



Corporation of the City of NEW WESTMINSTER

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

CITY COUNCIL WORKSHOP

MINUTES

Monday, June 12, 2023, 3:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT:

Mayor Patrick Johnstone
Councillor Ruby Campbell
Councillor Daniel Fontaine
Councillor Tasha Henderson
Councillor Jaimie McEvoy
Councillor Paul Minhas
Councillor Nadine Nakagawa

STAFF PRESENT:

Lisa Spitale	Chief Administrative Officer
Peter DeJong	Corporate Officer
Kwaku Agyare-Manu*	Senior Manager of Engineering Services
Jan Arbo	Economic Development Coordinator
Carolyn Armanini	Senior Planner, Economic Development
Jacqueline Dairon	Acting Director of Finance and Chief Financial Officer
Blair Fryer	Senior Manager of Economic Development and Communications
Dean Gibson	Director of Parks and Recreation
Wendee Lang	Development Planner
Ms. Debbie Reimer	Recording Secretary, Mosaic Writing Group
Demian Rueter	Acting Senior Manager of Climate Action and Development.
Meredith Seeton	Policy Planner
Gary So*	Senior Manager of Financial Services
Mike Watson	Acting Manager of Development Planning
Eva Yip*	Acting Director of Human Resources and Information Technology

Marius Miklea

Assistant Corporate Officer

GUESTS:

David Bell	Urban Systems
Justin Barer*	Urban Systems
Blair Chisholm	Urban Design
Corey Douglas	Urban Design
Derek Lee	Urban Design
Matthew McClenaghan	Urban Design
Garry Pooni	Urban Design
Mark Thompson	Urban Design

* Denotes electronic attendance.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The meeting was called to order at 3:29 p.m.

Procedural Note: A recess was declared from 3:29 p.m. to 3:44 p.m.

Procedural Note: Councillor Fontaine recused himself from the meeting at 3:45 p.m. due to his residential proximity to the proposed development.

2. PRESENTATIONS

2.1 Rezoning: 88 Tenth Street (Columbia Square) - Introduction

a. Rezoning: 88 Tenth Street (Columbia Square) - Introductory Report

Damien Rueter, Acting Senior Manager of Planning, and Mike Watson, Acting Manager of Development Planning, led the review of a presentation titled “88 Tenth St. (Columbia Square) Application for Rezoning. Then Mark Thompson, Architect, led the review of a presentation titled “Columbia Square, 88 Tenth Street”.

Mayor and Council noted:

- There are climate change implications and flooding considerations for this site;
- The site needs to have a considerable amount of non-market housing and purpose-built rental housing;
- A housing crisis necessitates that profit margins be malleable;

- The growth in population on this site reflects the growth envisioned in the OCP which would require increased school capacity; and
- The site offers a great opportunity for housing, both market and inclusionary, unique architecture, retail and an economic benefit all around.

City staff advised:

- Flood considerations will be available in subsequent reports;
- Staff are unclear on how the proposal meets the inclusionary housing strategy and hope to work with the applicant in order to bring the bylaw to adoption; and
- Consultation is ongoing with School District 40 regarding potential school sites.

The developer advised that adding a significant amount of non-market housing will challenge the project.

MOVED and SECONDED

THAT Council direct staff to work with the applicant to revise their proposal to meet the City’s Inclusionary Housing Policy and Secured Market Rental expectations, or identify an alternative proposal for achieving inclusionary and secured market housing in the project to the satisfaction of the Director, and report back to Council, prior to advancing the proposal further in the review process;

THAT Council direct staff to work with the applicant to secure development of the affordable units either within the first half of the total project build-out or proportional to the overall development build-out; and,

THAT Council direct staff to work with the applicant to complete discussions with School District 40 (SD40) regarding the need for a school site in the area, to the satisfaction of the Director.

Carried.

All members present voted in favour of the motion.

b. Presentation by Applicant (On Table)

Procedural Note: Councillor Fontaine rejoined the meeting at 4:31 p.m.

2.2 Draft Retail Strategy - Public Review

a. Report: Draft Retail Strategy – Public Review

Mayor and Council noted:

- A desire to see more bicycle friendly amenities, such as bike racks and bike storage;
- The public and community should know what upcoming developments are what the strategy is; and,
- Individualized profiles of each economic area appears to be very useful for residents and business owners.

The consultant advised:

- When compared to the economic development strategy, a retail strategy is more detailed about on-the-ground realities, such as investments in the public realm and understanding what businesses are facing in their particular neighbourhoods;
- It is important to have an understanding of where the vacancies are in the city and the importance to share this information with residents; and,
- New Westminster is compact, compared to other municipalities, and has opportunities for amenity expansion among the various communities.

MOVED and SECONDED

THAT Council direct staff to advance the draft Retail Strategy for community review as outlined in this report.

Carried.

All members present voted in favour of the motion.

b. Presentation by Urban Systems (On Table)

3. END OF THE MEETING

The meeting ended at 5:00 p.m.

Patrick Johnstone

MAYOR

Peter DeJong

CORPORATE OFFICER