



Regular Council

Monday, March 10, 2025

6:00 p.m.

**Council Chamber, Second Floor & Zoom
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. AGENDA ADDITIONS & DELETIONS

MOVED and SECONDED

THAT the Agenda for the March 10, 2025 Regular Council meeting be approved.

CARRIED

3. DELEGATIONS

No delegate was present.

4. CONSENT AGENDA

MOVED and SECONDED

THAT Items No. 4.1 through No. 4.10 be adopted by general consent with the removal of Items No. 4.4, 4.5 and 4.7.

CARRIED

4.1 Minutes

THAT the Minutes of the Regular Council meeting held on February 24, 2025 be adopted as circulated.

ADOPTED ON CONSENT

4.2 707 Queens Avenue: Remedial Action Requirement

1. *THAT Council receive the report from the Director of Planning and Development dated March 10, 2025 regarding the structures and materials remaining after a January 31, 2025 fire (the “Fire”) affecting the two-storey dwelling (the “House”) and the garage (the “Garage”) located on land legally described as PID: 009-415-831 with the civic address of 707 Queens Avenue, New Westminster (the “Property”) and note the concerns, as stated in the report and its attachments, that:*
 - a. *the House is substantially damaged by fire;*
 - b. *the interior of the House is not protected from the elements – water and animals are able to enter via holes in the roof and walls and blown out windows;*
 - c. *there is significant structural damage to studs and the roof, with portions of the roof collapsing;*
 - d. *the Garage is completely destroyed;*
 - e. *there are copious amounts of combustible waste materials in and around the House that creates a fire hazard for neighbouring structures and the community; and*
 - f. *there have been persistent attempts of unauthorized entry into the Property, despite fencing being raised to prevent same*
2. *THAT Council, under the authority provided by sections 72 and 73 of the Community Charter, find the House, and the Property generally, to be in and to create an unsafe condition.*
3. *THAT Council, under the authority provided by sections 72 and 74 of the Community Charter, declare the House, and the Property generally, to be so dilapidated and unclean as to be offensive to the community.*

4. *THAT Council hereby require the registered owner of the Property, United Revenue Properties (the “Owner”) to submit to the City of New Westminster a complete application for a demolition permit and, upon issuance of such permit, demolish the House and clean up the Property.*
5. *THAT Council further require the Owner to ensure that all waste, debris and discarded materials be removed from the Property and be disposed of at an appropriate waste disposal facility; and*
6. *THAT the time specified by Council for the completion of the requirements (the “Remedial Action Requirement”) imposed on the Owner by this resolution be as follows:*
 - a. *the application for a permit or permits to demolish the House must be submitted no later than 31 days after the day that notice of this resolution has been sent to the Owner in accordance with Section 77(1) of the Community Charter; and*
 - b. *all other work required to fulfill the Remedial Action Requirement must be completed no later than 120 days after the day that notice of this resolution has been sent to the Owner in accordance with Section 77(1) of the Community Charter*
7. *THAT Council direct City staff to send the notice to all affected persons as required by section 77 of the Community Charter; and*
8. *THAT if the Owner fails to comply with all or part of the Remedial Action Requirement within the time required, that Council hereby authorize City staff to fulfill the Remedial Action Requirement by:*
 - a. *retaining a contractor in accordance with the City’s procurement policy;*
 - b. *posting a notice on the House advising that the City will be demolishing the House in no less than 31 days from the date the notice is posted;*
 - c. *together with the contractor, entering onto the Property and demolish the House; and*
 - d. *seeking recovery of the cost of acting on the Owner’s default in accordance with section 17 [municipal action at defaulter’s expense] and section 258 [special fees may be collected as property taxes] of the Community Charter.*

ADOPTED ON CONSENT

4.3 Council Strategic Priorities Plan – First Semi-Annual Report for 2025

1. *THAT the report titled “Council Strategic Priorities Plan – First Semi-Annual Report for 2025” from the Deputy Chief Administrative Officer dated March 10, 2025 be received for information.*
2. *THAT the priorities, lenses and foundations as adopted by Council on May 8, 2023 be confirmed as reflective of Council’s priorities.*

ADOPTED ON CONSENT

4.4 Extending Patio Hours – Street and Sidewalk Patio Bylaw Amendment

Please see Page 4 for action on this matter.

4.5 New Westminster Awarded \$1.466 Million from Health Canada’s Emergency Treatment Fund for the Crises Response Pilot Project

Please see Page 5 for action on this matter.

4.6 Proposed Revised Terms of Reference for the Arts, Culture and Economic Development Advisory Committee

THAT the Terms of Reference of the Arts, Culture and Economic Development Advisory Committee, included as Attachment 2 to the staff report titled “Proposed Revised Terms of Reference for the Arts, Culture and Economic Development Advisory Committee” dated March 10, 2025 from the Acting Director, Community Services, be approved as revised to include a voting member from the Sapperton Business Collective.

ADOPTED ON CONSENT

4.7 Provincial Housing Target Order – Six Month Interim Progress Report

Please see Page 5 for action on this matter.

4.8 Subdivision and Development Control Bylaw No. 7142, 2007, Miscellaneous Amendments Bylaw No. 8515, 2025

THAT Subdivision and Development Control Bylaw No. 7142, 2007, Miscellaneous Amendments Bylaw No. 8515, 2025 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

4.9 Proclamation: Bulgarian Heritage and Independence Day, March 3, 2025

ADOPTED ON CONSENT

4.10 Proclamation: Amyloidosis Awareness Month, March 2025

ADOPTED ON CONSENT

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

4.4 Extending Patio Hours – Street and Sidewalk Patio Bylaw Amendment

In accordance with Section 100 of the *Community Charter*, Councillor Minhas declared a potential conflict of interest as he owns a business with a sidewalk patio and left the meeting (6:04 p.m.).

MOVED and SECONDED

1. *THAT Street and Sidewalk Patio Bylaw No. 8318, 2022, Amendment Bylaw No. 8514, 2025 be given first, second and third readings;*
2. *THAT staff be directed to endorse the applications of establishments with existing patios on public property that apply to the Liquor and Cannabis Regulation Branch for increased hours.*

CARRIED

Councillor Minhas returned to the meeting (6:10 p.m.).

4.5 New Westminster Awarded \$1.466 Million from Health Canada's Emergency Treatment Fund for the Crises Response Pilot Project

Mayor Johnstone commented on the award of \$1,466,230 from Health Canada's Emergency Treatment Fund for the Crises Response Pilot Project, highlighting that the City was the only applicant in BC to receive such funding and it was the second largest amount awarded to a municipality in Canada.

MOVED and SECONDED

THAT Council receive this Federal Government funding announcement for information.

CARRIED

4.7 Provincial Housing Target Order – Six Month Interim Progress Report

Discussion took place on the need for new amenities to support the density mandated by the provincial Housing Target Orders and it was suggested that an infrastructure target also be introduced. As a result, the following motion was introduced:

MOVED and SECONDED

1. *THAT the Housing Target Order Six Month Interim Progress Report, as contained in Attachment 1: Housing Target Order Six Month Interim Progress Report be received for information; and*
2. *THAT a letter be written to the Minister of Housing and Municipal Affairs recommending that a target for new infrastructure development be accompanied along with the housing target.*

The question on the motion was not called as discussion took place and it was noted that recognition of the City's efforts to address the housing crisis prior to the issuance of Housing Target Orders would be welcomed; also, staff was requested to copy local Members of the Legislative Assembly on the proposed letter to the Minister of Housing and Municipal Affairs.

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

6. MOTIONS FROM MEMBERS OF COUNCIL

6.1 Support for a New High School in Queensborough

MOVED and SECONDED

THAT a letter be written to the Minister of Education in support of School District 40's ongoing requests for site acquisition to build a new high school in Queensborough.

The question on the motion was not called as discussion took place regarding the School District No. 40's current priorities in Queensborough. In referencing a letter dated February 28, 2025 from the New Westminster Board of Education, it was noted that although high school capacity in Queensborough is included in the Long-Range Facilities Plan, it would be appreciated if advocacy efforts could be directed at their short and mid-term priorities.

As a result of the discussion, the following amendment was introduced:

MOVED and SECONDED

1. *THAT "ongoing requests for site acquisition to build a new high school in Queensborough" be deleted and replaced with "capital needs that reflect their Long-Range Facilities Plan;" and*
2. *THAT the following be added as Part 2 to the main motion: "THAT advocacy for capital projects be added to the agenda of the next School Board/City Working Group."*

CARRIED

Opposed: Cllrs. Fontaine
Minhas

The question on the motion, as amended, to read:

1. *THAT a letter be written to the Minister of Education in support of School District 40's capital needs that reflect their Long-Range Facilities Plan.*
2. *THAT the following be added as Part 2 to the main motion: "THAT advocacy for capital projects be added to the agenda of the next School Board/City Working Group."*

was then called and it was **CARRIED**.

7. NOTICES OF MOTION

7.1 Placing the Naturalization and Rewilding Project in Queen's Park on Hold

Submitted by Councillor Minhas

WHEREAS there has been considerable feedback received by the City of New Westminister regarding the 'rewilding' and 'naturalizing' of the 5th and 2nd Street boulevards in Queen's Park as part of our Biodiversity Strategy;

WHEREAS it is important to properly consult with local residents before any further ‘rewilding’ or ‘naturalizing’ of the boulevards in Queen’s Park which is covered by a Heritage Conservation Agreement;

BE IT RESOLVED THAT that the City’s Biodiversity Strategy, as it pertains to the ‘rewilding’ and ‘naturalizing’ of Second Street and Fifth Street boulevards, be placed on hold until October 2026; and

BE IT FURTHER RESOLVED THAT a neighbourhood consultation plan be developed and shared with Council regarding any future ‘naturalizing’ or ‘rewilding’ of the boulevards in Queen’s Park or other neighbourhoods throughout the City.

7.2 Providing Priority to New West Residents and Businesses for City-Operated Programs and Services

Submitted by Councillor Fontaine

WHEREAS the City of New Westminster faces a significant infrastructure deficit when it comes to public assets like sports and recreation facilities and community centres;

WHEREAS local taxpayers should have the highest level of priority to access various programs and services offered by the City of New Westminster;

WHEREAS the City of Delta offers their families a two-week head start to register for all recreation programs, including swimming and skating lessons;

BE IT RESOLVED THAT staff report back to Council regarding options for consideration to significantly enhance a “Priority New West” policy that provides local residents and businesses with priority access to City operated programs and services; and

BE IT FURTHER RESOLVED THAT the report include a comparison of other jurisdictions in our region regarding what initiatives they have implemented to provide their citizens and business owners with priority access.

8. BYLAWS FOR ADOPTION

MOVED and SECONDED

THAT Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (1084 Tanaka Court) No. 8483, 2024 be adopted

CARRIED

MOVED and SECONDED

THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw (1084 Tanaka Court) No. 8484, 2024 be adopted

CARRIED

MOVED and SECONDED

THAT Development Cost Charge Reserve Funds Expenditure Bylaw No. 8513, 2025 be adopted

CARRIED

9. PUBLIC ANNOUNCEMENTS

None.

10. NEW BUSINESS

None.

11. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn (6:59 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of Council of the City of New Westminster held on March 10, 2025.

Patrick Johnstone
MAYOR

Hanieh Berg
CORPORATE OFFICER