



CITY COUNCIL MEETING

MINUTES

Monday, April 25, 2022, 6:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT:

Mayor Jonathan Côté
Councillor Chinu Das*
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Nadine Nakagawa*
Councillor Chuck Puchmayr

ABSENT:

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. Kwaku Agyare-Manu	Senior Manager, Engineering Services
Mr. Todd Ayotte	Manager, Community Art and Theatres
Mr. Rod Carle	General Manager, Electrical Utility
Ms. Christina Coolidge	Manager, Indigenous Relations
Ms. Britney Dack	Senior Heritage Planner
Ms. Naz Esmaeili	Planning Assistant
Mr. Dean Gibson	Director of Parks and Recreation
Ms. Cory Hansen	Emergency Planning Assistant
Ms. Quyen Hoang	Public and Community Art Coordinator
Ms. Lisa Leblanc	Director of Engineering Services
Ms. Lorraine Lyle	Senior Manager, Financial Services
Ms. Amanda Mackaay	Development Planning
Mr. Rob McCullough	Manager, Museums and Heritage Services

Ms. Jennifer Miller	Manager of Public Engagement
Mr. John Stark	Acting Senior Manager of Climate Action, Planning and Development
Ms. Gwenda Sulem	Asset Management and Project Engineer
Ms. Denise Tambellini	Manager, Intergovernmental and Community Relations
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Mr. Eugene Wat	Manager, Infrastructure Planning, Engineering Services
Mr. Mike Watson	Acting Supervisor of Development Planning
Mr. Erin Williams	Acting Fire Chief, New Westminster Fire and Rescue Services

GUESTS:

Mr. Michael Coulthard	Diamond Head Consulting
Mr. Dan Huang	Senior Associate, Urban Systems

* Denotes electronic attendance

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

Mayor Cote opened the meeting at 6:00 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. **CHANGES TO THE AGENDA**

None.

3. **MINUTE OF SILENCE**

Mayor Cote requested the participants of the meeting to observe a minute of silence recognizing the Day of Mourning for Workers Killed and Injured on the Job.

4. **ISSUANCE OF PERMITS**

4.1 **Development Variance Permit No. DVP00692 for 508 Eighth Street**

An application has been submitted to allow the addition of three studio and one one-bedroom residential units in an existing 42-unit residential rental building. The requested Development Variance Permit will reduce the

number of required off-street parking spaces by 45% from the standard Zoning Bylaw requirements for secured rental units.

- a. **Copy of Notice**
- b. **Director of Climate Action, Planning and Development's report dated April 11, 2022**
- c. **Statement concerning the number of written submissions received, including On Table submissions (City Clerk)**

Jacque Killawee, City Clerk, advised two written submissions had been received.

- d. **Council Decision**

MOVED and SECONDED

THAT Council approve issuance of DVP00692.

Carried.

All members present voted in favour of the motion.

5. REPORTS AND PRESENTATIONS FOR COUNCIL DISCUSSION AND ACTION

5.1 Biodiversity and Natural Area Strategy, Director of Engineering Services and Michael Coulthard, Diamond Head Consulting

To submit the 2022 Biodiversity and Natural Area Strategy for Council's approval.

- a. **Presentation (On Table)**
- b. **Biodiversity and Natural Area Strategy Report**

Eugene Wat, Manager, Infrastructure Planning, introduced Mike Coulthard, Diamond Head Consulting, who led the review of the presentation titled "New Westminster Biodiversity and Natural Areas Strategy" highlighting the strategies and challenges to maximize biodiversity in large urban areas.

In discussion, Council members noted:

- Appreciation for the continuation of the 2018 biodiversity study;
- Extensive biodiversity in New Westminster and the importance of a plan to protect habitats for urban wildlife;
- The challenges of maintaining property values while protecting natural environments;

- The need to protect and enhance private green spaces;
- Appreciation for the network model and the importance of greenspace connections in New Westminster; and,
- The report is consistent with the City's environmental and climate change goals.

MOVED AND SECONDED

THAT Council approve the Biodiversity and Natural Areas Strategy;

THAT staff be directed to identify and advance actions in the Biodiversity and Natural Areas Strategy that can be implemented within the existing staffing capacity and budget resources;

THAT staff be directed to bring forward as part of the annual budgeting process funding requests for specific Biodiversity and Natural Areas Strategy actions for consideration.

Carried.

All members present voted in favour of the motion.

6. CONSENT AGENDA

If Council decides, all the recommendations in the reports on the Consent Agenda can be approved in one motion, without discussion. If Council wishes to discuss a report, that report is removed from the Consent Agenda. A report may be removed in order to discuss it, because someone wants to vote against the report's recommendation, or because someone has a conflict of interest with the report. Any reports not removed from the Consent Agenda are passed without discussion.

MOVED AND SECONDED

THAT Council adopt the recommendations for items 6.2 to 6.5, 6.7, 6.9 to 6.11, and 6.14 on consent.

Carried.

All members present voted in favour of the motion.

6.1 2022 Heat Response Plans and Emergency Preparedness Week

To inform Council of the current plans for potential response to extreme heat this summer and information regarding the City's plans for Emergency Preparedness Week.

Erin Williams, Acting Fire Chief, New Westminster Fire and Rescue Services reported that an after-action report recommended an increase in community and staff involvement in the emergency center activation.

In discussion, Council members expressed appreciation for the inclusion of building managers into the emergency response plan.

In response to questions from Council, Cory Hansen, Emergency Planning Assistant, advised:

- A volunteer coordinator position has been created to support emergency response services and manage and support volunteers needed for all emergencies;
- An initiative has been implemented to train existing staff to allow for their redeployment, if required, to respond to emergencies;
- The use of schools is being considered for emergency response however, the lack of air conditioning and non-classroom space is challenging; and
- Strategies for combining residents into fewer cooling centres for efficiency are being considered.

In discussion, Council members noted:

- Suggestion to develop a “block watch” type communication program for emergency response;
- Suggestion to implement periodic emergency response drills to engage the community, as well as to prepare staff and residents;
- The need for strategies to enable residents to be self-sufficient during emergencies;
- Alternative methods are required to communicate with residents if property managers are not on site; and
- Appreciation for the lessons learned from the 2021 heat-dome event and staff’s response to increase communication and remove barriers to access cooling centers.

MOVED AND SECONDED

THAT Council receive this report for information.

Carried.

All members present voted in favour of the motion.

6.2 2022 Tax Rates Bylaw No. 8326, 2022

This report seeks Council’s approval of the City’s 2022 Tax Rates Bylaw as presented in Attachment 1.

THAT Council give three readings to the Tax Rates Bylaw No. 8326, 2022 as presented in Attachment #1 of this report.

Adopted on Consent.

6.3 Committee Remuneration Policy - Indigenous Members

To seek Council's approval of a Committee Remuneration Policy - Indigenous Members.

THAT Council approve the attached Committee Remuneration Policy - Indigenous Members.

Adopted on Consent.

6.4 Construction Noise Bylaw Exemption Extension Request: 330 East Columbia Street (Royal Columbian Hospital Redevelopment Project)

The purpose of this report is to request Council to grant a construction noise exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 to enable ongoing construction work at the Royal Columbian Hospital Redevelopment Project two hours earlier every Saturday from 7 AM to 9 AM as needed from May 7, 2022 to April 29, 2023.

THAT Council grant an exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for another year from May 7, 2022 to April 29, 2023 (excluding the period from December 24 2022 to January 1 2023) to enable ongoing construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.

Adopted on Consent.

6.5 Covid-19 Task Forces: Update

An informational report to Council with updates from the Covid-19 Task Forces.

THAT Council receives this report for information.

Adopted on Consent.

6.6 Development Cost Charge (DCC) Bylaw Major Update Project - Stakeholder Feedback

This report summarizes stakeholder feedback on the proposed Development Cost Charge (DCC) program and seeks Council's support to bring the proposed bylaw forward for Council consideration.

In response to questions from Council, Lisa Leblanc, Director of Engineering Services, responded that a twelve month notice period is considered industry standard.

In response to questions from Council, Dan Huang, Senior Associate, Urban Systems, provided the following information:

- Development Cost Charges (DCC) are required in most municipalities;
- DCC implementation is in response to New Westminster's anticipated future growth;
- DCC proposals are linked to capital improvements, such as schools;
- All costs are included in the total budget package for schools and any new budget should include the DCC.

In discussion, Council members noted the need to accommodate population growth through land use planning.

In response to Council questions, Mr. Wat reported that DCCs will be updated on a regular basis to maintain compatibility with inflation and potential cost increases as discussed in the policy included in the report.

Councillor Puchmayr suggested that some capital improvements such as affordable housing, and housing on faith sites should not be subject to DCCs and would request a separate the motion in institutional DCCs.

MOVED AND SECONDED

THAT Council direct staff to bring forward the updated Development Cost Charge (DCC) Bylaw for Council's consideration.

THAT Council endorse the Frequency of Development Cost Charge Updates Policy included as Attachment 4 to this report.

Carried.

(Councillor Puchmayr opposed)

6.7 Municipal Security Issuing Resolutions

To seek Council's approval to proceed with securing long-term debt for the tēmēsēwtx^w Aquatic and Community Centre, the Queensborough Substation and Civic Infrastructure from the Municipal Financing Authority (MFA) through their fall 2022 long-term debt issue.

THAT Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session,

\$93,600,000 as authorized through the New Westminster Aquatics and Community Centre Loan Authorization Bylaw No. 8073, 2019; and

THAT Metro Vancouver be requested to consent to the City borrowing \$93,600,000 over a 20-year term and include the borrowing in their security issuing bylaw.

THAT Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$25,000,000 as authorized through the Electric Utility Infrastructure Loan Authorization Bylaw No. 8041, 2018; and

THAT Metro Vancouver be requested to consent to the City borrowing \$25,000,000 over a 20-year term and include the borrowing in their security issuing bylaw.

THAT Council approves borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2022 Fall Borrowing Session, \$3,830,000 as authorized through the New Westminster Civic Infrastructure Loan Authorization Bylaw No. 7842, 2016; and

THAT Metro Vancouver be requested to consent to the City borrowing \$3,830,000 over a 20-year term and include the borrowing in their security issuing bylaw.

Adopted on Consent.

6.8 Official Community Plan Amendment and Heritage Revitalization Agreement: 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral) – Preliminary Report

To seek Council's approval to proceed with processing a proposal for the development of non-profit childcare, secured market rental, and an expansion to the Holy Eucharist Cathedral.

In response to questions from Council, Amanda Mackaay, Development Planning, and Britney Dack, Senior Heritage Planner, advised that the intention is to retain as much of the existing play space as possible for the continued use of the childcare service.

MOVED AND SECONDED

THAT Council direct staff to proceed with the processing of the proposed Official Community Plan (OCP) Amendment and Heritage Revitalization

Agreement applications for 501 Fourth Avenue and 408 Fifth Street, as outlined in the “Next Steps” section of this report.

THAT Council, with regard to the proposed OCP Amendment:

1. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
2. Direct staff to advise and consult with the following:
 - a. the Board of Education of New Westminster Schools; and
 - b. the following First Nations:
 - i. Cowichan Tribes;
 - ii. Halalt First Nation;
 - iii. Katzie First Nation;
 - iv. Kwantlen First Nation;
 - v. Kwikwetlem First Nation;
 - vi. Lyackson First Nation;
 - vii. Lake Cowichan First Nation;
 - viii. Musqueam Indian Band;
 - ix. Penelakut Tribe;
 - x. Qayqayt First Nation;
 - xi. Semiahmoo First Nation;
 - xii. Sto:lo Nation;
 - xiii. Stz’uminus First Nation;
 - xiv. Tsawwassen First Nation; and
 - xv. Tsleil-Waututh Nation.
3. Direct staff to seek input from interested parties in the following manner:
 - a. send a request for written comments to the parties listed above;
 - b. as part of the notification requirements for a Public Hearing, place a notice on the City Page to advise the public of this application; and

- c. as part of the notification requirements for a Public Hearing, require the applicant to include notice of the proposed OCP Amendment on the site signage required for the subject application.
4. Not require consultation with:
- a. Board of the regional district in which the area covered by a plan is located (Metro Vancouver)
 - b. any greater boards or improvement districts;
 - c. Greater Vancouver Sewerage and Drainage District Board;
 - d. Ministry of Transportation and Infrastructure; and
 - e. Councils of immediately adjacent municipalities;
- as none are considered to be affected by this application.

Carried.

All members present voted in favour of the motion.

6.9 Public Art Plan

The purpose of this report is to seek Council's endorsement to proceed with the development of a new Public Art Plan. Funding is available in the approved 2022 Capital Budget and 5 Year Financial Plan in the Arts Strategy Gap Analysis.

THAT Council endorse the recommendation from staff to develop a new Public Art Plan as outlined in this report;

THAT Council approve the allocation of up to 40K from the approved 2022-2026 Capital budget to support development of the Plan.

Adopted on Consent.

6.10 Rezoning Application for Infill Townhouse: 1032 and 1036 St. Andrews Street – Preliminary Report to Council

To seek Council's approval to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street.

THAT Council direct staff to proceed with processing the proposed rezoning at 1032 and 1036 St. Andrews Street, as outlined in the "Consultation and Review Process" section of this report.

Adopted on Consent.

6.11 Zoning Bylaw Text Amendment and Event-Driven Liquor Primary License: 735 Eighth Avenue (Massey Theatre) – Preliminary Report

To provide Council with preliminary information on the proposed applications and to seek support for the application review process outlined in this report.

THAT the City of New Westminster opt out of conducting the public input process for the Event-Driven Liquor Primary license application submitted by the Massey Theatre Society for 735 Eighth Avenue;

THAT the City encourage the Liquor and Cannabis Regulation Branch to send application details and request for comment to the New Westminster School District given the close proximity of New Westminster Secondary School;

THAT Council direct staff to process the proposed Zoning Bylaw text amendment application for 735 Eighth Avenue as outlined in the Application Review Process and Next Steps section of this report.

Adopted on Consent.

6.12 Proclamation: Day of Mourning for Workers Killed and Injured on the Job, April 28, 2022

Owen Goodwin, New Westminster Labour Council, sought Council support and recognition of workers killed or injured on the job and noted:

- Workplace safety is everyone’s responsibility;
- COVID-19 has changed safety protocols to include masks, handwashing, physical distancing and vaccinations;
- Good health is also about mental and emotional well-being;
- Slogan for this campaign is “Work Shouldn’t Hurt”;
- Concerns that younger workers are unaware of their rights in the workplace;
- Request that Council petition the Canadian Government to support the International Labour Organization (ILO) in recognizing that occupational health and safety as a fundamental right in the workplace; and
- Leadership, awareness and education are the keys to a healthy workplace.

In response, Council noted:

- The importance of honouring this day and gathering in-person on April 28, 2022;
- Concerns that health and safety regulations can be changed with changes in leadership; and,
- The industry with the highest number of workplace claims in 2020 was in the health care sector.

Mayor Coté read the proclamation and proclaimed April 28, 2022 Day of Mourning for Workers Killed and Injured on the Job in the City of New Westminster. **6.13 Proclamation: Youth Week, May 1-7, 2022**

A volunteer group from Youth Services, provided the following information about Youth Week:

- Youth week encompasses a variety of events around the Province to showcase, educate and empower youth in communities;
- Youth Services partnered with the Arts Council of New Westminster to design pins, t-shirts and posters;
- A picnic bench was designed for Moody Park;
- The New Westminster Fire Department will play against the New Westminster Police Department in the Volleyball Classic; and
- Many events are planned during the week throughout the City.

Mayor Coté read the proclamation and proclaimed May 1-7, 2022 Youth Week in the City of New Westminster

6.14 Minutes for Adoption

- March 28, 2022 City Council Meeting (9:00 a.m.)**
- March 28, 2022 Public Hearing**
- March 28, 2022 City Council Meeting (following the Public Hearing)**
- April 11, 2022 City Council Meeting (9:00 a.m.)**
- April 11, 2022 City Council Meeting (6:00 p.m.)**

Adopted on Consent.

7. OPPORTUNITY FOR THE PUBLIC TO SPEAK TO COUNCIL – 7:00 PM

Chelsea Watt and Quinn Kliever, New Westminster Farmer’s Market, thanked the City for its support of the Farmer’s Market and provide the following update:

- Public health orders placed significant restrictions on the Farmer’s Market in 2020;
- The Farmer’s Market suffered some break-ins and continued restrictions through 2021;
- The growth of the Farmer’s Market in the last year has been substantial;
- The children’s education program was very successful with 200 children participating throughout the summer;
- \$58,986 was redeemed through the nutrition coupon program;
- The four markets this year have recorded record attendance; and
- The peak months for the Farmer’s Market are almost fully booked for vendors.

In response, Council expressed thanks and excitement for the Farmer’s Markets and offered commendations for the work in keeping the programs running successfully.

8. BYLAWS

8.1 Bylaws for readings

a. Tax Rates Bylaw No. 8326, 2022

To establish tax rates for 2022. This bylaw is on the agenda for **THREE READINGS.**

MOVED and SECONDED

THAT Tax Rates Bylaw No. 8326, 2022 be given First Reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Tax Rates Bylaw No. 8326, 2022 be given Second Reading.

Carried.

All members present voted in favour of the motion

MOVED and SECONDED

THAT Tax Rates Bylaw No. 8326, 2022 be given Third Reading.

Carried.

All members present voted in favour of the motion.

8.2 Bylaws for adoption

a. **Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022**

To add four units of new secured market rental housing to an existing market rental housing building. This bylaw is on the agenda for **ADOPTION**.

MOVED and SECONDED

THAT Housing Agreement (508 Eighth Street) Bylaw No. 8279, 2022 be adopted.

Carried.

All members present voted in favour of the motion.

9. **NEW BUSINESS**

None.

10. **ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

Councillor Johnstone advised that an Earth Day Data-thon took place on the weekend to solve practical problems through the activation of data, science, tools and techniques. Insights were discovered on electricity use to assist in environmental measure implementation.

Councillor Puchmayr advised that Guru Nanak's Free Kitchen has purchased a building closer to their distribution point in Vancouver and raised almost \$200,000 for the building through a fundraising event.

Councillor Puchmayr advised that the MLA for Richmond-Queensborough Aman Singh has completed chemotherapy and will be undergoing surgery shortly. Council wished MLA Singh well.

11. **END OF THE MEETING**

The meeting ended at 7:44 p.m.

Jonathan Cote

MAYOR

Jacque Killawee

CITY CLERK