



Regular Council

**Monday, May 12, 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.

2. AGENDA ADDITIONS & DELETIONS

MOVED and SECONDED

THAT the Agenda for the May 12, 2025 Regular Council meeting be approved.

CARRIED

3. PRESENTATIONS & DELEGATIONS

3.1 Community Advisory Assembly Evaluation Results and Recommendations for the Future

With the aid of a PowerPoint presentation, Jennifer Miller, Acting Deputy Director, Community Services, commented on the results of the evaluation of the Community Advisory Assembly model and spoke to opportunities for improvement as well as recommendations for the future of the Assembly.

MOVED and SECONDED

1. *THAT staff be directed to continue with the Assembly model, with several adjustments to the Assembly Terms of Reference as outlined in the report titled “Community Advisory Assembly Evaluation Results and Recommendations for the Future,” dated May 12, 2025 from the Director, Community Services.*
2. *THAT staff proceed with the 6 next steps as outlined in the report titled “Community Advisory Assembly Evaluation Results and Recommendations for the Future,” dated May 12, 2025 from the Director, Community Services, to prepare for a new Assembly year starting in September 2025.*
3. *THAT staff add \$110K and an additional 0.5 FTE to the 2026 Budget process.*

The question on the motion was not called as discussion ensued regarding the effectiveness of the Assembly model versus traditional advisory bodies of Council.

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

3.2 Mayor's Youth Climate Leadership Team 2025 Project Plan

Leya Behra, Deputy Director, Climate Action, introduced members of the Mayor's Youth Climate Leadership Team (YCLT) and spoke regarding the Team's activities leading to the development of project ideas that support the City's climate action goals.

With the aid of a PowerPoint presentation, Ruqaiyah Clouden and Max MacInnes-Cann, representing the Stream Team, a subgroup of the YCLT, spoke about historical watercourses in New Westminster that have been moved underground. It was noted that Glen Brook, a buried creek connected to the Glenbrook Ravine, was piped underground in 1912, however it once flowed through Terry Hughes Park, the Justice Institute of BC, t̓əməsew̓tx̓w Aquatic and Community Centre, and through the Glenbrook Ravine to join as a tributary to the Fraser River. The YCLT have identified Glen Brook as a project opportunity. The project seeks to honour the legacy of the lost Glen Brook by integrating natural storm water management, enhancing biodiversity, and developing a vibrant and resilient public space; it is envisioned that plantings, natural elements such as boulders and logs, and interpretive signage will tell the story of Glen Brook.

With the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 1), Mahsa Soltani and Curtis Lever, representing the Communications and Social Media Team, spoke regarding Phase Two of the proposed project. It was noted that Phase Two will focus on storytelling, education, and community awareness; the Team will highlight ecological, cultural, and climate resilience through creative and accessible tools; it is anticipated that by connecting people to the natural systems, the project will foster a deeper understanding of the role of urban ecology in building a resilient future.

MOVED and SECONDED

1. *THAT phase one and two of the 2025 Youth Climate Leadership Team project plan as attached to the report titled “Mayor’s Youth Climate Leadership Team 2025 Project Plan” dated May 12, 2025 from the Mayor’s Youth Climate Leadership Team, be approved.*
2. *THAT up to \$20,000 be approved from the Climate Action Reserve Fund to fund the implementation of the 2025 Youth Climate Leadership Team project plan.*

CARRIED

3.3 Open Delegations

Lorraine Brett, President of the New Westminster May Day Community Association, accompanied by Scott Rains, member of the Association, introduced May Suite participants and spoke of the 155th Annual May Day celebration. L. Brett provided background information on the event, noting that the United Nations Educational, Scientific and Cultural Organization considers the event an expression of “living culture.” L. Brett then remarked that the celebration preserves knowledge and tradition in the community and offers youth an opportunity to participate in various activities.

S. Rains spoke on the importance of tradition for the community, noting that the Association is in need of support to ensure the feasibility of the event for generations to come.

Katie Fenn, Chief Executive Officer, and Steve Kellock, President of the Board, BC Recreation and Parks Association (BCRPA), presented the City of New Westminster with the BCRPA’s Facility Excellence Award in recognition of the təməsewtx^w Aquatic and Community Centre.

Mayor Johnstone highlighted that təməsewtx^w Aquatic and Community Centre was also recognized by the Recreation Facilities Association of BC with awards in the Climate Action and Outstanding Facility categories.

With the aid of a PowerPoint presentation (copy on file, Legislative Services), Stacey Neves, Section Manager, Engineering Operations, accompanied by Pabin Bopanrai, Engineering Operations Clerk, Steve Peregoodoff, Assistant Supervisor, Solid Waste and Recycling, and Matthew Pilfold, Arborist Technician, spoke regarding the Canadian National Public Works Association’s annual Public Works Week – May 18 to 24, 2025. It was noted that the annual event celebrates and acknowledges the vital work of public works professionals in communities.

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Lindsay Twaites spoke regarding Apraxia Awareness Day on May 14, 2025, noting it is a day to increase public awareness about childhood apraxia of speech – a neurological disorder that causes significant difficulty in learning to speak and affects approximately 1 in 1000 children.

Brook Jensen, representing the New West Tenants Union, spoke in favour of Item 4.2 – “Business Regulations and Licensing (Rental Units) Bylaw Cooling Amendments and Next Steps.” B. Jensen remarked that many tenants canvassed by the Union cited concern with the potential of being evicted for renovations as a result of the proposed cooling requirements.

Michael Hall, speaking on behalf of Movement: Metro Vancouver Transit Riders, commented on the need to preserve and expand transit bus routes; M. Hall remarked that over 1 million people in Metro Vancouver ride transit every week, however, the bus network is stretched to its limit, is slower every year, and is underfunded.

Sid Johnson, representing Massey Victory Heights Residents’ Association, cited concern with the replacement of street lights in the neighbourhood, noting that new lights will take away from the area’s’ historic charm. S. Johnson also commented on the lack of public consultation regarding the street lighting program, noting that the Residents’ Association showed interest in the project on several occasions.

Staff was directed to liaise with the Residents’ Association on the project and advise Council of the stage of the project’s procurement.

Naomi Perks spoke regarding the International Day Against Homophobia, Biphobia and Transphobia on May 17, 2025, noting that it is a day to recognize that no one should be discriminated against on the basis of social orientation, gender identity or expression.

Ryan LeNeal spoke in favour of Item 4.2 – “Business Regulations and Licensing (Rental Units) Bylaw Cooling Amendments and Next Steps” and recounted his experience in attempting to install an air conditioning unit in his home.

Monica Bhandari, representing ACORN BC, spoke in favour of Item 4.2 – “Business Regulations and Licensing (Rental Units) Bylaw Cooling Amendments and Next Steps” and remarked that there should be no barriers for tenants in obtaining and installing air conditioning units in their homes. M. Bhandari was of the opinion that the proposed bylaw does not address equity given the cost of air conditioning units as well as their utility charges.

The meeting recessed at 8:30 p.m.

The meeting reconvened at 8:40 p.m. with all members of Council present, with Cllrs. Fontaine and McEvoy by videoconference.

4. CONSENT AGENDA

MOVED and SECONDED

THAT Items No. 4.1 through No. 4.9 be adopted by general consent, with the removal of Item No. 4.2.

CARRIED

4.1 2024 Filming Activity

1. *THAT the report titled “2024 Filming Activity,” dated May 12, 2025 from the Director, Community Services be received for information.*
2. *THAT the City’s Filming Policies and Procedures be updated to include specific language related to cancellation notice by adding into section 4.5: “When City staff, liaisons, Police, Electrical, Fire, etc. are required by the filming coordinator and/or the production company; a) City staff, liaisons, Police, Electrical, Fire, etc. are appointed at a minimum four-hour callout. b) when not cancelled with a minimum of 24 hours advanced notice, production is responsible for a four-hour callout fee for City staff, liaisons, Police, Electrical, Fire, etc. at the noted service rate.”*

ADOPTED ON CONSENT

4.2 Business Regulations and Licensing (Rental Units) Bylaw Cooling Amendments and Next Steps

Please see Page 6 for action on this matter.

4.3 Easement Agreement for the Encroachment on the Lane Adjacent to 614 Fourth Avenue

THAT an easement (the “Easement Agreement”) be granted to the Owners of 614 Fourth Avenue (the “Owner”) for a nominal amount, and on terms and conditions acceptable to the Manager of Legal Services, the Director of Engineering, and the Director of Planning and Development over a portion of Lane described as Facility ID: 540 within the City of New Westminster Road Network (the “City Lane”) to permit the encroachment thereon of a retaining wall and stair landing on the adjacent property at 614 Fourth Avenue, legally described as PID: 009-295-241 Lot 11 Plan NWP2620 (the “Property”), and to authorize the Manager of Legal Services to negotiate, conclude and execute an Easement Agreement on behalf of the City in accordance with the provisions in this report.

ADOPTED ON CONSENT

4.4 Licence Agreement with SOCAN and RE:SOUND

THAT the Director of Parks and Recreation be authorized to execute licence agreements with SOCAN and RE:SOUND as appended to the May 12, 2025 staff report titled Licence Agreement with SOCAN and RE:SOUND.

ADOPTED ON CONSENT

4.5 New Westminster Grant Funding Summary from Bloomberg Philanthropies Youth Climate Action Fund Program

THAT the report titled “New Westminster Grant Funding Summary from Bloomberg Philanthropies Youth Climate Action Fund Program” dated May 12, 2025 from the Manager, Intergovernmental Relations and Community Relations, be received for information.

ADOPTED ON CONSENT

4.6 Proclamation: Apraxia Awareness Day, May 14, 2025

ADOPTED ON CONSENT

4.7 Proclamation: Hyack Multicultural Parade & Festival, May 24, 2025

ADOPTED ON CONSENT

4.8 Proclamation: Public Works Week, May 18-24, 2025

ADOPTED ON CONSENT

4.9 Proclamation: International Day Against Homophobia, Transphobia, and Biphobia, May 17, 2025

ADOPTED ON CONSENT

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

4.2 Business Regulations and Licensing (Rental Units) Bylaw Cooling Amendments and Next Steps

A revised Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004, Amendment Bylaw No. 8525, 2025 was provided on table for Council’s consideration (attached to and forming part of these Minutes as Schedule 2).

Discussion took place on the importance of the proposed regulations to protect the life safety of tenants throughout the city and in response to questions from Council, Jackie Teed, Director, Planning and Development, commented on the role and scope of duties for the proposed three additional regular full-time positions; it was noted that activities such as proactive annual rental building inspections, consistent in-reach with vulnerable tenants, and timely research, analysis and progression of enforcement files will support the city’s efforts in protecting tenants.

MOVED and SECONDED

1. *THAT City of New Westminster Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004, Amendment Bylaw No. 8525, 2025, City of New Westminster Bylaw Notice Enforcement Bylaw No. 7318, 2009, Amendment Bylaw No. 8526, 2025, and City of New Westminster Municipal Ticket Information Bylaw No. 8077, 2019, Amendment Bylaw No. 8527, 2025 each be given first, second, and third readings.*
2. *THAT three regular full time positions be created in 2026 through the reallocation of internal existing resources for lesser priority program areas to support tenant related enforcement, support and life safety work.*

The question on the motion was not called as the following amendment was introduced:

MOVED and SECONDED

THAT Part 2 of the main motion be deleted and replaced with the following: “THAT an operating budget enhancement for three regular full-time positions to support tenant-related enforcement, support and life-safety work be included for consideration as part of the 2026 Budget process.”

CARRIED

Opposed: Cllrs. Fontaine
Minhas

There was agreement to consider Parts 1 and 2 of the main motion, as amended, separately.

The question on Part 1 of the main motion was then called and it was **CARRIED**.

The question on Part 2 of the main motion, as amended, was then called and it was **CARRIED** with Cllrs. Fontaine and Minhas opposed.

6. MOTIONS FOR DISCUSSION AND DECISION

6.1 Developing a More Open and Transparent Budget Accounting Methodology for City-Operated Services, Programs, and Projects

Submitted by Councillor Fontaine

MOVED and SECONDED

1. *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;*
2. *THAT the proposed methodology be designed to be transparent, practical, and written in plain language accessible to both Council and the public;*
3. *THAT staff report back to Council with a proposed framework and implementation plan within six months of this motion’s adoption; and*
4. *THAT the finalized methodology and project cost breakdowns be published on the City’s website in an accessible format.*

The question on the motion was not called as discussion took place on the effectiveness and transparency of current financial reporting practices at the City.

The question on the motion was then called and it was **DEFEATED** with Mayor Johnstone and Cllrs. Campbell, Henderson, McEvoy and Nakagawa opposed.

6.2 Advocacy for Increased Investment in Public Transit

Submitted by Councillor Campbell

MOVED and SECONDED

1. *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*
2. *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.*

The question on the motion was not called as the following amendment was introduced:

MOVED and SECONDED

THAT the following be added as Part 3: "THAT this new, stable funding source not come from congestion pricing, tolls, vehicle levies or other new forms of taxation on New Westminster and Metro Vancouver residents."

DEFEATED

Opposed: Mayor Johnstone
Cllrs. Campbell
Henderson
McEvoy
Nakagawa

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

7. NOTICE OF MOTION

7.1 Remove US Flag from Queen's Park Arena and Replace it with City of New Westminster Flag

Submitted by Councillor Fontaine

WHEREAS there are few if any formal occasions that require the American flag to be prominently displayed at Queen's Park Arena;

BE IT RESOLVED THAT staff be directed to permanently remove and replace the American flag with the City of New Westminster flag at Queen's Park Arena; and

BE IT FURTHER RESOLVED THAT staff be authorized to temporarily reinstall the American flag if it is required to be displayed for official protocol purposes in relation to an event held at this facility.

8. BYLAWS FOR ADOPTION

8.1 Tax Rate Bylaw No. 8516, 2025

MOVED and SECONDED
THAT Tax Rate Bylaw No. 8516, 2025 be adopted.

CARRIED
Opposed: Cllrs. Fontaine
Minhas

8.2 Water Shortage Response Bylaw No. 6948, 2004, Amendment Bylaw No. 8521, 2025

MOVED and SECONDED
THAT Water Shortage Response Bylaw No. 6948, 2004, Amendment Bylaw No. 8521, 2025 be adopted.

CARRIED

9. NEW BUSINESS

None.

10. PUBLIC ANNOUNCEMENTS

None.

11. ADJOURNMENT

MOVED and SECONDED
THAT the meeting adjourn (9:28 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 12, 2025.

Patrick Johnstone
MAYOR

Hanieh Berg
CORPORATE OFFICER

Youth Climate Leadership Team

Communications and Social Media Project



Community for Climate

The Problem: Disconnect between New Westminster residents and local climate policy

Our Goals:

- Promote climate resilience and sustainable lifestyle choices
- Raise awareness of the Glenbrook Stream Project
- Inspire climate action through storytelling

Project Objectives:

- Launch a social media campaign about the Rain Garden Project
- Host 2-3 pop-up booths to gather and share local stories
- Collaborate with other advocacy groups throughout Metro Vancouver, raising awareness of environmental challenges in the region

Why it matters

- Many sustainability challenges are outside the scope of municipal policy
- We need to meet residents where they are at to foster engagement (especially young adults and youth)

Our Vision:

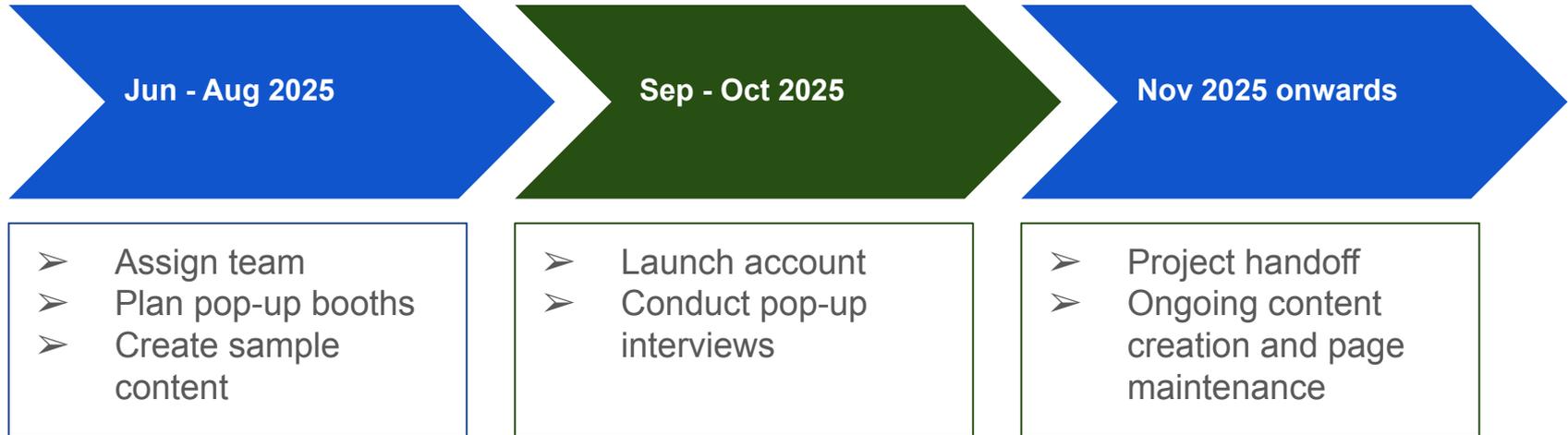
Start accessible conversations about climate policy to engage and inform New Westminster residents

Resources

- Audiovisual equipment
- Pop-up booth materials
- City staff/ volunteers for interviews, video editing and social media platform management
- Instagram account

We anticipate the **time investment** of content creation, posting, and ongoing social media account maintenance to be the biggest resource constraint of this project.

Project timeline



CORPORATION OF THE CITY OF NEW WESTMINSTER**BYLAW NO. 8525, 2025**A Bylaw to Amend Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004

WHEREAS the *Community Charter* section 8(6) authorizes a local government to regulate in relation to business;

WHEREAS the *Community Charter* section 8(3)(i) authorizes a local government to regulate, prohibit, and impose requirements in relation to public health;

WHEREAS the *Community Charter* sections 8(3)(g) and 63(f) authorizes a local government to regulate, prohibit, and impose requirements in relation to the health, safety or protection of persons or property in relation to rental units and residential property, as those are defined in the Residential *Tenancy Act*, S.B.C 2002, c. 78, that are subject to a tenancy agreement, as defined in that *Act*;

WHEREAS climate change is increasing the occurrences of prolonged periods of hot temperatures with minimal overnight cooling in the City;

WHEREAS in 2021, 28 people in the City died from causes related to a heat event; and

WHEREAS many rental units in the City do not have air conditioning systems or cooling measures in place.

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8525, 2025.”
2. Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 is amended as follows:
 - a. By adding the following in alphabetical order to Section 2:

“Building Official” means the individual designated by the City as the Manager of Building Inspections (as that title may be changed from time to time) and such person or persons as he or she may designate from time to time as his or her assistants.

- b. By inserting “and Cooling” after “Heating” and before “Systems” to the title of Section 34.
 - c. By adding the following regulations to Section 34:

34 (c) No Prohibiting Portable Cooling Devices

- i. Where air conditioning, or another form of installed cooling system, is not already provided, no *owner* shall prohibit or prevent a *tenant* from using a portable device designed to cool internal temperature in a *rental unit*.

- ii. Subsection (i) applies despite any strata bylaws adopted under the *Strata Property Act*, 1998, c. 43 that directly or indirectly prohibit a *tenant* from using a portable device designed to lower the temperature of a *rental unit*.

34 (d) Application for Exemption from Section 34 (a)

- i. An owner who is subject to section 34 (c)(i) may apply to the *Building Official* for an exemption from that section in respect of a *rental unit*, on the grounds that the *owner* cannot reasonably comply with section 34 (c).
- ii. An application under subsection (i) shall be submitted by the *owner* to the *Building Official* and must be accompanied by documentation from a licensed professional that outlines the unreasonable physical barriers that would need to be overcome in order to allow the *dwelling unit* to support a portable device designed to cool internal temperature in a *rental unit*.
- iii. An exemption granted under this section, is valid for 2 years from the date granted and must be reapplied for to maintain the exemption.

34 (e) Dwelling Units with Cooling Devices or Systems

Where air conditioning, or another form of installed cooling system, is provided by the *owner*, the *owner* shall maintain the system to be in good working condition.

GIVEN FIRST READING	this	day of	, 2025.
GIVEN SECOND READING	this	day of	, 2025.
GIVEN THIRD READING	this	day of	, 2025.
DEPOSITED WITH THE MINISTER	this	day of	, 2025.
CONSULTED WITH THE REGIONAL HEALTH BOARD	this	day of	, 2025.
ADOPTED	this	day of	, 2025.

Mayor Patrick Johnstone

Hanieh Berg, Corporate Officer