



**General Meeting-
September 25th, 2025
Mount Zion Lutheran Church**

Call to Order: 7:01pm

Attendance: 41 total Attendees –

Including: 6 MVHRA Executives (see below)

City representatives: Kwaku Agyare-Manu, & Hardeep Maghera and

MVHRA's Councillor representative: Daniel Fontaine

1 Welcome & Land Acknowledgement

MVH Residents Association recognizes and acknowledges the Qayqayt first nation, and as well all Coast Salish peoples, on whose traditional territories we live, we learn, we play and we do our work.

2 Introductions of MVHRA Executive – Sid Johnson, Sue Johnson, Lorna Cloutier,
Directors – Terry Tomcko, Deb Thomas, Chester Kmiec

3 MVHRA Previous minutes formal adoption.

The minutes of our last 2 RA meetings be formally adopted as circulated this is in regard to our AGM Jan 23rd and RA Gen Meeting April 10th

Moved by Deb Thomas, seconded by Terry Tomcko. Accepted

4 MVH Lighting Infrastructure upgrade with City Engineering presentation

- Kwaku Agyare-Manu, Deputy Director, Eng services
- Hardeep Maghera, Manager of Eng Development Services, Design & Construction

Discussion themes

- Arborist assessment report & overview with respect to Diamond Head Consultant (DHC) report findings
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- DHC recommends to shift alignment onto road corridor to avoid root zone in a series of critical areas that are outlined and highlighted in DHC documentation
- If shifting to road corridor, second option is to drill (directional boring) 1 metre below root zone – Highly specialized trade
- CNW will protect trees working alongside arborist (DHC) to incorporate construction means into design layout that ensures health of existing trees



In ground strategy for new infrastructure conduit routing

- Contractor has been appointed based on the overall scope for Phase 1 & 2. (from west to Chilliwack to McBride Blvd) Logistics still being worked out on light posts.
- Lots of utilities in roadways, keeping in mind required clearances and elevations of lines
- Trenching only on City Property, which entails property set back zones behind existing sidewalks
- City will work with residents on a case-by-case basis to ensure minimal impact to Lawn sprinklers, driveways, sidewalks etc. Scope of work will entail making good those disturbed areas
- Current conduits are direct buried (not in metal conduits) & nearing end of life. Maintenance issues, as well as possible safety hazards
- Existing inground wiring will be decommissioned, where possible existing will be pulled or may just be cut and left, although this could be considered an environmental issue. Also, arborists may want it left if encased by tree roots.
- Current scope is for short davit poles light poles, but waiting for final Heritage Assessment decision as to final style and preservation efforts of existing light standards

General construction means and methods, including monitoring

- Any damage to residential properties will be made good by the City
- Lampposts – original bases are early 1900's, not all in great condition, due to corrosion
- Any restoration of existing lampposts will be determined once final decision on Heritage report.
- City is trying to enforce ANSI light standards, so lighting is consistent in similar areas across the City.
- MVH illumination level is very low compared to City's current standards.
- Heritage Assessment is now on City Website (Heritage) and will be discussed on Oct 1 [Community Heritage Commission | City of New Westminster](#) Will then go to the next City Council meeting.
- Schueck Heritage Consulting that prepared the reports Conclusion was "the historic streetlights have significant heritage value. They are important place-making elements of the neighbourhood, helping to define its character. Most important of all, they are highly valued by the residents of the neighbourhood."

Q&A

- Q1 – Conflicts?
- A1 – City will work with each property Owner for any conflicts. Case by Case basis. There could even be a possibility that lights could flip to other side of street.
- Q2 – What will determine style of light?
- A2 – Currently pending outcome from The Heritage Assessment Report of existing light standards and final determination of their heritage status



- Q3 – Why can't wiring be put where existing is?
- A3 – Design and final routing for new conduit to be confirmed to meet best locations and refined through on-site test pit work

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5 MVHRA's overview of Bike Lane concept - based on Active Transportation Network Plan (ATNW) adopted 2022.

- This is a 5 year program. Currently in year 2 and MVH is in 3rd year
- MVH provided high level overview of drawings and text that is contained in the ATNW 2022 document. Please refer to attached pdf from slides shared during presentation & highlighted content found in the ATNW adopted plan
- MVHRA wants to be engaged with discussions
- Comment made that hopefully City departments talk to each other
- London St had many issues.
- Get involved and get active sooner than later.
- Monitor it closely and read the reports. Specific pages as presented can be found on the MVHRA website under the Advocacy Tab / Banner titled *Active Transportation Plan (Bicycle routes)*

6 Changes and current status Official Community Plan development – to be adopted end of this year 2025– Update & Discussion w/ Councillor Daniel Fontaine,

- Refer to attached pdf of MVH slide presentation and particularly the slides on **Townhouse program** and **Infill Program**
- Draft Focus Area Map showing Townhouses on East 8th below Richmond is anticipated. This is the latest pre-zoning strategy the City staff is refining further the public engagement that occurred this spring through a series of City held open houses.
- A public hearing tentatively to occur early in the new year this pre-zoning Town Housing concept is refined by staff
- It is important to voice your opinions if you have the opportunity to do so.
- Once the OCP is approved that is it.
- Draft Focus Area Map showing **Infill Program** throughout MVH and New Westminster in general
- The City is also exploring increasing housing choice through the Infill Housing Program.
- Infill housing types include includes a variety of housing forms like: duplexes, triplexes, quadplexes, multiplexes, secondary suites, and laneway or carriage



homes. We want to allow owners to have a range of housing options on their lots, allowing up to six units depending on their goals and what will work on their property.

- It is anticipated that a workshop on the program will be held with Council early in the new year, with a public hearing anticipated before the summer of 2026
- Like with the Townhouse, while the City is proposing to update Bylaws now, it is forecasted these new housing forms will gradually be constructed over the next 20 years.
- Once the OCP is approved that is it.
- More information about this program can be found here: <https://www.newwestcity.ca/infillhousing>

7 Misc Q&A with Councillor Daniel Fontaine

- Cumberland & E8th Ave Development has been thru 3rd reading and is now with the Developer to proceed.
- If projects will have impact on a resident, Councillor Fontaine recommends residents to delegate to City Council at one of the regular City Council meetings. You just need to apply to do so.
- Next General City Council meeting is Monday September 29th. You can attend in person or watch online.
- Council Agenda for coming up meeting on Implications of Housing Legislation on Curbside Management. Item 4.5 in the Sept 29th Council meeting Agenda – Being recommended the Next Steps outlined in Report be endorsed. [Council Meeting - September 29, 2025](#)
- Regarding Upcoming Community Heritage Commission (CHC) meeting on October 1st, where the committee will deliberate the findings from the Heritage Assessment Report released Sept 24th, residents are allowed to attend to observe the Committees discussion.
- There is a motion going forward to let the Community Heritage Commission have more of a say in what happens in the city.
- City Budget – If you have any concerns let Daniel know.
- Patullo Bridge will be officially opening on December 25th!
- Dark Sky Initiative. – Something Daniel will be bringing up



8 Announcements and general Q&A

- **Annual Halloween House Decorating contest**
 - Top 3 entries as voted by Public
 - Open to all paid up residents of the Assoc
 - Halloweendecorations@masseyvictoryheights.com
 - Registration closes Oct 22/25
- **Welcome to Neighbourhood pamphlet**
 - Reminder if you have a new neighbours feel free to reach out to the RA executive and we can provide a copy of the pamphlet to be shared with the new neighbour to MVH
 - See attached pdf of MVH slide presentation
- **Acknowledgements** – Sponsors: John Cooke, City NW, and Residents for continued support of the RA

9 Next meeting Jan 2026 (tentatively Jan 22nd)

10 Adjourned 9:01pm

Attachment to Minutes

MVHRA pdf copy of powerpoint slides “*MVH Sept 25th Gen Mtg.pptx*”