



City of New Westminster

Report to Council

To: New Westminster City Council
in Regular Council

Meeting Date: October 6, 2025

From: Lisa Leblanc, Director, Engineering
& Deputy Chief Administrative
Officer

Report No.: 2025-280

05.1035.10
(DOC#2766994)

**Re: Temporary Licence Agreement with MRSL (New Westminster) Nominee Ltd.
for Construction of Dike Shoreline Rehabilitation at 350 Gifford Street**

Staff Recommendation

THAT the Mayor and Corporate Officer be authorized to execute the Temporary Licence Agreement for the construction of dike shoreline rehabilitation at 350 Gifford Street between the City of New Westminster and MRSL (New Westminster) Nominee Ltd. as provided in Attachment 1 to the staff report titled "Temporary Licence Agreement with MRSL (New Westminster) Nominee Ltd. for Construction of Dike Shoreline Rehabilitation at 350 Gifford Street" from the Director, Engineering and Deputy CAO, dated October 6, 2025.

Purpose

To seek Council authorization to enter into a temporary licence agreement with MRSL (New Westminster) Nominee Ltd to enable construction of the dike shoreline rehabilitation project.

Executive Summary

The City of New Westminster's (City) perimeter dike in Queensborough, is part of the City's flood protection system. The City undertakes annual inspections of the dike to ensure adequate dike performance. From these annual inspections, the City identified erosion and deterioration at two locations along the dike. These locations are situated behind the Kruger Warehouse (Location 1) and the Starlight Casino (Location 2). This has formed the Queensborough Dike Shoreline Rehabilitation Project, which is also a Union of BC Municipalities (UBCM) grant-funded project.

As of August 2025, the City has successfully completed the rehabilitation and repair of Location 1. With Location 2 expected to begin in October 2025, the project is anticipated to be completed by January 2026, weather permitting.

MRS� (New Westminster) Nominee Ltd owns 350 Gifford Street (Location 2), where the construction work is proposed. Therefore, the City requires a temporary licence agreement to work on their land to deliver the dike shoreline rehabilitation work. This report seeks Council authorization to enter into a temporary licence agreement with MRS� (New Westminster) Nominee Ltd to proceed with the project. The draft temporary licence agreement is provided as Attachment 1.

Background

The City of New Westminster is located along the north bank of the Fraser River, and on the eastern end of Lulu Island in the Fraser River Delta. The land use within the 520 hectare floodplain consists of commercial, industrial, single and multi-family residential properties. A seven-kilometer-long standard dike protects approximately 350 hectares of Queensborough.

Historically, the Province of BC managed the Fraser River Floodplain. In 2003, the Province enacted legislation that passed down the responsibility for floodplain land-use designation and management to local governments. While the Province is still the regulating authority for dike design, construction & maintenance standards, municipalities act as the Diking Authority and effectively own diking infrastructure. Thus, municipalities have the responsibility for maintaining existing diking, funding new diking and regulating land use in floodplains.

During the annual dike inspection, the City has identified locations along the dike that require rehabilitation to address erosion and deterioration. These locations are situated behind the Kruger Warehouse (Location 1) and the Starlight Casino (Location 2).

In January 2023, the City was awarded \$800,000 from the UBCM Community Emergency Preparedness Fund for the work designed in 2021. The grant's requirements stipulated that the work must be completed by the end of 2024. However, due to the delays in the permitting phase, the City requested and was granted an extension to the reporting deadline (January 2026).

The City has successfully completed the construction works for the rehabilitation and repair at Location 1. Location 2 construction is expected to begin in October 2025 and finish by January 2026, to meet the grant timelines.

Discussion

The proposed dike shoreline rehabilitation design, prepared by a consultant, will enhance the shoreline to repair the erosion and improve the environment. The shoreline has been designed to be more naturalized with a hybrid design that includes both riprap and vegetation planting in both the mudflat and riparian areas.

This work also aligns with the City's requirements as the Diking Authority to maintain the dike by repairing the erosion and deterioration so it can maintain the integrity of the flood protection system.

Staff have been in discussions with MRSL (New Westminster) Nominee Ltd to secure the necessary licence agreement that would allow the City to undertake the project. The agreement sets out the terms under which the City may construct the dike shoreline rehabilitation work.

By securing this licence, the City will be able to move forward with construction.

Financial Implications

The associated project costs are managed within the Flood Management 5-year capital budget.

There are no financial implications related to entering into this licence agreement.

Next Steps

Approval of this report would authorize the Mayor and Corporate Officer to enter into the Temporary Licence Agreement, which would then be provided to MRSL (New Westminster) Nominee Ltd for their signature.

Interdepartmental Liaison

This report has been shared with Financial Services and Legal Services, who provided comments that have been incorporated.

Options

The following options are presented for Council's consideration:

1. THAT Council authorize the Mayor and Corporate Officer, on behalf of the City of New Westminster, to execute the Temporary Licence Agreement for the construction of dike shoreline rehabilitation at 350 Gifford Street between the City of New Westminster and MRSL (New Westminster) Nominee Ltd.
2. THAT Council provide staff with other direction.

Staff recommend Option 1.

Conclusion

The dike shoreline rehabilitation project represents an important part of the City's Queensborough dike and flood protection system. Authorization to enter into this

temporary licence agreement with MRSL (New Westminster) Nominee Ltd will enable the City to proceed with the construction.

Attachments

Attachment 1 – Draft Temporary Licence Agreement for Construction of Dike Shoreline Rehabilitation at 350 Gifford Street with MRSL (New Westminster) Nominee Ltd.

Report Approval

Submitted By
Brittany Tom, Integrated Storm Water Engineer

Agreed By
Erika Pollmuller, Senior Engineering Technologist
George Otieno, Senior Infrastructure Engineer
David Lee, Manager, Infrastructure Planning
Kwaku Agyare-Manu, Deputy Director, Engineering Services
Wasem Rateb, Insurance and Risk Advisor
Sophie Zhou, Manager, Financial Services
Craig MacFarlane, City Solicitor, Manager of Legal Services

Approved By
Lisa Leblanc, Director of Engineering Services & Deputy CAO
Lisa Spitale, Chief Administrative Officer