



**Regular Council for Workshop**

**Monday, January 20, 2025  
3:00 p.m.**

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

Present: Councillor Jaimie McEvoy, Chair  
Mayor Patrick Johnstone  
Councillor Ruby Campbell  
Councillor Daniel Fontaine (joined at 3:02 p.m.)  
Councillor Tasha Henderson  
Councillor Paul Minhas  
Councillor Nadine Nakagawa

Corporate Officer – Hanieh Berg

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

The Chair 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. It was acknowledged that colonialism has made invisible their histories and connections to the land. It was recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

**2. AGENDA ADDITIONS & DELETIONS**

MOVED and SECONDED

*THAT the Agenda of the Regular Council for Workshop meeting held on January 20, 2025 be approved as circulated.*

**CARRIED**

**3. ADOPTION OF MINUTES**

**3.1 Minutes – November 25, 2024**

**3.2 Minutes – December 2, 2024**

**3.3 Minutes – December 9, 2024**

**3.4 Minutes – December 16, 2024**

MOVED and SECONDED

1. *THAT the Minutes of the Regular Council for Workshop meeting held on November 25, 2024 be adopted as circulated.*
2. *THAT the Minutes of the Regular Council for Workshop meeting held on December 2, 2024 be adopted as circulated.*
3. *THAT the Minutes of the Regular Council for Workshop meeting held on December 9, 2024 be adopted as circulated.*
4. *THAT the Minutes of the Regular Council for Workshop meeting held on December 16, 2024 be adopted as circulated.*

**CARRIED**

*Cllr. Fontaine joined the meeting (3:02 p.m.).*

**4. PRESENTATION & REPORT**

**5.1 Affordable Housing Acceleration Initiative**

With the aid of a PowerPoint presentation, Lynn Roxburgh, Manager, Housing and Land Use Planning and Liyang Wan, Housing Planner, provided background information regarding the Affordable Housing Acceleration Initiative, and the following was highlighted:

- approximately 2,311 affordable rental housing units are needed to meet current and future needs for 2024-2029 as per the Interim Housing Needs Report;
- 1,189 below market rental units are suggested to be delivered between 2024 and 2029 as per the provincially-mandated Housing Order;
- the initiative has two phases: Phase 1 aims to update zoning regulations to allow affordable rental housing projects without the need to rezone if the applicant meets specific criteria; Phase 2 of the initiative will examine amendments to the Official Community Plan to enable affordable rental housing projects to achieve higher density;
- to facilitate Phase 1 of the Initiative, it is proposed that affordable rental housing projects be permitted without the need for rezoning if the following criteria are met: (i) the proposed project is no more than six storeys, (ii) the property is owned and operated by a registered non-profit housing provider, registered housing co-op, or government agency, (iii) the units are for rental only, (iv) the project has long-term affordability and residential rental tenure secured via legal agreement, (v) the subject site is designated as Residential – Multi-Unit Building in the Official Community Plan, and (vi) the proposed project has frontage on lanes or roads;
- in addition to project eligibility, the proposed zoning bylaw amendment will address accessory uses, building regulations, site access and parking requirements.

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Staff commented on feedback received through community and interest group consultation, noting that expansion of project eligibility beyond non-profit providers as well as greater heights and densities to increase affordable rental housing opportunities were consistently identified as priorities. Also, it was noted that staff could examine opportunities whereby a housing provider or co-op may meet eligibility criteria, offering market and non-market rental units in recognition of operational and financial viability of such projects.

MOVED and SECONDED

1. *THAT Zoning Amendment Bylaw (Non-Profit Housing Development) No. 8502, 2025 be forwarded to the January 27, 2025 Regular Meeting of Council for first, second, and third readings.*
2. *THAT no Public Hearing be held for Zoning Amendment Bylaw (Non-Profit Housing Development) No. 8502, 2025 following circulation of notice, in accordance with the Local Government Act.*

The question on the motion was not called as discussion ensued regarding areas throughout the city that will be affected by the proposed bylaw amendment and it was noted that a map identifying such zones would be helpful.

In response to queries of Council, staff advised that work is underway to ensure alignment with provincial legislation and the City's Financing Growth Strategy, which determines how different types of proposals pay for growth and amenities in New Westminster.

Discussion then took place on the potential for a public hearing given the scope of the proposed zoning bylaw amendment.

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

## 5. ADJOURNMENT

MOVED and SECONDED

*THAT the meeting adjourn (3:42 p.m.).*

**CARRIED**

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 January 20, 2025.

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Councillor Jaime McEvoy  
CHAIR

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Hanieh Berg  
CORPORATE OFFICER