



Corporation of the City of NEW WESTMINSTER

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

SPECIAL COUNCIL MEETING

MINUTES

Monday, October 28, 2024, 12:00 p.m.
Meeting held electronically and in Council Chamber
City Hall

PRESENT: Mayor Patrick Johnstone
Councillor Ruby Campbell
Councillor Daniel Fontaine
Councillor Tasha Henderson
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 12:00 p.m. and recognized with respect that New Westminister 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 October 28, 2024 Special Council agenda as circulated.

CARRIED UNANIMOUSLY

3. UNFINISHED BUSINESS

3.1 Rezoning: 88 Tenth Street (Columbia Square)

Mayor Johnstone reviewed the circumstances of Council's consideration of the rezoning application before them, including legislative and procedural processes as provided at the October 21, 2024 Regular Council meeting.

The following motion was on the floor from the October 21, 2024 Regular Council meeting:

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;
3. **THAT** a minimum of 80% of density bonus funds obtained from Zoning Amendment Bylaw (Columbia Square) Bylaw No. 8485, 2024 be directed to the City's Land Acquisition Reserve earmarked for affordable housing; and
4. **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 units to be owned by the applicant and managed by a third party non-profit manager.

The question on the motion was not called as the Corporate Officer advised that, in addition to the motion on the floor, staff have an additional recommendation as presented in the staff report. As a result, the following amendment was introduced:

MOVED and SECONDED

THAT the main motion be amended by adding the following as Part 5:

THAT Council receive the additional information provided by the applicant and staff in response to the Council comments raised at the October 21, 2024 Council meeting as noted in this report.

CARRIED UNANIMOUSLY

The question on the main motion, as amended, was not called as discussion took place on the proposed application and in particular, the provision of affordable housing and its anticipated effect in the community. As a result of the discussion, the following amendment was introduced:

MOVED and SECONDED

THAT Part 3 of the main motion be amended by deleting "Land Acquisition" and replacing it with "Affordable Housing."

CARRIED UNANIMOUSLY

Discussion further took place and Council commented on the uniqueness of the process before them as typically a master plan is derived prior to consideration of an application subject to it.

Jackie Teed, Director, Planning and Development, advised that there are a number of mechanisms available to Council to ensure the policies of the forthcoming master plan process are reflected in the proposed development, including the development permit process and Council's consideration of the bylaw for adoption.

Discussion further ensued and Council commented on the proposed application and in particular, spoke to (i) the anticipated economic and social benefits, (ii) the phased approach to completing the project, (iii) the opportunity for a new school, and (iv) impacts on the City's infrastructure, including transportation.

In reply to a query from Council, J. Teed advised that should Council wish to solidify its position on the potential for a new school, a motion would be in order. As a result, the following amendment motion was introduced:

MOVED and SECONDED

THAT the main motion be amended by adding the following as Part 6:

THAT Council direct staff to actively work with the Applicant and School District No. 40 to secure a site for a new school.

CARRIED UNANIMOUSLY

Discussion took place and the following Council comments were noted:

- subject to Council-approval, the proposal will generate a significant amount of density without corresponding amenities, including a school, for children;
- there are various simultaneous crises underway and the proposal supports the City's efforts in addressing the ongoing housing crisis; and
- community amenity space is needed for families in multi-family developments.

In response to questions from Council, staff advised that the proposed project will contain approximately 139 units of affordable housing.

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

- “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;*
3. *THAT a minimum of 80% of density bonus funds obtained from Zoning Amendment Bylaw (Columbia Square) Bylaw No. 8485, 2024 be directed to the City's Affordable Housing Reserve earmarked for affordable housing;*

4. *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 units to be owned by the applicant and managed by a third party non-profit manager;*
5. *THAT Council receive the additional information provided by the applicant and staff in response to the Council comments raised at the October 21, 2024 Council meeting as noted in this report; and*
6. *THAT Council direct staff to actively work with the Applicant and School District No. 40 to secure a site for a new school.*

was then called and it was **CARRIED** with Cllrs. Fontaine and Minhas opposed.

4. **BYLAW**

4.1 **Public Hearing Prohibited**

- a. **Zoning Bylaw 6680, 2001, Amendment Bylaw (88 Tenth Street – Columbia Square) No. 8485, 2024**

MOVED and SECONDED

THAT Zoning Bylaw 6680, 2001, Amendment Bylaw (88 Tenth Street - Columbia Square) No. 8485, 2024 be given first, second and third readings.

CARRIED

Opposed: Cllrs. Fontaine
Minhas

5. **END OF THE MEETING**

MOVED and SECONDED

THAT the Special Council meeting be adjourned (1:20 p.m.).

CARRIED UNANIMOUSLY

Certified a true and correct copy of the Minutes of the Special Council meeting of the Council of the City of New Westminster held on October 28, 2024.

Patrick Johnstone

MAYOR

Hanieh Berg

CORPORATE OFFICER