



**Public Hearing**

**Monday, January 27, 2025  
6:00 p.m.**

**Council Chamber, Second Floor  
New Westminster City Hall, 511 Royal Avenue**

Present: Mayor Patrick Johnstone  
Councillor Ruby Campbell  
Councillor Daniel Fontaine  
Councillor Tasha Henderson  
Councillor Jaimie McEvoy  
Councillor Paul Minhas  
Councillor Nadine Nakagawa

Corporate Officer – Hanieh Berg

**1. CALL TO ORDER & LAND ACKNOWLEDGEMENT**

Mayor Johnstone called the meeting to order at 6:00 p.m. and recognized with respect that New Westminster 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. OPENING STATEMENT BY MAYOR**

Mayor Johnstone provided a statement regarding the bylaws under consideration, the conduct of the public hearing, and the expected conduct of all participants.

**3. OFFICIAL COMMUNITY PLAN BYLAW NO. 7925, AMENDMENT BYLAW (1135 SALTER STREET) NO. 8454, 2024 AND ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (1135 SALTER STREET) NO. 8455, 2024**

**a. Acknowledgement of written submissions received by the Corporate Officer since second reading**

- i. C. Lee (Schedule 1)

**b. Additional Information from Planning & Development Department**

With the aid of a PowerPoint presentation, Demian Rueter, Acting Deputy Director, Planning and Development, provided an overview of the proposed project at 1135 Salter Street, noting that it will provide additional greenspace that would be valuable to the community as well as provide additional ground-oriented, family-friendly “missing middle” dwelling units.

**c. Presentation by Applicant**

With the aid of a PowerPoint presentation, Ruchir Dhall, Principal, Architecture Panel Inc., provided an overview of the proposed project, highlighting that 45 townhouse units are proposed with a mix of 2- and 3-bedroom units. R. Dhall then commented on the proposed project’s form and character.

**d. Submissions by Electronic Means**

Tilly, a Queensborough resident, joined the meeting by videoconference and expressed concern regarding the proposed development, noting that the impacts of the project are unknown to adjacent neighbours.

**e. Submissions from the Floor**

Mayor Johnstone called for speakers. No speakers came forward.

Mayor Johnstone called for speakers for a second time. No speakers came forward.

Mayor Johnstone called for speakers for a third time. No speakers came forward.

**f. Questions from Council**

None.

MOVED and SECONDED

*THAT the Public Hearing for Official Community Plan Bylaw No. 7925, Amendment Bylaw (1135 Salter Street) No. 8454, 2024 and Zoning Bylaw No. 6680, 2001, Amendment Bylaw (1135 Salter Street) No. 8455, 2024 be closed.*

**CARRIED**

**4. OFFICIAL COMMUNITY PLAN BYLAW NO. 7925, 2017, AMENDMENT BYLAW (1084 TANAKA COURT) NO. 8483, 2024 AND ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (1084 TANAKA COURT) NO. 8484, 2024**

**a. Acknowledgement of written submissions received by the Corporate Officer since second reading**

None.

**b. Additional Information from Planning & Development Department**

With the aid of a PowerPoint presentation, Amanda Mackaay, Development Planner, provided an overview of the proposed project at 1084 Tanaka Court.

**c. Presentation by Applicant**

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Bill Harper, representing the Applicant, provided an overview of the proposed project at 1084 Tanaka Court and commented on discussions with Southern Railway of BC, noting that they are supportive of the proposal. Also, B. Harper spoke regarding consultation with local First Nations as well as the need for additional industrial lands in New Westminster and the Lower Mainland.

**d. Submissions by Electronic Means**

None.

**e. Submissions from the Floor**

Mayor Johnstone called for speakers. No speakers came forward.

Mayor Johnstone called for speakers for a second time. No speakers came forward.

Mayor Johnstone called for speakers for a third time. No speakers came forward.

**f. Questions from Council**

None.

MOVED and SECONDED

*THAT the Public Hearing for Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (1084 Tanaka Court) No. 8483, 2024 and Zoning Bylaw No. 6680, 2001, Amendment Bylaw (1084 Tanaka Court) No. 8484, 2024 be closed.*

**CARRIED**

## 5. ADJOURNMENT

MOVED and SECONDED

*THAT the meeting adjourn (6:47 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Public Hearing of Council of the City of New Westminster held on January 27, 2025.

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Patrick Johnstone  
MAYOR

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Hanieh Berg  
CORPORATE OFFICER

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**From:** Sannie Elder S.22(1)Personal and Confidential  
**Sent:** Friday, January 24, 2025 8:53 PM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Written submission on DVP00677 1135 Salter Street

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Greetings,

I would like to express my concern on development request on 1135 Salter Street.

If the rezoning from low density to high density is approved, I object allocation of park space in Area 2. Area 2 should be included in Area 1 for dwelling development.

The reason is park space attracts congregation and trailers parking. If that happens, it will directly impact my home due to the proximity of my home to this site.

Thank you.  
C Lee