



Corporation of the City of
NEW WESTMINSTER

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

CITY COUNCIL WORKSHOP

MINUTES

Monday, July 10, 2023, 4:00 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 Paul Minhas
Councillor Nadine Nakagawa

ABSENT:

Councillor Jaimie McEvoy

STAFF PRESENT:

Ms. Lisa Leblanc	Acting Chief Administrative Officer
Mr. Peter DeJong	Corporate Officer
Mr. Kwaku Agyare-Manu	Acting Director of Engineering Services
Ms. Jacqueline Dairon	Acting Director of Finance and Chief Financial Officer
Mr. Demian Rueter	Acting Senior Manager, Planning
Mr. Gary So*	Senior Manager, Financial Services
Ms. Jackie Teed	Acting Director, Climate Action, Planning and Development
Mr. Mike Watson	Senior Development Planner
Mr. Erin Williams	Fire Chief, New Westminster Fire and Rescue Services
Mr. Marius Miklea	Assistant Corporate Officer

GUESTS:

Mr. Peter Fassbender	WestStone Group
Ms. Alyssa Koehn	Arcadis
Mr. Brian Regehr	WestStone Group
Mr. Parb Rehal	WestStone Group

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Mayor Johnstone opened the meeting at 4:02 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.

Procedural note: Councillor Fontaine recused himself at 4:03 p.m. due to a conflict of interest of owning a residence in proximity of the proposed development.

2. **PRESENTATIONS**

2.1 **Pre-Application Review: 111 - 115 Twelfth Street, 118 Eleventh Street, and 1136 Queens Avenue**

Demian Reuter, Acting Senior Manager, Planning, and Mike Watson, Senior Development Planner presented on the proposed development, giving a high-level review of the potential usage, policy, traffic considerations and financial implications.

Peter Fassbender and Parb Rehal, Weststone Group, and Gwyn Vose, Arcadis, provided a presentation of their proposed development.

Discussion ensued on:

- The positive impact of including a fire hall as part of this development due to its location in the neighbourhood and being on the city-side of the rail tracks;
- Currently the development approximates square footage of living space, not the number of units, though estimated at 1,200 units;
- The potential for affordable units to push past the currently estimated 20% of the overall residential floor area;
- Staff advised how the proposed industrial units and retail units may fit within the retail strategy, by potentially filling gaps which are not currently met elsewhere such as manufacturing, ghost-kitchens and artisanal craft spaces;
- Alternative tenancy arrangements which allows for artists and artisans to be able to affordably use spaces within the development;

- The potential of the development to protect the existing tree canopy and integrate it within the design;
- Interface within the community, asking whether the proposal can integrate with the neighbourhood and residential area in which it is located;
- Creating an amenity space, to focus on what the City actually needs such as a fire hall, childcare space, etc.;
- The developer and planning department noted the difficulty in creating greenways and bike lanes in this part of town; and
- The potential for a land swap, in response to the application requesting City land.

MOVED AND SECONDED

THAT Council endorse the recommendations summarized in the 'Feedback from Council' section of this report, and direct staff to include the recommendations and other feedback from the Council in the preliminary application review letter to the applicant.

Carried.

All members present voted in favour of the motion.

3. END OF THE MEETING

Patrick Johnstone

MAYOR

Peter DeJong

CORPORATE OFFICER