



Corporation of the City of  
**NEW WESTMINSTER**

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

**REGULAR COUNCIL MEETING**

**MINUTES**

**Monday, October 21, 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

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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 October 21, 2024 Regular Council agenda as circulated.

**CARRIED UNANIMOUSLY**

### **3. CONSENT AGENDA**

MOVED and SECONDED

1. **THAT** Items 3.2, 3.3, 3.5, 3.6 and 3.7 be removed from the consent agenda; and
2. **THAT** Items 3.1 and 3.4 be adopted by general consent.

**CARRIED UNANIMOUSLY**

#### **3.1 Acting Mayor Appointments for November 2024 through October 2025**

**THAT** Acting Mayors for November 2024 through October 2025 be appointed as set out in the Schedule of Acting Mayors attached as Attachment 1 to the report “Acting Mayor Appointments for November 2024 through October 2025,” dated October 21, 2024.

**ADOPTED ON CONSENT**

In accordance with Section 100 of the *Community Charter*, Councillor Minhas declared a potential conflict of interest as his business holds a Liquor Primary Licence and left the meeting (6:04 p.m.).

#### **3.2 Business Licence Bylaw No. 8473, 2024 for 1st, 2nd and 3rd Reading**

MOVED and SECONDED

1. **THAT** Business Licence Bylaw No. 8473, 2024 be considered for first, second and third readings; and
2. **THAT** Business Licence Bylaw No. 8473, 2024 be forwarded to an Opportunity to be Heard at the Regular Meeting of Council on November 4, 2024.

**CARRIED UNANIMOUSLY**

Councillor Minhas returned to the meeting (6:05 p.m.).

#### **3.3 Rezoning: 88 Tenth Street (Columbia Square) – Zoning Amendment Bylaw for Three Readings**

Correspondence in relation to Item 3.3 was provided on table (attached to and forming part of these Minutes as Schedule 1).

Discussion took place on the proposed application to rezone 88 Tenth Street to permit a phased mixed use and transit-oriented comprehensive development. In particular, Council commented on (i) the proposed housing mix, (ii) provisions for a public school or childcare facility, and (iii) allocation of the anticipated density bonus funds for uses that best support the community.

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

MOVED and SECONDED

1. **THAT** Council consider Zoning Amendment Bylaw (Columbia Square) Bylaw No. 8485, 2024 for Three Readings;
2. **THAT** Council endorse the Columbia Square Policy Statement as a basis for developing a Master Plan for 88 Tenth Street, to be completed prior to Council's consideration of adoption of the Zoning Amendment Bylaw; and
3. **THAT** a significant portion of density bonus funds obtained from Zoning Amendment Bylaw (Columbia Square) Bylaw No. 8485, 2024 be directed to the City's Land Acquisition Reserve and be earmarked for affordable housing.

The question on the motion was not called as discussion took place regarding the density bonus provisions and the need for new community amenities and infrastructure to support the anticipated increase in density.

In response to questions of Council, staff advised that there is currently no bylaw with regard to density bonus provisions and therefore, the Interim Density Bonus Policy applies, which allows flexibility on allocation of the funds collected.

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

MOVED and SECONDED

**THAT** Part 3 be amended to delete "significant portion" and replace it with "minimum of 80%."

The question on the amendment was not called as a further amendment was introduced:

MOVED and SECONDED

**THAT** Part 3 be amended to add "which is a primary responsibility of the Province of British Columbia" after the word "housing."

**DEFEATED**

Opposed: Mayor Johnstone  
Cllrs. Campbell  
Henderson  
Nakagawa

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

Discussion took place and in response to Council comments, staff provided the following information:

- it is anticipated that up to eight additional towers of up to 53 storeys in height can be accommodated on the subject site; other forms of the development could arise;
- the form and character of the proposed development would be guided by the forthcoming Master Plan;
- should the provision of a public school not be pursued, space for a childcare facility would be provided;
- the proposal includes the provision of secured market rental, however not the rate of rental for said units;
- subsidized office space would be pursued with the applicant at a later time; and
- approximately \$60 million is anticipated to be collected as density bonus funds.

Discussion further ensued on the allocation of the anticipated density bonus funds and the competing need for housing and public infrastructure and amenities. Also, it was noted that although a space for an urban school is earmarked in the proposal, the Province has not committed to a new school in New Westminster.

In reply to further queries from Council, staff (i) commented on how density bonus funds are calculated, (ii) advised that they will provide Council with the number of school-aged children anticipated to reside in the proposed development, and (iii) a variety of housing tenures will be explored with the Applicant, including co-op housing and co-housing.

Discussion then took place on the potential to secure rental rates in the proposed development.

There was agreement to vary the order of the agenda and table Item 3.3 until after Item 4.

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

Robert Crawford, Rotary Club of New Westminster, spoke to the history of Rotary International and highlighted its efforts over the past 35 years to eradicate polio.

Mayor Johnstone then proclaimed October 24, 2024 as World Polio Day in New Westminster.

Cathy Sostad, New West Film Society, highlighted a number of movies that will be screened at the 2024 New West Film Fest, taking place October 25 to 27, 2024 at Landmark Cinemas.

Berry Furey, a member of the New Westminster climate action hub, spoke against the proposed motion to temporarily eliminate the Climate Action Levy on electrical bills.

The meeting recessed at 7:30 p.m.

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The meeting reconvened at 7:45 p.m. with all members of Council present.

The order of the agenda resumed.

### **3.3 Rezoning: 88 Tenth Street (Columbia Square) – Zoning Amendment Bylaw for Three Readings**

In response to Council's previous queries, staff provided the formula used to calculate the density bonus funds for the proposed project. Also, staff advised that approximately 530 school-aged children are anticipated to reside in the proposed development.

Jackie Teed, Director, Planning and Development, advised that in conferring with the Applicant during the meeting recess, the Applicant is proposing that 20% of the proposed rental density as below market rental at HILS rates, secured through a housing agreement for 60 years or for the life of the building, whichever is longer, with no impact to the density bonus amount; the units would be owned by the Applicant and administered by a third-party non-profit manager.

In reply to questions from Council, staff advised that Phase 1 of the proposed development includes the construction of a number of affordable, rental units. Also, staff remarked that housing income limits (HILs) are intended to reflect the minimum income needed to afford a suitable place to live in the private market.

As a result, the following amendment motion was introduced:

MOVED and SECONDED

**THAT** the following be added as Part 4 to the main motion, as amended:

*THAT a covenant be registered on title to secure 20% of rental floor space as below-market rental at HILS Rates, secured through a housing agreement for 60 years or the life of the building, whichever is longer, with no impact to the density bonus amount and the units to be owned by the Applicant and managed by a third party non-profit manager.*

**CARRIED**

Opposed: Cllrs. Fontaine  
Minhas

Discussion ensued and Council commented on (i) the availability of the Applicant's financing, (ii) the new proposal before Council and its impact to the community, and (iii) the need for public infrastructure and amenities. Council then spoke to the need for a school on the subject site.

Staff advised that, should property ownership be exchanged, the conditions would transfer to the site's new owner as they would be registered on title.

Discussion then took place on the potential to postpone consideration of the matter for a week.

The meeting recessed at 8:49 p.m.

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The meeting reconvened at 8:56 p.m. with all members of Council present.

MOVED and SECONDED

**THAT** consideration of the main motion, as amended, be postponed until a Special Council meeting to be held on October 28, 2024 at 3:30 p.m. in the Council Chamber.

**CARRIED UNANIMOUSLY**

The meeting recessed at 8:57 p.m.

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The meeting reconvened at 9:06 p.m. with all members of Council present.

**3.4 Rezoning and Development Permit: 140 Sixth Street –  
Consideration of Additional Building Height**

**THAT** Council direct staff to work with the applicant to advance a development proposal for 140 Sixth Street, which may consider towers between 30 to 40 storeys in height.

**ADOPTED ON CONSENT**

**3.5 Rezoning and Special Development Permit: 65 First Street –  
Preliminary Report**

In response to questions from Council, staff advised that the provision of a childcare facility is not currently proposed and its addition may impact the viability of the project. As a result, the following motion was introduced:

MOVED and SECONDED

1. **THAT** Council direct staff to work with the applicant to prepare a plan of development for 65 First Street suitable for consideration of First, Second and Third Readings, as outlined in the “Application Review Process” section of this report; and
2. **THAT** staff be directed to explore with the Applicant opportunities for childcare on the site and report back to Council.

**CARRIED UNANIMOUSLY**

In accordance with Section 131 of the *Community Charter*, Mayor Johnstone initiated a reconsideration of the motion to postpone consideration of Item 3.3.

The following motion was on the floor:

***THAT** consideration of the main motion, as amended, be postponed until a Special Council meeting to be held on October 28, 2024 at 3:30 p.m. in the Council Chamber.*

MOVED and SECONDED

**THAT** the motion be amended by deleting “3:30 p.m.” and replacing it with “12:00 p.m.”

**CARRIED UNANIMOUSLY**

The question on the main motion, as amended to read:

***THAT** consideration of the main motion, as amended, be postponed until a Special Council meeting to be held on October 28, 2024 at 12:00 p.m. in the Council Chamber.*

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

In accordance with Section 100 of the *Community Charter*, Councillor Minhas declared a potential conflict of interest as his residence and business are in proximity of the proposed Temporary Use Permit and left the meeting (9:08 p.m.).

### **3.6 Temporary Use Permit: 28, 32, 34 Sixth Street and 606 Clarkson Street (the Cliff Block Residence) – For Emergency Winter Shelter Use**

In response to questions, staff advised that (i) the entrance has been relocated to Sixth Street to meet accessibility requirements, (ii) the proposed emergency winter shelter would operate 24/7, and (iii) Council may provide a temporary use permit for any period of time up to three years.

MOVED and SECONDED

1. **THAT** Council provide notice that it will consider the issuance of a Temporary Use Permit (TUP00033) for an emergency winter shelter use at 28, 32, 34 Sixth Street and 606 Clarkson Street (the Cliff Block Residence) as outlined in this report; and
2. **THAT** Council waive the application fee for the Temporary Use Permit in the amount of \$1,120.30, which would be reflected in a comparable decrease in projected 2024 planning permit revenues.

**CARRIED**

Opposed: Cllr. Fontaine

Councillor Minhas returned to the meeting (9:21 p.m.).

### **3.7 Proclamation: World Food Day, October 16, 2024**

**ADOPTED ON CONSENT**

## **5. BYLAWS**

### **5.2 Bylaws for Readings**

#### **a. Business Licence Bylaw No. 8473, 2024**

A revised Business Licence Bylaw No. 8473 was provided on table (attached to and forming part of these Minutes as Schedule 2w).

MOVED and SECONDED

**THAT** Business Licence Bylaw No. 8473, 2024 be given first, second and third readings.

**CARRIED UNANIMOUSLY**

## **6. MOTIONS FROM MEMBERS OF COUNCIL**

### **6.1 Motions for Discussion and Decision**

#### **a. Increase Affordability by Temporarily Eliminating the New Westminster Developed Climate Action Levy on Electricity Bills in 2025**

Submitted by Councillor Fontaine

MOVED and SECONDED

**THEREFORE BE IT RESOLVED THAT** staff incorporate into the City's 2025 Operating Budget a temporary one-year elimination of the 3.5% Climate Action Levy imposed by the New Westminster Electrical Utility.

**DEFEATED**

Opposed: Mayor Johnstone

Cllrs. Campbell

Henderson



**b. Produce at least One 2025 Operating Budget Option that is Pegged at No More Than 4.5% for Property Taxes**

Submitted by Councillor Minhas

MOVED and SECONDED

**THEREFORE BE IT RESOLVED THAT** staff be directed as part of the Budget 2025 process to develop at least one budget scenario for Council's consideration that incorporates a property tax increase of no more than 4.5%.

**CARRIED UNANIMOUSLY**

**6.2 Motions for Discussion and Decision**

**a. Guide Dog Access Awareness**

Submitted by Councillor Campbell

**WHEREAS** September is Guide Dog Access Awareness Month and is about educating people on proper guide dog etiquette, the rights of guide dog handlers and the legislation that protects them, and championing equal access for guide dog handlers.

**WHEREAS** Canada's provinces and territories, human rights legislation prohibits discriminating against a person with a disability who is working with a guide dog and despite the legislation, people partnered with guide dogs continue to encounter discrimination when they're denied access to public places and services, such as stores, restaurants, hotels, and taxis.

**WHEREAS** many of the barriers guide dog handlers face stem from a lack of awareness and refusing access to a guide dog team.

1. **BE IT RESOLVED THAT** The City of New Westminster place Guide Dog Welcome decals the entrance of all any municipal buildings to raise awareness that guide dogs are legally allowed anywhere the public has access and provide City Staff with Guide Dog Etiquette information from the Canadian National Institute for the Blind (CNIB); and
2. **BE IT FURTHER RESOLVED THAT** the City promote placement of Guide Dog Welcome decals at the entrance to New Westminster businesses/organizations and, in the promotion, provide information from Canadian National Institute for the Blind (CNIB) on where to obtain decals.

**b. Providing Equity in the Delivery of Energy Saving Programs for New West Electrical Utility Customers**

Submitted by Councillor Fontaine

**WHEREAS** New Westminster Electric Utility customers are not being treated in the same manner as BC Hydro customers when it comes to

accessing a variety of program offerings; and

**WHEREAS** New Westminster Electrical Utility customers are not currently eligible for the BC Hydro Solar Panel and Battery Storage program; and

**WHEREAS** BC Hydro currently offers rebates up to \$5,000 on eligible grid-connected solar panels and up to an additional \$5,000 for battery storage systems to qualifying residential customers; and

**WHEREAS** New Westminster Electrical Utility customers are not eligible to participate in BC Hydro's demand response and peak saver programs.

1. **THEREFORE BE IT RESOLVED THAT** staff be directed to report back as to how the City could systematically provide better alignment regarding program offerings between BC Hydro and New Westminster Electrical Utility; and
2. **BE IT FURTHER RESOLVED THAT** staff be directed to report back on the cost and feasibility of establishing our own hydro solar panel and battery storage program and/or partner with BC Hydro to offer their program to New Westminster Electrical Utility customers.

7. **NEW BUSINESS**

None.

8. **ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

Mayor Johnstone announced the following appointments:

- Jon Lee, Christopher Keough and Sameena Ahluwalia have been appointed to the Community Livability and Social Equity Grant Advisory Committee with terms ending September 30, 2026;
- Alexander Csizmadia, Kathie Currie, Sandra Cail and Sharon Ennis have been appointed to the Community Livability and Social Equity Grant Advisory Committee with terms ending September 30, 2025;
- Janelle Mikka Lim and Nav Sharma have been appointed to the Social and Cultural Vibrancy Grant Advisory Committee with terms ending September 30, 2026;
- Bereket Kebede, Jeremy Perry, Pamela Davies, Virginia McMahon, John Davies and Miranda Huron have been appointed to the Social and Cultural Vibrancy Grant Advisory Committee with terms ending September 30, 2025;
- Michael Lutner has been appointed to the Community Economic Activators Grant Advisory Committee with their term ending September 30, 2026; and
- Jessica Jimmo and Joy St. John have been appointed to the Community Economic Activators Grant Advisory Committee with terms ending September 30, 2025.

**9. ADJOURNMENT**

MOVED and SECONDED

**THAT** Council adjourn the October 21, 2024 Regular Council meeting (9:54 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 October 21, 2024.

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Patrick Johnstone

MAYOR

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Hanieh Berg

CORPORATE OFFICER