



**Massey Victory Heights Residents Association  
Annual General Meeting Minutes  
January 25, 2024 7:00 pm  
Mount Zion Lutheran Church**

33 Attendees [including executive and guests]

1. Land acknowledgement
2. Introduction of:
  - a. 2023 MVHRA Executive Members:
    - i. Sid Johnson – Vice President
    - ii. Sue Johnson – Director at Large
    - iii. Dani Carlson – Secretary
    - iv. Deb Thompson – Treasurer
    - v. Terry Tomcko – Web Master
  - b. Guests
    - i. Mayor Patrick Johnstone
    - ii. John Cooke - Realtor
    - iii. Daniel Fontaine – city rep
    - iv. Paul Minhas
3. **Mayor Patrick Johnstone**
  - a. New Westminster is the oldest city in western Canada, and this is a Year of Truth per the City's proclamation 2023/2024.
  - b. The Mayor's discussion focused on the new rules brought down by the province at the end of 2023 to encourage more purpose builds and increase density. The city is working on understanding the impacts, and how they will deal with these issues with regards to our Community Plan.
  - c. Mayor highlighted and made reference to the three Provincial bill's enacted by the province last fall:
    - i. Bill 44, it mandates:
      1. All local governments are now required to update their "Housing Needs Report" (HNR), estimating housing needs over a 20 year time frame, instead of the current 5 year method that has been conducted in the past.
      2. Official Community plans (OCP) will then need to be updated to sync with the new "Housing Needs Report" that the City is updating.
      3. OCP will be required to be updated every 5 years going forward
      4. Current single detached dwelling and duplex zoning is changed to permit more Small Scale Multi-Unit Housing.
      5. The regulations entails the possible inclusion of three unit, four unit and potentially 6 unit housing unit on residential sites, subject to site sizes
      6. 6 housing units subject to site size **and** having a relationship to transit stops with frequent service. Per the Mayor's comments this configuration should not be applicable in the context of MVH
      7. In fill/density associated to the small scale multi-unit housing (SSMUH) affects all properties in MVH. Owners can build a 4 plex without variance.
    - ii. Bill 46, it mandates:
      1. It introduces change to the City's ability to collect Development Cost Charges (DCC) and the introduction of an Amenity Cost Charge(ACC) applied to developments.
      2. ACC intended to address funding that can be applied to community amenities.
      3. Development of Fees structures are under review/refinement/development by the city currently.



- iii. Bill 47, it mandates:
    - 1. The introduction of transit-oriented areas around Skytrain stations.
    - 2. Densities allowed are defined as land within 800 meters of stations.
    - 3. Corresponding heights per the regulations that will be allowed near Skytrain stations:
      - a. Within 200meters - Up to 20storeys
      - b. Between 201meters to 400 meters - Up to 12 storeys
      - c. Between 401meters to 800 meters – Up to 8 storeys
    - 4. The only area in MVH that falls within the 800 meters is on East Columbia just before it meets North Road
  - d. The Mayor emphasized, with the introduction of these new Provincial changes:
    - i. The updating of the Community plan will become highly important for residents to be engaged and residents are encouraged to get involved when the plan is being developed as this is your last chance to voice your concerns.
    - ii. The Official Community Plan (OCP) needs to be updated by the end of Dec 31st, 2025, per the Provincial timeline.
    - iii. If an owner wishes to build/renovate they do not have to get approval from the community if it falls within the Official Community Plan.
  - e. BC Hydro vs New West Hydro was discussed. New West buys hydro from BC Hydro at wholesale price and sells it to residents.
- 4. John Cooke on MVH housing market.**
- a. Real estate Market Update for Detached homes in New Westminster and in the Massey Victory Heights area past 60 days.
    - i. Active Listings 65 current in New West (11 Sold past 60 days). Average 10 days on market. Average of 27,000 below list price
    - ii. Active Listings 10 current in Massey Victory Heights. (2 Sold past 60 days). Average of 4 days on market. Average of 15,000 below list price.
    - iii. Sold Price compared to current BC Assessment. Average sales out of the 11 sold in New Westminster was 43,000 below current BC Assessment.
  - b. We were currently in a balanced market and heading into a Seller's Market. There have been a lot of multiple offers in the market in the past few weeks which is a telling sign that inventory is low and more buyers searching the listings available.
- 5. MVHRA Executive overview of 2023 activities and initiatives**
- a. Guest speakers; Senior Services Society of BC, New West Heritage Preservation Society, Evo Car share Manger of Business Operations,
  - b. Garage Sale held first Saturday in May
  - c. Family Block Party Grants
  - d. Halloween Decorating Contest – this year was cancelled due to miss communication which resulted in low participation.
- 6. MVHRA overview of 2023 Miscellaneous engagement activities:**
- a. Participated in Residential Association (RA) Forum with City Mayor, Counsellors and Miscellaneous City staff members.
    - i. This meeting provided an opportunity for all the RAs in New Westminster to share the RA's individual and common concerns and challenges in terms of engagement with the city and support from the various City departments.
    - ii. Mayor Johnstone shared the major takeaway from the RA Forum meeting:
      - 1. They are looking at options with staff how better the City may be able to support the RA.
      - 2. Restructuring the RA Forums meeting to occur more than once a year.
  - b. Participated in the New Westminster Police Department Community Policing RA Committee Zoom meeting with Residential Association presidents.
    - i. This provided an opportunity to share with NWPD, MVHRA concerns regarding:
      - 1. Loss of neighbourhood block watch program. In response NWPD advised they have implemented alternative initiatives. Currently MVHRA is inquiring if there is an opportunity to have NWPD make a presentation of the NWPD alternate. initiatives to our MVHRA membership. Currently waiting for a reply.



2. Residents are concerned about large trucks using East 10th Avenue (east of McBride). NWPD has forwarded this concern to CVSE (commercial Vehicle Safety & Enforcement) to report back. Currently MVHRA is waiting for a reply.
- c. Ongoing exchange with City's Engineering Traffic staff in regard to commitments to address:
  - i. Traffic short cutting through neighbourhood between 8th Ave to/from 10th Ave
  - ii. Parking issues related to 'spill over' from Sapperton across 8th Ave at and around Richmond street
  - iii. New neighbourhood lighting design and implementation.
    1. Design work is in the 2024 budget.
    2. MVHRA has requested an opportunity to share this info or presentation of the new design strategy to MVHRA. MVHRA waiting for updated reply to above.

With respect to item i) above this is the last piece of email -correspondence received from the City:  
*"We [Engineering Traffic] had scheduled vehicle counts and speed surveys on Chilliwack St and Laurel St earlier this year {2023}, but have been delayed due to staffing issues. We'll be looking to complete them (as well as adding Chestnut St and Churchill St) this autumn. Should the data support addressing vehicle volumes or speeds, potential measures such as speed humps and/or curb extensions can be considered with approval of residents along the streets."*
- d. 2023 Financial
  - Income \$2760
  - Expenses \$2455
  - Net for year \$ 305
- e. 2023 Expenses incurred:
  - meeting room rental
  - email service and MVHRA website
  - printing of Garage Sale maps
  - Block Party Grants
  - Remembrance Day Wreath
  - Year-end Membership Drive Letter
7. **Election** of 2024 MVHRA Executive -Elections and Acclamations:
  - a. President – Sid Johnson
  - b. Vice President – Vacant
  - c. Secretary – Dani Karlsson
  - d. Treasurer – Sue Johnson
  - e. Directors at Large:
    - i. Deb Thomas – Email Communications
    - ii. Terry Tomcko – Web Master
    - iii. Sherry Messenger
8. **MVHRA Misc Announcements**
  - a. School board election February 3, 2023
  - b. New West Record online is a good source to view bios about the four candidates.
9. **Meeting** Adjourned at: 8:30 p.m.