



General Meeting. April 16th, 2026

7:00pm – 9:00pm

Mount Zion Lutheran Church

Call to Order: 7: 01 pm

Attendance: 30 inclusive of (9) executive, &
MVHRA City Liaison - Councillor Daniel Fontaine

Speakers:

City manager Lynn Roxburgh, Housing & Land Use Planning City of New West
John Cooke Realtor and MVH Sponsor
Heritage New West – Deane Gurney & Bozana Djuric

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.

1 Welcome & Land Acknowledgement

2 Introductions - Executive – Sid Johnson, Lorna Cloutier, Sue Johnson,

3 Directors – Terry Tomcko, Deb Thomas, Dani Karlsson, Chester Kniec, Silvana Mamelí & Trenton Welters

Meeting Housekeeping items

4 Formal adoption previous minutes from AGM

Minutes from last meeting AGM HELD Jan 22nd Formal adoption as circulated - i.e. AGM January 22nd, 2025

NEED a motion from floor to 1st and 2nd reading

Moved by Terry Tomcko and 2nd by Dani Karlsson ALL in favour. Minutes adopted

5 Garage Sale reminder, Deadline for registration April 24th.

6 Crisis Response Project Cards - CRPC provided info card left by the CRPC group from our early MVHRA meeting on back table for anyone that would like one take one. They content overview of program, and content very useful contact information to whom to call.

7 City Presentation

On the current status and forth coming changes regarding the City's Infill housing accelerator program and the effects on the Massey Victory Heights area. with City manager **Lynn Roxburgh**, Housing and Land Use Planning City of New West



Housing Update (refer to the attached RA Presentation Housing for full details)

- Transit Oriented Development Areas (pdf pg 4-9)
- Province has no requirements for Parking
- City may have a few Design vetoes toward the higher density
- Townhouse Program (pdf pg 10-14)
- Affordable Housing Accelerator Initiative (pdf pg 15-19)
- Infill Program (pdf pg 20-28)
- Other Policy Updates (pdf pg 29-30)

Q&A

(Infill houses changes and formal adoption anticipated 2026 related to SSMUH policy & updated city bylaw/design guidelines (small scale multi-unit housing)

Q. What about Heritage?

A. If area or home already has a Heritage Convenance it is protected. Will be harder going forward.

Q. What about schools with the increased density?

A. Province provides funding for schools. New West currently has no greenspace for new schools. Will need to be creative.

Q. No mention of Freehold Townhouses?

A. City still has to do another round of review.

Q. In proposed Transit Oriented Areas, a current listing opportunity was noticed including having Child Care?

A. Parking for childcare is a City requirement so legislation needs to be better communicated.

Q. IS City going to put requirement on HRA's. Some with provincial Requirements.

A. City still has to look into.

Q. Density vs Heritage

A. It will be a balancing act.

Q. What about Burnaby's pushback?

A. New West is trying to have Design Guidelines. Change can happen but City needs to soften the edges.



- Q. Development at Cumberland & 8th – what is happening?
A. Slow due to infrastructure costs developer has to cover. Seem to be playing a waiting game.
- Q. Presales at the Cumberland development don't seem to be happening?
A. There is a moment of pause happening as market is currently very tentative.
- Q. Is 8th Ave becoming a Frequent Bus route?
A. Still in Master Plans – City working with TransLink
- Q. Fourplex Zoning for MVH – To Council May 11.
A. If approved the will go to Public Hearing May 25. If approved by June it would go ahead.
- Q. Will assessments be going up?
A. City will monitor. BC Assessments will review.
- Q. Is there or will there be Curbside monitoring of where parking is happening instead of on properties with the higher densities?
A. City is reviewing and setting up new policies.
- Q. Fire Fighting & Ambulance Servicer calls are up 10% but we only have 16 firefighters per shift. What level of risk will City take?
A. This goes back to Fire Department so they can use in future planning. Lynn will ask.
- Q. If Province is setting these mandates are other Cities following or pushing back?
A. Some are pushing back. In some of these cases, the Province is putting people/directives in place in these cities to tell them they must abide. New West is trying to work with Province to get (or do?) as much as we can within the Provincial Guidelines.
- Q. Will presentation be available?
A. Yes (it is attached with these minutes)
- Q. Will there be Shadow Studies?
A. City is putting Design Policies in place.



- 8 Other Presentation – John Cooke realtor and sponsor**
- Market is all over the place. It is a Buyers market
 - Currently 146 active listings in the City with 19 in MVH
 - In MVH, 3 sold in the last 60 days – all at below listed & assessed price. Went for land value only.
 - Developers are low balling.
 - Won't be a seller's market for awhile.
 - Homes with suites are selling faster
 - Seeing Developers backing out and Presales are tuning into Rentals
- 9 Other Presentation – New Westminster Heritage – Deane Gurney & Bozana Djuric**
- 2026 NW Heritage Home Tour is May 31st
 - MVH is being highlighted due to the Street Lights Issue. Trying to convince the City to save more of the lights
 - Heritage is not just about Queens Park area.
 - This is the 44th year of the Tour
 - There are 11 homes, 9 have never been on a tour previously, 1 was about 20 years ago.
 - 3 built in 1931 – 2 were homes for women and 1 was Maria Murchie's (of Murchie Teas)
 - There are 2 in MVH this year
 - Volunteers are needed [Volunteers Wanted](#)

Announcements

- 10 21st Garage Sale approaching DEADLINE Friday APRIL 24th**
- Only Registered properties will get signs
 - John Cooke will be placing extra directional signs around like last year.
 - All those that register will be entered into a draw for \$50 Cash prize.
- 11 Status - Street lights work in area 1 and 2.**
- Under Advocacy tab on MVH website – Neighbourhood Lighting Upgrade.
 - Special Workshop March 2nd results posted recently on website– also included in attached pdf of Sid's April 16 agenda pdf pg 8-12.



- 12** March 26, **Meeting with the NWPD** & local stats within MHV - Business Cards
- Under Advocacy tab on MVH website – Community Policing Committee Mtg – March 26
 - Included in attached is April 16 agenda pdf pg 4-7

- 13** Status - **Timing on phase 3** for the mobility lanes (AKA Bike Lanes)
- Under Advocacy tab on MVH website – Active Transportation Plan (Bicycle Routes) No update for next round of City consultation at this time

14 **General Q & A with Daniel Fontaine,**

Q. Previous Fire Fighters question to Lynn - Minimum staffing of 16-17 on shifts?

A. This has been underfunded. 2 years ago, City did approve 9 more firefighters (not enough) Daniel will circle back to the Chief. Fire Department is also dealing with more than just fires. Things beyond their actual scope.

Q. Provincial Growth Demands?

A. It is City Council's responsibility to push Province etc. for more infrastructure funding.

Q. House on Stilts on Cumberland – what is happening?

A. House was moved to this location then company went bankrupt. It was then sold. New owner is having challenges as he is asking for more density. It is currently a live file, and Daniel expects there to be some resolution soon. Safety of the site is top priority.

Q. Schools & Density?

A. Not much space to build. Also, the Ministry of Education is reluctant to build until they see people in the area. (Whites of their eyes!!) Innovation is required for high school for Queensborough. 2 elementary schools there one under 2 School Districts (New West & Richmond). Ministry of Education needs to figure it out.

Q. Is there anything in Crisis Response Pilot Project to address over taxing of Fire Department for first responder calls for overdoses?

A. That is the goal plus more housing. Senior Levels of Government need to make investments - MLA's and MPs.

15 **Meeting adjournment 8:43pm**