



# Corporation of the City of NEW WESTMINSTER

*A vibrant, compassionate, sustainable city that includes everyone.*

## CITY COUNCIL MEETING

### MINUTES

**Monday, May 9, 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 Nadine Nakagawa  
Councillor Chuck Puchmayr  
Councillor Mary Trentadue

#### ABSENT:

Councillor Jaimie McEvoy

#### 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
Ms. Carolyn Armanini	Planner, Economic Development
Mr. Rod Carle	General Manager, Electrical Utility
Ms. Nazanin Esmaeili	Planning Assistant
Mr. Dean Gibson	Director of Parks and Recreation
Ms. Lisa Leblanc	Director of Engineering Services
Mr. Craig MacFarlane	Manager of Legal Services
Ms. Gwenda Sulem	Asset Management and Project Engineer
Ms. Denise Tambellini	Intergovernmental and Community Relations Manager
Ms. Harji Varn	Chief Financial Officer and Director of Finance
Mr. Eugene Wat	Manager, Infrastructure Planning, Engineering Services
Mr. Erin Williams	Acting Chief, New Westminster Fire and Rescue Services

**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. UNFINISHED BUSINESS FROM PREVIOUS COUNCIL MEETINGS**

None.

**4. REPORTS AND PRESENTATIONS FOR COUNCIL DISCUSSION AND ACTION**

None.

**5. 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 #5.2, 5.3, 5.5 to 5.11, 5.13 to 5.16, 5.21 to 5.23 and 5.25 on consent.

**Carried.**

All members present voted in favour of the motion.

**5.1 Development Cost Charges Bylaw No. 8327, 2022**

To request that Council give three readings to the City's Development Cost Charges Bylaw No. 8327, 2022 as presented in Attachment 1.

In response to a question from Council, Craig MacFarlane, Manager of Legal Services, advised that an amendment could be made to the motion.

In discussion, Council members noted:

- Concern that Development Cost Charges (DCC) being assessed on educational institutions will limit development;
- The City would be responsible for an equivalent charge if the DCC is waived;
- DCCs on non-profit housing will impact student housing;
- All Communities in need of schools or school upgrades are affected by DCCs;
- DCCs are necessary to fund the infrastructure required for new developments;
- The Province will provide funding for infrastructure upgrades only if a DCC bylaw exists; and
- All communities in the vicinity of New Westminster also have DCC bylaws.

MOVED and SECONDED

**THAT** Council give three readings of Bylaw No. 8327, 2022 Development Cost Charges as presented in Attachment #1 of this report; and,

**THAT** Development Cost Charges on educational institutions be removed from the bylaw.

**Defeated.**

Councillors Das, Johnstone, Nakagawa and Trentadue opposed.

MOVED AND SECONDED

**THAT** Council give three readings of Bylaw No. 8327, 2022 Development Cost Charges as presented in Attachment #1 of this report.

**Carried.**

Councillor Puchmayr opposed.

## **5.2 Downtown Livability Strategy Update**

To provide an update on the continued implementation of the Downtown Livability Strategy, previously presented January 10, 2022.

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

**Adopted on Consent.**

**5.3 Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022 and Heritage Designation (328 Second Street) Bylaw No. 8310, 2022 for First and Second Readings**

For Council to consider bylaws which would allow the subdivision of the subject property in the Queen's Park neighbourhood into two lots, in exchange for heritage protection and restoration of the heritage house.

**THAT** Council consider Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022 and Heritage Designation (328 Second Street) Bylaw No. 8310, 2022 for First and Second Readings, and forward the Bylaws to a Public Hearing.

**THAT** Council add 328 Second Street to the City's Heritage Register following the adoption of Heritage Designation Bylaw No. 8310, 2022.

**Adopted on Consent.**

**5.4 Hume Park Master Plan: A 20-Year Vision**

The purpose of this report is to seek adoption of the Hume Park Master Plan (the "Master Plan"). The Master Plan has been developed to serve as a long-term community vision to guide improvements to both recreational facilities and ecological assets over a 20-year time horizon.

In discussion, Council members noted:

- The development of the Hume Park Master Plan was delayed due to the COVID-19 pandemic;
- The report reflects the feedback received from the community;
- Upper Hume Park is valued by the community as a sporting facility and picnic area; and
- The lower Brunette River area is a valuable ecological habitat.

**MOVED AND SECONDED**

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

**THAT** Council direct staff to send the report to the Reconciliation, Social Inclusion and Engagement Taskforce and the Social Inclusion, Engagement and Reconciliation Advisory Committee for discussions on Indigenous place making in this park; and,

**THAT** staff proceed with next steps as outlined in this report.

**Carried.**

All members present voted in favour of the motion.

**5.5 Memorandum: Release of Closed Resolution re Utility Commission Reappointments**

To release the Closed resolution regarding Utility Commission Reappointments.

**Adopted on Consent.**

**5.6 Official Community Plan Amendment, Rezoning, Development Variance Permit, and Development Permit: 1135 Salter Street – Preliminary Report**

To seek Council support for proceeding with processing a proposal for a townhouse development in Queensborough.

**THAT** Council instruct staff to process the proposed Official Community Plan Amendment, Zoning Bylaw Amendment, Development Variance Permit, and Development Permit applications for 1135 Salter Street as outlined in the “Consultation and Application Review Process” section of this report.

**THAT** Council, with regard to the proposed OCP amendment for 1135 Salter Street:

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 School District 40; 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.
- c. Ministry of Transportation and Infrastructure.
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 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 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. Councils of immediately adjacent municipalities.
- as none are considered to be affected by this application.

**Adopted on Consent.**

## **5.7 Period Promise Pilot Initiative**

The purpose of the report is to provide Council with the results of the Period Promise Pilot initiative.

**THAT** this report be received for information.

**Adopted on Consent.**

**5.8 Phase One Infill Housing Program: Comprehensive Review Work Plan**

To seek Council's approval to proceed with the proposed work plan for the Phase One Infill Housing Program comprehensive review, as outlined in this report.

**THAT** Council direct staff to proceed with the proposed work plan for the Phase One Infill Housing Program comprehensive review, as outlined in this report.

**Adopted on Consent.**

**5.9 Rezoning Application for Duplex: 122 Eighth Avenue – Bylaw for First and Second Readings**

To request that Council: 1) consider Zoning Amendment Bylaw No. 8325, 2022 for First and Second Readings; and, 2) waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan; to enable a side-by-side duplex proposal.

**THAT** Council consider Zoning Amendment Bylaw No. 8325, 2022 for First and Second Readings.

**THAT** Council waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.

**Adopted on Consent.**

**5.10 Rezoning Application for Infill Townhouse: 337 and 339 Keary Street – Bylaw for First and Second Readings**

To request that Council consider: 1) Zoning Amendment Bylaw No. 8324, 2022 for First and Second Readings; and, 2) waiving the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan; to enable a nine unit infill townhouse proposal.

**THAT** Council consider Zoning Amendment Bylaw No. 8324, 2022 for First and Second Readings.

**THAT** Council waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.

**Adopted on Consent.**

**5.11 Rezoning Application for Triplex: 817 St. Andrews Street – Bylaw for First and Second Readings**

To request that Council consider: 1) Zoning Amendment Bylaw No. 8323, 2022 for First and Second Readings; and, 2) waiving the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan; to enable a stratified triplex proposal.

**THAT** Council consider Zoning Amendment Bylaw No. 8323, 2022 for First and Second Readings.

**THAT** Council waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.

**Adopted on Consent.**

**5.12 Temporary Use Permit Extension: 30 Capilano Way (Amusement Arcade)**

To request Council consideration for a two-year time extension of a Temporary Use Permit at 30 Capilano Way for the operation of a local arcade business in support of COVID-19 business recovery efforts.

In response to questions from Council, Carolyn Armanini, Planner, Economic Development, reported that the applicant is requesting zoning approval for a temporary arcade in response to the COVID-19 pandemic. A permanent rezoning would require further applications.

In discussion, Council members noted:

- Creative efforts in response to the pandemic require Council support;
- Suggestion to support industrial businesses that offer retail services; and,
- Caution should be exercised in rezoning Industrial lands due to their scarcity.

In response to questions from Council, Carolyn Armanini, Planner, Economic Development, reported that further discussions could occur with the applicant regarding ancillary use of the location.

**MOVED AND SECONDED**

**THAT** Temporary Use Permit TUP00023 be extended for a period of two years to July 13, 2024 for the property located at 30 Capilano Way for the purpose of allowing an Amusement Arcade use in the existing industrial building, based on the terms and conditions outlined in the original Permit.



**THAT** Council extend the waiver of arcade-related Business License Bylaw conditions to the property located at #8-30 Capilano Way until July 13, 2024.

**Carried.**

All members present voted in favour of the motion.

**5.13 Proclamation: Day of Action Against Asian Racism, May 10, 2022**

**Adopted on Consent.**

**5.14 Proclamation: Moose Hide Campaign Day, May 12, 2022**

**Adopted on Consent.**

**5.15 Proclamation: Falun Dafa Day, May 13, 2022**

**Adopted on Consent.**

**5.16 Proclamation: International Day Against Homophobia and Transphobia, May 17, 2022**

**Adopted on Consent.**

**5.17 Proclamation: Hyack International Parade & Festival, May 28, 2022**

Becci Dewinetz, President, Hyack Festival Association introduced the rest of the delegation and provided the following information regarding the Hyack International Parade and Festival on May 28, 2022:

- The event has been on hiatus due to the COVID-19 pandemic;
- It is the 51<sup>st</sup> (delayed 50<sup>th</sup>) anniversary of the parade and festival;
- The festival is a community effort and run by many volunteers and promotes tourism in New Westminster;
- Many events are planned throughout the summer;
- This year's theme is "Decades of Dedication"; and,
- All information can be found on the festival website.

Mayor Côté read the proclamation and proclaimed May 28, 2022 in celebration of the Hyack International Parade and Festival.

**5.18 Proclamation: Public Works Week, May 15-21, 2022**

Gabriel Beliveau, Manager Operations, New Westminster Engineering, and Mike Antoniali, Coordinator, Parks and Open Space Maintenance, provided the following information about Public Works Week:

- Public Works Week is a way for communities and staff to express pride;
- Activities include:

- Social media outreach;
- Staff appreciation lunch; and,
- Student tours/open house at the works yard on May 18, 2022.

Council members highlighted the importance of the Public Works Department and its value to the City of New Westminster particularly during COVID-19.

Mayor Côté read the proclamation and proclaimed May 20 to 27, 2022 Public Works Week in the City of New Westminster.

#### **5.19 Proclamation: Child Care Month, May 2022**

Michelle Mastrandrea, Kinsight, provided the following information regarding Child Care Month:

- The Childcare task force is useful for sharing information; and,
- A childcare appreciation event is being held on May 17, 2022 at New Westminster Secondary School.

Mayor Côté read the proclamation and proclaimed May 2022 Child Care Month in the City of New Westminster.

#### **5.20 Proclamation: Commemoration of 80 years since the Internment of Japanese Canadians, May 2022**

Janis Bridger recounted the family history of the Okihiro family in New Westminster and their two and a half years spent in internment camps. The separation of family so many years ago was the catalyst that brought the family together today.

Lara Okihiro compared the treatment of Japanese Canadians to the treatment of Indigenous Peoples and reminded everyone that there is always work to be done for equality and dedicated the proclamation to the children who were forced into internment camps and to those children who will continue to do the hard work of inheriting the past.

Councillor Das acknowledged the wrongdoings of the past and the attempts to make amends for the internment of Japanese Canadians.

Councillor Nakagawa shared that her grandmother was interned and stressed the importance of learning from the errors of the past.

Mayor Côté read the proclamation and proclaimed May 2022 in Commemoration of 80 years since the Internment of Japanese Canadians.

**5.21 Proclamation: Cystic Fibrosis Awareness Month, May 2022**

**Adopted on Consent.**

**5.22 Proclamation: Guillain-Barré Syndrome (GBS) / Chronic Inflammatory Demyelinating Polyneuropathy (CIDP) Awareness Month, May 2022**

**Adopted on Consent.**

**5.23 Proclamation: Jewish Heritage Month, May 2022**

**Adopted on Consent.**

**5.24 Proclamation: Melanoma and Skin Cancer Awareness Month, May 2022**

Kathy Barnard, Save your Skin Foundation, presented statistics on skin cancer in Canada and noted:

- Melanoma is the seventh most common cancer in Canada;
- Early detection is critical to surviving this type of cancer;
- Prevention is the best protection for skin cancer; and,
- Tips for self-protection.

Mayor Côté read the proclamation and proclaimed May 2022, Melanoma and Skin Cancer Awareness Month.

**5.25 Minutes for Adoption**

- a. April 25, 2022 City Council Meeting (9:00 a.m.)
- b. April 25, 2022 Council Workshop
- c. April 25, 2022 City Council Meeting (6:00 p.m.)

**Adopted on Consent.**

**6. OPPORTUNITY FOR THE PUBLIC TO SPEAK TO COUNCIL**

Nathan Davidowicz expressed opposition to the TransLink 10-Year Plan for the following reasons:

- New Westminster did not provide input;
- There is no proposal for a pedestrian bridge from downtown New Westminster to Queensborough;
- No bus service from Queensborough to New Westminster Secondary School;
- No new bus routes for 10<sup>th</sup> Street or 10<sup>th</sup> Avenue;
- Fare increases over the next few years; and,

- No proposed New Westminster SkyTrain station upgrades.

In response, Council members noted:

- The City of New Westminster approved Transport 2050;
- New Westminster is a benefactor of the 10-Year Plan;
- The 10-Year Plan increases public transit services; and
- The 10-Year Plan balances regional needs.

## 7. **BYLAWS**

### 7.1 **Bylaws for readings**

#### a. **Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022**

To subdivide one lot into two and enable the construction of an infill house on the new lot. Primary relaxations to the proposed HRA include relaxations to the lot size (both lots), density (heritage house) and minor siting or site design ones related to the panhandle lot configuration. This bylaw is on the agenda for **TWO READINGS**.

A Public Hearing will be held for this bylaw.

MOVED and SECONDED

**THAT** Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Heritage Revitalization Agreement (328 Second Street) Bylaw No. 8309, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

#### b. **Heritage Designation Bylaw (328 Second Street) No. 8310, 2022**

To designate the 1889 house at 328 Second Street as a protected heritage property. This bylaw is on the agenda for **TWO READINGS**.

A Public Hearing will be held for this bylaw.

MOVED and SECONDED

**THAT** Heritage Designation Bylaw (328 Second Street) No. 8310, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Heritage Designation Bylaw (328 Second Street) No. 8310, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

**c. Zoning Amendment Bylaw (122 Eighth Avenue) No. 8325, 2022**

To enable construction of a duplex at 122 Eighth Avenue. This bylaw is on the agenda for **TWO READINGS**.

Public Hearings are sometimes held for zoning amendments. Because this bylaw is consistent with the Official Community Plan, staff have recommended that the Public Hearing be waived by Council.

MOVED and SECONDED

**THAT** Zoning Amendment Bylaw (122 Eighth Avenue) No. 8325, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Zoning Amendment Bylaw (122 Eighth Avenue) No. 8325, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

**d. Zoning Amendment Bylaw (337 and 339 Keary Street) No. 8324, 2022**

To enable construction of a nine-unit infill townhouse project at 337 and 339 Keary Street. This bylaw is on the agenda for **TWO READINGS**.

Public Hearings are sometimes held for zoning amendments. Because this bylaw is consistent with the Official Community Plan,

staff have recommended that the Public Hearing be waived by Council.

MOVED and SECONDED

**THAT** Zoning Amendment Bylaw (337 and 339 Keary Street) No. 8324, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Zoning Amendment Bylaw (337 and 339 Keary Street) No. 8324, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

**e. Zoning Amendment Bylaw (817 St. Andrews Street) No. 8323, 2022**

To enable construction of a triplex at 817 St. Andrews Street. This bylaw is on the agenda for **TWO READINGS**.

Public Hearings are sometimes held for zoning amendments. Because this bylaw is consistent with the Official Community Plan, staff have recommended that the Public Hearing be waived by Council.

MOVED and SECONDED

**THAT** Zoning Amendment Bylaw (817 St. Andrews Street) No. 8323, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Zoning Amendment Bylaw (817 St. Andrews Street) No. 8323, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

**f. Development Cost Charges Bylaw No. 8327, 2022**

To establish new Development Cost Charge rates for subdivisions and building projects in New Westminster. This bylaw is on the agenda for **THREE READINGS**.

MOVED and SECONDED

**THAT** Development Cost Charges Bylaw No. 8327, 2022 be given First Reading.

**Carried.**

Councillor Puchmayr opposed.

MOVED and SECONDED

**THAT** Development Cost Charges Bylaw No. 8327, 2022 be given Second Reading.

**Carried.**

Councillor Puchmayr opposed.

MOVED and SECONDED

**THAT** Development Cost Charges Bylaw No. 8327, 2022 be given Third Reading.

**Carried.**

Councillor Puchmayr opposed.

## **7.2 Bylaws for adoption**

### **a. Tax Rates Bylaw No. 8326, 2022**

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

MOVED and SECONDED

**THAT** Tax Rates Bylaw No. 8326, 2022 be adopted.

**Carried.**

Councillor Puchmayr opposed.

## **8. NEW BUSINESS**

None.

## **9. ANNOUNCEMENTS FROM MEMBERS OF COUNCIL**

None.

10. **END OF THE MEETING**

**The meeting ended at 7:27 p.m.**

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Jonathan Cote

MAYOR

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Jacque Killawee

CITY CLERK