Floor Area	Balcony Area	Front Door Patio Area	Private Rear Yard Area
A01	3 + basement	1,310.1 Sq. Ft.	321.6 Sq. Ft.	233.4 Sq. Ft.	177.8 Sq. Ft.	207.2 Sq. Ft.
A02	3 + basement	1,310.2 Sq. Ft.	321.6 Sq. Ft.	234.1 Sq. Ft.	172.6 Sq. Ft.	210.6 Sq. Ft.
A03	3 + basement	1,310.2 Sq. Ft.	321.6 Sq. Ft.	234.1 Sq. Ft.	174.6 Sq. Ft.	211.2 Sq. Ft.
A04	3 + basement	1,309.2 Sq. Ft.	337.1 Sq. Ft.	198.3 Sq. Ft.	173.3 Sq. Ft.	211.3 Sq. Ft.
A05	2	1,064.7 Sq. Ft.	no	no	217.8 Sq. Ft.	350.5 Sq. Ft.

A06	2	1,094.6 Sq. Ft.	no	no	197.8 Sq. Ft.	no
B01	3 + basement	1,310.1 Sq. Ft.	321.6 Sq. Ft.	233.4 Sq. Ft.	174.8 Sq. Ft.	338 Sq. Ft.
B02	3 + basement	1,310.1 Sq. Ft.	321.6 Sq. Ft.	233.4 Sq. Ft.	177.8 Sq. Ft.	207.2 Sq. Ft.
B03	3 + basement	1,310.2 Sq. Ft.	321.6 Sq. Ft.	234.1 Sq. Ft.	174.6 Sq. Ft.	211.2 Sq. Ft.
B04	3 + basement	1,309.2 Sq. Ft.	337.1 Sq. Ft.	198.3 Sq. Ft.	173.3 Sq. Ft.	211.3 Sq. Ft.
B05	2	1,064.7 Sq. Ft.	no	no	210.9 Sq. Ft.	350.5 Sq. Ft.
B06	2	1,094.6 Sq. Ft.	no	no	190.0 Sq. Ft.	no

The proposed floor space ratio above grade is 0.85. The proposed floor space ratio for the proposed basements is 0.15. The project has a site coverage of 38.2 %. The project provides 12 parking spaces for residents and one parking space for visitors. The visitor parking space can also be used as a loading space.

The project provides two community gardens totaling over 83.6 square metres (900 square feet) and a shared outdoor amenity area that is over 92.9 square metres (1000 square feet) in size.

**CONFORMANCE WITH THE OFFICIAL COMMUNITY PLAN LAND USE DESIGNATION**

The proposed development conforms to the Official Community Plan land use designation by proposing ground oriented townhouse development. The proposed Floor Space Ratio of 1.00 complies with the Medium Density designation.

**CONFORMANCE WITH THE ZONING BYLAW**

The site is currently zoned RS-1 Single Detached Dwelling Districts. The proposed zoning is Infill Townhouse and Rowhouse Residential District (RT). The proposed Floor Space Ratio of 0.85 above the basement and 0.15 for the basement complies with the floor space allowed in the zoning schedule.

The bylaw requires twelve parking spaces for residents and 1.2 parking spaces for visitors. The project provides twelve parking spaces for residents and one visitor parking space. The parking spaces have a 0.60 metre (1 foot) setback from Bellville Street.

The corner sites addressed as 413 and 417 Eleventh Street have a total area of 805.4 square metres (8712 square feet). If the proposed development on St. Andrews Street is approved it would create a locked in lot situation for these properties. The heritage potential of these properties should offer flexibility through a Heritage Revitalization agreement to allow development on these properties.

## **CONFORMANCE WITH THE DEVELOPMENT PERMIT AREA**

### **Building Setback, Length and Separation Requirements**

The proposed project satisfies the building setback, length and separation criteria identified in the Development Permit Area as demonstrated in the following chart:

Section	Required		Proposed	
Side Setback - east	4.27 metres	14 feet	4.35 metres	14.27 feet
Side Setback - west	4.27 metres	14 feet	4.38 metres	14.37 feet
Front Setback	4.27 metres	14 feet	4.46 metres	14.63 feet
Rear Setback	7.62 metres	25 feet	7.71 metres	25.3 feet
Separation between buildings	8.53 metres	28 feet	8.7 metres	28.54 feet
Maximum Building Length	38.10 metres	125 feet	28.04 metres	92 feet

### **Building Design**

The project conforms to the intent of the Development Permit Area designation. The design features a West Coast Modern architectural vocabulary with durable materials. The commitment to construct the development to the requirements of Step 3 of the BC Step Code and to provide an effective R22 value for the insulation of the walls will provide an energy efficient building that has a low maintenance cost.

The project has been designed to fit into the topography of the site. The two buildings satisfy all yard and building separation requirements. The four units facing St. Andrews Street are two levels to reduce the building volume toward the street. The remaining eight units step down the slope of the site to fit the site topography. These eight units also step back from the side property lines and the internal pathway on the second and third floors to reduce the building volume and reduce overlook of adjacent buildings on and off site. This provides adequate separations from neighbours and other units on the same site to preserve privacy for the local residents and the strata owners.

Each unit has an outdoor space consisting of one or more of a private rear yard, a semi-private entry patio and upper level balconies.

The four units that face St Andrews Street are the smallest units in the project. The smallest out door private space provided in the project is for unit B06 which has a 17.7 square metres (190 square foot) front patio. Other units have up to 35.8 square metres (385 square feet) of private open space at grade in addition to balconies on the second and third levels. There is a common amenity space near the St. Andrews Street access and two community gardens for the residents. This exceeds the private and common open space expectations of the Development Permit Area Designation.

## **Accessibility**

The subject site has cross slope of 3.35 metres (11 feet). In order to adjust the buildings to the slope of the site the buildings are stepped. The first section of the two buildings faces St Andrews Street. There are four units in this section of the development. The project entry and the direct entry to these four units is from St. Andrews Street. The pathways to the front doors of units A06 and B06 and the upper courtyard meet accessibility standards.

There are stairs that link these four units to the lower eight units and therefore there is not a connection that meets accessibility standards between the two sections of the project. The eight units in the lower part of the project all have a pathway from the parking area and Belleville Street to their front door that meets accessibility standards. The pathways to the front doors of units A03 and A04 meet accessibility standards. There is one parking space provided beside the Belleville Street access that satisfies accessibility standards.

The drawings on page A0104 show the accessible routes through the development.

The drawings on page A0208 provide alternate layouts for units A03, A04, A06 and B06 so that the units could be adapted to provide an accessible bathroom on the main floor. The plumbing for the accessible bathroom would be roughed in at the time of construction to make the adaptation more achievable.

### **Crime Prevention Through Environmental Design (C.P.T.E.D.)**

Due to the slope of the site and the bylaw limit on building height, all four of the units facing St Andrews Street have the elevation of their main floors below the level of the sidewalk in front of the project. The landscaping has been kept low and the fencing is open to allow as much of a view of the sidewalk as possible from the activity level of these units. The sidewalk is visible from the second floor of all four units. The project has two community gardens adjacent to the front lot line to pull activity toward St. Andrews Street. At the rear of the site there is overlook of the parking and Belleville Street from the two end units.

Low fencing along the perimeter of the site allows views into the site from neighbouring properties and views back to those buildings from the eight units in the lower section of the development that face the side lot lines. The property is gated and has site lighting for safety. The lower walkway is 3.04 metres (10 feet) from the buildings on either side for easy overlook of the foot traffic in this area.

## **Sustainability**

The following measures have been included to enhance the sustainability of the project:

- The development will comply with Step 3 of the BC Step Code and have R22 effective exterior walls.
- The project is using Hardi panel and siding for exterior walls and wood in accent areas. These are durable materials that are easily maintained.
- The landscaping features native drought tolerant plants.
- The project proposes to remove four trees. Twenty on-site trees would be planted in common areas and rear yards along in addition to four street trees.
- A bicycle locker and loop are provided on all front patios.
- On site storm water retention is provided which can be used for on-site watering if the necessary.

The project is easy cycling distance to Lord Kelvin School, Fraser River Middle School, New Westminster Secondary School, the New Westminster skytrain station, Moody Park and the Uptown commercial area. The development site is walking distance to the frequent bus service provided on both Twelfth Street and Sixth Avenue.

## **Adjacency Considerations**

### **1024 Saint Andrews Street – Parkcrest Court**

The adjacent apartment building, is the Parkcrest Court, at 1024 St Andrews Street. That building is three levels plus a penthouse. There are two units per floor that have bedroom windows on the west wall of the building facing the proposed project. That building is at a slight angle to the shared property line with setbacks of 5.17 metres (16.95 feet) at the north end of the building and 5.06 metres (16.6 feet) at the south end of the building. The ground floor of the Parkcrest Court building is at 56.15 metres (184.2 feet) geodetic. The roof of the apartment building is at 65.2 metres (213.8 feet) geodetic.

The activity areas of the apartment units and the balconies of the units face north and south. The windows that face to the east toward the proposed project are primarily



bedroom windows. There are two large apple trees located in the side yard of the Parkcrest Court building and a large willow tree in the front/side yard of the building adjacent to the balconies on the front of the building.

In the proposed development, building B has four units B01 to B04 that face east toward the Parkcrest Court apartment building, and one unit B05 that faces St Andrews Street but has windows and a private yard facing east.

The two tables below summarize the geodetic relationship between the two buildings

Project Unit #	Ground Floor (Geodetic)	Second Floor (Geodetic)	Third Floor (Geodetic)	Roof (Geodetic)
B05	54.7 metres (179.5 feet)	57.8 metres (189.5 feet)	na	64.3 metres (211 feet)
B04	54.4 metres (178.6 feet)	57.8 metres (189.5 feet)	60.8 metres (199.5 feet)	63.6 metres (208.5 feet)
B03	54 metres (177 feet)	57.3 metres (188 feet)	60.4 metres (198 feet)	63.1 metres (207 feet)
B02	53.5 metres (175.5 feet)	56.8 metres (186.5 feet)	58.9 metres (196.5 feet)	62.6 metres (205.5 feet)
B01	53.1 metres (174 feet)	56.4 metres (185 feet)	59.4 metres (195 feet)	62.2 metres (204.4 feet)

1024 St Andrews	Ground Floor	Second Floor	Third Floor	Penthouse
Geodetic Elevation	56.15 metres (184.2 feet)	59.2 metres (194.1 feet)	62.4 metres (204.8 feet)	65.2 metres (213.8 feet)

The following separations are proposed between the Parkcrest Court building and the proposed townhouse building:

- At grade townhouse units B01 – B04 have a separation of 9.43 metres (30.93 feet) from the Parkcrest Court building.

- The townhouse building steps back at the second level to provide an 11.76 metre (38.6 foot) separation between the buildings. The townhouse units have a bedroom and a balcony at the second level facing the Parkcrest Court building.
- The townhouse building steps back a further at the third level to provide a total separation of 13.04 metres (42.8 feet). The townhouse units have a bedroom and a bathroom window on the third level facing the Parkcrest Court building.
- Townhouse unit B05 is a two level unit that has a 9.53 metre (31.24 foot) separation from the Parkcrest Court Building. The townhouse unit has patio at grade and two bedroom windows on the second level.

The following pages have been included in the drawing set to illustrate the height and sitting relationship between the two buildings:

- Page A0100 shows the building locations and separations.
- Page A0405 shows a window overlay.
- Page A0504 Shows sections to the neighbouring buildings to the east and west.

### **413 and 417 Eleventh Street**

The houses located on these two properties face Eleventh Street. The house at 413 Eleventh Street is located 3.65 metres (12 feet) from the common property line. Grade level in the rear yard of the house is slightly lower than the finished grade of the project. The top of the roof of the house is slightly above the second floor deck of unit A01. The two buildings have a separation at grade of 7.98 metres (26.17 feet).

The house at 417 Eleventh Street is 2.1 metres (6.9 feet) from the common property line. Grade level in the rear yard of the house is 5 feet below the finished grade of the project. The eaves of the house are level with the floor of the second level of unit A05. The two buildings have a separation of 6.50 metres (21.33 feet).

### **Interior courtyard**

In the upper courtyard area, the separation between unit A06 and B06 is 8.73 metres (28.65 feet) at the first and second levels of the units. The courtyard area between the two units has a seating area, a children's play area and the central walkway for the project. The two units each have one high window on the ground floor and two

bedroom windows on the second level that face each other across the courtyard area. The two units face St Andrews Street and have their front doors and private patios facing the street. The patios are vertically separated from the courtyard area, and have landscape buffers and fencing for privacy.

In the lower walkway area, the walkway is 2.13 metres (7 feet) wide and each unit has a front semi private patio with a depth of 3.15 metres (10.3 feet) for a total separation at grade of 8.73 metres (28.65 feet). A four foot high fence and a landscape buffer separate the patio from the walkway. The buildings have the same separation at level two. The buildings step back 2.07 metres (6.8 feet) at the third level for a separation of 12.27 metres (40.27 feet). The third level has the primary bedroom and there is a balcony off the bedroom that faces across the walkway. There are privacy screens to separate adjacent balconies.

In the drawing set page A0100 shows the separations between the buildings in the courtyard and walkway areas.

### **COMPARISON WITH OTHER NEW WESTMINSTER PROJECTS**

The following chart provides a comparison between the project proposed on St. Andrews Street and other small completed and proposed infill projects.

Address	Year	FSR	Site Coverage	Number of units	Project type	Status
1209 4 <sup>th</sup> Ave.	2015	1.05	38%	10	Duplex	Complete
1014 – 1022 4 <sup>th</sup> Ave.	2015	1.15	51%	8	Townhouse	Complete
1209 -1217 8 <sup>th</sup> Ave.	2019	1.0	38.8%	22	Townhouse	Approved
802 – 806 8 <sup>th</sup> St.	2020	1.0	38.1	18	Townhouse	Preliminary
45 East 8 <sup>th</sup> Ave	2020	0.89	37%	4	Townhouse	Preliminary
102/104 8 <sup>th</sup> Ave 721Cumberland	2021	1.0	38%	10	Townhouse	Preliminary
102/128 8 <sup>th</sup> Ave.	2021	1.0	40%	55	Townhouse	Preliminary
<b>1032 &amp; 1036 St. Andrews Street</b>	<b>2021</b>	<b>1.0</b>	<b>38.2%</b>	<b>12</b>	<b>Townhouse</b>	<b>Current Application</b>

The proposed development project is consistent with the density and site coverage of other recent townhouse projects in New Westminister.

## **CONCLUSION**

The proposed twelve unit townhouse development satisfies the requirements of the Land Use and Development Permit Area designations in the Official Community Plan. The project has two small inconsistencies with the Zoning bylaw which can be addressed. The development is consistent with the density and site coverage of other recent infill projects in the City of New Westminister.

The project provides ample separations and privacy toward the adjacent sites and in the common walkway and courtyard. The project proposed will provide twelve well designed townhouse units for families. The project has private and common open spaces that will benefit all residents.

The twelve unit townhouse project should be considered by New Westminister City Council.

**REPORT**  
***Climate Action, Planning and Development***  
***Office of the Chief Administrative Officer***

**To:** Mayor Cote and Members of Council      **Date:** April 25, 2022

**From:** Emilie K. Adin,  
Director, Climate Action, Planning and  
Development      **File:** REZ00222

Lisa Spitale,  
Chief Administrative Officer

**Item #:** 2022-291

**Subject: Zoning Bylaw Text Amendment and Event-Driven Liquor Primary  
Licence: 735 Eighth Avenue (Massey Theatre) – Preliminary Report**

---

**RECOMMENDATION**

**THAT** the City of New Westminster opt out of conducting the public input process for the Event-Driven Liquor Primary licence application submitted by the Massey Theatre Society for 735 Eighth Avenue;

**THAT** the City encourage the Liquor and Cannabis Regulation Branch to send application details and request for comment to the New Westminster School District given the close proximity of New Westminster Secondary School;

**THAT** Council direct staff to process the proposed Zoning Bylaw text amendment application for 735 Eighth Avenue as outlined in the Application Review Process and Next Steps section of this report.

---

**PURPOSE**

To provide Council with preliminary information on the proposed applications and to seek support for the application review process outlined in this report.

**EXECUTIVE SUMMARY**

An application for an Event-Driven Liquor Primary licence has been received by the City concurrent with a Zoning Bylaw text amendment proposal to allow the Massey Theatre Society to hold a Liquor Primary licence at 735 Eighth Avenue. The Society has been operating under individual Special Event Permits in the past but with the recent purchase of the property by the City, the Society has applied to the Province’s Liquor and Cannabis Regulation Branch for a full liquor licence.

The Liquor Primary licence would allow the establishment to continue offering liquor service for theatre performances and other arts-related events (e.g. gallery exhibitions, film screenings, etc.), without the need for multiple Special Event Permit applications.

The applicant is requesting licensing for an overall proposed occupant load of 1,819 persons (which can be increased by 364 persons provided that the additional occupants are solely in the Studio 1C gymnasium). Liquor sales and service, commencing one hour prior to an event and ending one hour after an event, are proposed from 11 am until 2 am seven days a week. No additions or exterior changes to the building are proposed. The applicant has a history of holding complaint-free events at the site.

**BACKGROUND**

The Massey Theatre Society has operated the Massey Theatre since 1982. In October 2021, the City of New Westminster took over ownership of the Massey Theatre complex from the New Westminster School District, following the high school’s relocation to its new facility. The City and Massey Theatre Society have a 25-year lease and working agreement as well as an operating partnership, established in November 2021.

The Massey Theatre complex is a multi-use art and theatre facility. The theatre itself has 1,260 seats, and hosts a variety of musical theatre, music, and dance events. A concession offers a variety of food options from its food service counter or can be brought in by outside vendors and prepared for each event in the on-site kitchen.

**Policy and Regulations**

The subject site is designated *Major Institutional* (P) in the City’s Official Community Plan, and zoned *Public and Institutional (Medium Rise)* (P-2). Establishments with site-specific approved Liquor Primary licences are listed in Appendix H of the Zoning Bylaw. A summary of these and other related City policies and regulations are included in Attachment 1. More information on related liquor policies, processes, and City practice is provided in Attachment 2.

**Site Characteristics and Context**

The subject site is located at the north-east corner of Eighth Street and Eighth Avenue in the Moody Park neighbourhood. The property, with an approximate site area of 1.75 ha. (4.32 ac.), contains the Massey Theatre complex. Surrounding land uses include

New Westminster Secondary School to the north, Moody Park Arena to the east, low-rise apartment buildings to the south-east, Moody Park to the south, and single detached properties to the west. A site context map is provided below (Figure 1):



Figure 1. Site Context Map

**Proximity to Transit and Cycling Networks**

Eighth Avenue is identified as a potential east-west Frequent Transit Network (FTN) route, while Eighth Street is part of the FTN route. The site is also located a short walking distance away from the FTN route on Sixth Street and both street frontages have existing sidewalks. The start of the London/Dublin Greenway is located on Dublin Street just north of the subject site. Similarly, the Crosstown Greenway is located approximately two blocks south on Seventh Avenue. The site’s proximity to transit service is highlighted in Table 1.

Table 1: Proximity to Transit Service

Transit Facility	Distance
<ul style="list-style-type: none"> <li>• <b>Bus #105</b> (Uptown / New Westminster Station)</li> <li>• <b>Bus #123</b> (Brentwood Station / New Westminster Station)</li> <li>• <b>Bus #128</b> (Braid Station / 22<sup>nd</sup> Street Station)</li> </ul>	<ul style="list-style-type: none"> <li>• Westbound bus stop on Eighth Avenue in front of subject site; 49 m. (160 ft.) to eastbound bus stop on Eighth Avenue</li> <li>• Northbound bus stop on Eighth Street in front of subject site; 99 m. (325 ft.) to southbound bus stop</li> </ul>
<ul style="list-style-type: none"> <li>• <b>SkyTrain Station</b> (New Westminster Station)</li> </ul>	<ul style="list-style-type: none"> <li>• 1.8 km. (1.1 mi.)</li> </ul>

**PROPOSAL**

The Massey Theatre Society is seeking from the Province an Event-Driven Liquor Primary licence for the venue, as well as an endorsement for minors to be present in the theatre lobby during liquor service. The total requested capacity for the facility is 1,819 persons (plus an additional 364 persons provided that they are solely in the Studio 1C gymnasium). Proposed liquor sales and service are from 11 am to 2 am seven days a week. Liquor sales and service would commence one hour prior to an event and end one hour after an event. There are no exterior/patio areas proposed at this time; however, the applicant has expressed a potential interest in this for the future.

The proposed licensed areas include the lobby, theatre auditorium, stage, backstage, and the green room, as well as the Plaskett Gallery and various studio rooms. Hallways leading to each of the studio rooms on each level are also being requested as pre-function areas and to allow liquor service prior to use of the rooms and travel between rooms when booked together.

A Zoning Bylaw text amendment application has been received to allow the Liquor Primary licence as a permitted use on the site and is being processed concurrently with the Liquor and Cannabis Regulation Branch (LCRB) application.

Copies of the project summary letter and letter of intent are included as Attachment 3.

**DISCUSSION**

**Occupant Load Calculations**

Based on the information submitted and review by Building Division staff, it is determined that 1,819 persons would be the total permitted occupant load for both levels of the theatre complex. However, it should be noted that the occupant load can be increased by 364 persons provided that the additional occupants are solely in the Studio 1C gymnasium.

**Liquor Licence Considerations**

As noted in Attachment 2, staff recommends that the City opt out of conducting the public input process for the liquor licence application due to the City being the property owner. The Liquor and Cannabis Regulation Branch (LCRB) would conduct the public input process instead.

If the LCRB approves the application, the Massey Theatre Society would have the ability to continue serving liquor in conjunction with live performances and film screenings as well as in various studio rooms in the building, without having to apply for Special Event Licences for each event. It is understood that bar service is a standard service model for most performance and event spaces in the region. The proposal, with an occupant load of 1,819 persons and the potential for an additional 364 persons in



Studio 1C, would include significantly more seats than the average liquor licence application. However, it is noted that the proposal is a different operating model than a typical licence application (e.g. for a bar or pub) and as such, the applicant is applying for the maximum hours and seats to enable business flexibility to host a variety of arts and culture-related events.

In addition to being a timing efficiency for the business operator, a Liquor Primary licence also creates efficiencies for the LCRB and Police. Having a Liquor Primary licence can also allow more control of alcohol service and consumption as the operator becomes solely responsible for the management of liquor at events versus third-party organizers applying for Special Event Permits.

A number of other special events venues, such as The Columbia (occupant load of 110 persons) and the Anvil Centre (1,755 persons), are operating under a Liquor Primary licence in the city.

**Complaints and Enforcement on Existing Operation**

City records show no noise complaints, non-compliance of bylaws, or violations recorded by Police at this site in the past five years with respect to liquor service. The City’s Bylaw staff and Police have no concerns to report with respect to the proposal.

**Surrounding Uses**

Given the close proximity of New Westminster Secondary School to the Massey Theatre, staff recommends that the City’s resolution to the LCRB highlight the preference for direct correspondence with the New Westminster School District on the details of the liquor licence application. The City would also notify the New Westminster School District on the proposed Zoning Bylaw text amendment.

**Parking**

As there is no additional floor space proposed on-site and the primary use remains the same, City bylaws do not require additional parking to be added to the site nor is a variance required to the Zoning Bylaw. The proposal was referred to the Engineering Services Department for review by the Transportation and Servicing Divisions as part of standard application review procedures. No requirements or concerns were noted.

**APPLICATION REVIEW PROCESS AND NEXT STEPS**

The Provincial Liquor Primary licence and proposed Zoning Bylaw text amendment applications would be processed concurrently. Proposed next steps in the application review process include:

- 1. Preliminary Report to Council (April 25, 2022) – **we are here**
- 2. Information on proposed Zoning Bylaw text amendment to the New Westminster School District

- 3. Liquor Cannabis Regulation Branch to initiate public input process for proposed Liquor Primary licence application
- 4. Council consideration of First and Second Readings of Zoning Amendment Bylaw and forwarding to a future Public Hearing
- 5. Public Hearing and Council consideration of Third Reading and Adoption of Zoning Amendment Bylaw

Based on the nature and scope of the proposal, including the primary use of the site remaining the same and no building additions or exterior changes proposed, staff recommends that Council receive public feedback for the Zoning Bylaw text amendment component through a Public Hearing. For such an application, this would be the simplest and most expedient approach, similar to other liquor-related proposals.

**INTERDEPARTMENTAL LIAISON**

The City has a team-based approach for reviewing development proposals. Staff from various Departments, including Climate Action, Planning and Development; the Economic Development Office; and Engineering Services; has conducted an initial review of this proposal.

**OPTIONS**

The following options are offered for Council’s consideration:

- 1. That the City of New Westminster opt out of conducting the public input process for the Event-Driven Liquor Primary licence application submitted by the Massey Theatre Society for 735 Eighth Avenue;
- 2. That the City encourage the Liquor and Cannabis Regulation Branch to send application details to the New Westminster School District given the close proximity of New Westminster Secondary School;
- 3. That Council direct staff to process the proposed Zoning Bylaw text amendment application for 735 Eighth Avenue as outlined in the Application Review Process and Next Steps section of this report.
- 4. That Council provide staff with alternative feedback.

Staff recommends Options 1, 2, and 3.

**ATTACHMENTS**

- Attachment 1: Summary of Related City Policies and Regulations
- Attachment 2: Liquor Applications – Provincial and City Policies, Processes, and Practices
- Attachment 3: Project Summary Letter and Letter of Intent

**APPROVALS**

This report was prepared by:

Carolyn Armanini, Senior Planner, Economic Development

Dilys Huang, Development Planner

This report was reviewed by:

Blair Fryer, Manager, Economic Development and Communications

Mike Watson, Acting Supervisor of Development Planning

John Stark, Acting 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

## Attachment 1

### *Summary of Related City Policies and Regulations*

## **SUMMARY OF RELATED CITY POLICIES AND REGULATIONS**

### **Official Community Plan**

The subject property is designated *Major Institutional (P)*, which is described, as follows:

*Purpose: This designation applies to areas used for large scale institutional uses such as schools and hospitals.*

*Principal Forms and Uses: Institutional uses.*

*Complementary Uses: Some ancillary commercial and residential uses may be permitted.*

The proposal is consistent with the intent of the Official Community Plan land use designation.

### **Zoning Bylaw**

The subject property is currently zoned *Public and Institutional (Medium Rise) (P-2)*, which allows for institutional uses at a medium density scale.

Liquor Primary licensed premises (LPLPs) are permitted on a site-specific basis as listed in Appendix H of the Zoning Bylaw. This list includes details of permitted LPLPs such as the name of the establishment, the occupant load, and civic address. The City's process for new Liquor Primary licences includes a Zoning Bylaw text amendment application review process to add a proposed site to the list in Appendix H. This process includes an opportunity for public consultation and Council evaluation on individual applications.

## Attachment 2

### *Liquor Applications – Provincial and City Policies, Processes, and Practices*

## **LIQUOR APPLICATIONS – PROVINCIAL AND CITY POLICIES, PROCESSES, AND PRACTICES**

### **Provincial Liquor Policies and Processes**

The Liquor and Cannabis Regulation Branch's process for considering a liquor primary licence can be summarized as follows:

- The applicant must complete a Liquor Primary licence application to the Branch;
- The application for a new Liquor Primary licence is sent to the local government, which can determine whether or not they accept opting in to provide comments on the application to the Branch.
- Accepting the application means that the local government will begin the review and public input process, and provide a formal Council resolution or comments within 90 days.
- Prior to considering a resolution, the local government conducts the public input process to obtain the views of residents/community. The resolution must consider the comments obtained during the public input process, including the potential for negative impacts on the community and the views of residents/community.
- After the local government provides a resolution regarding the application, the Branch proceeds to make a final decision regarding the matter.

The local government may also choose to opt out of the process and not provide comments on the application. If the local government chooses to opt out, the Branch proceeds to implement a public input process and independently assesses the application.

### **City Practice Regarding Liquor Applications**

The City's practice is to opt into the process by providing resolutions regarding Liquor Primary licence applications. The City's practice to obtain public input on liquor licence applications is to have the applicant post a site sign and two newspaper notices to invite public comments on the application. In this instance, as the City is the property owner, staff recommend opting out of the public input process. This is the same process that was followed during the licensing of Anvil Centre. In these situations where municipalities opt out, the Liquor and Cannabis Regulation Branch conducts the public input process.

The City also obtains comments from the Police Service and civic departments regarding the applicant's compliance record, bylaw issues, and potential community impacts. These comments, along with those received from the public, are provided to Council when a resolution to support or not support an application is considered. Despite the City's past practice, given that the City is owner of the land and building, staff recommends opting out of conducting the public input process.

With respect to hours of liquor service, the City's policy is to consider operating hours for restaurants, neighbourhood pubs, and similar businesses to 2:00 am; private clubs to 1:00 am; and no extension of operating hours for existing nightclubs or cabarets, including that no liquor premises shall operate later than 2:00 am.



## Attachment 3

### *Project Summary Letter and Letter of Intent*



April 20, 2022

Re: Revised Rezoning Project Summary Letter – Text Amendment to the Zoning Bylaw allowing Event Driven Liquor Primary Licensing at Massey Theatre and Complex

Dear Ms. Huang,

On behalf of the Massey Theatre Society, we request the property zoned be amended with a text amendment in order to obtain a Liquor License from the Province.

The Massey Theatre was designed and built in 1948 with a capacity of 1,260 seats making it a key large proscenium theatre in the Metro Vancouver area for nearly 75 years. The theatre has two levels and is located at the heart of a larger stand-alone facility. The orchestra seating capacity is 867 including 20 wheelchair positions and the balcony holds 393 seats. The balcony is not always used for performances. A number of rooms of varying types and sizes surround the theatre chamber and are used to support theatre events as well as an active community and rental program of use. Food and Beverage and other services are provided for facility users and have been offered throughout the Society 40 year operational history in the theatre concession and lobbies.

The Massey Theatre is a Specialized Art Centre/Theatre. The capacity is approximately 2183 persons (1,819 in various licensed areas with an additional 364 permitted solely in the Studio 1C gymnasium on the main level). Included with the application is a copy of the preliminary floor plan for this venue.

Liquor sales and service at this establishment will be 11 am to 2 am seven days a week. Liquor sales and service will commence 1 hour prior to an event and end 1 hour after an event.

The Massey Theatre Society has operated the theatre since 1982. In October 2021, the City of New Westminister took ownership of the Complex and land from School District 40 In November 2021 following the school's move to its new high school facility. The Society entered into a 25-year operating lease with the City of New Westminister to operate the civic complex described for the benefit of the community. The relationship between the City and the Society is aligned in goals and values to enable a thriving arts, cultural and community program of activities. We are committed to working together to improve and sustain the facility for the use and enjoyment for the City and region and activate and develop the facility to its fullest potential artistically, culturally and socially. The programs that MTS brings to the neighbourhood, local and regional community, and underserved populations are in alignment with municipal policies and strategic initiatives. The experience and track record of good relationships of Massey Theatre Society as a responsible long term operator of the large theatre has garnered the confidence of the City and the community.

Presently, the MTS society has been applying for individual special occasions liquor licenses for events at the complex. The new ownership and partnership model provides the opportunity to establish a more



consistent service model in regard to liquor service at performances, exhibitions and special events in the complex. The community regularly gathers at the venue and the majority of adult patrons request bar service in the periods prior to and following performances. Bar and concession service is a standard service model for most performance and event spaces. In addition, the complex will allow for greater diversity of public activities which will often be made more viable and enjoyable if bar service is available. The long standing relationship to the school community has ensured the Massey Theatre Society is sensitive to providing a safe space for minors at all times. This will continue as long established school activities as well as new children, youth and family activities continue in the facility. There is an exceptional track record of good citizenship and positive relationships with minors spanning 40 years which will continue to be a key priority for the Society in its vision and strategic plans for the complex.

Thank you for processing our request. Should you have any questions please do not hesitate to contact me personally.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jessica Schneider". The signature is fluid and cursive, written in a professional style.

Jessica Schneider, Executive Director  
Massey Theatre Society  
604-517-5900  
Jessica@masseytheatre.com



**RISINGTIDE**  
CONSULTANTS — EST. 1988

**APPLICATION FOR A LIQUOR PRIMARY LICENSE**

**AT: MASSEY THEATRE  
735 8<sup>TH</sup> AVENUE,  
NEW WESTMINSTER, B.C.  
V3M 2R2**

**APPLICANT: MASSEY THEATRE SOCIETY**

---

**LETTER OF INTENT  
FOR THE APPLICATION FOR A LIQUOR PRIMARY LICENCE**

**Submitted to:**

**Liquor & Cannabis Regulation Branch  
4<sup>th</sup> Floor, 645 Tye Road  
Victoria, BC V9A 6X5**

**Submitted by:**

**Rising Tide Consultants Ltd.  
1620-1130 West Pender Street  
Vancouver, BC V6E 4A4**

**Phone: (604) 669-2928**

**Fax: (604) 669-2920**

## **PRIMARY FOCUS OF THE BUSINESS**

This Letter of Intent is provided in support of the application submitted to the Liquor and Cannabis Regulation Branch by the Massey Theatre Society for a new liquor primary license to be located at the 735 8<sup>th</sup> Avenue, New Westminster, B.C. V3M 2R2. The proposed licensed establishment will be a new event-driven liquor primary licensed theatre establishment.

The Massey Theatre was designed and built in 1948 with a capacity of 1,260 seats making it a key large proscenium theatre in the Metro Vancouver area for nearly 75 years. The theatre has two levels and is located at the heart of a larger stand-alone facility. The orchestra seating capacity is 867 including 20 wheelchair positions and the balcony holds 393 seats. The balcony is not always used for performances. A number of rooms of varying types and sizes surround the theatre chamber and are used to support theatre events as well as an active community and rental program of use. Food and Beverage and other services are provided for facility users and have been offered throughout the Society 40 year operational history in the theatre concession and lobbies.

The Massey Theatre Society (MTS) has operated the theatre since 1982. In October 2021, the City of New Westminster took ownership of the Complex and land from School District 40 In November 2021 following the school's move to its new high school facility. The Society entered into a 25-year operating lease with the City of New Westminster to operate the civic complex described for the benefit of the community. The relationship between the City and the Society is aligned in goals and values to enable a thriving arts, cultural and community program of activities. We are committed to working together to improve and sustain the facility for the use and enjoyment for the City and region and activate and develop the facility to its fullest potential artistically, culturally and socially. The programs that MTS brings to the neighbourhood, local and regional community, and underserved populations are in alignment with municipal policies and strategic initiatives. The experience and track record of good relationships of Massey Theatre Society as a responsible long term operator of the large theatre has garnered the confidence of the City and the community.

The Massey Theatre is a Specialized Art Centre/Theatre. The capacity is approximately 2183 persons (1,819 in various licensed areas with an additional 364 permitted solely in the Studio 1C gymnasium on the main level). Included with the application is a copy of the preliminary floor plan for this venue.

The approval of this application will allow the licensee the ability to serve liquor in conjunction with live performances and film screenings as well as into various studio (bookable) rooms in the building. The sale and service of liquor will be an added amenity to this theatre building.

The proposed areas to be licensed with a liquor primary license are the theatre auditorium, Plaskett Gallery, the lobby (pre-function area), various studio rooms, the stage, backstage and the green room. We would also ask that the hallways leading to each of the Studio rooms on each level be pre-function areas to allow liquor service prior to use of the rooms

and travel between rooms when they are booked together. The occupancy for the pre-function areas would come from the interior licensed areas. The applicant is seeking a minor's endorsement for minors to be present in the theatre lobby during liquor service.

The community regularly gathers at the venue and the majority of adult patrons request bar service in the periods prior to and following performances. Bar and concession service is a standard service model for most performance and event spaces. In addition, the complex will allow for greater diversity of public activities which will often be made more viable and enjoyable if bar service is available. The long-standing relationship to the school community has ensured the Massey Theatre Society is sensitive to providing a safe space for minors at all times. This will continue as long-established school activities as well as new children, youth and family activities continue in the facility. There is an exceptional track record of good citizenship and positive relationships with minors spanning 40 years which will continue to be a key priority for the Society in its vision and strategic plans for the complex. The applicant is requesting liquor service for this event-driven theatre.

Liquor sales and service at this establishment will be 11 am to 2 am seven days a week. Liquor sales and service will commence 1 hour prior to an event and end 1 hour after an event.

This event-driven liquor primary license at the Massey Theatre will be an added amenity to the theatrical performance, etc. being offered.

### **ENTERTAINMENT**

Massey Theatre hosts musical theatre hits, international music and dance forms, children's entertainers, orchestras, choirs, ballets and stars of music like Jann Arden and The Brothers Landreth.

### **FOOD SERVICE**

The Applicant has a delicious choice of options for meals from its concession type food service counter in the Licensed areas or can be brought in by outside vendors and prepared for each event in the on-site kitchen.

### **TARGET MARKET**

The target market for this venue will be for the public attending a live theatrical or film screening, gallery exhibitions, cultural and other community events. It is not proposed that this venue will operate as an ongoing licensed establishment like a pub or lounge.

It will be an event driven venue with a focus on arts and culture and community gatherings.

### **BENEFITS TO THE COMMUNITY**

The applicant's establishment will benefit the community in the following ways:

- 
- Employment opportunities for residents in the surrounding areas;
  - The establishment will contribute to the Community by providing an added amenity for the New Westminster residents, visitors and guests.
  - Provide a source of additional tax revenue for the Local Government, the Provincial and Federal Governments;
  - Provides an additional venue for community events, fundraisers and special events;
  - Involvement in community sponsorships and activities;
  - Provide a venue for local actors and artists to perform and therefore supporting local artists.
  - Adds additional earned revenue to sustain the charitable mandate and work for the Society.

### **COMPOSITION OF THE NEIGHBOURHOOD**

The site of the proposed event-driven liquor primary licensed establishment is located on the corner of 8<sup>th</sup> Street and 8<sup>th</sup> Avenue in New Westminster.

There appears to be only one other liquor selling establishment within 300 metres of the establishment which is as follows:

- *IHOP 514 8<sup>th</sup> Avenue, New Westminster.*

Attached is a map of the area showing the site.

### **NOISE IN THE COMMUNITY**

This establishment is a quintessential arts/theatre facility with no proposed exterior areas at this time. Exterior areas may be considered in the future but are not part of this application. The applicant will be required to comply with the City of New Westminster noise by-laws.

### **OTHER FACTORS**

The applicant also submits the following additional factors for consideration:

- A liquor primary license for this event-driven theatre would be of great benefits to the residents of New Westminster as well as the general public.
- This venue will be strictly event driven.
- There is a need for an event-driven liquor primary license for this theatre in this area.
- The Massey Theatre has been operating under Special Event Permits in the past but with the purchase by the City and expanded lease area, feel it is the appropriate time to get full licensing for the venue.
- The sale and service of liquor is an added amenity to the primary business which is the operation of the theatre.

All of which is respectfully submitted this 23rd day of February, 2022.

Edna Lizotte  
Manager of Licensing  
Rising Tide Consultants Ltd  
Suite 1620 – 1130 West Pender Street  
Vancouver, B.C.  
V6E 4A4





P R O C L A M A T I O N

CITY OF NEW WESTMINSTER

**DAY OF MOURNING  
FOR WORKERS KILLED AND INJURED ON THE JOB  
April 28, 2022**

**WHEREAS** Every Year, more than 1,000 Canadians workers are killed on the job; and

**WHEREAS** Thousands more are permanently disabled; and

**WHEREAS** Hundreds of thousands are injured; and

**WHEREAS** Thousands of others die from cancer, lung diseases, and other ailments caused by exposure to toxic substances at their workplace; and

**WHEREAS** April 28 of each year has been chosen by the Canadian Labour Congress as:

- A day of Mourning for these victims of workplace accidents and disease;
- A day to remember the maximum sacrifice they have been forced to make in order to earn a living;
- A day to renew approaches to governments for tougher occupational health and safety standards, and more effective compensations;
- A day to re-dedicate ourselves to the goal of making Canada's workplaces safer.

**NOW THEREFORE** I, Jonathan Cote, Mayor of the City of New Westminster do hereby proclaim Thursday, April 28, 2022 as **Day of Mourning** in the City of New Westminster, Province of British Columbia.

Jonathan X. Cote  
MAYOR





P R O C L A M A T I O N

CITY OF NEW WESTMINSTER

**YOUTH WEEK  
May 1 – 7, 2022**

- WHEREAS** BC Youth Week is a provincial celebration of youth held annually during the first week of May; and
- WHEREAS** It is a week of fun filled interaction and a celebration intended to build a strong connection between youth and their communities; and
- WHEREAS** Youth Week is intended to profile the issues, accomplishments, and diversity of youth across the province; and
- WHEREAS** New Westminster Parks & Recreation Youth Services will be supporting Youth Week through hosting the New West Youth Awards; a celebration of positive contributions youth have made to the City of New Westminister, Youth Versus Fire and Police Volleyball tournament, and other activities within the Youth Centre and Neighbourhood Programs.
- NOW  
THEREFORE** I, Jonathan Coté, Mayor of the City of New Westminister do hereby proclaim the week of May 1 to 7, 2022 as

**YOUTH WEEK**

in the City of New Westminister, Province of British Columbia.

Jonathan Coté  
MAYOR





**CITY COUNCIL MEETING  
MINUTES**

**Monday, March 28, 2022  
Meeting Held Electronically**

**PRESENT:**

Mayor Jonathan Cote  
Councillor Chinu Das  
Councillor Patrick Johnstone  
Councillor Jaimie 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. 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
Mr. Erin Williams	Acting Fire Chief, New Westminster Fire and Rescue Services
Ms. Nicole Ludwig	Assistant City Clerk

---

**1. CALL TO ORDER**

Mayor Cote opened the meeting at **8:30 a.m.** and recognized with respect that New Westminster is on the unceded and unsundered 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.

The meeting was called to order at 8:30 a.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)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

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;

90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

**Carried.**

All members present voted in favour of the motion.

**3. END OF THE MEETING**

The meeting ended at 8:31 a.m.

---

Jonathan Cote  
MAYOR

---

Jacque Killawee  
CITY CLERK



**PUBLIC HEARING**

**MINUTES**

**March 28, 2022**

**PRESENT:**

Councillor Patrick Johnstone Acting Mayor  
Councillor Chinu Das  
Councillor Jaimie McEvoy  
Councillor Nadine Nakagawa  
Councillor Chuck Puchmayr  
Councillor Mary Trentadue

**ABSENT:**

Mayor Jonathan Cote

**STAFF PRESENT:**

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emilie Adin	Director of Climate Action, Planning and Development
Ms. Britney Dack	Senior Heritage Planner, Climate Action, Planning and Development
Mr. Dean Gibson	Director of Parks and Recreation
Mr. Hardev Gill	Planning Technician, Climate Action, Planning and Development
Ms. Wendee Lang	Planning Analyst, Climate Action, Planning and Development
Ms. Lisa Leblanc	Director of Engineering Services
Mr. Craig MacFarlane	Manager of Legal Services
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Mr. Erin Williams	Acting Fire Chief, New Westminster Fire and Rescue Services
Ms. Nicole Ludwig	Assistant City Clerk

---

**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Councillor Johnstone, Acting Mayor, opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsundered 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. STATEMENT CONCERNING THE PROPOSED BYLAWS AND THE CONDUCT OF THE PUBLIC HEARING**

Councillor Johnstone provided a statement regarding the bylaws under consideration, the conduct of the public hearing, and the expected conduct of all participants.

**3. Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022 and Heritage Designation (1324 Nanaimo Street) Bylaw No. 8291, 2022**

**3.1 Proposal Information**

**3.1.1 Notice of Public Hearing**

**3.1.2 Bylaws**

**3.1.2.1 Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw 8290, 2022**

**3.1.2.2 Heritage Designation (1324 Nanaimo Street) Bylaw No. 8291, 2022**

**3.1.3 Previous Decisions, Reports and Related Documents**

**3.1.3.1 Index**

**3.1.3.2 Decisions, Reports and Related Documents**

**3.1.3.2.1 R-1 Minutes Extracts**

**3.1.3.2.2 R-2 Preliminary Report to Council - March 29, 2021**

**3.1.3.2.3 R-3 Report to Community Heritage Commission - April 7, 2021**

**3.1.3.2.4 R-4 Presentation to Community Heritage Commission - April 7, 2021**

**3.1.3.2.5 R-5 First and Second Readings by Council - March 7, 2022**

**3.1.4 Public Input**

**3.1.4.1 Index**

**3.1.4.2 Public Input Submissions**

Jacque Killawee, City Clerk, advised two written submissions had been received, one of which was on table.

**MOVED AND SECONDED**

**THAT** Council receive the following public input submissions related to Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022 and Heritage Designation (1324 Nanaimo Street) Bylaw No. 8291, 2022:

Public Input Submissions			
Name	Date Submitted	Date Received	#
RFieldpt	March 20, 2022	March 21, 2022	C-1
Catherine Hutson	March 28, 2022	ON TABLE	C-2

**Carried.**

All members present voted in favour of the motion.

### **3.2 Overview of the Proposal (Climate Action, Planning, and Development)**

Hardev Gill, Planning Technician, Climate Action, Planning and Development provided an overview of the proposal as follows:

- The proposed Heritage Revitalization Agreement (HRA) would facilitate subdivision of the property into two lots with one building per lot, with access and parking from Fourteenth Street and the rear lane;
- The existing house would be retained, restored and legally protected with a Heritage Designation Bylaw on the larger of the two lots and front Nanaimo Street; an infill house would be built on the smaller rear lot, fronting Fourteenth Street;
- Relaxations to the minimum lot size, density and off-street parking would be required for both parcels;
- The new infill lot would reflect a required City dedication along the lane;
- A relaxation to the maximum density for the heritage house is being requested due to the reduced lot size;
- The new infill house is proposed to have a 2% higher density than permitted by the Zoning Bylaw, and would require a minor relaxation to the front setback requirement of the zone, as well as minor relaxations to the maximum permitted above grade floor space requirement of the future infill house.

Climate Action, Planning and Development staff recommended Bylaw No. 8290, 2022, for Third Reading and approval, and Bylaw No. 8291, 2022 for third reading.



### 3.3 Opportunity to Speak to Council

Councillor Johnstone called three times for speakers.

**Procedural Note:** The meeting recessed at 6:13 p.m. and reconvened at 6:16 p.m.

The Chair called for speakers and none were present. The City Clerk confirmed that there were no additional speakers indicating they want to speak electronically.

MOVED AND SECONDED

**THAT** the Public Hearing for Bylaw Nos. 8290, 2022 and 8291, 2022 be closed.

**Carried.**

All members present voted in favour of the motion.

MOVED AND SECONDED

**THAT** Bylaw No. 8920, 2022, be referred to Council for Third Reading and Adoption.

**Carried.**

All members present voted in favour of the motion.

MOVED AND SECONDED

**THAT** Bylaw No. 8291, 2022, be referred to Council for Third Reading.

**Carried.**

All members present voted in favour of the motion.

## 4. **Heritage Revitalization Agreement (102 Seventh Avenue) Bylaw No. 8312, 2022 and Heritage Designation (102 Seventh Avenue) Bylaw No. 8313, 2022**

### 4.1 Proposal Information

#### 4.1.1 Notice of Public Hearing

#### 4.1.2 Bylaws

##### 4.1.2.1 Heritage Revitalization Agreement (102 Seventh Avenue) Bylaw No. 8312, 2022

##### 4.1.2.2 Heritage Designation (102 Seventh Avenue) Bylaw No. 8313, 2022

#### 4.1.3 Previous Decisions, Reports and Related Documents

##### 4.1.3.1 Index

### 4.1.3.2 Decisions, Reports and Related Documents

#### 4.1.3.2.1 R-1 Minutes Extracts

#### 4.1.3.2.2 R-2 Report to Council - September 13, 2021

#### 4.1.3.2.3 R-3 Report to Community Heritage Commission - October 6, 2021

#### 4.1.3.2.4 R-4 Applicant Presentation to Community Heritage Commission - October 6, 2021

#### 4.1.3.2.5 R-5 First and Second Reading by Council - March 7, 2022

### 4.1.4 Public Input

#### 4.1.4.1 Index

#### 4.1.4.2 Public Input Submissions

Jacque Killawee, City Clerk, advised 18 public input submissions had been received, nine of which were on table.

MOVED AND SECONDED

**THAT** Council receive the following public input submissions related to Heritage Revitalization Agreement (102 Seventh Avenue) Bylaw No. 8312, 2022, and Heritage Designation (102 Seventh Avenue) Bylaw No. 8313, 2022:

Public Input Submissions			
Name	Date Submitted	Date Received	#
Gurtag S. Bains	March 7, 2022	March 7, 2022	C-1
Dian Freeman	March 10, 2022	March 10, 2022	C-2
Tanya Morrison	March 10, 2022	March 14, 2022	C-3
Premdeep Singh Hoonjan	March 18, 2022	March 18, 2022	C-4
Mike F	March 18, 2022	March 18, 2022	C-5
RFieldpt	March 20, 2022	March 21, 2022	C-6
Gurpreet Seehra	March 20, 2022	March 21, 2022	C-7
Guatedoc	March 21, 2022	March 22, 2022	C-8
Mike MacDonald	March 22, 2022	March 23, 2022	C-9
Ravendog	March 25, 2022	ON TABLE	C-10
Liam Atchison	March 26, 2022	ON TABLE	C-11
Brad Atchison	March 27, 2022	ON TABLE	C-12
Andrea Rizzo	March 28, 2022	ON TABLE	C-13

Public Input Submissions			
Name	Date Submitted	Date Received	#
Leanne Orchard	March 28, 2022	ON TABLE	C-14
Jordan Atchison	March 28, 2022	ON TABLE	C-15
Ian Schmitz	March 28, 2022	ON TABLE	C-16
Christa MacArthur - PowerPoint	March 25, 2022	ON TABLE	C-17
Catherine Hutson	March 28, 2022	ON TABLE	C-18

**Carried.**

All members present voted in favour of the motion.

#### **4.2 Overview of the Proposal (Climate Action, Planning, and Development)**

Wendee Lang, Planning Analyst, Climate Action, Planning and Development, provided an overview of the application as follows:

- The proposed Heritage Revitalization Agreement (HRA) would allow subdivision of the property at Seventh Avenue and First Street into two lots, with one building on each and access and parking via the rear lane;
- The existing 1941 house would be retained and remain in place on the larger of the two lots, fronting Seventh Avenue. It would be restored, and legally protected with a Heritage Designation Bylaw. A new duplex would be built on the smaller rear lot, fronting First Street.
- The Community Heritage Commission supports the application and a full online community consultation was completed;
- The application requires relaxations to the minimum lot size for both parcels; although the heritage house would remain in place at its current size, the density will increase due to reduced lot size;
- The new duplex is proposed to have a 28% higher density than permitted by the Zoning Bylaw, and a relaxation to allow the duplex as a permitted use. Several minor siting relaxations are also proposed, including a 3% relaxation to the maximum permitted site coverage, and relaxations to the front (2.1 m./ 7 ft.) and side (north) (0.3m / 1 ft.) setbacks which would allow it to be oriented to First Street;
- The project is consistent with the *Duplex, Triplex, and Quadruplex: Interim Development Review Policy*, which directs projects with a heritage building to explore an HRA rather than a rezoning. The intention of this policy is to increase opportunities for ground-oriented infill

housing other than single-detached houses, which emerged as a key objective during Official Community Plan consultation; and,

- The siting of the buildings, and the proposed relaxations, also allow the project to satisfy the requirements of a variety of other City policies and guidelines, while proposing a number of community benefits that would not otherwise be achieved by building under the project's existing Zoning entitlement, including:
  - Legal protection of the heritage house, as well as its restoration and long-term maintenance;
  - Retention of the existing two-bedroom rental secondary suite;
  - Creation of two ground-oriented, family-friendly sized duplex units, which New Westminster does not have a strong supply of;
  - Retention of all on-site protected trees and off-site City trees; and
  - Improvement of the First Street streetscape, which provides an important pedestrian connection to the local elementary school.

Climate Action, Planning and Development staff recommended Bylaw No. 8312, 2022, for Third Reading and adoption, and Bylaw No. 8213, 2022, for Third Reading.

#### **4.3 Opportunity to Speak to Council**

Councillor Johnstone called for speakers.

*Note:* Unless otherwise indicated, all speakers live in New Westminster.

Christa MacArthur, Lodgecraft, provided a presentation on the application including a history of the house, the public consultation process, and the changes and relaxations requested in the application. She noted that the requested 0.76 Floor Space Ratio (FSR) is less than the 0.8 FSR in the guidelines, that the original house would be retained in place, the mature trees at the front of the property retained, and the pool would be replaced by a duplex. She advised there has been mixed support, concerns about pedestrian safety, and access in the laneway. As a result of traffic concerns, she noted traffic specialists had investigated the laneway and ascertained there is adequate space and that sightlines will be increased on the laneway corner. She also noted that the proposed project meets multiple City goals.

Eshleen Panatch, representing the owner, advised there was a history of problems with the previous tenants, who had left the home in an uninhabitable state. Despite this, they did not want to tear down the house, and investigated using an HRA and duplex instead. She noted that the

duplex will create two more family friendly homes in a walkable, amenity-rich area.

Allan Flemons noted that the two proposed lots will be very small, with the result that the back yard for the heritage house will be right on the property line, and the proposed duplex will be four feet away from the house. He expressed concerns that the small size of the lots will result in the parking spaces being used for storage, and any cars will be parked on the street. He also expressed concerns about the substantial amount of traffic that occurs in the area at school drop off and pick up. He explained that any developments need to respect other people who live in the neighbourhood. He requested that Council not approve this application, and that the applicant return with a development that is more suitable for the community.

Karey Dow spoke in support of the application, noting this application is a creative way to save a heritage house and provide housing in an amenity-rich area.

Roveen Kandola spoke in support of the application, noting that it would be a shame to lose the heritage house which adds a sense of character to the community. He also spoke of a need to create more affordable housing for families. He noted that other areas have different kinds of housing and this development is a creative way to build better housing that could be more affordable for young families.

Kush Panatch, of Richmond, and a parent to the owner, noted he has been supporting the family in creating the application. He explained that the previous tenants had stopped paying rent, and it was difficult to evict them during the pandemic due to temporary provincial rules around evictions. He noted that the pool is in poor condition, and the easiest thing to do would be to tear down the house and build a new one, but he encouraged the owners to look for more creative solutions. He suggested the proposal is an elegant solution, that will allow a couple of families to move into the neighbourhood, which is rich in amenities, including access to schools.

Craig Sobering spoke in opposition to the application, noting he lives across the street from the proposed development. He questioned whether the house has the heritage value that merits an HRA and Heritage Designation (HD), and that the HRA is being used as an inappropriate way to increase the density. He noted the proposed duplex will look into his backyard and the additional people living there will put more pressure on an already inadequate sewer system. He also noted there is a problem with cars cutting through the neighbourhood already and this will increase traffic. He

expressed the opinion that it seems the City is offering something that will benefit only the landowner, and more parking should not be considered a community benefit.

Larry Church noted his extended family lives across the street, and he often walks in the area with his grandchildren. He questioned whether the parking proposed meets the requirements of the Zoning Bylaw, which states that driveways cannot be within 15 feet of a lane or street, because the first driveway is only 10 feet away. He expressed concern for the safety of hundreds of children who walk by the laneway every day on their way to and from school, noting that this makes the distance of the driveway from the lane even more important. He noted concerns with parking, and that implementing electric vehicle (EV) charging will be next to impossible. He noted concerns with the proximity of the houses to the property line and each other, as well as the fact that the windows will be removed from the heritage house on the side of the facing the duplex, noting window removal is not a restoration. He advised that the drains overflow in the lane when it rains. He expressed the opinion that there will be a lack of green space for the duplex, and overall that the project is just too much for the property.

In response to a question from Council, Ms. Lang noted that as part of the development, the applicant will be required to upgrade the stormwater drains to the property. She also explained that the rear of the property will receive soft landscaping treatments, the parking will need to be made of a permeable material, and the retention of the mature trees will all help mitigate drainage issues.

Brad Atchison noted this is not the oldest house on the block and that there was not a heritage checklist included in the application so it can be compared to other proposals. He noted the 76% of respondents to the survey did not support the application and there will be a large impact on the community if this development is approved. He expressed concerns with the dozen relaxations being requested, and noted that other applications have significantly larger lots which are more appropriate for these kinds of projects.

During Mr. Atchison's time to speak, the Chair reminded speakers to keep their comments to the project under consideration during the Public Hearing, and to avoid drawing in other applications, as they may be on the list of applications between Public Hearing and adoption and Council may not receive further input on applications at this stage.

Anna Camporese spoke in opposition to the application, advising she has shared the lane for 27 years, and expressed the opinion that the proposed parking will be inadequate and future residents will be parking in the lane, which will lead to issues on garbage day when bins are set out. She expressed the opinion that the duplex distracts from the character of the heritage house, and has the same roof level and approximate massing, and that a laneway house would be much more acceptable.

Sharon Hicken noted she lives across the street, and spoke in opposition to the application because the proposed increase in density is too much and the proposed duplex will be too big. She expressed concern with the lack of green space outside, noting this may be a deterrent to families moving in. She also noted that the closeness of the buildings is a fire hazard, and the duplex will have a view directly into her backyard.

Valerie Doyle spoke in opposition to the application, noting this is not the proper place for a duplex, which would make sense on a single family lot instead, and a single-family house on the property would be supportable. She also noted concerns with parking, and pedestrian safety.

Steve Tuscok spoke in opposition to the application noting that there is already a significant amount of traffic in the area, particularly during school drop off and pick up times. He advised that the proposed duplex will take away from the house and people will not see the house until they get past the duplex. He also expressed concerns with traffic in the lane, as there is a significant drop that impedes visibility, when coming down First Street. He also expressed a concern that this is not affordable housing and may not be attractive to families.

In response to a question from Council, Mr. Tuscok noted that there is space to move the house forward if the trees were removed or trimmed, which would provide more space at the back of the lot for the proposed duplex.

Debbie Mackie identified herself as the adjacent neighbour to the property, and spoke in opposition to the application due to its size, the lack of green space, the proximity of the duplex to the cedar hedge, and the creation of a possible fire hazard due to the proximity of the duplex to the heritage house. She provided a brief history of the house and the tenants who were disrespectful of the house and neighbourhood.

Arno Richter spoke in opposition to the application, advising that he lives kitty-corner to the property. He stated that the lot is too small for this proposal, and that the proposed parking is a significant issue that will impact

laneway access on garbage day and risk the safety of pedestrians, particularly in the morning and afternoon when children are accessing or leaving the school. He opined that the proposal is too much for the size of lot and noted that the house was being damaged by the tenants from 2015 to 2019, before the pandemic eviction rules came into place.

In response to a question from Council, Mr. Richter advised that a laneway house would be an appropriate amount of density for this property.

Ian Schmitz identified himself as the resident across the lane from the property, and spoke in opposition. He noted that the area is very pedestrian heavy, particularly at school pick-up and drop-off times. He also opined that the proposed parking pads are unlikely to be used as intended, and when First Street has cars on both sides, it functionally turns into a one-way street. He also expressed the opinion that there will be a lack of green space, and that this is often what attracts families to move out of more urban areas.

Matt Church spoke in opposition, noting that the people who will be most impacted are the most opposed, and asked to know if the two existing suites in the house will be retained if the application is approved.

The Chair requested staff answer the speaker's question. Emilie Adin, Director of Development Services, advised that the house would have one rental suite, and subsequent to a clarifying question from the Chair, confirmed that there would be a total of four living units on the property, if the application is approved.

Rick Vugtveen spoke in support of the application, noting this is a good opportunity to provide density in other areas of the city rather than concentrating it in specific areas in the city. He noted that this will be in an area with many amenities and the increase in FSR will help the owner offset the costs of maintaining the heritage house. He also noted that this proposal is consistent with City policy and the decision should be made in the context of the existing policy.

In response to questions from Council, Britney Dack, Senior Heritage Planner, and Ms. Lang provided the following information:

- Advised that numbers regarding the cost of the units would be provided at a later date, but that generally, smaller lot sizes and creative tenure options are less expensive than a single detached home;
- The intention for the duplex is stratification of the units;



- There have been maintenance complaints, however currently the house has no infractions, and the proposed project responds to these concerns because the house would be legally bound to a maintenance plan;
- The applicant will not be able to subdivide the property until the heritage work is completed.

The Chair called for first time speakers three times and none were present in person or electronically. The City Clerk reviewed the ways in which people could speak to Council.

**Procedural Note:** Council recessed at 8:03 p.m. to allow additional speakers to join the meeting, and reconvened at 8:09 p.m.

The Chair called for additional first time speakers and none were present. The City Clerk confirmed that there were no additional first time speakers wanting to speak electronically.

Larry Church, speaking a second time, advised that in the lane there is a manhole that carries storm and sewer drainage and that when there is heavy rain, it overflows and sewage gets in the lane. He noted there is a tendency to increase density, but not increase the capacity of infrastructure such as sewers and schools to meet the increased demand.

Arno Richter, speaking a second time, noted that Licensing staff would be aware of the problems of the property.

Councillor Trentadue rose on a point of order, noting that previous problems with tenants on the property do not seem to be relevant to the application being considered. The Chair agreed, acknowledged the speaker's concerns, and requested speakers keep their comments to the application.

Rohan Singh spoke in support, noting that for many people, a duplex is the next step in home ownership following a condo purchase. He also noted there are many large lots containing houses with questionable heritage value that could be used for other purposes.

Allan Flemons, speaking a second time, noted that although the mature trees are being preserved, the best applications provide a win-win scenario for the neighbourhood and applicant, and putting a duplex on this lot does not create a win-win scenario.

Kush Panatch, speaking a second time, advised that the trees are substantial in size with a large root system and moving the house forward on the lot would impact the trees. He encouraged Council to consider that

there is a diversity of family types, and that smaller families and single-parent families may appreciate a home like the duplex proposed. He also noted that the drainage will be modernized and the owner will enter into a servicing agreement with the City to maintain the sewer.

Debbie Mackie opined that there will be more than four cars with the four suites and access in the lane will be further impacted on garbage day when the bins are brought out into the lane for pick up.

Catherine (last name not provided) spoke in opposition to the application, noting concerns with the sight lines of the proposed duplex, noting that people speed down the lane and visibility will be impacted by the increased density on the lot.

In response to a question from Council, Lisa Leblanc, Director of Engineering Services, advised that lanes have a 20 km/h speed limit and are usually meant to deliver to and from driveways. She also noted that a corner truncation will be required to maintain visibility, and that, although the lane is not excessively large, it would continue to function well with fairly typical vehicles. She advised that speed humps and stop signs already exist in the lane to help control traffic.

Ms. Lang advised that the parking proposals have been reviewed by staff and meet all the City's requirements.

Brad Cavanagh spoke in support of the application, noting similar concerns expressed here tonight about another development nearby never came to fruition, and that the proposed designs blend in well with the community. Regarding the lack of green space, he noted that there is an abundance of parks in New Westminster and this location has a park nearby. He also advised that the duplex units provide housing, and that the application should be approved because it strikes a good balance between preserving a heritage house and providing additional housing.

Larry Church, speaking a third time, requested information on whether the parking will comply with requirements, and whether all the windows on the side of the house adjacent to the duplex would be removed.

The Chair requested staff address the questions and Ms. Adin and Ms. Lang provided the following information:

- Engineering Services has advised that the proposed parking complies with the Zoning Bylaw;

- The confusion regarding parking may be because the proposal is for parking pads, which are regulated differently than driveways; and,
- The applicant is proposing to remove the majority of the windows on the elevation facing the duplex.

In response to a question from Council, Ms. Dack and Ms. Lang advised that the survey referenced by speakers is part of the applicant-led consultation, was reviewed by staff, and the applicant had mailed notifications to 64 properties within 100 metres of the site.

Steve Tucso, speaking a second time, explained he would be supportive of a laneway house rather than a duplex, and that there is very heavy traffic in the area. He noted that neighbours who have spoken about the traffic on a daily basis and he prefers that the applicant return with a different proposal that addresses neighbourhood concerns.

Craig Sobering, speaking a second time, noted that there is a kind of impact creep as more variances are requested. He expressed concerns that, due to traffic, his car has been sideswiped multiple times, vehicles travel too fast in the lane, and speed bumps would help but need to be placed closer to the school. He also noted concerns about privacy since the proposed duplex will overlook the fence, providing a view into his back yard.

Anna Camporese, speaking a second time, opined that the owner has said the heritage aspect is important but is proposing a duplex that will take away from the heritage aspects of the house. She also expressed concerns with the garbage bins being set out on collection day, as there will be nowhere to put the bins except in the proposed parking spots.

Brad Atchison, speaking a second time, noted that it is very difficult to get a sense of the HRA criteria that are being used in assessing the building, and that it is difficult to see where the project fits relative to other HRA/HD projects. He expressed concerns that the relaxation requests are not minor and will significantly impact the neighbourhood.

Councillor Nakagawa rose on a point of order, noting that the point of a public hearing to hear from members of the public on how they will be impacted by the project, and not a time for a question-and-answer session with staff. The Chair agreed.

Councillor Puchmayr noted that it is unfair to change the rules of a Public Hearing when the hearing is almost complete, and if there is a process issue, Council may need to seek legal advice.

At the request of the Chair, the City Clerk advised that the meeting is a public input session, not a public engagement session and it is Council's role to listen to the public. She advised that Council can ask staff to respond to speakers' questions that they deem relevant to the application.

The Chair requested staff respond to Mr. Atchison's question regarding where this application fits in comparison to other HRA applications. Ms. Dack noted that the HRA process looks to be flexible on how to accommodate something on a site that is working with a heritage asset, and that this one has a few more relaxation requests than is typical, but that there have been other applications in the same range that have been approved.

Catherine (last name not provided), speaking a second time, questioned if the application meets the definition of gentle densification.

Rohan Singh, speaking a second time, noted that garbage and recycling storage is shown in attachment 8 of the report, and that the parking should be adequate as many families have only one car.

Craig Sobering noted there are two issues related to the garbage: storage and where they are placed for pick up on collection day. He noted that on collection day, the lane gets very cluttered and congested, and they are not always replaced gently or in a spot that keeps the lane clear enough for traffic to pass.

Percy MacKerricher noted that many speakers are not in favour of the application. She expressed the opinion that densification should be safe, gentle and beneficial to the community and this proposal is not any of those things. She explained that the presence of speed bumps acknowledges the danger in the lane and that she hopes more serious thought will go into the application before it is approved.

The Chair called for three times for speakers and none were present in person or electronically. The City Clerk reviewed the ways people can speak at the Public Hearing.

**Procedural Note:** The Public Hearing recessed at 9:21 p.m. to allow additional speakers to join the meeting, and reconvened at 9:24 p.m.

The Chair called for additional time speakers and none were present. The City Clerk confirmed that there were no additional first time speakers indicating they want to speak electronically.

MOVED AND SECONDED

**THAT** the Public Hearing for Bylaw Nos. 8312, 2022, and 8313, 2022 be closed.

**Carried.**

All members present voted in favour of the motion.

MOVED AND SECONDED

**THAT** Heritage Revitalization Agreement (102 Seventh Avenue) Bylaw No. 8312, 2022, be referred to Council for Third Reading and Adoption.

**Carried.**

All members present voted in favour of the motion.

MOVED AND SECONDED

**THAT** Heritage Designation (102 Seventh Avenue) Bylaw No. 8313, 2022, be referred to Council for Third Reading.

**Carried.**

All members present voted in favour of the motion.

**5. END OF PUBLIC HEARING**

The meeting ended at 9:25 p.m.

---

Jonathan X. Cote

MAYOR

---

Jacque Killawee

CITY CLERK



**CITY COUNCIL MEETING**

**MINUTES**

**Monday, March 28, 2022**

**Immediately following the Public Hearing that begins at 6:00 p.m.**

**Meeting held electronically and open to public attendance**

**Council Chamber, City Hall**

**PRESENT:**

Councillor Patrick Johnstone  
Councillor Chinu Das  
Councillor Jaimie McEvoy  
Councillor Nadine Nakagawa  
Councillor Chuck Puchmayr  
Councillor Mary Trentadue

**ABSENT:**

Mayor Jonathan Cote

**STAFF PRESENT:**

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emilie Adin	Director of Climate Action, Planning and Development
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
Ms. Dilys Huang	Planner, Climate Action, Planning and Development
Ms. Lisa Leblanc	Director of Engineering Services
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Mr. Mike Watson	Acting Supervisor of Development Services, Climate Action, Planning and Development
Ms. Nicole Ludwig	Assistant City Clerk

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Councillor Johnstone opened the meeting at 9:26 p.m.

2. **CHANGES TO THE AGENDA**

None.

3. **BYLAWS CONSIDERED AT THE PUBLIC HEARING**

3.1 **Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022**

To subdivide and enable the construction of an infill house on the new lot. Primary relaxations to the proposed HRA include relaxations to the density, lot size, site coverage, front yard setbacks and off-street parking as well as minor ones to regularize the heritage house. This bylaw is on the agenda for **THIRD READING and ADOPTION.**

MOVED and SECONDED

**THAT** Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022 be given Third Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Heritage Revitalization Agreement (1324 Nanaimo Street) Bylaw No. 8290, 2022 be adopted.

**Carried.**

All members present voted in favour of the motion.

3.2 **Heritage Designation Bylaw (1324 Nanaimo Street) No. 8291, 2022**

To designate the 1944 house at 1324 Nanaimo Street as a protected heritage property. This bylaw is on the agenda for **THIRD READING.**

MOVED and SECONDED

**THAT** Heritage Designation Bylaw (1324 Nanaimo Street) Bylaw No. 8291, 2022 be given Third Reading.

**Carried.**

All members present voted in favour of the motion.

### **3.3 Heritage Revitalization Agreement (102 Seventh Avenue) Bylaw No. 8312, 2022**

To enable construction of an infill duplex at 102 Seventh Avenue, with relaxations for lot size, density, and construction and siting of the duplex. This bylaw is on the agenda for **THIRD READING and ADOPTION**.

In discussion, Council members noted:

- There is very little tree loss, and the large trees at the front of the property will be retained;
- This is not affordable housing, but will provide two additional units of new housing;
- Confidence that staff have answered all questions beforehand;
- Public safety issues are potential only at this point, and the potential is not a reason to reject the application;
- Duplexes respond to the importance of housing choice;
- Many families do not have green space outside their back door;
- Traffic management around schools is an ongoing issue and providing housing near schools is a way to mitigate some of the issues; and,
- This application meets the requirements of the Official Community Plan (OCP).

MOVED and SECONDED

**THAT** Heritage Revitalization Agreement (102 Seventh Avenue) Bylaw No. 8312, 2022 be given Third Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Heritage Revitalization Agreement (102 Seventh Avenue) Bylaw No. 8312, 2022 be adopted.

**Carried.**

All members present voted in favour of the motion.

### **3.4 Heritage Designation (102 Seventh Avenue) Bylaw No. 8313, 2022**

To designate the 1941 house at 102 Seventh Avenue as a protected heritage property. This bylaw is on the agenda for **THIRD READING**.



MOVED and SECONDED

**THAT** Heritage Designation (102 Seventh Avenue) Bylaw No. 8313, 2022 be given Third Reading.

**Carried.**

All members present voted in favour of the motion.

**4. 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.

MOVED AND SECONDED

**THAT** Council adopt the recommendations for items 4.1 to 4.7, 4.10, 4.11, and 4.13 on consent.

**Carried.**

All members present voted in favour of the motion.

**4.1 2022 Spring Freshet and Snow Pack Level**

This report is to inform Council of the current snowpack conditions as of March 1, 2022 in the Fraser River Basin and related preparation for the annual freshet for 2022.

**THAT** Council receive the March 28, 2022, report entitled "2022 Spring Freshet and Snow Pack Level" for information.

**Adopted on consent.**

**4.2 Amendment to the Water Shortage Response Bylaw No. 6948, 2004 - Revision of Lawn Sprinkling Regulations**

To introduce an amendment to the Water Shortage Response Bylaw No. 6948, 2004 for Council's consideration (Attachment 1).

**THAT** the Water Shortage Response Bylaw Amendment Bylaw No. 8314, 2022, which amends Water Shortage Response Bylaw No. 6948, 2004, be granted three readings.

**Adopted on consent.**

#### **4.3 Arts Council of New Westminster License Agreement Renewal**

The purpose of this report is to seek authorization to renew the license agreement with the Arts Council of New Westminster for the use of a portion of Centennial Lodge.

**THAT** the Mayor and Corporate Office be authorized to execute the Arts Council License Agreement for the use of a portion of Centennial Lodge (as per Attachment "A" of the March 28, 2022, report entitled "Arts Council of New Westminster License Agreement Renewal"), subject to required public notification.

**Adopted on consent.**

#### **4.4 Construction Noise Bylaw Exemption Request: 330 E. Columbia Street (Royal Columbian Hospital Development)**

To seek Council's approval for an exemption from Construction Noise Bylaw No. 6063, 1992 to enable EllisDon Design Build to conduct a concrete pour for a building construction at Royal Columbian Hospital located at 330 E. Columbia Street.

**THAT** Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 on Friday April 22, 2022 from 6:00 AM to 11:00 PM to enable a concrete pour for a building construction; and

**THAT** Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 for one day from 6:00 AM to 11:00 PM, within an eight (8) day period until Saturday April 30<sup>th</sup> 2022 excluding Sunday, to enable a concrete pour for a building construction if unfavorable weather conditions or construction delays prohibit the work from occurring on the Friday April 22, 2022.

**Adopted on consent.**

#### **4.5 Designation of an Acting Chief Licence Inspector**

To provide for the efficient operation of the City by designating Manager of Communications and Economic Development, Blair Fryer as the Acting Chief Licence Inspector, with the power, duty and responsibility to carry out the functions prescribed to this position.

That Council designate the Manager of Communications and Economic Development, Blair Fryer as Acting Chief Licence Inspector.

**Adopted on consent.**

#### **4.6 European Chafer Management Program Update**

The purpose of this report is to provide an update on the City's European Chafer Management Subsidy Program and propose changes to the program for 2022.

**THAT** the European Chafer Management Subsidy Program be temporarily suspended, and

**THAT** staff be directed to monitor the impacts of the suspension for the next two years.

**Adopted on consent.**

#### **4.7 Local Government Act Updates (Bill 26) and Proposed Delegation of Small Development Variance Permits**

The purpose of this report is to update Council on changes to the Local Government Act (LGA), and to request Council endorsement of next steps to delegate small development variance permits to staff, as now permitted in the LGA.

**THAT** Council direct staff to bring forward the necessary bylaw changes required to implement delegation of minor variances, as outlined in Attachment 1 of this report.

**Adopted on consent.**

#### **4.8 Rezoning and Development Permit Applications for a 15-unit Rental Project: 1321 Cariboo Street – For Information**

This report is intended to provide Council with preliminary information on the proposed rezoning and Development Permit of the property at 1321 Cariboo Street, including initial Land Use and Planning Committee discussion.

In response to Council questions, Emilie Adin, Director of Climate Action, Planning and Development, and Dilys Huang, Planner, Climate Action, Planning and Development advised that this is a preliminary report, and there is ample time to consider green space in the proposed development.

MOVED AND SECONDED

**THAT** Council receive the March 28, 2022, report entitled "Rezoning and Development Permit Applications for a 15-unit Rental Project: 1321 Cariboo Street – For Information" for information.

**Carried.**

All members present voted in favour of the motion.

#### **4.9 Rezoning and Special Development Permit (815 – 821 Victoria Street and 810 Agnes Street) – Project Update**

This report provides Council with preliminary information on the revised development proposal for 815-821 Victoria Street and 810 Agnes Street, and outlines the application review process for endorsement.

In response to Council questions, Mike Watson, Acting Supervisor of Development Services, provided the following information:

- There is an increase of one-bedroom and bachelor units on the site, however the project still meets the City's family-friendly housing requirements;
- The applicant is proposing direct access to bike storage and bike parking, rather than requiring cyclists to go through the garage;
- Climate Action, Planning and Development (CAPD) staff will work with Engineering (Transportation) staff to incorporate transportation demand management (TDM ) elements with regard to parking requirements;
- Since the Chinese Commemorative Park is south-southwest of the proposed tower it is unlikely there will be much impact on the shadowing in the park, however staff will investigate this more closely through the application review process.

MOVED AND SECONDED

**THAT** Council direct staff to process the Rezoning and Special Development Permit applications at 815–821 Victoria Street and 810 Agnes Street, as outlined in the “Application Review Process and Next Steps” Section of the March 28, 2022, report entitled "Rezoning and Special Development Permit (815-821 Victoria Street and 810 Agnes Street) – Project Update".

**Carried.**

All members present voted in favour of the motion.

#### **4.10 Sex Worker Safety Proposed Work Plan**

This report requests Council endorsement of a proposed work plan and provides information on an upcoming workshop with Council and senior staff related to sex worker safety.

**THAT** Council endorse the sex worker safety proposed work plan set out in the March 28, 2022, report entitled "Sex Worker Safety Proposed Work Plan".

**Adopted on Consent.**

#### **4.11 Temporary Use Permit Renewal: 488 Furness Street – for Presentation Centre**

To request Council extend the expiry date of the Temporary Use Permit at 488 Furness Street from April 29, 2022 to April 29, 2024 to allow the continued operation of a temporary sales centre.

**THAT** Council extend the expiry date of TUP00019 at 488 Furness Street to April 29, 2024 to allow the continued operation of a temporary sales centre.

**Adopted on Consent.**

#### **4.12 Ukrainian Crisis – Government and Community Response**

This report provides an update on actions currently underway by the federal and provincial governments and Holy Eucharist Cathedral, New Westminster Parish and possible future actions by the City, the Welcoming and Inclusive New Westminster Local Immigration Partnership Council, Holy Eucharist Cathedral, and others to support the Ukrainian community during this time of crisis.

In discussion, Council members noted:

- There are many organizations in New Westminster that are responding to the crisis in Ukraine and need some coordination;
- There are many different kinds of support needed and it would be good to have a list of organizations available and the services they offer; and,
- People can contact Immigrant Services Society of BC to see how they can assist, or if they can provide housing, register at <https://ukrainetakeshelter.com>.

MOVED AND SECONDED

**THAT** Council receive the March 28, 2022, report entitled "Ukrainian crisis – Government and Community Response" for information.

**Carried.**

All members present voted in favour of the motion.

#### **4.13 Minutes for Adoption**

- a. February 28, 2022 City Council Meeting (9:00 a.m.)
- b. February 28, 2022 City Council Meeting (6:00 p.m.)
- c. March 7, 2022 City Council Meeting (9:00 a.m.)
- d. March 7, 2022 City Council Meeting (6:00 p.m.)
- e. March 10, 2022 Special City Council Meeting

**Adopted on Consent.**

## **5. BYLAWS**

### **5.1 Bylaws for readings**

- a. **Zoning Amendment Bylaw (Parking Reductions for Patios) No. 8317 2022**

To allow businesses to convert parking or loading spaces on private property into patio space. This bylaw is on the agenda for **THIRD READING.**

MOVED and SECONDED

**THAT** Zoning Amendment Bylaw (Parking Reductions for Patios) No. 8317 2022 be given Third Reading.

**Carried.**

All members present voted in favour of the motion.

- b. **Water Shortage Response Amendment Bylaw No. 8314, 2022**

To bring the City's water shortage restrictions into alignment with Metro Vancouver's. This bylaw is on the agenda for **THREE READINGS.**

MOVED and SECONDED

**THAT** Water Shortage Response Amendment Bylaw No. 8314, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Water Shortage Response Amendment Bylaw No. 8314, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Water Shortage Response Amendment Bylaw No. 8314, 2022 be given Third Reading.

**Carried.**

All members present voted in favour of the motion.

## **5.2 Bylaws for adoption**

### **a. Corporate Records Management Program Amendment Bylaw No. 8322, 2022**

An amendment to permit electronic signatures on City documents under certain circumstances. This bylaw is on the agenda for **ADOPTION.**

MOVED and SECONDED

**THAT** Corporate Records Management Program Amendment Bylaw No. 8322, 2022 be adopted.

**Carried.**

All members present voted in favour of the motion.

### **b. Street and Sidewalk Patio Bylaw No. 8318, 2022**

To regulate patios so that businesses can build or continue to operate patios on City property. This bylaw is on the agenda for **ADOPTION.**

MOVED and SECONDED

**THAT** Street and Sidewalk Patio Bylaw No. 8318, 2022 be adopted.

**Carried.**

All members present voted in favour of the motion.

6. **NEW BUSINESS**

None.

7. **ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

None.

8. **END OF THE MEETING**

The meeting ended at 10:02 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, April 11, 2022, 9:00 a.m.**

**Meeting Held Electronically**

**PRESENT:**

Mayor Jonathan Coté  
Councillor Chinu Das  
Councillor Patrick Johnstone  
Councillor Jaimie 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. Todd Ayotte	Manager, Community Arts and Theatre
Mr. Rod Carle	General Manager, Electrical Utility
Ms. Christina Coolidge	Indigenous Relations Advisor
Mr. Dean Gibson	Director of Parks and Recreation
Ms. Wendee Lang	Planner, Climate Action, Planning and Development
Ms. Lisa Leblanc	Director of Engineering Services
Ms. Lorraine Lyle	Senior Manager, Financial Services
Mr. Craig MacFarlane,	Manager of Legal Services
Ms. Gwenda Sulem	Asset Management and Project Engineer
Ms. Denise Tambellini	Intergovernmental and Community Relations Manager
Ms. Serena Trachta	Manager, Inspections
Ms. Harji Varn,	Chief Financial Officer and Director of Finance
Mr. Eugene Wat	Manager, Infrastructure Planning, Engineering Services
Mr. Mike Watson	Acting Supervisor of Development Planning
Mr. Erin Williams	Acting Chief, New Westminster Fire and Rescue Services

---

**1. CALL TO ORDER**

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

The meeting was called to order at 9:00 a.m.

**2. MOTION TO MOVE THE MEETING INTO THE CLOSED MEETING**

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)(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;

90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED.**

All members present voted in favour of the motion.

**3. END OF THE MEETING**

The meeting ended at 9:01 a.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, April 11, 2022, 6:00 p.m.**

**Meeting held electronically and open to public attendance**

**Council Chamber, City Hall**

**PRESENT:**

Mayor Jonathan Coté\*  
Councillor Chinu Das  
Councillor Patrick Johnstone  
Councillor Jaimie 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. Todd Ayotte	Manager, Community Art and Theatres
Mr. Rod Carle	General Manager, Electrical Utility
Mr. Dean Gibson	Director of Parks and Recreation
Ms. Cory Hansen	Emergency Planning Assistant
Ms. Lisa Leblanc	Director of Engineering
Mr. John Stark	Acting Senior Manager of Climate Action, Planning and Development
Ms. Denise Tambellini	Manager, Intergovernmental and Community Relations
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Mr. Mike Watson	Acting Supervisor of Development Planning
Mr. Erin Williams	Acting Chief, New Westminster Fire and Rescue Services

\* Denotes electronic attendance

---

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Mayor Coté opened the meeting at 6:01 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. **CHANGES TO THE AGENDA**

MOVED and SECONDED

**THAT** Council add the following as New Business to the agenda:

- Recruitment 2022: Appointments to the Community Heritage Commission (CHC) and the Restorative Justice Committee (RJC).

**Carried.**

All members present voted in favour of the motion.

**Procedural Note:** At 6:03 p.m., Councillors Patrick Johnstone and Nadine Nakagawa declared conflict of interest on 3.1 as they reside close to the proposed development application. The Councillors left the meeting and did not return until the conclusion of the vote on this matter.

3. **REPORTS AND PRESENTATIONS FOR COUNCIL DISCUSSION AND ACTION**

3.1 **Rezoning and Development Permit Applications for Market Rental Building Renovation: 222 Ash Street**

Mr. Mike Watson, Acting Supervisor of Development Planning, introduced the application and requested feedback and instructions from Council regarding an application to add 37 rental units (including 10 affordable units) in a three-story addition to an existing rental building, which would require the existing 50 rental units be vacated for construction, 58% of which pay below market rent.

In discussion, Council members expressed the following concerns:

- The impact of vacating 50 units with no plan for relocation;
- Land Use and Planning did not achieve quorum to hear the application;
- The need to develop a plan to compensate existing tenants or to arrange alternative housing;

- The issue of renovation to the City existing stock of rental house is an issue that Council will need to address in the near future as they reach the end of their lifespan; and,
- The need to ensure that tenants are treated in a fair and equitable manner when older rental housing is repurposed or renovated.

In response to questions and comments from Council, Mr. Watson, stated the applicant proposes to designate ten not-for-profit units and will identify existing tenants eligible to be transferred to those units.

MOVED AND SECONDED

**THAT** Council direct staff to advise the applicant that the proposed application should not be advanced further, given the requirement that current tenants cannot remain in the 50 existing rental units through construction.

**Carried.**

All members present voted in favour of the motion.

**Procedural Note:** Councillors Johnstone and Nakagawa returned to the meeting at 6:21 p.m.

#### 4. **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.

MOVED AND SECONDED

**THAT** Council adopt the recommendations for items 4.1, 4.2, 4.4, 4.6, 4.7, and 4.9 to 4.12, on consent.

**Carried.**

All members present voted in favour of the motion.

##### 4.1 **2022 Earth Day Programs**

The purpose of this report is to provide Council with an overview of the City's plan to offer three programs in recognition of Earth Day 2022.

**That** Council receive this report for information.

**Adopted on Consent.**

#### **4.2 Construction Noise Bylaw Exemption Request: (81 Braid Street – Braid SkyTrain Station)**

To seek Council's approval for an exemption from Construction Noise Bylaw No. 6063, 1992 to enable Rissling Services Ltd. to install a new water main to Braid SkyTrain Station located at 81 Braid Street.

**THAT** Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Rissling Services Ltd. from Monday April 18<sup>th</sup>, 2022 to Friday May 20<sup>th</sup>, 2022 from 8:00 PM to 7:00 AM Mondays to Thursdays and 8:00 PM Fridays to 9:00 AM Saturdays to enable installation of a new water main to Braid SkyTrain Station.

**Adopted on Consent.**

#### **4.3 Council Resolution in Support of the City of New Westminster's Application under the COVID-19 Restart Funding for Local Governments, Strengthening Communities' Services Program**

This report is to seek Council direction for staff to submit an application under the COVID-19 Restart Funding for Local Governments, Strengthening Communities' Services Program, for the proposed activities and projects as outlined in this report, and for the City to accept overall grant management of the activities and projects.

In response to questions from Council, John Stark, Acting Senior Manager of Climate Action, Planning and Development , provided the following information:

- The available funding has been fully subscribed; and,
- There is potential for Reaching Home or other programs to provide funding for a New Westminster stewardship program, similar to the Chinatown Stewards Program.

**MOVED AND SECONDED**

**THAT** Council direct staff to submit an application under the COVID-19 Restart Funding for Local Governments, Strengthening Communities' Services Program, for the proposed activities and projects as outlined in this report and that the City accept overall grant management of the activities and projects.

**Carried.**

All members present voted in favour of the motion.

#### **4.4 Housing Agreement Bylaw and Development Variance Permit to Vary Residential and Visitor Parking Requirements: 508 Eighth Street – Bylaw for Three Readings**

This report is to request that Council: 1) consider Housing Agreement Bylaw No. 8279, 2022 for First, Second and Third Readings; 2) issue notice that Council will consider Development Variance Permit (DVP00692) for a 21-space reduction (45%) to the off-street parking provisions; and 3) request endorsement of requiring bicycle parking spaces as part of the Development Permit.

**THAT** Council consider Housing Agreement Bylaw No. 8279, 2022 to authorize the City to enter into a Housing Agreement with the property owner to require that all residential units at 508 Eighth Street be secured as market rental housing for First, Second and Third Readings.

**THAT** Council, should the Housing Agreement Bylaw No. 8279, 2022 be adopted, direct the Mayor and Corporate Officer to execute the Housing Agreement.

**THAT** Council provide notice that it will consider issuance of a Development Variance Permit (DVP00692) to reduce the number of required off-street parking spaces by 45% from the Zoning Bylaw requirements for secured market rental.

**THAT** Council endorse that five long-term bicycle parking spaces and six short-term bicycle parking spaces be included as part of the Development Permit application for 508 Eighth Street, should the Development Variance Permit (DVP00692) be approved by Council.

**Adopted on Consent.**

#### **4.5 Port Authority Referral: 820 Dock Road, City of Delta, Wallenius Wilhelmsen Solutions, Annacis Auto Terminal Optimization – Information Report**

The purpose of this report is to provide Council with information regarding the Annacis Auto Terminal Optimization Port Authority referral project located at 820 Dock Road in the City of Delta.

Council expressed concerns regarding the impact of the referral project to New Westminster, including:

- Increased rail traffic;
- Change of the timing of rail traffic;
- Increased trucks travelling through Queensborough; and,

- Shore power utilization for docked ships for reduction of emissions.

MOVED AND SECONDED

**THAT** Council receive this, April 11 2022 report entitled Port Authority Referral: 820 Dock Road, City of Delta, Wallenius Wilhelmsen Solutions, Annacis Auto Terminal Optimization – Information Report for information

**THAT** Council direct staff to provide the feedback outlined within this April 11 2022 report entitled “Port Authority Referral: 820 Dock Road, City of Delta, Wallenius Wilhelmsen Solutions, Annacis Auto Terminal Optimization” directly to the Vancouver Fraser Port Authority with the following additional three items of feedback from Council as a response to the referral letter:

- 1) The City needs to understand the project’s impact on rail traffic through New Westminster, and in particular timing of traffic. The City would look to the project for support for whistle cessation and resolution of interface issues.
- 2) Traffic mitigation of any increased truck traffic through Queensborough.
  - Ships should use shore power while in the port to reduce emissions and noise pollution.

**Carried.**

All members present voted in favour of the motion.

#### **4.6 Public Art Program Update**

To provide Council with an update on the Public Art Program.

**THAT** Council receive this report regarding the Public Art Program for information.

**Adopted on Consent.**

#### **4.7 Rezoning and Development Permit Applications for Secured Market Rental High-rise: 616-640 Sixth Street – Preliminary Report**

This report is intended to provide Council with preliminary information on the proposed rezoning and Development Permit of the properties at 616 – 640 Sixth Street, including initial Land Use and Planning Committee discussion.

**THAT** Council receive this report for information.

**Adopted on Consent.**



**Procedural Note:** Council agreed to hear from the speaker for Item 4.8. under Item 5.0. The minutes are recorded in numerical order.

**4.8 The Poet Laureate Digital Poetry Project**

The purpose of this report is to inform Council regarding the Poet Laureate’s digital poetry project entitled “Common Threads” developed for National Poetry Month.

Council offered congratulationa on the “Common Threads” project and commended Elliott Slinn on his ongoing efforts to bring poetry to New Westminster.

Elliott Slinn, Poet Laureate City of New Westminster, and Todd Ayotte, Manager, Community Arts and Theatre, provided information regarding the poetry on electronic billboards throughout New Westminster and the ongoing efforts to make poetry accessible to the residents of New Westminster. Mr. Slinn read a poem written that day to Council.

MOVED AND SECONDED

**THAT** Council receive this report for information.

**Carried.**

All members present voted in favour of this motion.

**4.9 Update on Mayor’s 50 Ideas Parks & Recreation Initiatives #3 & #18**

The purpose of this report is to provide an update on Parks and Recreation activities completed in 2020 and 2021 as related to the Mayor’s “50 Ideas in 50 Days” initiative.

**THAT** Council receive this report for information.

**Adopted on Consent.**

**4.10 Proclamation: Prevention of Violence Against Women Week April 10-16, 2022**

**Adopted on Consent.**

**4.11 Proclamation: National Volunteer Week April 24-30, 2022**

**Adopted on Consent.**

**4.12 Proclamation: Parkinson’s Awareness Month April 2022**

**Adopted on Consent.**

#### **4.13 Proclamation: Emergency Preparedness Week May 1-7, 2022**

Erin Williams, Acting Chief, New Westminster Fire and Rescue Services, and Cory Hansen, Emergency Planning Assistant, provided comments regarding:

- The need to protect vulnerable populations through emergency planning and preparedness; and,
- Discussed the Emergency Preparedness Week initiatives that included information regarding the Heat Dome event.

Councillor McEvoy read the proclamation and proclaimed May 1-7, 2022 Emergency Preparedness Week in the City of New Westminster.

**Procedural Note:** Council agreed to hear from speakers as the next item of business. The minutes are recorded in numerical order.

**Procedural Note:** Councillor McEvoy assumed the chair at 6:45 p.m. in Council chambers to facilitate the management of speakers. Mayor Côté reassumed the chair at 7:15 p.m.

#### **5. OPPORTUNITY FOR THE PUBLIC TO SPEAK TO COUNCIL**

Ken Armstrong, New West Progressives, spoke in favour of placing a referendum question on the ballot in the upcoming municipal election to gauge public support for hosting the 2030 Olympic and Paralympic Games.

Christopher Bell, New Westminster resident, requested Council to rescind the bylaw that restricts the number of Councillors to six to allow for eight Councillors to be elected in the next general election. The amendment would reflect the increase in New Westminster's population and would address the insufficient notice of the 2004 bylaw change.

Bart Slotman, Uptown Business Association, expressed opposition to the Sixth Street Bike Lane conversion and noted:

- The elimination of parking on one side of the street which will negatively impact local businesses;
- Bike lanes in this area conflict with the City's vision of Uptown; and,
- There is limited demand for a bike lane on Sixth Street.

Councillor Johnstone responded that the Sixth Street Bike Lane project is a temporary installation and subject to review and feedback from local businesses.

## 6. **BYLAWS**

### 6.1 **Bylaws for readings**

#### a. **Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022**

To add four units of new secured market rental housing to an existing market rental housing building. This bylaw is on the agenda for **THREE READINGS.**

MOVED and SECONDED

**THAT** Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022 be given Third Reading.

**Carried.**

All members present voted in favour of the motion.

### 6.2 **Bylaws for adoption**

#### a. **Heritage Designation Bylaw (1324 Nanaimo Street) No. 8291, 2022**

To designate the 1944 house at 1324 Nanaimo Street as a protected heritage property. This bylaw is on the agenda for **ADOPTION.**

MOVED and SECONDED

**THAT** Heritage Designation (1234 Nanaimo Street) Bylaw No. 8291, 2022 be adopted.

**Carried.**

All members present voted in favour of the motion.

**b. Heritage Designation (102 Seventh Avenue) Bylaw No. 8313, 2022**

To designate the 1941 house at 102 Seventh Avenue as a protected heritage property. This bylaw is on the agenda for **ADOPTION**.

MOVED and SECONDED

**THAT** Heritage Designation Bylaw (102 Seventh Avenue) Bylaw No. 8313, 2022 be adopted.

**Carried.**

All members present voted in favour of the motion.

**c. Water Shortage Response Amendment Bylaw No. 8314, 2022**

To bring the City's water shortage restrictions into alignment with Metro Vancouver's. This bylaw is on the agenda for **ADOPTION**.

MOVED and SECONDED

**THAT** Water Shortage Response Amendment Bylaw No. 8314, 2022 be adopted

**Carried.**

All members present voted in favour of this motion.

**d. Zoning Amendment Bylaw (Parking Reductions for Patios) No. 8317, 2022**

To allow businesses to convert parking or loading spaces on private property into patio space. This bylaw is on the agenda for **ADOPTION**.

MOVED and SECONDED

**THAT** Zoning Amendment Bylaw (Parking Reductions for Patios) No. 8317, 2022 be adopted.

**Carried.**

All members present voted in favour of this motion.

**7. MOTIONS FROM MEMBERS OF COUNCIL**

**7.1 Climate Crisis Readiness, Councillor Nakagawa**

Councillor Nakagawa introduced the motion and provided comments regarding the changing climate and need to develop strategies to support the most vulnerable populations.

MOVED and SECONDED

**WHEREAS** the 2022 Intergovernmental Panel on Climate Change (IPCC) report outlines a dire state of climate crisis that anticipates severe and escalating impacts; and

**WHEREAS** last year's climate-related events were extreme and resulted in intensely negative impacts for the community of New Westminster; and

**WHEREAS** we can expect that New Westminster will continue to experience ongoing extreme climate-related events in future years including this summer;

**THEREFORE, BE IT RESOLVED**

**THAT** staff report back to Council on city readiness for extreme climate-related events this summer including, but not limited to heat waves and flooding; and

**THAT** this report includes communications and engagement considerations, including opportunities to facilitate dialogue and planning for a community-based response to climate emergencies; and

**THAT** staff report on opportunities to enhance Emergency Preparedness Week events with a specific focus on equity-based climate response measures.

**Carried.**

All members present voted in favour of this motion.

**8. NEW BUSINESS**

**8.1. Recruitment 2022: Appointments to the Community Heritage Commission (CHC) and the Restorative Justice Committee (RJC)**

MOVED and SECONDED

**THAT** Council receive the report titled, "Recruitment 2022: Appointments to the Community Heritage Commission (CHC) and the Restorative Justice Committee (RJC) for information.

**Carried.**

All members present voted in favour of this motion.

**9. ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

Councillor Johnstone shared the Royal City Curling Club results:

- Team Deane won the BC Under 21 Curling Championships;
- Team Fenton won the BC Under 18 Curling Championships; and,
- Brent Pierce won the BC Men’s Provincial Championships and participated in the Brier.
- Team Narwhal won the Sunday morning league and congratulated the Mayor and Councillor Nakagawa on the win.

Councillor Nakagawa advised that funding was announced to create a Peer Assisted Crisis Team (PACT) in New Westminster to aid those in crisis with either mental health or substance use challenges.

**10. END OF THE MEETING**

**The meeting ended at 7:20 p.m.**

---

Jonathan Côté

MAYOR

---

Jacque Killawee

CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER  
BYLAW NO. 8326, 2022

A Bylaw for the levying of rates for Municipal and Regional  
District taxation for the year 2022

WHEREAS by the Community Charter being Chapter 26 of the Statutes of British Columbia, authority is given to municipal councils to adopt a bylaw or bylaws for levying rates of taxation to provide the sums required for each of the purposes set out in Section 197 of the said Community Charter;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "TAX RATES BYLAW NO. 8326, 2022".
2. The following rates are hereby imposed and levied for the year 2022:
  - a. For all lawful general purposes of the municipality, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Schedule 1 attached hereto and forming a part hereof.
  - b. For the purposes of the Metro Vancouver Regional District, on the applicable assessed value of land and improvements taxable for that purpose, the rates appearing in Schedule 2 attached hereto and forming a part hereof.
  - c. For special taxation levy purposes in accordance with the provisions of the "Uptown Business Improvement Area Bylaw 8112, 2019" based on the total taxable frontage value of 1,746.67 feet for Class 5 and 6 properties, or both, within the specified area, at \$86.16396 per taxable frontage foot;
  - d. For special taxation levy purposes in accordance with the provisions of the "Downtown Business Improvement Area Bylaw 8288, 2021". Recovered by a property tax under section 216(1)(a) of the *Community Charter* imposed against all the land and improvements within the Downtown New Westminster Business Improvement Area (Primary Area) that are classified as Class 5 [light industry] and Class 6 [business and other]. The BIA Primary rate is \$0.29379 per \$1,000 taxable value.





ADOPTED this

day of

, 2022.

\_\_\_\_\_  
JONATHAN COTE MAYOR

\_\_\_\_\_  
JACQUE KILLAWEE CITY CLERK

**CORORATION OF THE CITY OF NEW WESTMINSTER  
2022 TAXATION RATES – MUNICIPAL PURPOSES**

---

---

**Schedule 1 to Bylaw 8326, 2022**

---

---

Tax Rates (dollars of tax per \$1,000 taxable value)

PROPERTY CLASS		MUNICIPAL RATE
1	Residential	2.61084
2	Utilities	23.92794
3	Supportive Housing	2.61084
4	Major Industry	20.0219
5	Light Industry	9.64314
6	Business / Other	8.99414
7	Managed Forest	2.61084
8	Recreational / Non-profit Organization	2.61084
9	Farm	2.61084

---

**CORORATION OF THE CITY OF NEW WESTMINSTER**  
**2022 TAXATION RATES – METRO VANCOUVER REGIONAL DISTRICT PURPOSES**

---

**Schedule 2 to Bylaw 8326, 2022**

---

Tax Rates (dollars of tax per \$1,000 taxable value)

PROPERTY CLASS		MVRD RATE
1	Residential	0.05541
2	Utilities	0.19394
3	Supportive Housing	0.05541
4	Major Industry	0.18839
5	Light Industry	0.18839
6	Business / Other	0.13575
7	Managed Forest	0.16623
8	Recreational / Non-profit Organization	0.05541
9	Farm	0.05541

**THE CITY OF NEW WESTMINSTER**

**HOUSING AGREEMENT (508 Eighth Street) BYLAW NO. 8279, 2022**

**A BYLAW TO ENTER INTO A HOUSING AGREEMENT UNDER SECTION 483 OF THE *LOCAL GOVERNMENT ACT***

---

**GIVEN THAT:**

- A. The owner of the land (the “Owner”) within the City of New Westminster, British Columbia legally described as:

PID: 012-972-282

LOT "F" OF LOT 11 SUBURBAN BLOCK 10 PLAN 29943

(the “**Land**”)

wishes to construct dwelling units on the Land.

- B. In connection with such construction, the Owner has agreed to use the Land for rental housing in accordance with the terms of the Section 219 Covenant and Housing Agreement attached hereto as Schedule “A” (the “Housing Agreement”).

The Council of the City of New Westminster, in open meeting assembled,

**ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as “Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022”.
2. Council hereby authorizes the City of New Westminster to enter into the Housing Agreement with the Owner, substantially in the form attached hereto as Schedule “A”.

3. The Mayor and the Corporate Officer of the City of New Westminster are authorized to execute the Housing Agreement, substantially in the form attached hereto as Schedule "A", and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by section 483 of the *Local Government Act*.

READ A FIRST TIME this 11th day of April, 2022.

READ A SECOND TIME this 11th day of April, 2022.

READ A THIRD TIME this 11th day of April, 2022.

ADOPTED this \_\_\_ day of \_\_\_\_\_, 2022.

---

Jonathan X Cote, Mayor

---

Jacqueline Killawee, City Clerk

**Schedule "A"**  
**Section 219 Covenant and Housing Agreement**



1. Application

**Alexandra Greenberg  
 YOUNG ANDERSON  
 1616 808 Nelson Street  
 Vancouver BC V6Z 2H2  
 6046897400**

File No. 239-1209  
 508 8th St. - Housing Agreement

2. Description of Land

PID/Plan Number	Legal Description
<b>012-972-282</b>	<b>LOT "F" OF LOT 11 SUBURBAN BLOCK 10 PLAN 29943</b>

3. Nature of Interest

Type	Number	Additional Information
<b>COVENANT</b>		
<b>PRIORITY AGREEMENT</b>		<b>Granting the Covenant herein priority over Mortgage CA8396730 and Assignment of Rents CA8396731</b>

4. Terms

Part 2 of this instrument consists of:  
**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**508 EIGHTH STREET NOMINEE LTD., NO.BC1162975**  
**CANADA ICI CAPITAL CORPORATION (AS TO PRIORITY), NO.A0067505**

6. Transferee(s)

**THE CORPORATION OF THE CITY OF NEW WESTMINSTER**  
 511 ROYAL AVENUE  
 NEW WESTMINSTER BC V3L 1H9

7. Additional or Modified Terms

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

\_\_\_\_\_

YYYY-MM-DD
------------

**508 EIGHTH STREET NOMINEE LTD.**  
By their Authorized Signatory

(as to both signatures)

\_\_\_\_\_  
**NAME:**

\_\_\_\_\_  
**NAME:**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor Signature(s)

\_\_\_\_\_

YYYY-MM-DD
------------

**THE CORPORATION OF THE CITY OF  
NEW WESTMINSTER**  
By their Authorized Signatory

(as to both signatures)

\_\_\_\_\_  
**NAME:**

\_\_\_\_\_  
**NAME:**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.





Witnessing Officer Signature

Execution Date

Transferor Signature(s)

\_\_\_\_\_

YYYY-MM-DD

**CANADA ICI CAPITAL CORPORATION**  
By their Authorized Signatory

(as to both signatures)

\_\_\_\_\_  
**NAME:**

\_\_\_\_\_  
**NAME:**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

\_\_\_\_\_

**PART 2 – TERMS OF INSTRUMENT**

**HOUSING AGREEMENT AND COVENANT  
(Section 483 *Local Government Act* and Section 219 *Land Title Act*)**

**THIS AGREEMENT** is dated for reference the \_\_\_ day of \_\_\_\_\_, 2022:

**BETWEEN:**

**508 EIGHTH STREET NOMINEE LTD., INC.NO. BC1162975**  
201 - 1367 West Broadway, Vancouver, British Columbia, V6H 4A7

(the “Owner”)

**AND:**

**THE CORPORATION OF THE CITY OF NEW WESTMINSTER**  
511 Royal Avenue, New Westminster, British Columbia, V3L 1H9

(the “City”)

**WHEREAS:**

- A. Section 483 of the *Local Government Act* (British Columbia) permits the City to enter into housing agreements for the provision of affordable and special needs housing, which may include conditions in respect to the form of tenure of housing units;
- B. Section 219 of the *Land Title Act* (British Columbia) permits the registration of a covenant of a positive or a negative nature in favour of the City in respect of the use of and subdivision of land;
- C. The Owner owns the Land (hereinafter defined) and the Building thereon, which currently contains 42 rental Dwelling Units, and it wishes to construct four additional rental Dwelling Units;
- D. As a condition of approving the construction of the Dwelling Units, the City requires the Owner to enter into this Agreement to, among other requirements, ensure all Dwelling Units located on the Land are used only as rental Dwelling Units; and
- E. The City adopted Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022, authorizing the City to enter into this Agreement.

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* as follows:

## ARTICLE 1     DEFINITIONS AND INTERPRETATION

**1.1 Definitions** –In this Agreement, the following words have the following meanings:

- (a) **“Agreement”** means this agreement together with all LTO forms, schedules, appendices, attachments and priority agreements attached hereto;
- (b) **“Building”** means, as at the reference date of this Agreement, the residential building constructed on and forming part of the Land;
- (c) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Land, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, apartments and condominiums and includes, where the context permits, the Secured Rental Units;
- (d) **“Land”** means the land identified in section 2 of Part 1 of this Agreement;
- (e) **“LTO”** means the New Westminster Land Title Office or its successor;
- (f) **“Secured Rental Unit”** means a Dwelling Unit that is designated as a Secured Rental Unit in accordance with section 2.1 of this Agreement;
- (g) **“Subdivide”** or **“Subdivided”** means to divide, apportion, consolidate or subdivide the Land or any building on the Land, or the Ownership or right to possession or occupation of the Land or any building on the Land, into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or a “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (h) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Secured Rental Unit as a residence; and
- (i) **“Tenant”** means an occupant of a Secured Rental Unit.

## ARTICLE 2     USE OF LAND AND SUBDIVISION

**2.1 Designation** – The Owner agrees that:

- (a) every Dwelling Unit located on the Land on the date this Agreement is registered in the LTO and every Dwelling Unit constructed after such date on the Land is designated as a Secured Rental Unit; and
- (b) a Secured Rental Unit may only be used as a permanent residence for a Tenant.

**2.2 Restriction on Subdivision** – The Owner covenants and agrees with the City that none of the Land nor any building on the Land shall be Subdivided by any means whatsoever. Without limiting

the foregoing, the Owner acknowledges that the City will not support applications for Subdivision in any manner that would allow the Secured Market Rental Units to be sold independently of each other.

**2.3 City Authorized to Make Inquiries** – The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

**2.4 Requirement for Statutory Declaration** – Within 30 days after receiving notice from the City, the Owner must, in respect of each Secured Rental Unit, provide to the City a statutory declaration, substantially in the form (with, in the City’s discretion, such further amendments or additions as deemed necessary or desirable) attached as Appendix A, sworn by an authorized signatory of the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Secured Rental Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to a Secured Rental Unit if, in the City’s absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

### **ARTICLE 3 OPERATION OF SECURED RENTAL UNITS**

**3.1 Application of Article** – The City and the Owner acknowledge and agree that the obligations imposed upon and covenants made by the Owner under sections 3.3 and 3.4 will apply to tenancies and Tenancy Agreements created or entered into on or after the date that this Agreement is registered by the LTO.

**3.2 Short Term Rentals Prohibited** – The Owner agrees that no Secured Rental Unit will be rented to or occupied by any person for a term of less than 30 consecutive days.

**3.3 Occupancy and Tenure of Secured Rental Units** – The Owner must not rent, lease, license or otherwise permit occupancy of a Secured Rental Unit except in accordance with the following conditions:

- (a) the Secured Rental Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the term of a Tenancy Agreement will not be less than 30 days;
- (c) the Owner will not require a Tenant or any permitted occupant of a Secured Rental Unit to pay any extra charges or fees for property or similar tax; and
- (d) the Owner will forthwith deliver a certified true copy of any Tenancy Agreement to the City upon demand.

**3.4 Attach Copy of Tenancy Agreement** – The Owner will attach a copy of this Agreement, or at a minimum Articles 2 and 3 of this Agreement, to every Tenancy Agreement.

## ARTICLE 4 TERM AND DEMOLITION

**4.1 Expiry of Housing Agreement** – The City covenants and agrees with the Owner that this Agreement shall cease to apply from and after that date which is the later of: (i) the 60<sup>th</sup> anniversary of the date this Agreement is registered in the LTO; or (ii) the date that all buildings located on the Land have been demolished. Upon expiry, the Owner may provide to the City a discharge of this Agreement, which the City shall execute and return to the Owner for filing in the LTO.

**4.2 Demolition** – The Owner will not demolish a Secured Rental Unit or a building on the Land unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect, who is at arm's length to the Owner, indicating that it is no longer reasonable or practical to repair or replace any structural component of the Secured Rental Unit or building, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) 40% or more of the value of the building above its foundations is damaged or destroyed, as determined by the City, in its sole discretion,

and, in each case, a demolition permit for the Secured Rental Unit or the building has been issued by the City and the Secured Rental Unit or building has been demolished under that permit.

## ARTICLE 5 MISCELLANEOUS

**5.1 Housing Agreement** – The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act* and a covenant under section 219 of the *Land Title Act*; and
- (b) the City may file notice of, and register, this Agreement in the LTO pursuant to section 483(5) of the *Local Government Act* against the title to the Land.

**5.2 Modification** – This Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

**5.3 Management** – The Owner covenants and agrees with the City that:

- (a) The Owner shall obtain and maintain during the term of this Agreement a business licence from the City of New Westminster for the operation of the Secured Rental Units.
- (b) the Owner will manage the Secured Rental Units, and without limiting the foregoing, the Owner may engage the services of a third-party property manager to manage the Building;
- (c) the Owner shall permit representatives of the City to inspect the Secured Rental Units at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act* (British Columbia);

- (d) the Owner shall maintain the Secured Rental Units in a good state of repair and fit for habitation in accordance with the requirements of the *Residential Tenancy Act*, reasonable wear and tear excepted; and
- (e) the Owner shall comply with all laws, including, without limitation, the City of New Westminster Business Regulation and Licencing (Rental Units) Amendment Bylaw No. 8310, 2019 and all other City bylaws, and any health and safety standards applicable to the Land.

**5.4 Indemnity** – The Owner, on its behalf, will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Land or any Secured Rental Unit or the enforcement of any Tenancy Agreement; or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

**5.5 Release** – The Owner, on its behalf, hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would not or could not occur but for the:

- (a) construction, maintenance, repair, Ownership, lease, license, operation or management of the Land or any Secured Rental Unit under this Agreement; or
- (b) except to the extent arising from the negligence or wilful misconduct of the City or those for whom it is at law responsible, the exercise by the City of any of its rights under this Agreement.

**5.6 Survival** – The indemnity and release set out in this Agreement will survive termination or discharge of this Agreement.

**5.7 Registration & Priority** – The Owner will cause this Agreement to be registered as a covenant under section 219 of the *Land Title Act* against title to the Land in priority to all charges and encumbrances registered or pending registration against title to the Land save and except those in favour of the City or specifically approved in advance in writing by the City, and will cause a notice of this Agreement under section 483(5) of the *Local Government Act* to be filed in the Land Title Office and shown as a legal notation on title to the Land.

**5.8 City's Powers Unaffected** – This Agreement does not:

- (a) affect, fetter or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Land;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Land; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

**5.9 Agreement for Benefit of City Only** – The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future Owner, lessee, occupier or user of the Land or the building or any portion thereof, including any Secured Rental Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

**5.10 No Public Law Duty** – Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

**5.11 Notice** – Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed to:

City of New Westminster  
511 Royal Avenue  
New Westminster, BC V3L 1H9  
Attention: Clerk

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

**5.12 Enuring Effect** – This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

**5.13 Severability** – If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

**5.14 Waiver** – All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

**5.15 Whole Agreement** – This Agreement, and any documents signed by the Owner contemplated by this Agreement, represent the whole agreement between the City and the Owner respecting the use and occupation of the Secured Rental Unit, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in or contemplated by this Agreement.

**5.16 Further Assurance** – Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

**5.17 Agreement Runs with Land** – This Agreement burdens and runs with the Land and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Land.

**5.18 Equitable Remedies** – The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

**5.19 No Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

**5.20 Applicable Law** – The laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

**5.21 Interpretation** – In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;



- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* (British Columbia) with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes a Tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, or “year” is a reference to a calendar day, calendar month, or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

**5.22 Execution in Counterparts & Electronic Delivery** – This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement on the *Land Title Act* Form C which is attached to and forms part of this Agreement.

**Appendix A to Housing Agreement**

**STATUTORY DECLARATION**

CANADA	)	IN THE MATTER OF A HOUSING
	)	AGREEMENT WITH THE CITY OF NEW
	)	WESTMINSTER
	)	
PROVINCE OF BRITISH COLUMBIA	)	("Housing Agreement")
	)	

TO WIT:

I, \_\_\_\_\_ of \_\_\_\_\_, British Columbia, do solemnly declare that:

1. I am an authorized signatory of the Owner of the land located at \_\_\_\_\_, New Westminster (the "**Land**"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Land.
4. I confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.
5. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of \_\_\_\_\_ )  
 \_\_\_\_\_, in the Province of British )  
 Columbia, this \_\_\_\_\_ day of )  
 \_\_\_\_\_, 20\_\_\_\_. )

\_\_\_\_\_  
 A Commissioner for Taking Affidavits in the )  
 Province of British Columbia )

\_\_\_\_\_  
 DECLARANT

### CONSENT AND PRIORITY AGREEMENT

WHEREAS the CANADA ICI CAPITAL CORPORATION (INCORPORATION NO. A0067505) (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents (the "Charges") registered in the Land Title Office under numbers CA8396730 and CA8396731, respectively, encumbering the land identified in the *Land Title Act* Form C attached to and forming part of the Housing Agreement and Covenant attached hereto.

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT IS EVIDENCE THAT IN CONSIDERATION OF \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY THE TRANSFEREE TO THE CHARGEHOLDER:

1. The Chargeholder hereby consents to the granting and registration of the Section 219 Covenant attached hereto (the "Covenant") and the Chargeholder hereby agrees that the Covenant shall be binding upon its interest in and to the Land.
2. The Chargeholder hereby grants to the transferee described in item 6 of the *Land Title Act* Form C attached hereto priority for the Covenant over the Chargeholder's right, title and interest in and to the Land, and the Chargeholder does hereby postpone the Charges and all of its right, title and interest thereunder to the Covenant as if the Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charges.

IN WITNESS WHEREOF, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing the *Land Title Act* Form C above which is attached hereto and forms part of this Agreement.

**END OF DOCUMENT**