



Corporation of the City of NEW WESTMINSTER

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

REGULAR COUNCIL MEETING

MINUTES

Monday, September 23, 2024, 6:00 p.m.

**Meeting held electronically and in Council Chamber
City Hall**

PRESENT: Mayor Patrick Johnstone
Councillor Ruby Campbell
Councillor Daniel Fontaine
Councillor Jaimie McEvoy
Councillor Paul Minhas
Councillor Nadine Nakagawa

Hanieh Berg, Corporate Officer

1. **CALL TO ORDER IN OPEN SESSION & LAND ACKNOWLEDGEMENT**

Mayor Johnstone called the meeting to order at 6:00 p.m. and recognized with respect that New Westminister 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. **APPROVAL OF THE AGENDA**

MOVED and SECONDED

THAT Council adopt the September 23, 2024 Regular Council agenda as circulated.

CARRIED UNANIMOUSLY

3. **CONSENT AGENDA**

MOVED and SECONDED

1. **THAT** Items 3.1, 3.3, 3.4, 3.5, 3.6 and 3.7 be removed from the consent agenda; and

2. **THAT** Items 3.2 and 3.8 to 3.10 be adopted by general consent.

CARRIED UNANIMOUSLY

3.1 2024 Capital and Operating Quarterly Performance Report

In reply to queries from Council, Shehzad Somji, Director, Finance, advised that staff will provide Council with an analysis of the dollar amounts in Tables 2-1 and 2-2 of the staff report. Also, S. Somji stated that as part of the 2025 budget process, staff will capture expenditures borne by the City for services that are typically provided by other levels of government.

MOVED and SECONDED

THAT \$0.7M 2024 quarterly capital budget adjustments and \$199.8M Proposed Revised Multi-Year Capital budget be approved.

CARRIED UNANIMOUSLY

3.2 Budget 2025: Fees and Rates Review, Amendment Bylaw for First, Second and Third Readings

MOVED and SECONDED

THAT the following bylaws, as included as Attachments 1 through 7 of the staff report titled "Budget 2025: Fees and Rates Review, Amendment Bylaws for First, Second and Third Readings" dated September 23, 2024 from the Director of Finance, be considered for first, second and third readings:

- a. Attachment 1 – Engineering User Fees and Rates Bylaw No. 7553, 2013, Amendment Bylaw No. 8472, 2024;
- b. Attachment 2 – Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014, Amendment Bylaw No. 8478, 2024;
- c. Attachment 3 – Cultural Services Fees and Charges Bylaw No. 7875, 2016, Amendment Bylaw No. 8477, 2024;
- d. Attachment 4 – Anvil Theatre Fees and Charges Bylaw No. 8209, 2020, Amendment Bylaw No. 8482, 2024;
- e. Attachment 5 – Fire Protection Bylaw No. 6940, 2004, Amendment Bylaw No. 8481, 2024;
- f. Attachment 6 – Electrical Utility Bylaw No. 6502, 1998, Amendment Bylaw No. 8476, 2024; and
- g. Attachment 7 – Fees Bylaw No. 6186, 1994, Amendment Bylaw No. 8479, 2024.

ADOPTED ON CONSENT

3.3 Construction Noise Bylaw Exemption Request: New Westminster Interceptor - Columbia Street Sewer Maintenance Project

Please see Page 3 for action on this matter.

3.4 Council Strategic Priorities Plan Quarterly Status Update

MOVED and SECONDED

1. **THAT** the staff report titled “Council Strategic Priorities Plan Quarterly Status Update” from the Deputy Chief Administrative Officer, dated September 23, 2024, be received for information; and
2. **THAT** subsequent Strategic Priorities Plan status updates be provided to Council on an annual basis.

The question on the motion was not called as discussion ensued on the frequency of staff reporting on Council’s strategic priorities and it was noted that semi-annual reporting allows Council to support staff in delivering its priorities. As a result of the discussion, the following amendment was introduced:

MOVED and SECONDED

THAT Part 2 of the motion be amended by deleting the words “an annual” and replacing it with “a semi-annual.”

CARRIED

Opposed: Cllrs. Fontaine
Minhas

The question on the motion, as amended, was then called and it was **CARRIED** with Cllrs. Fontaine and Minhas opposed.

3.3 Construction Noise Bylaw Exemption Request: New Westminster Interceptor – Columbia Street Sewer Maintenance Project

Discussion took place on construction noise bylaw exemption requests and it was noted that, in general, these exemptions are concentrated to downtown due to the level of growth in this area; as such, it would be prudent for the City to examine these exemptions from a livability perspective.

MOVED and SECONDED

THAT an exemption to Metro Vancouver contractor Ram Consulting from Construction Noise Bylaw No. 6063, 1992 from 9:00 PM to 7:00 AM for three consecutive nights between and including Tuesday, October 1, 2024 to Thursday, October 10, 2024 excluding Saturdays, Sundays and statutory holidays, to conduct CCTV inspection of New Westminster Interceptor sewer along the 100 Block to 800 Block of Columbia Street be granted.

CARRIED UNANIMOUSLY

There was agreement to consider Item 3.5 following Item 4.

3.5 Interim Density Bonus Policy and Revised Interim Development Review Framework

Please see Page 6 for action on this matter.

3.6 Metro 2050 Type 3 Amendment Application: City of Surrey (7880 128 Street)

Discussion took place and Council inquired on the potential to have a City of Surrey representative attend a subsequent Council meeting to answer any outstanding questions regarding the proposed amendment to Metro 2050 – the Metro Vancouver region’s Regional Growth Strategy – in the Newton Industrial area.

Staff advised that the City is invited to provide written comments on the City of Surrey’s application by October 11, 2024 and this matter could be considered at the next Regular Council meeting, which is scheduled for October 7, 2024.

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

MOVED and SECONDED

1. **THAT** the staff report titled “Metro 2050 Type 3 Amendment Application: City of Surrey (7880 128 Street)” dated September 23, 2024 from the Director, Planning and Development be referred to the October 7, 2024 Regular Council meeting; and
2. **THAT** the City of Surrey be invited to delegate to its proposed Type 3 amendment to Metro 2050 at the October 7, 2024 Regular Council meeting.

CARRIED UNANIMOUSLY

3.7 Report Back on Council Resolution to Develop a City-Wide Public Toilet Strategy

Councillor Fontaine advised that in addition to the concerns captured under the staff report’s executive summary section, there was concern with regard to the proposed location of the free-standing toilet on Begbie Street.

In reply to Council comments, Lisa Leblanc, Acting Chief Administrative Officer, advised that the City-wide public toilet strategy will have three target populations: (i) the general public, (ii) older adults and people living with disabilities and underlying health conditions, and (iii) people who are unhoused.

John Stark, Manager, Community Planning, remarked that access to a toilet and other hygiene services is a human rights, dignity and public health issue. Given the target population, staff propose retaining the services of a Gerontologist to better understand the needs of older adults and people living with disability and underlying health conditions. Also, it was noted that a strategy for City-wide public toilets is timely as a single free-standing toilet will not meet the needs of the community.

MOVED and SECONDED

THAT staff be directed to develop a City-wide Public Toilet Strategy as outlined in the staff report titled “Report Back on Council Resolution to Develop a City-Wide Public Toilet Strategy” (dated September 23, 2024 from the Directors, Planning and Development and Engineering).

CARRIED

Opposed: Cllrs. Fontaine
Minhas

3.8 Proclamation: United Way BC Day, September 12, 2024

ADOPTED ON CONSENT

3.10 Minutes for Adoption

a. August 26, 2024 Regular Council Meeting

ADOPTED ON CONSENT

The meeting recessed at 7:10 p.m.

The meeting reconvened at 7:15 p.m. with all members of Council present.

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

Elliot Rossiter, joined the meeting by Zoom videoconference and spoke to the proposed development at 88 Tenth Street (Columbia Square). In particular, E. Rossiter remarked that the application was revised to only include 20% secured market rental, and was of the opinion that it is important for the City to be clear and consistent with its expectations for development and how they best support the community.

Andrew Murray, a member of the Council of Canadians and part of the Frack Free BC coalition, spoke in favour of the proposed motion titled “Sue Big Oil Class Action Lawsuit.” A. Murray remarked that a class action lawsuit will draw attention to the companies’ shareholders due to reporting requirements for annual general meetings.

3.5 Interim Density Bonus Policy and Revised Interim Development Review Framework

Discussion took place on the City's infrastructure deficit and it was noted that the City has limited tools to address this need. The Interim Density Bonus Policy and Revised Interim Development Review Framework needs to include density bonus payments for purpose-built market and affordable rental floor space in an effort to respond to the community's growing need for a range of amenities such as parks and recreation centres.

In reply to queries from Council, staff advised that should the proposed policy and interim development framework be approved, a purpose-built market development would not be subject to density bonus payments. It was noted that once Amenity Cost Charges (ACC) and Development Cost Charges (DCC) programs are in place, they would apply to all the density on a subject site; if the City were to continue to have a density bonus policy, it would only apply to the density that is not captured under the ACC and DCC programs.

Staff then spoke to the potential to offer a lower density bonus for purpose-built market rental, however this notion is not supported due to the results of economic analysis.

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

MOVED and SECONDED

1. **THAT** the proposed Interim Density Bonus Policy be revised to include density bonus payments for purpose-built market rental housing;
2. **THAT** the proposed Interim Density Bonus Policy, included as Attachment 1 to the staff report titled "Interim Density Bonus Policy and Revised Interim Development Review Framework" from the Director, Planning and Development dated September 23, 2024, as amended under Part 1, be approved; and
3. **THAT** the revised Interim Development Review Framework, included as Attachment 2 to the staff report, as amended by Part 1 of this motion, titled "Interim Density Bonus Policy and Revised Interim Development Review Framework" from the Director, Planning and Development dated September 23, 2024, be endorsed.

The question on the motion was not called as there was agreement to consider Parts 1 to 3 separately.

The question on Part 1 of the motion was then called and it was **CARRIED** with Mayor Johnstone and Cllrs. Campbell and Nakagawa opposed.

The question on Part 2 of the motion was then called and it was **CARRIED** with Mayor Johnstone and Cllrs. Campbell and Nakagawa opposed.

The question on Part 3 of the motion was then called and it was **CARRIED** with Mayor Johnstone and Cllr. Campbell opposed.

5. **BYLAWS**

5.1 **Bylaw for Readings**

- a. **Anvil Theatre Fees and Charges Bylaw No. 8209, 2020, Amendment Bylaw No. 8482, 2024**

MOVED and SECONDED

THAT Council give Anvil Theatre Fees and Charges Bylaw No. 8209, 2020, Amendment Bylaw No. 8482, 2024 first, second and third readings.

CARRIED UNANIMOUSLY

- b. **Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014, Amendment Bylaw No. 8478, 2024**

MOVED and SECONDED

THAT Council give Climate Action, Planning & Development Fees and Rates Bylaw No. 7683, 2014, Amendment Bylaw No. 8478, 2024 first, second and third readings.

CARRIED UNANIMOUSLY

- c. **Cultural Services Fees and Charges Bylaw No. 7875, 2016, Amendment Bylaw No. 8477, 2024**

MOVED and SECONDED

THAT Council give Cultural Services Fees and Charges Bylaw No. 7875, 2016, Amendment Bylaw No. 8477, 2024 first, second and third readings.

CARRIED UNANIMOUSLY

- d. **Electrical Utility Bylaw No. 6502, 1998, Amendment Bylaw No. 8476, 2024**

MOVED and SECONDED

THAT Council give Electrical Utility Bylaw No. 6502, 1998, Amendment Bylaw No. 8476, 2024 first, second and third readings.

CARRIED UNANIMOUSLY

- e. **Engineering User Fees and Rates Bylaw No. 7553, 2013, Amendment Bylaw No. 8472, 2024**

MOVED and SECONDED

THAT Council give Engineering User Fees and Rates Bylaw No. 7553, 2013, Amendment Bylaw No. 8472, 2024 first, second and third readings.

CARRIED UNANIMOUSLY

f. Fees Bylaw No. 6186, 1994, Amendment Bylaw No. 8479, 2024

MOVED and SECONDED

THAT Council give Fees Bylaw No. 6186, 1994, Amendment Bylaw No. 8479, 2024 first, second and third readings.

CARRIED UNANIMOUSLY

g. Fire Protection Bylaw No. 6940, 2004, Amendment Bylaw No. 8481, 2024

MOVED and SECONDED

THAT Council give Fire Protection Bylaw No. 6940, 2004, Amendment Bylaw No. 8481, 2024 first, second and third readings.

CARRIED UNANIMOUSLY

5.1 Bylaw for Adoption

a. 2025 Permissive Property Tax Exemption Bylaw No. 8474, 2024

MOVED and SECONDED

THAT Council adopt 2025 Permissive Property Tax Exemption Bylaw No. 8474, 2024.

CARRIED UNANIMOUSLY

6. MOTIONS FROM MEMBERS OF COUNCIL

6.1 Notices of Motion

a. Requesting an Inquiry Under Section 765 of the Local Government Act regarding Metro Vancouver

Submitted by Councillor Fontaine

1. WHEREAS the governance model at Metro Vancouver is over 50 years old and an independent review should be undertaken by the Province of BC; and
2. WHEREAS the Inspector of Municipalities of British Columbia has significant statutory powers including the ability to investigate any bylaw, order, decision, or action of the Greater Vancouver Regional District Board; and
3. WHEREAS to date the Province of BC has not agreed to undertake a governance review of Metro Vancouver;
4. **BE IT RESOLVED THAT** the Mayor write a letter on behalf of Council to the Premier and request the Province of BC to immediately initiate an independent review of Metro Vancouver's governance structure.

b. Supporting Increased Tourism in New Westminster through the Introduction of a New "Photographable" Sign on Pier West Park

Submitted by Councillor Minhas

1. WHEREAS Pier Park West is now reconnected to the eastern part of the Quayside boardwalk and provides a pleasurable place for locals and tourists to enjoy views of the Fraser River; and
2. WHEREAS a number of cities around the world have used enlarged signage in highly visible and photographable areas to attract visitor and help market their cities; and
3. WHEREAS we have the opportunity to install a large "New Westminster" sign on our waterfront with the backdrop including several bridges and the Fraser River;
4. **BE IT RESOLVED THAT** staff reach out to Tourism New Westminster and advise that Council would be supportive of installing of a large "New Westminster" sign on our waterfront as one additional method of attracting tourists to our city and downtown district.

c. Supporting increasing Cycling, Tourism and Economic Activity through a Pilot "Cycling Sundays on Front Street"

Submitted by Councillor Fontaine

1. WHEREAS the Province of British Columbia has already closed Front Street for extended periods of time and redirected traffic to other routes throughout the City; and
2. WHEREAS there is currently no ability for cyclists to easily and safely ride their bikes from Pier Park West to the Brunette Fraser Regional Greenway in Sapperton; and
3. WHEREAS other cities across North America have successfully closed roadways on weekends to permit alternate modes of transportation such as cycling and pedestrians.
4. **BE IT RESOLVED THAT** staff report back on the feasibility and operational issues pertaining to the development of a pilot project that would:
 - a. during daylight hours, close Front Street on Sundays from May to September 2025 to vehicular traffic; and
 - b. during the period noted above, open up Front Street to cyclists, pedestrians and other forms active transportation while it is temporarily closed to vehicular traffic;
 - c. seek interest from food trucks and other micro businesses who may want to set up on Front Street during the 'Cycling Sunday' closures.

d. Seek Support from the BC Ministry of Transportation to Undertake a Feasibility Study to Expand the Crossing Capacity between Queensborough and Connaught Heights

Submitted by Councillor Minhas

1. WHEREAS the City of New Westminster is currently undertaking a community consultation around the 22nd Street SkyTrain station which could result in up to 30,000 new residents moving into the neighbourhood; and
2. WHEREAS the residents of Queensborough can often suffer quality of life issues pertaining to delays crossing the four-lane Queensborough bridge during peak periods and beyond; and
3. WHEREAS it will take a significant amount of time, planning and inter-governmental discussions to undertake a future replacement or expansion of the Queensborough Bridge
4. **BE IT RESOLVED THAT** Council direct staff to develop a consultation plan to determine the level of interest from our residents/businesses regarding prioritizing the future expansion or replacement of the Queensborough bridge; and
5. **BE IT FURTHER RESOLVED THAT** any expansion or replacement proposal should prioritize the movement of TransLink operated buses, cyclists, taxis, ride-share and pedestrians across the bridge; and
6. **BE IT FURTHER RESOLVED THAT** the Mayor write to the BC Ministry of Transportation to invite them to partner with the City during our Queensborough Bridge community consultation process.

e. Sue Big Oil Class Action Lawsuit

Submitted by Councillor Henderson

1. WHEREAS the City of New Westminster manages, maintains and prepares municipal infrastructure to protect our residents from future heat waves, wildfires, flooding, and other climate impacts, thereby safeguarding the health and safety of our residents and their property and as a result faces massive costs due to climate change, which are expected to increase; and
2. WHEREAS fossil fuel companies were warned by their own scientists decades ago that the ongoing burning of fossil fuels would cause massive suffering and climate costs, and chose to lobby against action on climate change so that the industry could continue to earn on average over a trillion dollars in profit each year in recent years; and

3. WHEREAS it is unacceptable and creates a perverse incentive for irresponsible fossil fuel development that local governments and taxpayers bear the full extent of these climate costs whilst multinational fossil fuel companies take no financial responsibility for the harm caused by their products; and
4. WHEREAS over 20 local governments in the United States and around the world, including nine local governments in BC, have filed lawsuits to recover a share of their climate costs (e.g. for loss and damage, adaptation, and climate preparedness) from fossil fuel companies, and Canadian legal experts recommend that Canadian local governments do the same;
5. BE IT RESOLVED that staff report back on opportunity and cost for New Westminster to join the Sue Big Oil Class Action Lawsuit and present potential cost and staff resource needs as part of the draft 2025 Operating Budget; and
6. BE IT FURTHER RESOLVED that the cost of joining the Sue Big Oil class action lawsuit be first assessed via the Climate Action Decision-Making Framework to determine the appropriate funding source.

7. **NEW BUSINESS**

None.

8. **ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

Councillor Nakagawa congratulated Councillor Henderson as a Vancouver Metro Area representative on the Union of BC Municipalities' executive.

Councillor Campbell highlighted that the New West Cultural Crawl will take place October 4 to 6, 2024.

Councillor McEvoy extended his gratitude to Council and the community for their continued support during his medical leave.

Councillor Henderson announced that the Spirit of the Children Society will be at Queen's Park on September 30, 2024 for the National Day of Truth and Reconciliation. Also, the exhibition at the New Westminster Museum showcases Indigenous artists.

Mayor Johnstone announced that E-Comm is undertaking a governance review and at the Regular (Closed) Council meeting of September 9, 2024, Councillor Daniel Fontaine was appointed as the City's shareholder representative to E-Comm 911 to vote on behalf of the Class "A" share assigned to New Westminster Fire and Rescue Service.

Mayor Johnstone then announced that at the Regular (Closed) Council meeting of September 23, 2024, Gwendolyn Maddock and Fikayo Ogundare were appointed to the Arts, Culture and Economic Development Advisory Committee until January 31, 2025.

9. ADJOURNMENT

MOVED and SECONDED

THAT Council adjourn the September 23, 2024 Regular Council meeting (8:22 p.m.).

CARRIED UNANIMOUSLY

Certified a true and correct copy of the Minutes of the Regular Council meeting of the Council of the City of New Westminster held on September 23, 2024.

Patrick Johnstone
MAYOR

Hanieh Berg
CORPORATE OFFICER