



**CITY COUNCIL WORKSHOP**

**MINUTES**

**Monday, April 25, 2022**

**Meeting held electronically and open to public attendance**

**Council Chamber, City Hall**

**PRESENT:**

Mayor Jonathan Cote\*  
Councillor Patrick Johnstone\*  
Councillor Jaimie McEvoy\*  
Councillor Nadine Nakagawa  
Councillor Chuck Puchmayr\*

**ABSENT:**

Councillor Chinu Das  
Councillor Mary Trentadue

**STAFF PRESENT:**

Ms. Lisa Spitale*	Chief Administrative Officer
Ms. Jacque Killawee*	City Clerk
Ms. Emilie Adin*	Director of Climate Action, Planning and Development
Mr. Rod Carle	General Manager, Electrical Utility
Mr. Dean Gibson*	Director of Parks and Recreation
Ms. Lisa Leblanc*	Director of Engineering Services
Ms. Corrinne Garrett	Senior Manager, Recreation Facilities and Programs
Ms. Harji Varn*	Chief Financial Officer and Director of Finance
Ms. Erika Mashig*	Manager, Parks and Open Space Planning, Design and Construction
Mr. Blair Fryer	Manager, Communications and Economic Development
Ms. Lynn Roxburgh	Acting Supervisor of Land Use Planning and Climate Action
Ms. Carilyn Cook*	Committee Clerk

GUESTS:

Justin Barer  
Derek Lee

Urban Systems  
PWL Partnership

\*Denotes attendance in the Council Chamber

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

Mayor Cote opened the meeting at 3:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered 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. **PRESENTATIONS**

2.1 **Retail Strategy - Draft Phase One Report, Lisa Spitale, Chief Administrative Officer, and David Bell and Justin Barer, Urban Systems**

a. **Presentation (On Table)**

Blair Fryer, Manager, Communications and Economic Development, and David Bell and Justin Barer of Urban Systems provided a PowerPoint presentation on Phase One of the New Westminster Retail Strategy.

In response to Council questions, Messrs. Fryer, Bell, and Barer, and Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action, provided the following information:

- In relation to the last Official Community Plan (OCP), active development applications continued to be processed for Twelfth Street; however, as no new applications were received, Council direction was to not implement a formal freeze on development at that time. Any new development applications for Twelfth Street will come to Council for consideration;
- Staff are paying close attention to the Retail Strategy to determine how the City's Land Use and OCP Policies would affect Twelfth Street to better support the City's goals;
- All municipalities are experiencing cost escalations which are expected to continue to rise, including for retailers and consumers, as it is difficult

to purchase and sell inventory, etc., and expenses get passed down from landlords;

- A lot is being heard about the relatively large discrepancy of property tax rates between private and commercial properties;
- Rents tend to be lower along Twelfth Street as it is not in the heart of the City and the buildings are older whereas they are higher in redeveloped areas where the retail spaces are smaller;
- The retail space supply and demand is based on the analysis completed with only a handful of areas showing vacancies, including Queensborough; however, adjustments are being made as some retailers are transitioning to online commerce;
- Innovative businesses may naturally gravitate to pseudo-industrial locations such as Queensborough;
- Fundamental to addressing development in an area is how the existing businesses can be supported, not just the new ones;
- The move to microbusinesses that have a small footprint and may share larger spaces with other businesses, creating their own affordability, will be addressed more in Phase Two of the Strategy;
- The City does not need to be a regional shopping destination in the traditional sense; however, it can offer more distinctive draws such as the arts, restaurants, specialty food stores, etc.;
- Other independent stores would round out the large number of bridal and formal wear shops in the City; and,
- Sharing the marketing opportunity areas around the City would help businesses determine where they would fit in.

In discussion, Council members noted the following:

- Currently, Twelfth Street is the most affordable place to have a retail store;
- Retail strategies must ensure that residents get the services and products they want and need;
- The City needs to adapt and have a more simplified zoning process in order to facilitate innovative use of spaces, such as arcades, etc.;
- Other considerations and challenges, with respect to the Downtown Transportation Plan and ghost kitchens, include curb management parking, determining the desired pedestrian experience, and if a storefront is required or if an industrial location is appropriate;

- The term “ethnic” is undesirable as it is very “othering;”
- It is clear that stores along Twelfth Street that offer particular products are sought out by consumers from all over;
- It is important to have a full diversity of retail offerings, not just clothing stores and franchises, and an oversupply of retail space may provide opportunities for smaller, diverse, retailers;
- Consideration must be given as to how the different cultural shops are preserved during redevelopment;
- Twelfth Street is a good example of an incubator space that some businesses can start out in to get established and move to other locations;
- In order to adapt, the City needs to keep track of future trends and how retail is changing;
- Three main areas that should be addressed in Phase Two include:
  - Protection of retail spaces, which provide character and uniqueness on the City’s main commercial streets, during development;
  - How to create dense, mixed-use neighbourhoods which are generally low carbon emitting areas, and guide people to more environmentally friendly transportation options; and,
  - How development can negatively impact retail and how the City can make development positive, i.e. policies or planning tools to ensure that the City creates the desired retail environment when redevelopment occurs.

**b. Retail Strategy – Draft Phase One Report**

MOVED AND SECONDED

**THAT** Council receive this report for information.

**Carried.**

All members present voted in favour of the motion.

**2.2 Hume Park Draft Master Plan: A 20-Year Vision, Director of Parks and Recreation and Derek Lee, PWL Partnership**

**a. Presentation (On Table)**

Erika Mashig, Manager, Parks and Open Space Planning, Design and Construction, and Derek Lee of PWL Partnership, provided a PowerPoint presentation on the Hume Park Draft Master Plan.

In response to Council questions, Ms. Mashig, Mr. Lee, and Dean Gibson, Director of Parks and Recreation provided the following information:

- Use of the regulation-sized courts will have to be addressed by the organizations that will use them to creatively avoid potential seasonal use conflicts;
- Placement of the bleachers will take sunlight into consideration, to avoid it shining in spectators' eyes during games;
- With respect to the influx of new residents that will come with the Sapperton Green development, the Plan responds to the greater need of the area to make better use of the existing space. This includes year-round use of spaces such as using the parking lot to host farmers markets, and using the park to be an extension to a future school, etc. Through the design, the park space can be better and more effectively used to accommodate the growing community;
- Additional information is forthcoming regarding the management of end of life of facilities and the assessment of the Hume Park Pool to help guide decision making processes; and,
- It is anticipated that the revised Plan will come back to Council on May 9, 2022.

In discussion, Council members noted the following:

- The Plan balances the community's priorities and reflects what the community wants which is a refresh, updates, and enhancement to the area;
- The lacrosse box and pool look good, and the way the programmed sports space, ecological area, and enhancement of the river are laid out will provide visitors a nice opportunity to be near the river to cool down and interact with nature;
- A larger festival lawn provides a great opportunity for the City to be bolder and expand the ecological area which has already been well received by the public;
- The objectives of the Hume Park Master Plan have been addressed well;
- It is good that accessibility is addressed as much as possible given the number of slopes in the Park;

- There needs to be a balance on the top area of the Park between the large amount of white paved space and areas for passive use such as picnics, etc.; and,
- The time between the washroom removal and replacement must be shortened as washrooms are needed in public spaces.

**b. Hume Park Draft Master Plan: A 20-Year Vision**

MOVED AND SECONDED

**THAT** Council receive the draft Hume Park Master Plan, as outlined in this report and included as Attachment A, to guide future planning and decision-making.

**Carried.**

All members present voted in favour of the motion.

**3. END OF THE MEETING**

Meeting ended at 5:02 p.m.

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Jonathan Cote

MAYOR

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Jacque Killawee

CITY CLERK