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## Arts, Culture and Economic Development Advisory Committee

Thursday, June 12, 2025, 10:00 a.m.

Committee Room 2, Second Floor

New Westminster City Hall, 511 Royal Avenue

*We recognize and respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.*

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	Pages
1. <u>CALL TO ORDER AND LAND ACKNOWLEDGEMENT</u>	
2. <u>AGENDA ADDITIONS &amp; DELETIONS</u>	
Recommendation	
<i>THAT the Agenda for the Arts, Culture and Economic Development Advisory Committee meeting held on June 12, 2025 be approved as circulated.</i>	
3. <u>ADOPTION OF MINUTES</u>	
3.1 April 10, 2025	3
Recommendation	
<i>THAT the Minutes of the Arts, Culture and Economic Development Advisory Committee meeting held on April 10, 2025 be adopted as circulated.</i>	
4. <u>REPORTS AND PRESENTATIONS</u>	
4.1 City of New Westminster Public Art Plan	12
Presentation by Quyen Hoang, Public Art Program Lead, Community Services.	
4.2 Commercial Tenant Information Package and Policy	39
Presentation by Carolyn Armanini, Acting Manager, Economic Development.	
5. <u>STAFF UPDATES</u>	

**5.1 Retail Strategy Implementation Event - June 18, 2025**

Update by Carolyn Armanini, Acting Manager, Economic Development.

**6. MEMBER UPDATES**

**7. NEW BUSINESS**

**8. ADJOURNMENT**

**Recommendation**

*THAT the meeting adjourn.*



**Arts, Culture and Economic Development Advisory Committee**

**Thursday, April 10, 2025  
10:00 a.m.**

**Committee Room 2, Second Floor & Zoom  
New Westminster City Hall, 511 Royal Avenue**

**Present:** Councillor Ruby Campbell, Chair  
Councillor Paul Minhas  
Gerardo Corro Amador (*left at 11:51 a.m.*)  
Amandeep Duhra\*  
Jorden Foss  
Laura Grady  
Vera Kobalia  
Gwendolyn Maddock  
Jessica Schneider\* (*left at 11:24 a.m.*)  
Catherine Williams\*

**Absent:** Janelle Mikka Lim  
Fikayo Ogundare  
Angelene Prakash  
Saurabh Sood  
Paige Strand

*\*Attendance by electronic means*

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

The Chair called the meeting to order at 10:00 a.m. and recognized with respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. It was acknowledged that colonialism has made invisible their histories and connections to the land. It was recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

## 2. AGENDA ADDITIONS & DELETIONS

MOVED and SECONDED

*THAT the Agenda of the Arts, Culture and Economic Development Advisory Committee meeting held on April 10, 2025 be approved, as circulated.*

**CARRIED**

## 3. ADOPTION OF MINUTES

### 3.1 February 13, 2025

MOVED and SECONDED

*THAT the Minutes of the Arts, Culture and Economic Development Advisory Committee meeting held on February 13, 2025 be adopted as circulated.*

**CARRIED**

## 4. REPORTS & PRESENTATIONS

### 4.1 Retail Strategy Implementation: Zoning Changes for Enhancing Active Streets

With the aid of a PowerPoint presentation, Carolyn Armanini, Acting Manager, Economic Development, outlined recommendations to enhance the City's commercial areas, and the following information was highlighted:

- to enhance the City's commercial areas, at-grade uses in Great Streets could be limited to active uses;
- the Sign/Business Licence Bylaw will be amended to promote visual connections between storefronts and pedestrians;
- development guidelines will be strengthened to ensure functional retail spaces, with a variety of storefront configurations to support small businesses and foster business incubation;
- active retail uses were defined as uses that generate street-level activity and vitality, including restaurants, retail stores, specialty food stores, arts, culture, entertainment, and personal service that generally draw frequent foot traffic;
- other uses, such as finance, insurance, and real estate offices, could be designed to be more active to better support street-level vibrancy; however, general office uses are not considered active uses.

C. Armanini outlined several initiatives aimed at improving window transparency, including:

- the development of an awareness campaign, in collaboration with the Chamber of Commerce, to create a guide to illustrate existing and new signage standards for active retail/commercial uses at street level; and
- in an effort to increase awareness of these initiatives, staff will conduct walkabouts, mail information to stakeholders, as well as utilize the City's social media channels;
- the implementation of these initiatives will be monitored and voluntary compliance through education and awareness will be sought.

In referencing maps of priority commerce areas, C. Armanini spoke on zoning regulations and reviewed the boundaries of commercial districts, including:

- Columbia Street;
- Uptown;
- Queensborough;
- Upper Twelfth Street and Lower Twelfth Street; and
- Sapperton.

C. Armanini advised that regulating active uses aims to create more vibrant and engaging street frontages by encouraging businesses that promote transparency and interaction with the public realm; however, while this supports more active streets, it may be perceived as a burden for businesses and potentially affect commercial unit values.

C. Armanini outlined the next steps for the Active Streets Initiative, with a Council workshop to follow and community engagement planned thereafter.

In response to questions from the Committee, C. Armanini provided the following information:

- a zoning amendment bylaw is anticipated in order to effect the initiatives, as well as a new regulation within the Business Licence Bylaw, to support the Retail Strategy Implementation Plan;
- regulations regarding vape businesses are considered restricted and limited active use;
- office use may potentially be relocated to allow opportunity for retail and entertainment use in the Downtown in an effort to promote vibrancy and liveliness of the area;
- tattoo parlors are defined as personal service establishments, and are not regulated in the same manner as non-active use businesses;
- business owners may apply for a variance within the Sign Bylaw;

Discussion ensued and the following Committee comments were noted:

- the transparency of cannabis and vape stores, including their signage, is concerning given their visibility from the street and potential exposure to minors;

- the potential to examine businesses through a lens of public safety and the consideration of potential financial, accessible, and visibility impacts to businesses with regard to permitted uses on the ground level was considered;
- consideration was given to the relocation of businesses to areas which may have potential leasing barriers; and
- as part of the commercial zoning strategy for Sapperton, it was suggested that retail development extend along the full length of East Columbia Street to support area growth and increase tourism.

#### **4.2 Economic Development Strategy: Brainstorm for Workplan Scope**

With the aid of a PowerPoint presentation, C. Armanini spoke regarding the Economic Development Strategy: Brainstorm for Workplan Scope, and the following structure plan and key economic priorities were outlined:

- overarching strategy on how to support and foster the local economy;
- acknowledgement of the important role community partners play in setting and achieving the economic vision;
- identification of key economic priorities to focus on in support of a healthy local economy;
- guiding staff work in retaining and attracting businesses and supporting a diverse employment base; and
- working in alignment with other City plans and initiatives, such as the Official Community Plan, Parks and Recreation Master Plan, and Riverfront Vision.

C. Armanini provided the following accomplishments of the Economic Development Plan:

- working with City departments to update business-related bylaws, policies, and practices;
- establishing a business hub type function at City Hall;
- establishing the Economic Development Office as the advocate for business at City Hall;
- collaborating with local partners on initiatives that encourage buy/spend local;
- collaborating with partners, including post-secondary institutions, Fraser Health, and local developers on the IDEA Centre strategy around Royal Columbian Hospital;
- establishing new inventory of business resources – how to guides, welcome package, webinars;
- development of the Retail Strategy; and
- working with Planning on the lower Twelfth Street Plan that facilitates the area as a creative employment zone and supports a mix of uses such as ultra-light industrial, maker space, commercial, and retail.

C. Armanini advised that the Economic Development Plan is based on four key principles:

- i. solid data and analysis for employment-generating land uses, industry sectors and job targets;
- ii. meaningful engagement with local businesses, community partners, and residents;
- iii. opportunity to set an aspirational vision for the local economy; and
- iv. tangible actions that the City and community partners can take to achieve the vision.

C. Armanini outlined four current objectives to the existing plan goals that require further reflection or current relevance:

- establish New Westminster's reputation as an ideal location for start-ups and established businesses to thrive and grow;
- drive New Westminster's commitment to delivery of a positive business experience at City Hall;
- secure diversity in the local economic base through recruitment, retention and expansion activities; and
- support livability initiatives.

C. Armanini advised of Economic Development Plan stakeholders, focusing on six major groups:

- i. local businesses;
- ii. indigenous Groups;
- iii. New Westminster Residents;
- iv. non-profit organizations;
- v. New Westminster workers; and
- vi. anchor organizations.

C. Armanini noted roles and tools for the Plan's implementation within the City, including:

- land use planning to identify where and what type of development is needed;
- permitting, which includes business licensing and general building and planning input to facilitate with projects;
- Utilizing the City as a Convener by bringing groups together to facilitate larger projects, such as health care clusters;
- city infrastructure projects such as Anvil Centre and Westminster Pier Park and identification of gaps that would support businesses; and
- grant program opportunities to foster overall community support.

Discussion around the definition of success of the Economic Development Plan ensued and the following Committee comments were captured:

- clear vision and action items for various City departments;

- immediate execution of items to showcase a proactive mindset;
- tracking actions taken using metrics and targets; and
- acknowledgement of immediate results in order to promote the recognition of the contribution and feedback of the community.

C. Armanini noted key milestones from spring 2025 to 2026. Phase one will begin in spring 2025 with a project scope proposal and consultant retention. In summer 2025, an Employment Lands and Economy Review will be conducted, followed by public engagement in fall and winter. Final plan completion and implementation are anticipated in 2026.

*Jessica Schneider left the meeting and did not return (11:24 a.m.).*

In response to questions from the Committee, staff provided the following information:

- there are sector roundtables working with various organizations to create a wider variety of stakeholders in order to promote active engagement within the community; and
- anchor organizations that are part of the stakeholders outlined in the Economic Development Plan Update include large employers, such as malls, developers, and Douglas College.

Discussion ensued and the following Committee comments were captured:

- positive business experiences at City Hall is a good start to building a thriving community;
- supporting the livability initiative is a key aspect in enhancing the City's reputation in the community;
- the safety of community members and visitors to the City is essential to the City's goal of retention, especially during evening hours; and
- additional stakeholders for the Economic Development Plan could include the Art and Culture Organization, youths, senior citizens, visitors to the City, and the hospitality sector.

## 5. STAFF UPDATES

### 5.1 Crises Response Pilot Project

With the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 1), Ria Renouf, Communications Coordinator, Crises Response Pilot Project spoke regarding the One Number to Call campaign, advising on its origins and function.



## 5.2 Advertising & Promotion Activities

Chair Campbell opened the floor to brainstorm the possibilities of how can the members' organizations aid in supporting each other through advertising and promoting activities throughout the City.

Discussion ensued and the following Committee comments were captured:

- access currently appears limited, and expanding it could enhance outreach and community engagement. Improved access would also support the City's Economic Development Plans;
- acknowledgement of challenges in advertising and promotion, including funding limitations and concerns over potential bias, were noted. Consulting a representative from sectors such as Education, Health Care, Manufacturing, Non-Profit, Retail, Technology, Planning and Public Realm, or Arts and Creative Professions to explore the feasibility of establishing a centralized point of contact could be considered; and
- there is a potential to engage co-op, intern, or marketing and communications students from local colleges to support City advertising and promotion efforts.

In response to questions from the Committee, Staff provided the following information:

- the City faces challenges in advertising to individual commercial bodies directly;
- the City can aid with advertisement through the events calendar on the City's website, as well as within the Active Living Guide where the free-of-charge community insert page is located; and
- further policy development and budgeting are needed in order to expand advertising capabilities.

*Gerardo Corro Amador left the meeting and did not return (11:51 a.m.).*

At this point in the meeting, quorum was lost (11:51 a.m.).

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## 6. MEMBER UPDATES

Jorden Foss spoke about the May 31<sup>st</sup> beer run event at Steel & Oak Brewery and the June 21<sup>st</sup> anniversary party.

Paul Romein advised that the Sapperton Business Collective will be holding its Annual General Meeting on May 1, 2025 at 7:00 p.m.

Gwendolyn Maddock updated the Committee on upcoming New West Chamber events:

- Women in Business event on April 18, 2025, at the Queensborough Community Centre; and

- the April Beer Friday on April 25 at the Royal Canadian Legion Branch #2.

Chair Campbell spoke regarding the upcoming Arts Strategy Refresh, as well as commercial spaces at Pier West and upcoming tenant improvements with childcare facilities. The Chair highlighted a motion brought to Council for consideration during the May 5 Regular Council meeting.

Councillor Paul Minhas advised that a Councillor Café will take place on April 22, 2025 at Queen's Park, and May 22, 2025 in Queensborough.

Laura Grady highlighted summer planning and the 22<sup>nd</sup> Annual New West Cultural Crawl taking place in October. L. Grady also noted Indigenous Programming in June and July.

Catherine Williams advised the Committee of the current hiring process at Douglas College.

Vera Kobalia acknowledged the recent increase in support for local businesses and expressed appreciation for this trend. She suggested that the City could further enhance this momentum by actively promoting local businesses through a variety of channels.

C. Armanini informed the Committee on updates in park spaces and corresponding opening dates.

Vali Marling spoke regarding updates on the 10-Year Review of the Anvil Centre and the availability of advanced polling being held at the Anvil Centre for the federal election.

## 7. NEW BUSINESS

None.

## 8. ADJOURNMENT

MOVED and SECONDED

*THAT the meeting adjourn (11:51 a.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Arts, Culture and Economic Development Advisory Committee meeting held on April 10, 2025.

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Councillor Ruby Campbell  
CHAIR

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Yuliya Dmitriieva  
COMMITTEE CLERK



▲ *Myléts – Water's Edge*, 2024, James Harry

# CITY OF NEW WESTMINSTER PUBLIC ART PLAN

Δ Δ RTPL Δ CE + CMCK Public Art Ltd.

ACEDAC PRESENTATION | JUNE 12 2025

Public art engages history  
and place and has the  
capacity to create dialogue  
and inspire social progress.

City of New Westminster, Public Art Policy, 2022

# PROJECT INFORMATION

## PROJECT DETAILS

### Client

CITY OF NEW WESTMINSTER  
Community Services  
Anvil Centre, 777 Columbia Street,  
New Westminster, BC V3M 1B6

### Main Contact

QUYEN HOANG  
Public Art Program Lead  
T: 604 315 5732 | 604 636 3553  
qhoang@newwestcity.ca

## PROJECT ART CONSULTING TEAM

### Public Art Consultant

Aartplace and CMCK Public Art Ltd.  
ANABELLA ALFONZO | Aartplace  
Principal | Co-Lead Art Consultant  
T: +1 604 729 2891  
anabella@aart.place

CIARA MCKEOWN | CMCK Public Art Ltd.  
Principal | Co-Lead Art Consultant  
T: +1 403 604 9088  
cmckpublicart@gmail.com

### Supporting Team Members

MIRET RODRIGUEZ | Research Assistant  
CAMILLA COATES | Graphics & Research Coordinator  
SAHAR ISSAPOUR | Graphics & Research Assistant

### Indigenous Consultant

RYAN RICE  
Engagement and Indigenous  
Relations Advisor  
T: 416 515 6034  
ryrice@gmail.com



## CREATING AN ART PLAN FOR NEW WESTMINSTER

The objective of the Public Art Plan is to provide a clear vision for the City of New Westminster and set a direction for the Public Art Program for the next ten years. ►



▲ Welcome to the Zoo, 2021, Nathan Lee

## CREATING AN ART PLAN FOR NEW WESTMINSTER



*Children's Art Banners, 2025, Community Art ▲*

The PAP will inform the development of new projects, define clear goals and outcomes and guide future decision-making and resource allocation for Public Art. ►



# CREATING AN ART PLAN FOR NEW WESTMINSTER



## VISION STATEMENT

Public art in New Westminster creates opportunities for artists and communities to experience and engage with the city in new and dynamic ways.

## PRINCIPLES THAT SHAPE PUBLIC ART IN NEW WESTMINSTER

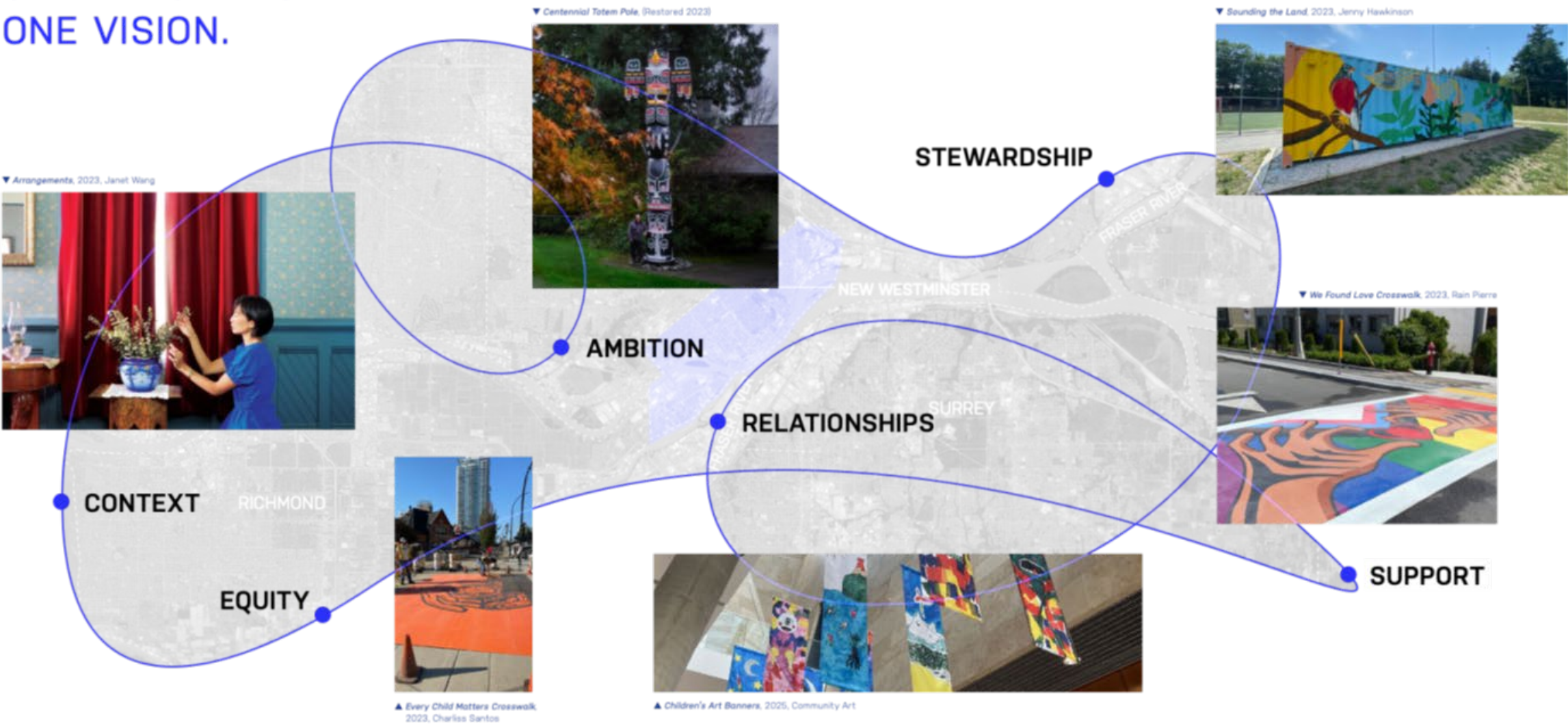
The Public Art Plan Principles build upon the Guiding Principles in the City's Public Art Policy to address public art past and present, to support City priorities, and to guide the future direction of public art in New West. ►



▲ Salmon Run, 2023, Randal Bear Barnettson



SIX PRINCIPLES.  
ONE VISION.



## GOALS



World's Largest Coast Salish Welcome Figure, 2025, Brandon Gabriel ▲

The following Goals are for public art in New Westminster over the next ten years. Alongside the Principles, these goals form the foundation that will guide all aspects of public art commissioning and programming. ►

GOALS

BUILD EDUCATION AND AWARENESS	+
SUPPORT ARTISTS	+
ENSURE MEANINGFUL INVOLVEMENT	+
CREATE IMPACT	+

GOALS

BUILD EDUCATION AND AWARENESS

- Increase staff knowledge to build awareness of the breadth and diversity of public art and associated policy and processes.
- Increase community awareness and interest in public art through a communications plan and educational programming to expand knowledge of artistic practices.
- Facilitate workshops and mentorship opportunities for artists at all career levels.

SUPPORT ARTISTS

ENSURE MEANINGFUL INVOLVEMENT

CREATE IMPACT



GOALS

BUILD EDUCATION AND AWARENESS +

SUPPORT ARTISTS —

- Intentionally and strategically commission underrepresented art and artistic practices to broaden access to public art and extend the reach of the public art program in New Westminster.
- Continue supporting artists from the region while bringing in new artists from further afield to broaden the impact of the program, and demonstrate the benefits of public art.
- Create a range of opportunities directed for local and urban Indigenous artists. Artists will be supported and empowered to create meaningful and culturally relevant artwork.
- Develop a social procurement approach to public art that supports a flexible, decolonized process and removes systemic barriers.
- Compile lists of local and regional businesses and experts connected to public art — including fabricators, engineers, and others.

ENSURE MEANINGFUL INVOLVEMENT +

CREATE IMPACT +



GOALS

BUILD EDUCATION AND AWARENESS +

SUPPORT ARTISTS +

ENSURE MEANINGFUL INVOLVEMENT -

- Work with local nations and urban Indigenous stakeholders to develop meaningful involvement throughout the commissioning process for Indigenous and non-Indigenous public art opportunities.
- Develop consultative processes and/or protocols for knowledge-sharing, site evaluations and considerations, to understand the concerns and expectations of local nations for public art.
- Engage with communities in reciprocal ways that deepen the relationship and understanding of place, and support engagement throughout the public art commissioning process.
- Integrate artists into City processes across City departments to encourage longer and earlier artists' involvement and to embed artistic thinking into civic work.

CREATE IMPACT +

GOALS

BUILD EDUCATION AND AWARENESS +

SUPPORT ARTISTS +

ENSURE MEANINGFUL INVOLVEMENT +

CREATE IMPACT —

- Commission art that will enliven civic spaces and be experiential, to contribute to a dynamic urban realm: rotate programming; artworks of short durations; use existing platforms etc..
- Initiate and support partnership with communities, to enrich civic dialogues and engender a reciprocal, collaborative environment for public art.
- Increase public programming, develop discourses related to histories and artwork concepts to support projects

## ENGAGEMENT

**We engage to** understand the current state.

**We engage to** inform the plan's direction.

**We engage to** increase activities promoting education and awareness.

# WHO AND HOW WE ENGAGE

A multi-phase engagement process, starting in 2024, has been allowing us to gather insights from key groups:

Indigenous Artists & Cultural Professionals	City Staff	Arts Sector Professionals	General Public	Advisory Groups
Focus group roundtable	One-on-one interviews	Information session	Online survey, social campaign	Direct consultation

PUBLIC ART PROGRAM CONTEXT

HERE'S



WWI Memorial, 1922, George William Patterson ▲

HOW



Simon Fraser, 1998, Louis-Philippe Hebert ▲



Puddle Jumper, 2008, Richard Finday Landscape Architect Inc. and Holly Young ▲

PUBLIC ART

HAS CHANGED



Worker, 2025, Janet Wang ▲



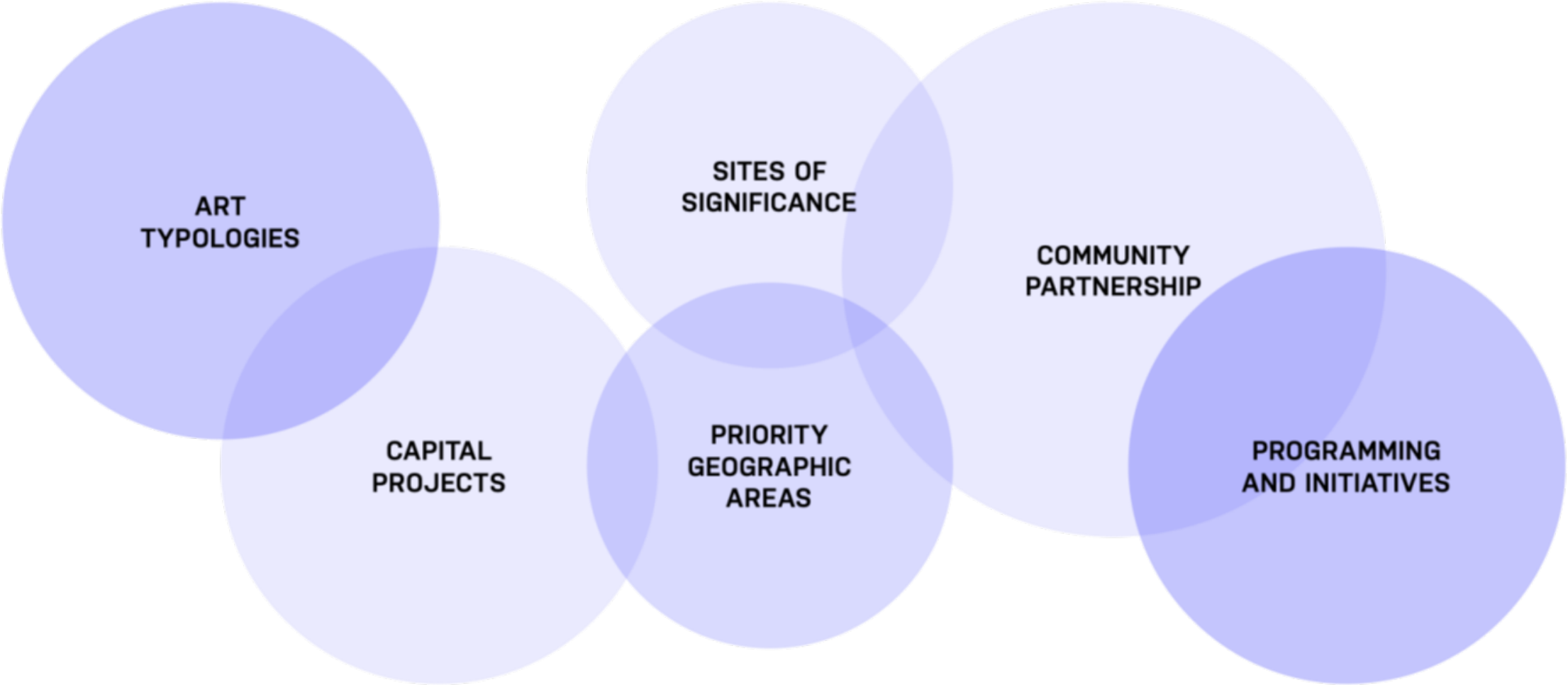
## OPPORTUNITIES — A BALANCED DIRECTION



*River's Legacy – ss'atman's/H statue/aw, 2024, Elinor Atkins (Minneapolis)* ▲

The following areas guide the City's approach to commissioning public art. Together, they ensure a balanced, diverse range of opportunities over the next ten years. ►

# OPPORTUNITIES – A BALANCED DIRECTION



## OPPORTUNITIES – A BALANCED DIRECTION

All opportunities will reflect the City's reconciliation efforts and the vision, goals, and principles of this plan.



*Myléts – Water's Edge*, 2024, James Harry ▲

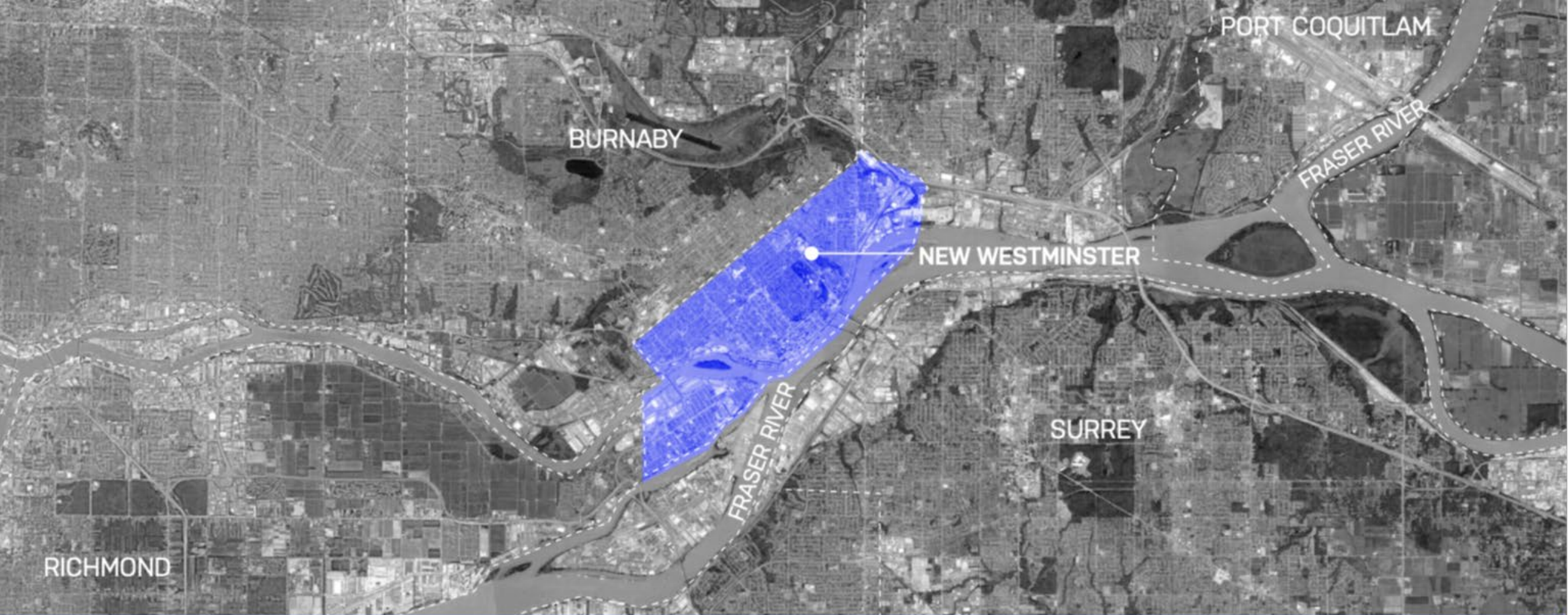


*Guardians of the Pump*, 2024, Hanna Benihoud ▲



*Curl Mapped*, 2023, Rebecca Bair ▲





# Thank You!

ΔARTPLACE + CMCK Public Art Ltd.

# Memorandum

To: ACEDAC Members

Date: Thursday, June 12, 2025

From: Quyen Hoang, Public Art Program Lead

File: #2713889

Subject: Public Art Plan (2026-2036) Progress Update

## Purpose

The purpose of this memo is to:

- Provide ACEDAC background information regarding the Public Art Plan;
- Share an update on the progress of the Plan;
- Receive feedback from the ACEDAC regarding the draft content.

## Background

In 2018, a draft public art plan was developed and presented to Council. This Plan was subsequently referred back to staff and the Public Art Advisory Committee for further consideration and development. Council directed staff to further develop the Plan to include non-colonial histories; the interests of Indigenous, under-represented and marginalized communities; and specific histories related to labour and industrialization.

In 2022 a revised Public Art Policy was adopted by Council that reflected the City's commitments to equity, reconciliation and social justice. With this work complete, staff re-engaged in the development of a Public Art Plan that was to build on the guiding principles of the new Policy alongside Council's 2018 direction. The Policy's guiding principles are as follows:

### Value

The Public Art Policy and supporting processes value the role of artists and public art in civic life. Artists should be trusted and supported to ask questions and take risks. Public art engages history and place and has the capacity to create dialogue and inspire social progress.

### Respect

The Public Art Policy and supporting processes ensure respectful practices for artists and their rights, for the land and environment and for everyone involved.

### Reconciliation

The Public Art Policy and its supporting processes reflect a commitment to Reconciliation and recognize the rights of Indigenous peoples. Public art is planned, developed and executed on the unceded territory of the Halkomelem speaking peoples and has a responsibility to decolonize its practices and ensure the voices, traditions and knowledge of the Halkomelem speaking peoples are respected and represented on their lands.

### Equity

The Public Art Policy and supporting processes commit to anti-oppressive, anti-racist and anti-assimilation approaches and strive to ensure that all artists and community members are represented and have opportunities to participate, access and experience public art.

### Capacity Building

The Public Art Policy and supporting processes commit to developing artists through programs, projects and educational opportunities that foster learning and build capacity.

#### Innovation

The Public Art Policy and supporting processes encourage and foster brave, experimental and innovative ideas and approaches.

#### Stewardship

The Public Art Policy and supporting processes promote responsible management and stewardship of the funding for the development and implementation of public art projects as well as the maintenance and conservation of artworks in the Public Art Collection and the ongoing engagement with public art.

On April 25, 2022, Council endorsed the development of this new plan and approved funding to hire a consultant team to facilitate the process.

The new Public Art Plan is being developed by two consulting firms: AARTPLACE led by Anabella Alfonzo and CMCK Public Art, led by Ciara McKeown, with support from Ryan Rice, as the Engagement and Indigenous Relations Advisor.

### Public Art Plan

The 2026-2036 Public Art Plan will:

- Provide a clear vision for New Westminster and set a direction for the Public Art Program for the next ten (10) years.
- Inform the development and prioritization of new projects, define clear goals and outcomes and guide future decision-making and resource allocation.
- Support opportunities to share the city's history, diversity and its journey towards reconciliation while supporting the interests and practices of artists engaged in public art.

### PARTIAL DRAFT PLAN OVERVIEW

#### Vision Statement

Public art in New Westminster creates opportunities for artists and communities to experience and engage with the city in new and dynamic ways.

#### Principles

The Public Art Plan Principles build upon the Guiding Principles in the City's Public Art Policy to address public art past and present, to support City priorities, and to guide the future direction of public art in New West.

- **CONTEXT** (supports Policy principles of Reconciliation, Respect and Value)  
All public art respects and is sensitive to Indigenous ancestral legacies to the land. It also considers the layered histories and stories of place. Artists engage with the unique character and conditions of place in New West.
- **AMBITION** (supports Policy principles of Innovation, Value and Equity)  
Public art is bold, pushes beyond the boundaries of the typical and challenges the status quo. It empowers artists to do their best work (quality) and engages in cultural, political and contemporary art discourses and conversations.
- **STEWARDSHIP** (supports Policy principles of Stewardship, Innovation and Equity)  
New voices, artistic practices and mediums are represented, balancing sustainable, purposeful growth of the collection through meaningful direction.
- **RELATIONSHIPS** (supports Policy principles of Value, Respect, Reconciliation)  
Build trust by listening and engaging with a diversity of voices and perspectives to sustain meaningful relationships that are reciprocal.

- **SUPPORT** (supports Policy principles of Capacity Building, Value and Respect)  
Public art projects have robust support structures that ensure artists are not isolated in navigating their work with the city. Cultural safety and care are prioritized, knowledge and expertise are shared. Budgets and fees offer fair compensation for all arts professionals involved in the program.
- **EQUITY** (supports Policy principles of Equity, Reconciliation and Capacity Building)  
Further equity and inclusion in public art processes by removing barriers to increase access to opportunities, adapting procurement methods and broadening types of opportunities and methods of selection.

### Goals

The following Goals are for public art in New Westminster over the next ten years. Alongside the Principles, these goals form the foundation that will guide all aspects of public art commissioning and programming.

#### Build Education and Awareness

- Increase staff knowledge to build awareness of the breadth and diversity of public art and associated policy and processes.
- Increase community awareness and interest in public art through a communications plan and educational programming to expand knowledge of artistic practices.

#### Support Artists

- Intentionally and strategically commission underrepresented art and artistic practices to broaden access to public art and extend the reach of the public art program in New Westminster.
- Continue supporting artists from the region while bringing in new artists from further afield to broaden the impact of the program, and demonstrate the benefits of public art.
- Create a range of opportunities directed to local and urban Indigenous artists. Artists will be supported and empowered to create meaningful and culturally relevant artwork.
- Develop a social procurement approach to public art that considers a flexible, decolonized process and removes systemic barriers.
- Develop resources and toolkits for artists such as lists of local and regional businesses and experts connected to public art — including fabricators, engineers, and others.

#### Meaningful Involvement

- Work with local nations and urban Indigenous advisors to develop meaningful involvement throughout the commissioning process for Indigenous and non- Indigenous public art opportunities.
- Develop consultative processes and/or protocols for knowledge-sharing, site evaluations and considerations, to understand the concerns and expectations of local nations for public art.
- Engage with communities in reciprocal ways that deepen the relationship and understanding of place, and support engagement throughout the public art commissioning process.
- Integrate artists into City processes across City departments to encourage longer and earlier artists' involvement and to embed artistic thinking into civic work.

#### Create Impact

- Commission art that will enliven civic spaces and be experiential, to contribute to a dynamic urban realm: rotate programming; artworks of short durations; use existing platforms etc.
- Initiate and support partnerships with communities to enrich civic dialogues and engender a reciprocal, collaborative environment for public art.



- Increase public programming and develop discourses/conversations related to histories and artwork concepts to support projects.

### **Opportunities**

The following categories overlap with one another to form the direction for public art commissioning opportunities. They offer a balance, so there is always a breadth of opportunities. For example, a geographic area may be addressed alongside art typologies, achieving an enriched opportunity, but ultimately the goal is to inform decision-making for a balance of opportunities.

- Art Typologies (range of artworks)
- Capital Projects (eligible civic construction projects or funding)
- Priority geographic areas (neighbourhoods)
- Sites of Significance (historical/cultural significance)
- Community Partnerships (collaborations/partnerships with community and organizations)
- Programming and Initiatives (projects, programs, education)

### **Engagement**

The following outlines the engagement process for the Public Art Plan:

- Indigenous Artists & Cultural Professionals: Focus Group Roundtable
- Staff: One-on-One Interviews
- Arts Sector Professionals: Information Session
- General Public: Online Survey, Social Media
- Advisory Groups: Direct Consultation

### **Work plan and Schedule**

#### Completed Work:

Current State Analysis, Discovery and Research is complete.

The deliverables included: reviewing current conditions and preliminary analysis; engaging with staff, relevant Task Forces and Advisory Committees; developing a stakeholder and community engagement strategy and plan.

#### Current Phase:

Partial plan draft and ongoing engagement (full draft due June 31, 2025)

Deliverables include: engaging with staff, relevant Advisory Committees and community and present findings; developing draft of the Public Art Plan including proposed Vision & Principles, Goals, Priorities and Opportunities

#### Next Phase:

Deliverables include: further engagement; ongoing development of Public Art Plan

#### Completion

Final Public Art Plan (due October 31, 2025)

Final Public Art Plan Document (pdf format) to include: Summary of context analysis; Vision & Principles; Goals; Priorities and Opportunities; What We Heard; Implementation criteria and recommendations; further engagement, potential partnerships, maintenance & conservation.

### **Discussion**

Staff requests feedback from the ACEDAC.

Are there any additional opportunities the 10 year public art plan should consider to?

1. align with or support the interests of local arts and culture organizations

2. align with or support the interests of local business

Are there improvements around clarity in the 10 year public art plan to consider?



# Commercial Tenant Assistance Policy

Arts, Culture & Economic Development Advisory Committee

June 12, 2025



NEW WESTMINSTER

# Retail Strategy Recommendation

Develop Commercial Tenant Assistance policy applicable at the time of rezoning to support businesses during redevelopment and rezoning scenarios.





# Commercial Tenant Assistance Policy & Resources

## Current Work

- Drafting information resources for commercial tenant assistance, a la Vancouver
  - *Commercial tenant basics*: commercial tenancy, legal and regulatory protections
  - *Lease negotiation*: overview of commercial leases, common clauses and terms
  - *Relocation*: Relocation options, timing, and steps, finding a new space, change of use and other regulatory requirements, renovating new space and permits
  - *Redevelopment and zoning*: development review process and timeline
  - *City processes*: business licences, permits, renovations and inspections
  - Translation of the guide
- Exploring North American standards for supporting tenant relocation resulting from redevelopment
- Consolidation of existing CNW business resources to create efficiency in delivering information



# Commercial Tenant Assistance Policy & Resources

## Next Steps

- Refining commercial tenant resource guide
- Consideration of commercial tenant redevelopment policy that outlines developer expectations
  - Provide a proposed commercial tenant relocation package
  - How are they communicating with tenants regarding the redevelopment
  - How are they exploring options for retaining existing tenants, especially those with long-term leases and strong community ties
    - offering first right of refusal to existing tenants?
    - supporting with real estate services to relocate business within New West
  - Other ?
- Continuation of business basics education webinars via partnership with Chamber
- Exploration of affordable lease space amenity where redevelopment scenarios would permit



## Memorandum

To: ACEDAC Members

Date: Thursday, June 12, 2025

From: Carolyn Armanini,  
A/Manager Economic Development

File: #2715076

Subject: Commercial Tenant Assistance Policy

Staff continue to work on implementing the City's [Retail Strategy](#) (2023), a policy document to guide City decision making around long-range commercial land use planning, strategic commercial area interventions, and proactive tenant retention and attraction. A key goal of the Retail Strategy is to identify opportunities to enhance the retail experience in the city's unique commercial areas and to recommend how the City may leverage its tools in support of a strong retail commercial environment. One of the City's tools is the development of policy, and staff have begun work on the following related recommendation:

- *Develop Commercial Tenant Assistance policy applicable at the time of rezoning to support businesses during redevelopment and rezoning scenarios.*

The intent of this work is to develop a policy to help guide staff and Council during applicable redevelopment considerations, and to develop related program materials that support businesses in relocation planning and decision making. In particular, staff are also looking to ensure that all commercial tenants have equal access to reliable and consistent relocation planning information. With this in mind, we are taking an equitable approach to uplift marginalized businesses, with a focus on:

- Small independent businesses
- Businesses owned or operated by non-English speaking, ethnic, newcomer, or other equity-denied communities
- Non-profit organizations, social enterprises, arts and culture, and food assets

### Current Work

- Drafting information resource guide for commercial tenant assistance (similar to the City of Vancouver). It is important to note that the information being developed in this guide is intended to be a helpful service for business operators and not to be relied on for legal or other professional advice. The guide will include information related to,
  - *Commercial tenant basics*: commercial tenancy, legal and regulatory protections
  - *Lease negotiation*: overview of commercial leases, common clauses and terms

- *Relocation*: Relocation options, timing, and steps, finding a new space, change of use and other regulatory requirements, renovating new space and permits
- *Redevelopment and zoning*: development review process and timeline
- *City processes*: business licences, permits, renovations and inspections
- Translation of the guide
- **Committee Discussion: are there other items you feel would be helpful resource information for businesses?**
- Exploring North American standards for supporting tenant relocation resulting from redevelopment
- Consolidation of existing CNW business resources to create efficiency in delivering information

### Next Steps

- Refining commercial tenant resource guide
- Consideration of commercial tenant redevelopment policy that outlines City's expectations for developers. Some preliminary items for committee discussion include:
  - Requiring a proposed commercial tenant relocation package to be submitted to City staff as part of the development review process
  - When/how are they communicating with tenants regarding the redevelopment
  - How are they exploring options for retaining existing tenants, especially those with long-term leases and strong community ties
    - First right of refusal to existing tenants
    - Support with real estate services to relocate businesses, with a priority in New West
  - **Committee Discussion: are there other items that you feel should be considered?**
- Continuation of business basics education webinars via partnership with Chamber
- Exploration of affordable lease space amenity where redevelopment scenarios would permit

We look forward to reviewing and discussing this project at the upcoming meeting and gather committee member feedback.