



**SPECIAL CITY COUNCIL MEETING**  
**MINUTES**

**Monday, May 16, 2022, 12:00 p.m.**

**Meeting held electronically and open to public attendance**  
**Council Chamber, City Hall**

**PRESENT:**

Councillor Jaimie McEvoy  
Councillor Chinu Das  
Councillor Patrick Johnstone  
Councillor Nadine Nakagawa  
Councillor Mary Trentadue

**ABSENT:**

Mayor Jonathan Côté  
Councillor Chuck Puchmayr

**STAFF PRESENT:**

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emilie Adin	Director, Climate Action, Development and Planning
Ms. Claudia Freire	Housing / Social Planner
Mr. Blair Fryer	Manager, Communications and Economic Development, Acting Chief Business Licence Officer
Mr. Jason Gelderman	Sergeant, New Westminster Police Department
Mr. Cory Paterson	Fire Inspector
Ms. Serena Trachta	Manager, Inspections
Ms. Bal Varn	Bylaw Enforcement Officer / Tenant Support Coordinator

**GUESTS:**

Mr. Nick Falzon                      Young Anderson, Barristers and Solicitors

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

Councillor McEvoy opened the meeting at 12:02 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.

Acting Mayor McEvoy then read an opening statement that outlined the agenda for the hearing.

**2. HEARING**

MOVED AND SECONDED

**2.1 325 Agnes Street - Status of Business Licence #506332**

**a. 325 Agnes Street – Status of Business License #506332**

To provide Council with information regarding policing, fire and bylaw concerns associated with a business that operates a residential rental building at 325 Agnes Street and to recommend that the business licence for this enterprise be cancelled unless necessary building concerns are addressed. The business licence holder has been provided with a copy of this report and notice of the proposed actions. The licence holder has also been invited to appear before Council in order to be given an opportunity to be heard prior to a decision being made regarding this matter.

**b. Affidavits of Service**

The City Clerk advised that the licence holder is not present in person or via videoconference and confirmed that two notices of the hearing were delivered to the licence holder and an opportunity was provided to appear at the hearing and to make a presentation.

**c. Staff Presentation (On Table)**

Blair Fryer, Manager, Communications and Economic Development, Acting Chief Licensing Officer, led the review of a presentation titled “Business Licence Review” and highlighted:

- Background of 325 Agnes Street

- Business licence conditions under Section 18 of the Business Regulations and Licensing (Rental Units) Bylaw
- Notable conditions of the business licence that was issued on January 1, 2022
- Observations from the New Westminster Police Department
- Orders issued under Bylaw No. 6926, 2004 (Business Regulations and Licensing (Rental Units))
- Findings of the April 25, 2022 Integrated Services inspection
- Fire Protection Orders and incidents related to the property
  - Current fire concerns
- Tenants are vulnerable, low-income members of the community
- Increasing concern with the poor condition of the property/building and the safety and security of the tenants
- Next steps
- Staff recommendation.

**d. Representations by Licence Holder**

The licence holder was not present.

**e. Decision**

MOVED AND SECONDED

THAT Business Licence #506332 issued to United Revenue Properties Ltd. to operate a residential rental building at 325 Agnes Street be cancelled as of 12:01AM on Wednesday, July 6, 2022 unless all of the following items have been completed before that date:

- Correct all issues identified for "IMMEDIATE COMPLIANCE" in NWFRS Notice of Violation dated April 29, 2022 (Attachment 18);
- Hire a permanent and competent property manager as per Section 18(b) of *Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004* and provide the City with written confirmation of this hiring;
- Hire a licensed pest control company to assess the infestation of mice and cockroaches at the property and create a comprehensive treatment plan to eradicate the infestations of Units 1-12, as per Section 21 of *Business Regulations and*

*Licensing (Rental Units) Bylaw No. 6926, 2004* and submit the written treatment plan and on-going service contract to the City;

- Inspect all units within the building every two months to ensure tenant recommendations provided by the pest control company are being implemented and provide written confirmation of this to the City;
- Correct all noted deficiencies in the attached Maintenance Order dated April 28, 2022 (Attachment 11) and provide written confirmation to the City that the minimum maintenance standards as set out in Part 4 of Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004 are complied with.

**Carried.**

All members present voted in favour of the motion.

**3. END OF THE MEETING**

The meeting ended at 12:20 p.m.

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Jonathan Cote

MAYOR

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Jacque Killawee

CITY CLERK