



**Regular Council**

**Monday, May 5, 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

*\*Attendance by electronic means*

**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.

Mayor Johnstone acknowledged the tragic incident involving members of the Filipino community, which has deeply affected so many throughout the city. He extended sentiments of support to the victims and their families during this incredibly difficult time.

A minute of silence was then observed in recognition of the incident that occurred at the Lapu Lapu Day event on April 27, 2025.

Mayor Johnstone then recognized Red Dress Day, the National Day of Awareness for Missing and Murdered Indigenous Women, Girls, and 2SLGBTQIA+ People. He stated that today marks the 15<sup>th</sup> anniversary of this solemn day of remembrance and action across Canada and thanked the Spirit of the Children Society for hosting a meaningful event earlier in Hyack Square.

## 2. AGENDA ADDITIONS & DELETIONS

MOVED and SECONDED

*THAT the Agenda for the May 5, 2025 Regular Council meeting be approved.*

**CARRIED**

## 3. PRESENTATIONS & DELEGATIONS

### 3.1 2024 Financial Statements

With the aid of a PowerPoint presentation, Shehzad Somji, Chief Financial Officer and Director, Finance and Information Technology, presented the 2024 Financial Statements for the City of New Westminster for the fiscal year ended December 31, 2024. S. Somji advised that a clean audit opinion has been received by KPMG, the City's external auditor, and no significant risks were identified of management's override of controls, no material misstatements were identified, and no control deficiencies were identified.

With the aid of a PowerPoint presentation, Brandon Ma, Partner, KPMG, spoke to the 2024 audit findings on the City's financial statements, noting that KPMG is independent and the Audit Report is unqualified.

MOVED and SECONDED

*THAT the City's financial statements for the fiscal year ended December 31, 2024 be accepted.*

**CARRIED**

### 3.2 Nurse to Patient Ratios

With the aid of a PowerPoint presentation, Melissa Stodola, Lobby Coordinator, Simon Fraser Region, BC Nurses' Union, stated that the Union's first goal is to ensure high-quality health care is available to everyone in BC when it is needed; in order to meet this goal, the nurse staffing shortage must be addressed and the recruitment and retention of more nurses in the healthcare system is required.

M. Stodola reviewed the demographics of nurses in BC, noting that local governments can support nurses by increasing access to housing, childcare, transportation, and recreation given that nearly half of them are under the age of 40 and over 90% are women.

### 3.3 Delegations

Michelle Murray, Assistant Youth Program Coordinator, accompanied by Kendra Gutierrez, Harman Rattan, Roshun Lally and Illich Herrera, spoke on Youth Week – an annual event held throughout BC to celebrate the remarkable contributions of young people in the community. They highlighted various activities taking place in New Westminster during the week of May 1 to 7, 2025.

Alison Golosky cited concern with an ongoing noise issue with a church in her neighbourhood. A. Golosky reviewed the various communications with the City and noting that the issue has not been adequately resolved. A. Golosky requested that the City address this matter and respond to her correspondence.

Mayor Johnstone directed staff to provide Council with a summary of actions taken to address the matter and to contact A. Golosky by phone.

Pat Muise expressed concerns about engineering works underway at the intersection of Sixth Avenue and Sixth Street, noting that residents have not been informed about the nature of the project or its expected completion timeline. P. Muise then cited concern with the installation of curb extensions throughout the city, and queried their cost, their purpose, and their locations. P. Muise concluded by commenting on the replacement of the Pattullo Bridge, noting that replacement of the Queensborough Bridge would have been more practical given its connectivity to other cities and places of interest such as the Canada-United States border.

Cathy Sostad, President of the New West Film Fest, spoke regarding the 2025 New West Film Fest, highlighting that the event will take place October 24, 2025 to October 26, 2025 at the New Westminster Landmark Cinema; submissions are open until June 20, 2025.

With the aid of photographs (copy on file, Legislative Services), Kathi Orser-Lips cited concern with the traffic safety improvements along East Sixth Avenue, noting that she monitored the Sixth Avenue corridor to gather data on its use and was of the opinion that a number of hazards exist. K. Orser-Lips referenced materials provided to Council prior to the meeting (copy on file, Legislative Services) and K. Orser-Lips read from her submission (attached to and forming part of these Minutes as Schedule 1).

The meeting recessed at 8:05 p.m.

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The meeting reconvened at 8:15 p.m. with all members of Council present, with Cllr. McEvoy by videoconference.

Kathleen Barnard, Save Your Skin Foundation, joined the meeting by videoconference and spoke to Melanoma and Skin Cancer Awareness Month.

With the aid of a PowerPoint presentation (copy on file, Legislative Services), Diego Grajales spoke in favour of the 3.5% Climate Action Levy, noting it supports the City's climate action initiatives.

Gail North, representing Heritage New West, spoke regarding the Heritage Homes Tour scheduled to take place on May 25, 2025 from 10 a.m. to 5 p.m. She highlighted that 12 heritage venues will be showcased this year and the tour's theme is "On the Homefront" in recognition of the 80<sup>th</sup> anniversary of World War II's end. G. North advised that tickets will be on sale at the Royal Westminster Regiment located at 530 Queens Avenue. G. North also invited Council and the community to attend the 28<sup>th</sup> Annual Queen's Park

Garage Sale scheduled for May 10, 2025 from 9 a.m. to 4 p.m.

Sunny Garcha cited concern with public safety at Pier Park and referenced a recent event in the playground's slide. He commented on repeated acts of vandalism to public amenities and infrastructure, noting that these spaces belong to the community and should be safe to use. S. Garcha urged Council to improve safety in public spaces and in particular in areas designed for children.

With the aid of photographs (copy on file, Legislative Services), Ed Zacharuk spoke regarding the lack of a designated area where drivers can briefly stop to drop off or pick up passengers without the need to park at the 22<sup>nd</sup> Street Station.

#### **4. CONSENT AGENDA**

MOVED and SECONDED

*THAT Items No. 4.1 through No. 4.14 be adopted by general consent, with the removal of Items No. 4.2, 4.4, 4.5, 4.8, 4.10 and 4.11.*

**CARRIED**

##### **4.1 Minutes**

MOVED and SECONDED

*THAT the Minutes of the Regular Council meeting held on April 7, 2025 be adopted as circulated.*

**ADOPTED ON CONSENT**

##### **4.2 2025 Tax Rate Bylaw No. 8516, 2025**

Please see Page 6 for action on this matter.

##### **4.3 Amendment to the Water Shortage Response Bylaw No, 6948, 2004 – Minor Revision to Stage 3 Lawn Sprinkling Regulations**

*THAT Water Shortage Response Bylaw No. 6948, 2004, Amendment Bylaw No. 8521, 2025 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

##### **4.4 Artificial Turf Field Location- What We Heard: Engagement Summary Report and Next Steps**

Please see Page 7 for action on this matter.

##### **4.5 City-wide Toilet Strategy: Interim Progress Report**

Please see Page 7 for action on this matter.

**4.6 Heritage Revitalization Agreement and Heritage Designation: 318 Sixth Avenue – Bylaws for First and Second Readings**

One piece of correspondence was provided on table (attached to and forming part of these Minutes as Schedule 2).

1. *THAT Heritage Revitalization Agreement (318 Sixth Avenue) Bylaw No. 8509, 2025 and Heritage Designation (318 Sixth Avenue) Bylaw No. 8510, 2025 be introduced and given first and second readings, and the bylaws forwarded to a Public Hearing.*
2. *THAT the building currently located at 318 Sixth Avenue be added to the City's Heritage Register following the adoption of the Heritage Designation (318 Sixth Avenue) Bylaw No. 8510, 2025.*

**ADOPTED ON CONSENT**

**4.7 Programs to Serve Isolated Seniors Funded by the United Way British Columbia**

1. *THAT the ongoing implementation of the City's Social Meals, Community Connector and Volunteer Coordination initiatives to be funded by the United Way of British Columbia as described in the report titled "Programs to Serve Isolated Seniors Funded by the United Way of British Columbia" dated May 5, 2025 from the Director, Parks and Recreation, be endorsed; and*
2. *THAT the Chief Administrative Officer and the Director, Parks and Recreation be authorized to enter into the 2025-2026 project funding agreements with the United Way of British Columbia substantially in the form as included in Attachments A, B and C to the staff report and subject to the satisfaction of the City Solicitor.*

**ADOPTED ON CONSENT**

**4.8 Proposed Next Steps Related to the Council Motion of January 13, 2025 Regarding the New West Hospice Society**

Please see Page 7 for action on this matter.

**4.9 Response to Council Motion Regarding the City of New Westminster joining the Strong Cities Network**

*THAT the City of New Westminster enrol as a member of the Strong Cities Network.*

**ADOPTED ON CONSENT**

**4.10 Update on Response to Council Motion: "Enhancing Commercial Areas and Corridors in New Westminster"**

Please see Page 7 for action on this matter.

**4.11 Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025**

Please see Page 7 for action on this matter.

**4.12 Proclamation: Youth Week, May 1-7, 2025**

**ADOPTED ON CONSENT**

**4.13 Proclamation: Emergency Preparedness Week, May 4-10, 2025**

**ADOPTED ON CONSENT**

**4.14 Proclamation: Melanoma and Skin Cancer Awareness Month, May 2025**

**ADOPTED ON CONSENT**

**5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

**4.2 2025 Tax Rate Bylaw No. 8516, 2025**

MOVED and SECONDED

*THAT Tax Rate Bylaw No. 8516, 2025 be introduced and given first, second and third readings.*

**CARRIED**

Opposed: Cllrs. Fontaine  
Minhas

**4.4 Artificial Turf Field Location- What We Heard: Engagement Summary Report and Next Steps**

MOVED and SECONDED

1. *THAT the attached report titled “Artificial Turf Field Location Pop-up Engagement: What We Heard Report”, dated March 2025, be received for information; and*
2. *THAT staff proceed with a technical feasibility study, focused solely on the Ryall Park south location and including options for integrating a perimeter walking track/path into the artificial turf field design, as outlined in this report.*

**CARRIED**

**4.5 City-wide Toilet Strategy: Interim Progress Report**

MOVED and SECONDED

*THAT staff implement phases 3 and 4 of the City-wide Toilet Strategy Workplan as outlined in the report titled “City-wide Toilet Strategy: Interim Progress Report” dated May 5, 2025.*

**CARRIED**

**4.8 Proposed Next Steps Related to the Council Motion of January 13, 2025 Regarding the New West Hospice Society**

MOVED and SECONDED

1. *THAT the proposed next steps in the staff report titled “Proposed Next Steps Related to the Council Motion of January 13, 2024 Regarding the New West Hospice Society” dated May 5, 2025 from the Director of Planning and Development be endorsed.*
2. *THAT a meeting be requested with the new Chair of the Board of Directors for Fraser Health Authority to discuss growing needs to support the residents of New Westminster.*

**CARRIED**

**4.10 Update on Response to Council Motion: “Enhancing Commercial Areas and Corridors in New Westminster”**

MOVED and SECONDED

*THAT staff continue to explore identification of potential location(s), operating considerations, resources and community partners on a micro-retailing project using shipping containers or a similar concept, and report back to Council by July 2025.*

**CARRIED**

**4.11 Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025**

Two pieces of correspondence were provided on table (attached to and forming part of these Minutes as Schedule 3 and Schedule 4).

In reply to queries from Council regarding correspondence received from an applicant with an application for mini-storage use, Jackie Teed, Director, Planning and Development, advised that the key issues identified in the letter have been resolved with the exception of the upper storey step-back, which the applicant may seek a Development Variance Permit for.

MOVED and SECONDED

*THAT Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025 be given first, second and third readings.*

The question on the motion was not called as discussion took place on the merits of removing mini-storage use from zoning districts.

In response to questions from Council, staff advised that the removal of mini-storage use from zoning districts does not preclude one from submitting a rezoning application to allow such use; the removal of mini-storage use is intended to protect industrial lands for intensified industrial use.

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

The meeting recessed at 9:35 p.m.

The meeting reconvened at 9:45 p.m. with all members of Council present, with Cllr. McEvoy by videoconference.

## 6. MOTIONS FROM MEMBERS OF COUNCIL

### 6.1 Securing Small Business Rebate Funding Renewal

Submitted by Councillor Campbell

MOVED and SECONDED

*THAT the Mayor, on behalf of Council, send a letter to the Honourable Diana Gibson, Minister of Jobs, Economic Development and Innovation, with a copy to all New Westminster Members of the Legislative Assembly, asking that the Securing Small Business Rebate program funding be renewed.*

The question on the motion was not called as discussion took place on the importance of the Securing Small Business Rebate program for small businesses that have experienced commercial property crime and the need to streamline its application process.

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

### 6.2 Conducting a Review of the City's Community and Neighbourhood Consultation and Notification Processes

Submitted by Councillor Fontaine

MOVED and SECONDED

1. *THAT the City conduct an independent review regarding the City's current consultation and public notification process to ensure it currently meets or exceeds recognized best practices for cities of a similar size; and*
2. *THAT staff explore the option to establish an enhanced public notification and consultation process for infrastructure projects and initiatives which are deemed by Council as 'signature' or materially 'significant.'*

The question on the motion was not called as discussion took place on the value informational signage at significant projects throughout the city. Also, discussion took place on whether a consultant would be utilized for the proposed review. As a result, the following amendment was introduced:

MOVED and SECONDED

*THAT Part 1 of the motion be amended by deleting "independent."*

**CARRIED**

The question on the motion, as amended, was not called as there was agreement to consider Parts 1 and 2 separately.



The question on Part 1 of the main motion, as amended, was then called and it was **CARRIED** with Cllr. Nakagawa opposed.

The question on Part 2 of the main motion was then called and it was **CARRIED**.

**6.3 Removing the 3.5% Climate Action Levy from the 2026 Electricity Bills as part of the Budget Development Process**

Submitted by Councillor Minhas

Three pieces of correspondence were provided on table (attached to and forming part of these Minutes as Schedule 5)

MOVED and SECONDED

*THAT staff be directed to permanently eliminate the 3.5% Climate Action Levy as part of the 2026 budget, which will be presented to Council for review and approval.*

**DEFEATED**

Opposed: Mayor Johnstone  
Cllrs. Campbell  
Henderson,  
McEvoy  
Nakagawa

**7. NOTICES OF MOTION**

**7.1 Developing a more Open and Transparent Budget Accounting Methodology for City Operated Services, Programs, and Projects**

Submitted by Councillor Fontaine

*WHEREAS transparency in municipal spending is essential for maintaining public trust and accountability;*

*WHEREAS the full costs of city projects, including internal costs such as staff time, administrative overhead, and resource allocation, are not always clearly attributed or visible to the public;*

*WHEREAS providing a comprehensive breakdown of project costs will allow New Westminster citizens and business owners to better understand the true financial impact of municipal initiatives;*

*WHEREAS ensuring that all internal costs are properly accounted for will support informed decision-making by Council and enhance fiscal responsibility;*

*THEREFORE BE IT RESOLVED THAT Council direct staff to develop a methodology for attributing internal costs to projects, ensuring that all relevant expenditures—including staffing, administrative, and operational costs—are accounted for in project budgets and financial reporting;*

*BE IT FURTHER RESOLVED THAT the proposed methodology be designed to be transparent, practical, and written in plain language accessible to both Council and the public;*

*BE IT FURTHER RESOLVED THAT staff report back to Council with a proposed framework and implementation plan within six months of this motion's adoption;*

*BE IT FURTHER RESOLVED THAT the finalized methodology and project cost breakdowns be published on the City's website in an accessible format.*

## **7.2 Advocacy for Increased Investment in Public Transit**

Submitted by Councillor Campbell

*WHEREAS public transit is vital for the mobility, economy, and sustainability of New Westminster, providing residents with essential access to work, education, and services; and New Westminster's Seven Bold Steps for Climate Action aims for 60% of all trips within the City to be by sustainable modes of transportation by 2030;*

*WHEREAS reliable investment is essential to maintaining and expanding transit services especially as TransLink faces a projected \$600 million annual funding gap starting in 2026 and the City has received numerous urging elected officials to advocate against potential transit service reductions, which could result in significant service cuts impacting New Westminster residents;*

*THEREFORE BE IT RESOLVED THAT the Mayor, on behalf of New Westminster City Council, write to the provincial and federal government calling for the establishment of a permanent and stable funding source for public transit; and*

*THAT New Westminster City Council reaffirms its commitment to collaborating with regional and senior government partners to enhance public transit for all New Westminster residents.*

## **8. BYLAWS FOR ADOPTION**

### **8.1 Zoning Bylaw No. 6680, 2001, Miscellaneous Amendments Bylaw No. 8495, 2025**

MOVED and SECONDED

*THAT Zoning Bylaw No. 6680, 2001, Miscellaneous Amendments Bylaw No. 8495, 2025 be adopted.*

**CARRIED**

### **8.2 Zoning Bylaw No. 6680, 2001, Multiple Unit Residential Storage Requirements Amendments Bylaw No. 8519, 2025**

MOVED and SECONDED

*THAT Zoning Bylaw No. 6680, 2001, Multiple Unit Residential Storage Requirements Amendments Bylaw No. 8519, 2025 be adopted.*

**CARRIED**

Opposed: Cllrs. Fontaine  
Minhas

## **9. NEW BUSINESS**

None.

## 10. PUBLIC ANNOUNCEMENTS

Mayor Johnstone announced that Paul Romein has been appointed to the Arts, Culture and Economic Development Advisory Committee as the Sapperton Business Collective representative for a two-year term ending January 31, 2027.

## 11. ADJOURNMENT

MOVED and SECONDED

*THAT the meeting adjourn (10:11 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 May 5, 2025.

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Patrick Johnstone  
MAYOR

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Hanieh Berg  
CORPORATE OFFICER

ADDRESS TO MAYOR AND COUNCIL

2025 MAY 05

Your Worship, Members of New Westminster City Council:

My name is Kathi Orser-Lips and I am speaking on behalf of my neighbours as outlined in my Report circulated to Council. Originally, I was representing the residents and neighbours of Glenbrook Drive, East 6<sup>th</sup> Avenue, Eddy Drive, Glen Court and Cumberland Street (6<sup>th</sup> Avenue to Richmond) as listed in the report I submitted to Council. On May 03, I was approached by a few residents of Ginger Drive who requested that I also include Ginger Drive in my catchment area.

I have always been passionate about my career as a public servant and have taken on this project as my way of sharing expertise gained as a public servant, with the City that I have called home for 21 years.

Thank you for giving me the opportunity share our concerns and also to recognize staff who reacted to the request of a small group of residents who requested the temporary activation of the left-turn signal from 6<sup>th</sup> Avenue onto McBride (usually used to aid emergency exit from Fire Hall #1). This has been helpful but to my knowledge is not operational during the morning rush hour.

Given the number of hours that I have contributed to this project and the many safety concerns and issues that are related to this short corridor between McBride Boulevard and Cumberland Street on East 6<sup>th</sup> Avenue where the replacement of the old Canada Games Pool and Community Centre with the new "ThomasOut" or Sea Otter Aquatic and Community Centre is located, it is impossible for me to even begin to specifically address all of the items in that report in a 5 minute presentation.

However, at the very least, we urge Council to remove the bi-directional bike lane along the high traffic vehicle connector on East 6<sup>th</sup> Avenue between Cumberland Street and the entrance to the Fire Hall parking lot. This bike lane is piece-meal and runs parallel to the already existing – and much safer – bike lane on the west side of the pool/community centre on the edge of the property of the Justice Institute of BC.

A picture is said to be better than a thousand words. I am providing a small sample of photos that I have selected from the hundreds that I have accumulated over the last 3 months. At this time, I would like to distribute these packages to you along with a Google map showing the area in question with the adjacent streets, avenues, the Crosstown Greenway, and the lanes between Glenbrook and 6<sup>th</sup> Avenue/Cumberland (referred to in my Report) all clearly marked.

This map does not appear to be to scale and the old Canada Games footprint and the previous location of the bus stop on the north side of 6<sup>th</sup> Avenue east is shown. Further, the entrance to the Ravine park no longer commences at the foot of Beth; it is approximately ½ block farther north on Glenbrook Drive.

In particular, I would like to draw your attention to the location of the Munchkin Manor Early Years Daycare Centre, which is located directly opposite the main crosswalk on 6<sup>th</sup> Avenue also on Glenbrook Drive. At this time, this crossing is not controlled.

The traffic on Cumberland is often backed up the hill to 8<sup>th</sup> Avenue and toward the river to Richmond Street during busy times particularly 2:30pm – 6:00 pm, and even more if traffic is being diverted because of problems on the bridges or on East Columbia Street. The majority of cars heading east on Cumberland (coming down from 8<sup>th</sup> Avenue) turn right into the east 6<sup>th</sup> Avenue corridor heading toward McBride, while a high percentage of vehicles heading up from Richmond Street turn left also heading in the direction of McBride Boulevard. This makes it extremely difficult for residents in the area to get to or from their homes.

We believe that residents have not been adequately included or represented in the planning process. Those residents who responded to the notification of impending changes to this busy corridor have been told that public participation in this process is not required. “Since the ... improvement project is a traffic safety related project, there was not a public engagement phase.”

We are demanding that further action to implement improvements to this corridor be postponed until a town hall meeting to discuss the numerous issues has taken place. We are aware that town hall meetings are not generally conducted for matters related to traffic concerns. We have not witnessed any signs that the City New Westminster has conducted a Feasibility Study regarding safety improvements along the 6<sup>th</sup> Avenue Corridor and some of the improvements that have been undertaken without consultation have created havoc within our community. We are demanding to be heard.

The safety and well-being of our families, including children and seniors, living in this area is paramount.

Attempts have been made to speak to staff regarding many of the issues in my report that was circulated to the Mayor and Council. Some residents have been advised that the changes “will proceed and will be monitored after the improvements have been constructed to determine if further adjustments are required.” This is not an efficient method of approaching such a complicated and complex project. Implementation of projects should not be to the detriment of the neighbouring community.

To this end, I hold in my hand, I petition from my neighbourhood – (Glenbrook Drive & area) containing a total number of 80 signatures requesting a town hall meeting to discuss our many concerns which I would like to submit to support my presentation.

**From:** Perry Roussy S22(1)  
**Sent:** Sunday, May 4, 2025 9:55 PM  
**To:** Mayor and Councillors  
**Subject:** [EXTERNAL] HRA S22(1) - 6 Ave 1st and 2nd readings May 5 , 2024

**CAUTION:** This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Johnstone and Members of Council,

As you prepare to review the first and second readings for our Heritage Revitalization Agreement (HRA) at the May 5th Council meeting, we'd like to take a moment to introduce ourselves and provide some background on our journey with S22(1) Sixth Avenue.

My name is Perry Roussy, and my wife Caroline and I were married in S22(1). We share our home with Jasper, our brown and white border collie. S22(1) Personal Information

Together we enjoy motorcycling—Caroline as my passenger—design and entertaining friends and family in our home.

We moved to Queens Park in April 1997, drawn by the neighbourhood's strong heritage character and community feel. The home we purchased—a modest two-bedroom, two-bathroom house—had received a heritage award in the early 1990s and was featured in the Annual Spring Heritage Tour. In 2004, we undertook a major renovation to lift the house and build a full-height basement, transforming it into a four-bedroom, three-bathroom home. This project was a labour of love—we were fully involved in the design and hands-on work. With help from my uncle, I (Perry) spent nearly four months working on the home daily before heading to my evening shifts.

We've continued to care for the home using principles established in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which outline national best practices for heritage conservation. These standards emphasize that ongoing maintenance is the most effective form of conservation, helping to avoid deterioration and the need for more invasive interventions. With that in mind, we've consistently invested in this home's upkeep—maintaining original materials, updating finishes sensitively, and preserving its historic character.


We are pursuing an HRA because we believe our home has heritage merit that warrants formal protection. The bulk of the structural rehabilitation has already been completed and we are now focused on future improvements such as storm windows, insulation upgrades and final exterior restoration—all in line with heritage standards.

The HRA proposal includes a modest infill home on the side of the property. This new residence has been carefully designed to be visually compatible, subordinate in scale and clearly distinguishable from the heritage house—aligning directly with Standard 11 of the national Standards and Guidelines. Importantly, due to the

configuration of our lot, we are able to retain the original siting of the heritage home which is a key conservation best practice.

This proposal reflects the City's Official Community Plan goal of supporting gentle infill that increases housing options while preserving the established character of heritage neighbourhoods. We've worked closely with our designer, City staff and our heritage professional to ensure the proposal upholds the values of Queen's Park and aligns with best practice at both the municipal and national levels.

We appreciate your time and consideration and we look forward to seeing the proposal move forward.

Warm regards,  
Perry & Caroline Roussy  
 Sixth Avenue  
New Westminster, BC

**Date:** May 1, 2025

**From:** Hungerford Properties  
1088-550 Burrard St., Vancouver, BC, V6C 2B5

**To:** Mayor and Council, City of New Westminster

**Property:** 1013-1019 Royal Avenue DP001082 DVP00728

**RE:** **Concerns Regarding Zoning Bylaw Amendments and the Treatment of Hungerford Properties**

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Dear Mr. Mayor and Council,

We are writing to express serious concerns regarding how Hungerford Properties has been treated throughout the recent amendments to the zoning bylaws affecting the M-1, M-5, and CM-1 districts. Hungerford has invested considerable time and capital into developing a self-storage facility aligned with existing land use and supportive of local business and residential needs. Yet rather than being welcomed as a long-term contributor to the local economy and industrial tax base, the company has faced procedural delays, vague communication, shifting requirements, and what can only be described as an arbitrary and inconsistent interpretation of policy by planning staff. This has culminated in last-minute bylaw changes and a failure to notify in-stream development permit (DP) applicants. **We respectfully urge the Mayor and Council to fully exclude 1013-1019 Royal Ave from Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025.**

A brief timeline of recent events: On February 24th, a motion was brought forward under “Other Business”—not under the regular consent agenda, which is highly irregular. This resulted in the proposed Zoning Amendment Bylaw No. 8518, 2025 (Storage Amendments) presented on March 24th. This bylaw seeks to remove mini-storage as a permitted use in the M-1, M-5, and CM-1 districts and introduces new storage requirements in all multi-family and mixed-use residential zones. Hungerford was neither consulted nor notified of this momentous change, despite years of dealing with the City. To our knowledge, the M-5 zoning district has not been amended since its creation on April 28, 2003.



Further, on March 24<sup>th</sup>: Zoning Amendment Bylaw (Miscellaneous Zoning Bylaw Amendments) No. 8495, 2025: For Consideration, again not receiving advance notice of a change that would affect our development application in stream. Part of this bylaw and specifically a change to the definition of a 'Storey' in the zoning bylaw was amended because of Staff disagreeing with the grammatical interpretation of this definition with Hungerford Properties. The previous definition served the City since the zoning Bylaw was adopted by Council on September 17, 2001, and has not been amended since. The combination of events for bylaws that have long stood over 20 years of development – we can only surmise that there is no respect given to long standing development rights within the City and to fetter discretion to the point of procedural unfairness. This change is proposed to be enacted the May 5<sup>th</sup> Council Meeting.

At this time, we are asking Mayor and Council to please confirm the interpretation of the comments and direction made at the Council Meeting on April 7<sup>th</sup>, 2025. The motion stated and unanimously passed for consent agenda item 4.8(a) in the published minutes differs in substance from that of the motion that Hungerford Properties observed from attendance at the meeting. In the video of the Council Meeting, the motion as raised by the mayor (refer to 2:02:37 in the video), was a: ***“Motion recommending staff to exempt the two properties from the changes to the zoning requirements. Plus asking for those two applicants to work with the City to ensure appropriate transitions to adjacent properties are considered during development.”***

This motion was transcribed in the minutes of the meeting using different wording:

*“THAT Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025 be referred back to staff to exclude 1013-1019 Royal Avenue and 1084 Tanaka Court from the proposed removal of mini-storage use from the M-1, M-5, and CM-1 Industrial Districts.”*

Prior to the April 7<sup>th</sup> motion – staff were advising Mayor and Council that in-stream protection from the bylaw would be given to the two in-stream applications and that enactment of the bylaw would be held off until the instream applications has due process.

Refer to page 4 in the *Planning and Development Staff report (File: DP001082, Doc #:2644242, Item #: 2025-97)* with respect to the Impact on Current Developments intent was stated that: “It is anticipated that adoption consideration would occur in July, providing reasonable time for the existing applicants to complete their applications under the **current zoning**.” Since the meeting we have consistently sought to confirm the Mayor’s motion, which reflects a clear

commitment to grandfather not only Hungerford's mini storage use, but also its Development Permit, to enable Hungerford to develop as long planned without interference from new more restrictive FSR and setbacks in the downzoning bylaw. It was repeatedly represented to us by staff that 'time pressure was off' because of the grandfathering of our application.

However, the two excluded sites are now apparently to be subjected to new FSR limits and revised setbacks (at both the street level and a further set back for heights above 50ft) that were not present, and have never been a subject of any consultation with Staff, previously. This directly contradicts the intent of grandfathering Hungerford's project, defeating it through new restrictive FSR and setbacks.

We have relied on the mayor's motion and the other representations, and have spent significant amounts of money and time in moving forward with design professionals, mechanical, geotechnical, civil engineers, architects and landscaping, in proceeding with drawings for the Development Permit resubmission and Building Permit submission.

We are therefore shocked and disappointed to see the following on the agenda for the Monday, May 5<sup>th</sup> council meeting:

"4.11 Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025 Report presented to Regular Council on March 24, 2025. Notice published April 25, 2025, and May 1, 2025.

1. Bylaw No. 8518, 2025 To remove mini-storage as permitted uses within the Light Industrial Districts (M-1) (except for 1084 Tanaka Court), Light Industrial Mixed-Use Districts (M5) (except for 1013, 1017 and 1019 Royal Avenue), and Commercial Industrial Districts (CM-1).

Recommendation THAT Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025 be given **first, second, and third readings.**"

The bylaw amendment proposed for May 5 reflects yet another abrupt about-face by the City, further undermining Hungerford's good faith attempts to comply with zoning and defeating its project. The proposed amendments to the M-1, M-5, and CM-1 zones appear to have advanced without transparent consultation or a clear rationale communicated to impacted property owners as the Mayor had directed staff to do on April 7<sup>th</sup>. This manipulated interpretation of the Mayor and Council's direction by staff will have a profound impact on Hungerford's ability to

develop and again changes the goal posts of our development rights when we purchased the site and intended to make significant investment towards the community.

We appreciate the difficult work of planning for the long-term success of the city, but economic development and urban planning must not be viewed in isolation. Private sector partners like Hungerford Properties deserve to be treated as collaborators—and not have zoning and development rights changed mid-stream on a development permit application that has years of input on from the City. Due to these constant changes and opaque changing of requirements, we have incurred no less than an extra \$100,000 in design costs, legal fees and consultant fees just to assess the impacts of these one-sided and procedurally unfair practices being conducted by the City of New Westminster.

The broader business community watches closely how municipalities treat major investors and landowners. When planning processes are opaque, inconsistent, or appear to target specific uses or projects without due consultation, it sends a chilling message to those considering an investment. This is not only a disservice to companies like Hungerford, but to the residents and small businesses of New Westminster who benefit directly and indirectly from responsible commercial development and the growth of an industrial tax base.

We respectfully urge the Mayor and Council to fully exclude 1013-1019 Royal Ave from Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025 and direct staff to engage transparently and constructively with Hungerford Properties. Doing so would affirm the City's commitment to fairness, clarity, and long-term economic sustainability.

While we have no desire to litigate, we feel that we are being forced into an untenable position, and being misled by contradictory positions from the City. Accordingly, we reserve all our rights, including to seek judicial review, disclosure of the City's files, and / or to claim damages for the loss of our proposed development.

Thank you for your attention to this important matter. We would welcome the opportunity to meet and discuss these concerns further.



Michael Hungerford

Partner, Hungerford Properties

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**From:** Michael Hungerford <MHungerford@HungerfordProperties.com>  
**Sent:** Monday, May 5, 2025 11:56 AM  
**To:** Ruby Campbell; Daniel Fontaine; Tasha Henderson; Jaimie McEvoy; Paul Minhas; Nadine Nakagawa; Patrick Johnstone  
**Cc:** Lisa Spitale; External-Legislative Services; Jon Leugner; Mayor and Councillors; Joshua Melton  
**Subject:** [EXTERNAL] RE: Hungerford Properties Letter to Mayor and Council of New Westminster 1013-1019 Royal Avenue (DP001082 DVP00728)  
**Attachments:** 2025.05.02 Hungerford Letter to Mayor and Council.pdf

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Hello Mayor and Council,

In this evening's council meeting there is a motion on the table for a Zoning bylaw that affects the development viability of our site on 1013-1019 Royal Ave.

We believe the intent of the bylaw motion was to provide our site with in-stream protection.

However, the bylaw as worded does not give full in stream protection.

While it protects the use, it subjects our site to a number of other NEW zoning changes, including FSR limits and upper level stepbacks. These would be yet new changes to requirements and parameters for our application that has been in process for over 2 years (since our DP pre-application) with staff.

**We are asking for full in-stream protection from the whole of Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025 for our application.**

The ramifications of the bylaw as worded if passed will threaten viability of our project, resulting in financial and reputational damage.

Thank you for your consideration and would welcome a discussion or questions, should you have any.

The previous sent letter is attached for reference for more background on this matter.

Sincerely and with gratitude,

Michael Hungerford

**Michael Hungerford**  
Partner

**Hungerford Properties**  
Suite 1088 – 550 Burrard St  
Vancouver BC V6C 2B5

D +1 778 945 7872  
C +1 604 723 7556



Hungerford Properties acknowledges with respect and gratitude that our offices are on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Selilwitulh (Tsleil-Waututh) Nations. We thank them for having cared for these lands and waters since time immemorial.

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We have yet to hear back from anyone regarding our correspondence that we provided last week (attached again).

We believe the intents and the motion passed by council in the March have not been met as *Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025* as proposed will severely impact our ability to develop our site.

Signature block

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**From:** Joshua Melton <jmelton@hungerfordproperties.com>  
**Sent:** May 2, 2025 9:18 AM  
**To:** rcampbell@newwestcity.ca; dfontaine@newwestcity.ca; thenderson@newwestcity.ca; jmcevoy@newwestcity.ca; pminhas@newwestcity.ca; nnakagawa@newwestcity.ca; pjohndstone@newwestcity.ca  
**Cc:** Kirsten Robinson <krobinson@newwestcity.ca>; Rupinder Basi <rbasi@newwestcity.ca>; LSPITALE@newwestcity.ca; clerks@newwestcity.ca; Jon Leugner <jleugner@hungerfordproperties.com>; mayorandcouncillors@newwestcity.ca; Kevin Kaila <kkaila@hungerfordproperties.com>; Michael Hungerford <MHungerford@HungerfordProperties.com>; Jeremy Bergmann <jbergmann@hungerfordproperties.com>; Jackie Teed <jteed@newwestcity.ca>  
**Subject:** Hungerford Properties Letter to Mayor and Council of New Westminster 1013-1019 Royal Avenue (DP001082 DVP00728)

Dear Mayor and Members of Council,

I hope this message finds you well.

On behalf of Michael Hungerford, Partner at Hungerford Properties, please find the attached letter respectfully requesting you to fully exclude Hungerford's self storage development at 1013-1019 Royal Ave from Zoning Bylaw No. 6680, 2001, Storage Amendments Bylaw No. 8518, 2025.

This letter outlines the reasons and supporting context for our position, and we trust it will be read before Mondays council meeting and given due consideration as part of the ongoing deliberations on this matter.

Should you require any additional information or clarification, I would be pleased to provide it.

Thank you for your time and attention and the team at Hungerford looks forward to hearing from you soon,

**Josh Melton, MBA, PMP**  
Development Manager

**Hungerford Properties**  
Suite 1088 - 550 Burrard St  
Vancouver BC V6C 2B5

D 604 868 1422

F 604 736 8550

[jmelton@hungerfordproperties.com](mailto:jmelton@hungerfordproperties.com)



Hungerford Properties acknowledges with respect and gratitude that our offices are on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Selilwitulh (Tsleil-Waututh) Nations. We thank them for having cared for these lands and waters since time immemorial.

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**From:** Michael Hall S22(1) Personal Information  
**Sent:** Wednesday, April 30, 2025 3:36 PM  
**To:** Mayor and Councillors  
**Subject:** [EXTERNAL] Motion on Climate Action Levy

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Hi Mayor and Councillors,

I urge councillors to stop bringing forward council motions that aim to remove the climate action levy. This is a waste of council and staff's time going over this again and again when it's already been defeated multiple times in the past.

If the mover of this motion would like it to be directly funded through property taxes instead with no change to actual climate action programs, please state that. Or, if it's really not believed that the city should be doing anything to fight or adapt to climate change, then please state that clearly. But to keep bringing something like this forward is doing no service to anyone.

Fighting against or adapting to climate change is some of the most cost-effective things we can do, and we need to be doing it.

Thanks for your time,

Michael Hall  
615 Belmont St  
New Westminster

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**From:** Laura Kwong S22(1) Personal Information  
**Sent:** Monday, May 5, 2025 12:34 PM  
**To:** Mayor and Councillors  
**Subject:** [EXTERNAL] Request to reject Motion: Removing the 3.5% Climate Action Levy from the 2026 Electricity Bills as part of the Budget Development Process

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Dear Mayor and Council,

I am writing to express my strong opposition to the motion to remove the Climate Action Levy from New West electricity bills.

While affordability is a critical issue for many New West residents right now, I believe it is critical that we remain firmly committed to the climate goals collectively set by the City of New Westminster. These include the goals outlined in the Community Energy and Emissions Plan (CEEP) 2050 and the Corporate Energy and Emissions Reduction Strategy (CEERS). Eliminating the levy will directly undermine our ability to meet these commitments, which will impact our ability to continue with flood protection work in Queensborough and the expansion of green infrastructure that protects against extreme heat and reduces stormwater risks.

These programs are not “nice-to-haves”, they are foundational to preparing our community for the realities of extreme weather, rising energy demands, and the responsibility we have towards current and future residents. The youth of our community, who can not yet vote, are relying on our current elected officials to provide the climate leadership now that will help secure their future.

Removing the levy may provide modest and temporary economic relief, but it risks far greater long-term costs, both financial and human. Climate adaptation and mitigation are not optional. We can pay a little now to protect ourselves from climate impacts, or we can pay a lot later as we grapple with the very real and expensive impacts of climate change. Prioritizing short term economic savings in exchange for climate action funding is absolutely not in my and my neighbours’ best interests, nor the best interests of the next generation of New West residents. I want to pay taxes and levies that support building a climate resilient city.

I urge you to reject this motion and reaffirm our climate commitments by maintaining the Climate Action Levy. Thank you for your consideration of this request.

With kind regards,

Laura Kwong

--

Laura Kwong  
S22(1) Personal Information



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**From:** Tim Takaro <ttakaro@sfu.ca>  
**Sent:** Monday, May 5, 2025 5:08 PM  
**To:** Legislative Services  
**Cc:** Karen Crosby  
**Subject:** [EXTERNAL] Re: Speaking at council tonight

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Hmmmm...

I submitted the form on Tuesday last week.

Here are my comments on value of the climate levy.

Like Council member Fontaine, we would all like the climate emergency to go away. It is not going away. The last two years are the hottest on record (again), but these past two years by a bigger margin than ever in recorded history. We understand how tragic this is for future generations because dozens of people have died in our city because of the heat. It was 33 degrees in Kamloops last month and fires are already raging in BC and across the country. In some of those BC fires burned throughout the winter, a so-called zombie fire. We are still in a climate emergency.

The fallacy that since the Provincial carbon tax is gone and so we no longer have a climate emergency is invented by supporters of the fossil energy industry. And that is a dangerous fallacy. Quite to the contrary, now that we've lost THAT proven effective tool, AND the US is taking us backwards on its future emissions, makes it even more urgent that municipalities step up with local emission reduction initiatives like those made possible by the climate action levy.

Please keep the climate action levy in place to do the job it is now doing for our citizens, preparing us to meet an uncertain future and doing what we can as a municipality to reduce emissions. The choice laid out by some politicians of sovereignty or a livable planet is a false choice. There is no sovereignty on a dead planet.

-Tim Takaro, MD, MPH.  
Professor Emeritus  
Health Sciences  
Simon Fraser University

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**From:** Legislative Services <legislativeservices@newwestcity.ca>  
**Sent:** Monday, May 5, 2025 4:31 PM  
**To:** Tim Takaro <ttakaro@sfu.ca>  
**Subject:** RE: Speaking at council tonight

Hello Tim,

This is to acknowledge and thank you for your email. The delegation list for this evening's Regular Council meeting is full. We've check the backend and can confirm that we have no record of your submission. Do

you happen to recall when you submitted it? You are welcome to submit written correspondence to Council, which would be provided on table this evening; if so, please ensure we receive it as soon as possible to allow time for circulation, ideally no later than 5:30 pm.

Regards,

Marius Miklea | Assistant Corporate Officer  
T 604.636.4487 | E [mmiklea@newwestcity.ca](mailto:mmiklea@newwestcity.ca)

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**From:** Tim Takaro <ttakaro@sfu.ca>  
**Sent:** Monday, May 5, 2025 3:41 PM  
**To:** External-Legislative Services <CorporateOfficer@newwestcity.ca>  
**Subject:** [EXTERNAL] Speaking at council tonight

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Hello!

I submitted a form to speak tonight about climate levy but haven't heard back. Please advise

From Tim's fairly smart phone