



Corporation of the City of
NEW WESTMINSTER

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

CITY COUNCIL MEETING

MINUTES

Monday, July 10, 2023, 6:00 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
Mr. Mike Anderson*	Transportation Manager
Ms. Carolyn Armanini	Senior Planner, Economic Development
Ms. Leya Behra	Manager, Climate Action
Mr. Rod Carle*	General Manager, Electrical Utility
Ms. Jacqueline Dairon	Acting Director of Finance and Chief Financial Officer
Mr. Blair Fryer	Senior Manager, Economic Development & Communications
Ms. Corrinne Garret	Acting Director of Parks and Recreation
Ms. Cory Hansen	Emergency Management Coordinator
Ms. Dilys Huang	Planner
Mr. Indeeep Johal*	Manager, Financial Services
Ms. Wendee Lang	Development Planner
Ms. Diane Merenick	Manager, Integrated Services
Ms. Penny Page-Brittin	Community Energy and Emissions Specialist
Mr. Demian Rueter	Acting Senior Manager, Planning

Ms. Meredith Seeton	Policy Planner
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. Engin Tur Signia Construction

*Denotes electronic attendance.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mayor Johnstone 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 receive all on-table items;

THAT Council add 4.1.a Special Utility Commission meeting, June 29, 2023, Resolutions and Item 4.1.b BC Hydro letter dated July 5, 2023 Re: Energy Conservation Assistance Program (Portable Air Conditioners); and

THAT Council adopt the agenda, as amended.

Carried.

All members present voted in favour of the motion.

3. ISSUANCE OF PERMITS

3.1 Development Variance Permit DVP00696 for 300 Duncan Street, 313 to 325 Blackley Street, and 326 to 340 Mercer Street

Corporate Officer, Peter DeJong, confirmed there were no submissions.

Discussion ensued on the potential impacts on street parking and visitor parking if the permit was approved.

MOVED AND SECONDED

THAT Council approve issuance of Development Variance Permit DVP00696.

Carried.

All members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS FOR COUNCIL DISCUSSION AND ACTION

4.1 City Staff's Heat Plan Response to Extreme Heat in New Westminster: Accelerated Work Plan and Funding for Summer 2023

Rod Carle, General Manager, Utility Commission presented to Council the background of the Heat Plan and the analysis of the Council requests which led to these staff recommendations, walking through the various scenarios outlined in the report.

Discussion ensued on:

- The potential for allowing pets to come to cooling centres;
- The added cost of hydro for those receiving air-conditioning units will be a barrier just as much as the costs of purchasing the unit itself;
- Staff advised residents do not need a doctors' note to be eligible to participate in the program as Fraser Health and Senior Services Society are directly working with and assessing those greatest in need; and
- The necessity to have a finalized decision-making framework around usage of the money within the Climate Action Reserve Fund, the current framework being beta-tested in the fall.

MOVED AND SECONDED

THAT Council approve the accelerated Heat Plan response work plan and the \$268,000 one-time budget increase to be funded from the Climate levy, collected from electric utility bills, in the Climate Action Reserve Fund; and

THAT Council direct staff to implement Scenario 3 – Align the City's accelerated heat response work plan with BC Hydro's program.

Carried.

All members present voted in favour of the motion.

5. CONSENT AGENDA

MOVED AND SECONDED

THAT Council adopt the recommendations for items 5.4, 5.10 and 5.12 on consent.

Carried.

All members present voted in favour of the motion.

5.1 Construction Noise Bylaw Exemption: 651 Carnarvon Street (Provincial Courthouse) (Circulated Separately)

Procedural Note: Councillor Minhas recused himself at 6:25 p.m. due to a conflict of interest due to the proximity of his business to the proposed bylaw exemption.

Discussion ensued on:

- The developer is limited to work at specific times imposed by BC Provincial Courts regarding the needs and security of the courthouse building;
- The possible noise and construction garbage mitigation methods which Signia can implement;
- If the exemption can be provided for a shorter period of time in order to review how well it is working;
- The required building permit is currently in process and the construction noise is expected to begin in September despite the exemption being effective beginning August 1.

MOVED AND SECONDED

THAT Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992, to Signia Construction Ltd. from 8:00 p.m. to 11:00 p.m., Monday through Friday, excluding Saturday nights and Statutory Holidays, but including alternating Sundays from 9:00 a.m. to 6:00 p.m., for the purposes of re-roofing and adding insulation and cladding to the exterior of the Provincial Courthouse at 651 Carnarvon Street from August 1, 2023, to January 31, 2024.

Carried.

All members present voted in favour of the motion.

Procedural Note: Councillor Minhas rejoined the meeting at 6:47 p.m.

5.2 Construction Noise Bylaw Exemption: 660 Quayside Drive (Bosa Developments) (Circulated Separately)

MOVED AND SECONDED

THAT Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992, to Bosa Development for construction-related activity at 660 Quayside Drive occurring on Saturday July 15th, 2023, between 7:00 a.m. to 9:00 a.m.

Carried.

All members present voted in favour of the motion.

5.3 Heritage Revitalization Agreement: 203 Pembina Street – Preliminary Report

Staff advised this Heritage Revitalization Agreement for a tree will not be a unique process and there are other opportunities to apply this to other trees in the City.

MOVED AND SECONDED

THAT Council direct staff to work with the applicant to prepare a plan of development for the subject property at 203 Pembina Street suitable for consideration of First and Second Readings, as outlined in the “Application Review Process” section of this report.

Carried.

All members present voted in favour of the motion.

5.4 Heritage Revitalization Agreement: 1426 Seventh Avenue – Preliminary Report

MOVED AND SECONDED

THAT Council direct staff to work with the applicant to prepare a plan of development for the subject property at 1426 Seventh Avenue suitable for consideration of First and Second Readings, as outlined in the “Application Review Process” section of this report.

Adopted on Consent.

5.5 New Westminster School District’s 2023-2024 Eligible School Sites Proposal

Discussion ensued on:

- Current school planning practices consider primarily existing school sites and planning outside of that is exceptional;
- City staff frequently working with the School District and communities on their traffic and congestion concerns and how to make them safely and efficiently as possible and integrate into a comprehensive traffic management plan;

- The potential of sharing green spaces with the School District, as school yards are closed down over the summer in contrast to City parks, which schools and children share throughout the year;
- Artificial turf fields could offer more usage without closure for re-seeding; and
- The Province provides area standards for how the School District and City can incorporate designs, which have not changed in a long time despite the City and School District expressing openness to further urban high density designs.

MOVED AND SECONDED

THAT Council accept the proposals included in School District 40's 2023-2024 Eligible School Sites Proposal; and

THAT Council direct staff to send a letter to the School District:

- a. including the resolution regarding the Eligible School Sites Proposal;
- b. expressing interest in continued collaboration on school planning; and
- c. encouraging budgetary consideration for child care and other community amenities on school sites, on-site recreational/open space facilities, and high construction costs in Queensborough.

Carried.

All members present voted in favour of the motion.

Procedural note: Council recessed from 7:09 p.m. to 7:14 p.m.

Procedural note: At this time Item 6. was considered to allow for members of the public to make representations to Council. The minutes are listed in agenda order.

5.6 Parks and Recreation 2024 Fees and Charges Bylaw Amendment

Discussion ensued on:

- Compared to other municipalities the City's revenue from recreation fees and charges was significantly under budget, and it necessitated a one-time price increase, noting it is not a year-over-year increase;
- The 2022-2023 pricing structure reflected fewer services being offered while Canada Games Pool was operational, while the new tēmәsewtx^w will offer a wider range of services, increasing fees with longer-dated passes offering larger discounts;

- The pricing structure was developed through comparative analysis with other municipalities closely resembling New Westminster;
- Staff noted youth passes will be included in the Active Living Guide as free passes in the 2024-2025 season once the facility is ready.

MOVED AND SECONDED

THAT Council consider first, second and third readings to Parks and Recreation Fees Amendment Bylaw, No. 8405, 2023, a bylaw to amend the Parks and Recreation Fees Bylaw No. 6673, 2001.

Carried.

All members present voted in favour of the motion.

5.7 Proposed timeline to advance requirements of the Energy Step Code and the Zero Carbon Step Code for new buildings

Discussion ensued on:

- Staff clarified the difference between the two Codes, the Energy Step Code is to reduce energy usage for home heating and cooling and the Zero Carbon Step Code is to reduce carbon emissions;
- New Westminster is ahead of the average municipality with respect to the implementation of the Energy Step Code;
- Staff noted difficulty in correlating increases in building costs with respect to the various Steps of the Energy Step Code; and
- Multi-family homes are ahead of the Base Step of the Energy Step Code, in New Westminster.

MOVED AND SECONDED

THAT Council direct staff bring forward for Council's consideration a bylaw amending Building Bylaw No 8125, 2019 to implement a two-option framework for Part 9 Buildings, requiring Step 5 of the Energy Step Code or Step 4 with Emissions Level 4 (Zero Carbon Ready) of the Zero Carbon Step Code, beginning January 1, 2024;

THAT Council direct staff to require a Measure Only Carbon Performance for Part 3 Buildings beginning January 1, 2024;

THAT Council direct staff to engage with interested parties to secure feedback on the supports needed to implement proposed targets in 2025 and 2027 to reach the highest steps of the Energy Step Code and Zero Carbon Step Code by 2030; and

THAT Council direct staff to explore policy, regulatory and/or incentive options to facilitate electric heat pumps, over electric resistive baseboards, in new construction.

Carried.

All members present voted in favour of the motion.

5.8 Retail Strategy Endorsement

Discussion ensued on the potential to implement some components of the strategy in the immediate term.

MOVED AND SECONDED

THAT Council endorse the Retail Strategy – Phase 2.

Carried.

All members present voted in favour of the motion.

5.9 Zoning Bylaw Amendment for Retail Liquor Store: 812 Twentieth Street – Preliminary Report

MOVED AND SECONDED

THAT Council direct staff to work with the applicant to prepare a Zoning Amendment Bylaw for the subject property at 812 Twentieth Street suitable for consideration of First, Second, and Third Readings, as outlined in the “Application Review Process” section of this report.

Carried.

All members present voted in favour of the motion.

5.10 Proclamation: Injury Prevention Day, July 5, 2023

Adopted on Consent.

5.11 Proclamation: Pride Week, August 10-20, 2023

This was addressed under Item 6.

5.12 Minutes for Adoption

- a. **June 12, 2023 City Council Meeting (1:00 p.m.)**
- b. **June 12, 2023 Council Workshop**
- c. **June 12, 2023 City Council Meeting (6:00 p.m.)**
- d. **June 19, 2023 Special Council Workshop**

Adopted on Consent.

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

Kevin Lee, Jeremy Perry, Don Ralph, and Katie Stobbart presented on various community events that will take place during Pride Week. The Flag Raising event

will take place on August 11, 2023. There is a queer art gallery that will arrive in the City's downtown in partnership with many community groups. Mayor Johnstone read the proclamation for August 10-20, 2023.

Marvin Lewis offered to answer questions regarding the Transmountain Pipeline at Fraser River Crossing.

Holly Mitton presented regarding Guru Nanak's Free Kitchen and the work it does within the Greater Vancouver area, as there is a growing need for support of those in need. Guru Nanak's Free Kitchen is also hosting a community fundraiser, the third annual Bike-a-Thon and Walk-a-Thon on September 10, 2023.

Peyton Lupul presented to Council on the growing need for an urban soccer field in New Westminster.

Iorgan Jelescu represented to Council regarding a civil works project on the street next to their residence and asked if there will be any abatement to the sound. Staff advised this is a critical sewer separation project taking place and is known to be substantial in construction noise and have offered to follow up with the individual.

7. SPECIAL ORDER OF THE DAY

7.1 Break (15 minutes)

8. BYLAWS

8.1 Bylaws for readings

a. Parks and Recreation Fees and Charges Amendment Bylaw No. 8405, 2023

MOVED AND SECONDED

THAT Council give Parks and Recreation Fees and Charges Amendment Bylaw No. 8405, 2023 first reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Council give Parks and Recreation Fees and Charges Amendment Bylaw No. 8405, 2023 second reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Council give Parks and Recreation Fees and Charges Amendment Bylaw No. 8405, 2023 third reading.

Carried.

All members present voted in favour of the motion.

9. MOTIONS FROM MEMBERS OF COUNCIL

9.1 Motions for Discussion and Decision

a. Statement of Opposition to the Trans Mountain Pipeline Project

Discussion ensued on:

- The importance of making the City's position public, regardless if the position will not stop the project;
- The safety record of the existing pipeline in the past seventy years;
- The proposed TMX pipeline has potentially had much consultation with First Nations;
- The Union of BC Indian Chiefs has expressed much concern regarding the pipeline; and
- The effectiveness of taking a symbolic stance over something upon which the City has no jurisdiction.

WHEREAS the City of New Westminster has endorsed the Fossil Fuel Non-Proliferation Treaty, has developed the Seven Bold Steps for Climate Action, and has previously opposed the Trans Mountain Pipeline expansion project as an intervenor; and

WHEREAS the City of New Westminster has concerns about the impacts to the Fraser River stemming from the pipeline crossing near the Port Mann bridge;

THEREFORE BE IT RESOLVED THAT the City of New Westminster file a Statement of Opposition to the Trans Mountain Pipeline project that is traversing the Fraser River (stałó) to the Canada Energy Regulator website.

Carried.

Opposed by Councillors Fontaine and Minhas.

9.2 Notices of Motion

a. Cooling Equipment in Rental Units

Submitted by Councillor Henderson and Councillor Nakagawa

WHEREAS the majority of the 28 deaths in New Westminster during the 2021 heat dome extreme weather event occurred in rental multi-unit residential buildings in the Brow of the Hill neighbourhood; and

WHEREAS the City of New Westminster's BUSINESS REGULATIONS AND LICENSING (RENTAL UNITS) BYLAW NO. 6926, 2004 requires that heating equipment in all rental units be capable of maintaining every room at a temperature of 22 C (72 F) measured at a point 1.5 meters (5 feet) from the floor and in the centre of the room, but does not list requirements for cooling equipment or measures; and

WHEREAS extreme weather events are more frequent and increasing vulnerabilities in the built environment, particularly for lower-income households;

BE IT RESOLVED that City Council direct staff to explore the tools available for the City to adopt a bylaw that requires rental units to have cooling equipment, or passive means, that prevents at least one room of the unit from exceeding the standard recommendation of 26 C (79 F);

BE IT FURTHER RESOLVED that the City write a letter to the Minister of Housing to request clarification and confirmation that these upgrades would not trigger legal renovations or the Above Guideline Rent Increase permissible by the Province.

b. Hydro Rates

Submitted by Councillor Nakagawa

WHEREAS the City of New Westminster has included equity as a core context in the 2023-2026 strategic plan; and

WHEREAS affordability is a challenge for many residents of New Westminster;

THEREFORE BE IT RESOLVED that the City of New Westminster requests that the Electrical Commission explores piloting a program to provide rates geared to income for low income community members and engage with City Council to discuss implementation and targeting.

10. NEW BUSINESS

None.

11. **ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

None.

12. **END OF THE MEETING**

The meeting ended at 8:45 p.m.

Patrick Johnstone

MAYOR

Peter DeJong

CORPORATE OFFICER