



Corporation of the City of
NEW WESTMINSTER

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

CITY COUNCIL WORKSHOP

MINUTES

Monday, December 16, 2024, 3:00 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 & LAND ACKNOWLEDGEMENT

Mayor Johnstone called the meeting to order at 3:00 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 December 16, 2024 Council Workshop Agenda as circulated.

CARRIED UNANIMOUSLY

3. **PRESENTATIONS**

3.1 **reGENERATE: A Long Range Vision for the Neighbourhood Around the 22nd Street SkyTrain Station**

With the aid of a PowerPoint presentation, Britney Dack, Supervisor, Land Use Planning, and Meredith Seeton, Planner, provided background information and presented on the long-range vision for the 22nd Street station neighbourhood:

- the eight “Big Moves” form the chapters of the Vision, and feedback collected in the fall helped refine and shape the final proposed Vision;
- implementation of the Vision and the pace of change will be determined by several factors, including market conditions and development community uptake, as well as property owners’ interest;
- ongoing development of the Vision focuses growth near the station in order to reduce emissions and encourage car sharing options while improving bicycle and walking infrastructure;
- the Vision includes the redevelopment of 21st Street as a new neighbourhood spine; and
- next steps include (i) integration of the Vision in the forthcoming updates to the Official Community Plan prior to 2026; (ii) infrastructure and amenity planning to inform the City’s Financing Growth framework; (iii) consultation with BC Hydro and TransLink; and (iv) ongoing collaboration with senior government, external agencies, and First Nations.

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

- subject to Council-approval, staff will further liaise with School District No. 40 on school capacity in the area;
- the Vision’s area is compact and requires thoughtful consideration to maximize land use for residential and amenity uses;
- the deadline to spend funds awarded as part of the Growing Communities Fund is in 2028; and
- a medium-term action is to develop a concept for the BC Hydro Corridor.

Discussion further ensued and the following Council remarks were noted:

- the potential to collaborate with School District No. 40 on future school needs;
- the need to consider provisions for parking despite the area’s proximity to the 22nd Street SkyTrain Station;
- SkyTrain service and the potential to increase or stagger cars at peak hours as they are often at capacity by the time they reach New Westminster;

- the potential to set a target for overall landscaping and the City's tree canopy as part of the planning process for the neighbourhood;
- the desire to maintain views of the Fraser River following completion of the Vision;
- the potential to improve connectivity to Queensborough;
- consideration of soundscape and materials used in future developments and in particular the use of glazing as it relates to the area's proximity to the SkyTrain station;
- the potential for a public restroom at the station in discussion with TransLink;
- the need to liaise closely with the City's emergency first responders to ensure any future plans do not negatively affect their response abilities;
- the potential for a sensory feature such as a duck pond where there is community ownership;
- the need to engage with the Ministry of Transportation and Infrastructure on the bus loop at the SkyTrain station as well as the Marine Way-Stewardson Way Interchange; and
- the potential to examine energy planning, including solar, due to the southern facing topography of the area.

MOVED and SECONDED

1. **THAT** reGENERATE: A Long Range Vision for the Neighbourhood Around 22nd Street SkyTrain Station be endorsed.
2. **THAT** staff proceed with implementation actions listed in the reGENERATE Vision, including that staff report back to Council in Q1 of 2025 with a workplan for the implementation actions and timeline for accepting development applications.
3. **THAT** comments made by Council at the December 16, 2024 Workshop be incorporated in the Vision.

The question on the motion was not called as discussion took place on (i) the potential for green roofs in consideration of varying heights of future development and (ii) the consideration of placing a taxi stand at the station to support those with disabilities in completing their transit journey.

The question on the motion was then called and it was **CARRIED UNANIMOUSLY**.

4. ADJOURNMENT

MOVED and SECONDED

THAT the December 16, 2024, Council Workshop meeting be adjourned (4:17 p.m.).

CARRIED UNANIMOUSLY

Certified a true and correct copy of the Minutes of the Council Workshop meeting of the Council of the City of New Westminster held on December 16, 2024.

Patrick Johnstone

MAYOR

Hanieh Berg

CORPORATE OFFICER