



Corporation of the City of
NEW WESTMINSTER

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

REGULAR CITY COUNCIL FOR WORKSHOP

MINUTES

Monday, July 15, 2024, Immediately following the Closed Workshop at 1:00 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

Hanieh Berg, Corporate Officer

ABSENT: Councillor Jaimie McEvoy

1. CALL TO ORDER & LAND ACKNOWLEDGEMENT

Mayor Johnstone called the meeting to order in open session at 2:27 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. APPROVAL OF THE AGENDA

MOVED and SECONDED

THAT Council adopt the July 15, 2024 Council Workshop agenda as circulated.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

In accordance with Section 100 of the *Community Charter*, Councillor Minhas declared a potential conflict of interest as he resides in proximity to the subject site and left the meeting (2:37 p.m.).

3.1 Heritage Revitalization Agreement: 530 Columbia Street (Columbia Theatre) Preliminary Report

With the aid of a PowerPoint presentation, Demian Rueter, Manager, Development Planning and Kristen Robinson, Planner, reviewed the proposed development at 530 Columbia Street and highlighted the following information:

- a 30-storey mixed-use 216 residential units and commercial development including a 95-room hotel is proposed;
- the proposed development is associated with the Columbia Theatre and partial retention and reconstruction of the heritage building including the auditorium is proposed;
- given its heritage designation, the subject site is not eligible for additional height and density under the Transit Oriented Development Area legislation despite its location within Tier 1 of the Colombia Station; and
- the proposed parking scheme seeks to balance the needs of the residential aspect of the development while meeting the business needs of the hotel.

Discussion ensued and the following Council comments were noted:

- the terms of the proposed Community Use Agreement are not adequate in relation to the discount and the maximum number of hours available to community associations;
- the composition of the 216 residential dwelling units need to be reviewed as the City needs more family-friendly housing options; and
- the height of the proposed development is acceptable given the subject site's location between existing buildings in the downtown.

MOVED and SECONDED

THAT Council provide direction on key questions summarized in the Council Feedback section of this report and instruct staff to process the proposed Heritage Revitalization Agreement and Special Development Permit applications at 530 Columbia Street (Columbia Theatre).

CARRIED UNANIMOUSLY

Councillor Minhas returned to the meeting (3:05 p.m.).

3.2 Food Security Update

John Stark, Manager, Community Planning, provided an update regarding the City's efforts to identify alternate sites for a food bank in the City, noting that due to various factors none of the eight sites examined were determined to be suitable.

J. Stark advised that staff have applied for funding through the PlanH Healthy Communities grant program to develop a new Food Security Action Plan.

Discussion took place on the increase in demand for food supports throughout the city and the region as whole and the lack of investment from senior levels of government. It was suggested that the City write a letter to senior levels of government citing its concerns regarding food security. As a result, the following motion was introduced:

MOVED and SECONDED

1. **THAT** Council direct staff not to conduct further investigation with regard to hosting a weekly food program at Hunter Heights given the lease rate and communicated costs with regard to building retrofits;
2. **THAT** Council direct staff to continue to work with the Greater Vancouver Food Bank Society to help meet unmet food needs and to explore opportunities to enhance supports to community-based food security programs in New Westminister;
3. **THAT** Council direct staff to continue to work with organizations operating food security programs in New Westminister to better understand their needs and gaps, and to explore opportunities for collaboration, including by engaging them in the development of a new Food Security Action Plan; and
4. **THAT** Council send a letter to the Prime Minister and Member of Parliament for New Westminister–Burnaby in support of price caps on essential items in major grocery store chains.

The question on the motion was not called as discussion took place on what items are considered “essential” and which businesses are considered a major grocery store chain. As a result, the following amendment motion was introduced:

MOVED and SECONDED

THAT Part 4 of the main motion be referred to staff and that staff report back to Council with a draft letter to the Prime Minister and Member of Parliament for New Westminister–Burnaby in support of price caps on essential items in major grocery store chains.

DEFEATED

Opposed: Mayor Johnstone

Cllrs. Campbell

Henderson

Nakagawa

There was agreement to consider Parts 1 through 4 of the motion separately.

The question on Parts 1 through 3 was then called and it was **CARRIED UNANIMOUSLY**.

The question on Part 4 was then called and it was **CARRIED** with Cllrs. Fontaine and Minhas opposed.

3.3 Anvil Centre Review Recommendations

With the aid of a PowerPoint presentation, Jennifer Miller, Manager, Public Engagement, and Todd Ayotte, Manager, Community Arts and Theatre, reviewed the various recommendations under the categories of (i) activation, (ii) access, (iii) awareness, and (iv) experience identified for the Anvil Centre.

Discussion ensued regarding the various recommendations and the following Council comments were noted:

- the potential to expand the proposed establishment of a staff working group to include community partners like the Downtown New Westminster Business Improvement Area, New Westminster Chamber of Commerce, and Tourism New Westminster;
- an advisory body model whereby community partners are recognized for their valuable input;
- opportunities to partner with local food suppliers for affordable and flexible catering alternatives for community users; and
- the introduction of sound and light features to activate the Centre may create an unintended barrier for those with sensory issues.

In reply to queries from Council, Vali Marling, General Manager, Anvil Centre, advised that the proposed expansion of library services may include the addition of a book vending machine or storytime programming.

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

MOVED and SECONDED

1. **THAT** Council provide feedback on the proposed recommendations outlined in this report, which respond to Council and community input received through the Anvil Centre 10-year Review Engagement;
2. **THAT** Council approve the recommendations, and direct staff to begin implementation based on the timelines outlined in Attachment 1;
3. **THAT** Council direct staff to bring enhancement requests related to the approved recommendations identified for implementation in 2025 forward as part of the City's 2025 Budget process; and
4. **THAT** staff explore a community integration model with representatives from community organizations.

The question on the motion was not called as discussion took place on Part 4 of the motion; it was noted that the intent is to seek feedback from various user groups regarding the proposed recommendations to ensure the needs of the community are being addressed and to maintain an avenue for communication.

It was noted that many of the stakeholders identified have representation on the Arts, Culture and Economic Development Advisory Committee and referral of the staff report to a future Committee meeting may be valuable.

Further discussion took place and it was noted that the proposed community integration model is to reaffirm the direction the City is taking with the Anvil Centre and to maintain ongoing communication with community stakeholders.

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

MOVED and SECONDED

THAT Part 4 of the main motion be revised to read “THAT the staff report titled “Anvil Centre Review Recommendations” be referred to the Arts, Culture and Economic Development Advisory Committee for feedback.”

CARRIED UNANIMOUSLY

Discussion further ensued and the following amendment was introduced:

THAT the following be added as Part 5 to the main motion:

“THAT Council direct staff to identify possible efficiencies within our civic government and revenue generation opportunities that could limit the need for future budget enhancements as identified in this report.”

DEFEATED

Opposed: Mayor Johnstone
Cllrs. Campbell
Henderson
Nakagawa

The question on the main motion, as amended, which now reads:

- “1. *THAT Council provide feedback on the proposed recommendations outlined in this report, which respond to Council and community input received through the Anvil Centre 10-year Review Engagement;*
2. *THAT Council approve the recommendations, and direct staff to begin implementation based on the timelines outlined in Attachment 1;*
3. *THAT Council direct staff to bring enhancement requests related to the approved recommendations identified for implementation in 2025 forward as part of the City’s 2025 Budget process; and*
4. *THAT the staff report titled “Anvil Centre Review Recommendations” be referred to the Arts, Culture and Economic Development Advisory Committee for feedback.”*

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

4. **BYLAWS**

4.1 **Bylaw for Adoption**

a. **Mobile Food Vending Licence Bylaw Amendment (Temporary Locations) Bylaw No. 8471, 2024**

Discussion took place on the effect of the proposed amendment and it was noted that once the amendment bylaw is adopted, the Chief Licence Inspector may identify temporary locations for food trucks in perpetuity.

MOVED and SECONDED

THAT Council adopt Mobile Food Vending Licence Bylaw Amendment (Temporary Locations) Bylaw No. 8471, 2024.

CARRIED

Opposed: Cllrs. Fontaine
Minhas

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

MOVED and SECONDED

THAT staff report back with a bylaw amendment to Mobile Food Vending Licence Bylaw No. 7850, 2016 to remove clause 17A following the six-month period required to permit temporary locations.

CARRIED UNANIMOUSLY

5. **END OF MEETING**

MOVED and SECONDED

THAT Council adjourn the July 15, 2024, Council Workshop (4:35 p.m.).

CARRIED UNANIMOUSLY

Certified a true and correct copy of the Minutes of the Council Workshop of the Council of the City of New Westminster held on July 15, 2024.

Patrick Johnstone
MAYOR

Hanieh Berg
CORPORATE OFFICER