



Special Council

**Monday, February 10, 2025
3:00 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

**Attendance by electronic means*

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 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. AGENDA APPROVAL

MOVED and SECONDED

THAT the Agenda for the Special Council Meeting held on February 10, 2025 be approved as circulated.

CARRIED

3. OPPORTUNITY TO BE HEARD

3.1 347 Pembina Street: Section 57 Notice on Title

3.2 Memorandum to Council: Community Charter, Section 57 Hearing - 347 Pembina Street

Serena Trachta, Deputy Director, Building, accompanied by Kim Deighton, Manager, Integrated Services, advised that staff have been seeking voluntary compliance over the past 11 months with regard to illegal building alterations at 347 Pembina Street, which pose significant life safety risks. S. Trachta remarked that the property owner has failed to take necessary steps towards compliance and therefore, staff recommend that a notice be filed in the land title office in accordance with section 57 of the *Community Charter*.

S. Trachta then provided an overview of the file and the following information was noted:

- in December 2023, staff were made aware that a single-family home, located at 347 Pembina Street, had been altered into 14 separate rooms for tenancy;
- in February 2024, staff conducted an interior inspection of the home and provided the owner with information required to rectify the numerous building violations;
- in March 2024, staff conducted a follow-up inspection and met with the owner regarding the numerous regulatory violations;
- staff engaged the services of external counsel to ensure communication with the home owner on the violations and work required to bring the property into compliance were clear;
- to date, there has been minimal improvement on the various building violations, and staff believe the property now has seven tenanted rooms;
- staff have been unable to speak with the tenants as there has been misinformation regarding the City's role;
- the home has livable space in the floodplain and this space may be utilized by the owner or their family, however, this space may not be rented to tenants;
- there is illegal construction at the back of the home as well, which was not permitted and staff have concerns regarding the structural integrity of that addition; and
- staff have significant life-safety concerns for the occupants of the home.

In response to a query from Council, S. Trachta advised that should the owner bring the property into compliance, staff would remove the section 57 notice on title.

Mona Teymory, owner of 347 Pembina Street, advised that she was in attendance to observe Council's determination with regard to filing a section 57 notice on title for 347 Pembina Street. She apologized for how far the matter had reached and remarked that she is doing her best given her circumstances as a single mother, providing for her family. M. Teymory then stated she is willing to bring the property into compliance to ensure the safety of her family and home.

In reply to a query from Council, M. Teymory advised that all tenants were given a notice to end tenancy and the home is now solely occupied by her and her family.

MOVED and SECONDED

THAT the Corporate Officer be directed to file a notice in the land title office with respect to the property known as 347 Pembina Street, New Westminister, B.C. and having the PID 029-463-114 and legal description LOT 3 DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP27053 stating that:

- a. the City of New Westminister City Council has approved a resolution pursuant to Section 57 (3) of the Community Charter regarding the property known as PID 029-463-114, LOT 3 DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP27053 with respect to the property being in violations of building regulations, and*
- b. further information about the violations of building regulations is available from the Corporate Officer at New Westminister City Hall, 511 Royal Avenue, New Westminister, B.C.*

CARRIED

4. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn (3:11 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special meeting of Council of the City of New Westminister held on February 10, 2025.

Patrick Johnstone
MAYOR

Hanieh Berg
CORPORATE OFFICER