
From: Christopher Bell **S.22(1)**
Sent: Monday, October 21, 2024 9:23 AM
To: Patrick Johnstone; Jaimie McEvoy; Daniel Fontaine; Paul Minhas; Tasha Henderson; Ruby Campbell; Nadine Nakagawa; External-Legislative Services
Cc: Theresa McManus; Lisa Spitale; Demian Rueter; Jackie Teed; Christopher Bell; External-Legislative Services; Hanieh Berg
Subject: [EXTERNAL] Re: Chris Bell's Questions For October 7th Delegation To Council / Columbia Square / Staff Response

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Hello Mayor & Council.

Demian Rueter has been thoughtful enough to respond to my concerns and questions on the Columbia Square project. I thank Demian for his efforts.

Due to email issues and tight timelines I am incorporating my responses to Demian's answers (see my comments in blue after Demian's responses) as an email to Mayor & Council while copying planning staff and others.

Thank you for considering my responses.

Chris Bell

HERE ARE MY RESPONSES TO THE CITY'S RESPONSES TO MY QUESTIONS AND CONCERNS ON THE COLUMBIA SQUARE PROJECT

Hi Chris,

Thanks very much for the email and for your continued interest in the project.

The answers to our questions will be shared with Council.

Please staff's response to your questions below:

The developer's literature states that the site (once on the shore of the Fraser River) is the location of an early indigenous settlement ... and I ask if archeological digs will occur to determine the extent of historical 1st Nations artifacts being present...before any development approvals are given by council?

- As outlined in the Policy Statement, the developer will be working directly with First Nations through the development of the master plans to help with drafting of the master plan as well as any further accompanying policy

I ASK THAT ARCHEOLOGICAL DIGS OCCUR TO ASSESS THE PRESENCE OF INDIGENOUS ARTIFACTS

Once upon a time I read of a large "toxic blob" flowing downhill (beneath the surface) from the old coal tar gas plant on 12th Street ... and I wonder if that toxic blob is affecting the development/excavation of the Columbia Square project?

- Remediation of contaminated soil is dealt with directly at the provincial level

I NOW READ THAT THE SITE WAS AN EARLY GAS PLANT AND INDUSTRIAL SITE THUS CONTAMINATED SITE REMEDIATION IS LIKELY

City tower separation policy allows towers to be about 100 feet apart and I wonder if tower separation for this project's towers can be a lot wider ... as the proposed towers are much bigger and taller than the smaller towers elsewhere ...and will appear packed in under the current tower separation policies?

- Design considerations as well as more detailed design guidelines would be dealt with through the master plan
- THE BYLAW WILL ALLOW AT LEAST EIGHT 53 STOREY TOWERS (INCLUDING 6 STOREY PODIUMS) WHICH ARE MUCH HIGHER THAN PROPOSED TO THE PUBLIC) THUS I CANNOT CONCEIVE HOW INTOLERABLY DENSE THE SITE WILL BE IF A TOWER SEPARATION OF 100 FEET IS STILL ALLOWED.

Are the developer's pictures and diagrams accurate to scale in terms of showing tower separation...as the pictures show the towers a nice distance apart from each other... perhaps visually greater than the 100 feet permitted?

- The drawings provided are conceptual only at this time. More specific guidance would be provided for in the master plans with the final designs included in the necessary Development and Building Permits

I HAVE A HUGE PROBLEM WITH THIS AS I THINK THE GENERAL PUBLIC (WHEN RESPONDING TO THE DEVELOPER'S AND CITY'S PUBLIC ENGAGEMENT OPPORTUNITIES) WERE THINKING THE DIAGRAMS WERE ACCURATE TO SCALE. IF REALITY IS TO BE A GROUP EIGHT OR MORE 53 STOREY TOWERS JAMMED TOGETHER ABOUT A HUNDRED FEET APART I THINK THE PUBLIC DESERVES TO SEE THOSE REALITIES ON A REAL DIAGRAM/MAP. PERHAPS THE CITY'S PUBLIC ENGAGEMENT PROCESS COULD BE EXTENDED TO INCORPORATE THE PLANNED UNKNOWN NUMBERS OF 53 STOREY TOWERS ACROSS THE SITE REPRESENTED ON A MAP OF ACCURATE SCALE..

Is it possible that more towers (than the 8 proposed), and higher towers, and more units may occur over time after the zoning bylaw is passed by council?

- The zoning bylaw includes provisions for height and density but not the number of towers or units. As such, the number of towers could be lesser or greater than the 8 currently envisioned.

I THINK THE PUBLIC WAS PRESENTED A PROJECT OF EIGHT TOWERS OF MOSTLY 40 STOREY TOWERS AND WILL BE SURPRISED THAT THE ZONING BYLAW WILL PERMIT EIGHT OR MORE TOWERS OF 53 STOREYS...A FAR GREATER DENSITY THAN SHOWN TO THE PUBLIC.

Are the above ground podiums included in the FSR calculations, and site coverage calculations, or are the above ground podiums exempt because they will be the parkades?

- Any areas excluded from density calculations are dealt with in the general regulation sections of the zoning bylaw

WHERE WOULD I FIND THIS WITHIN THE GENERAL REGULATIONS OF THE ZONING BYLAW? SECTION NUMBER OF THE ZONING BYLAW?

Are the proposed tower heights in addition to the heights of the podiums?

- The maximum height is 53 stories from the base

THE DEVELOPER'S AND CITY PUBLIC ENGAGEMENT PROCESSES DID NOT SHOW THE PLAN FOR EIGHT OR MORE 53 STOREY TOWERS ACROSS THE SITE.

When will the proposed central public plaza be available for public use...at the end of Stage 3 in 15 years?

- The answer to this question really depends on how fast the development proceeds which is generally out of the city's hands.

THIS TINY PLAZA WILL NEVER SEE THE LIGHT OF DAY IF SURROUNDED BY EIGHT OR MORE TOWERS 53 STOREYS HIGH.

The latest draft policy documents show a significant loss of retail space from the current usage...while I remember an earlier promise that there would be no loss of retail square footage...or do I have it wrong?

- **The policy statement indicates that there will be no net loss of retail or office space**

I AM CONFUSED BECAUSE THE ZONING BYLAW IN SECTION 1113 .25 DESCRIBES A TOTAL MINIMUM FSR FOR BUSINESSES AND PROFESSIONAL OFFICES OF **.13FSR** WHICH IS ABOUT 37 560 SF. IN TOTAL IF THE DEVELOPER STICKS TO THE MINIMUMS. IS MY CALCULATION CORRECT? COULD THE DEVELOPER STICK TO THE MINIMUM FSR FOR OFFICES AND BUSINESSES? THE DEVELOPER HAS PROMOTED TO THE CITY AND NEW WEST CITIZENS THAT THERE WOULD BE AT LEAST 120 000 SQ.FT OF RETAIL SPACE AND 125 000 SQ.FT OF OFFICE SPACE AND I JUST DO NOT SEE THOSE FSR NUMBERS IN THE ZONING BYLAW. PLEASE EXPLAIN THE APPARENT DISCREPANCY. PERHAPS THE ZONING BYLAW CAN BE AMENDED TO ASSURE THE PUBLIC THAT THE PROMISED OFFICE AND RETAIL SPACE WILL ACTUALLY OCCUR? AGAIN, I FOUND THIS SECTION CONFUSING AND CAN EASILY BE OFF ON MY UNDERSTANDING.

Will the final draft policy and proposed Master Plan be shown to the public for feedback (and changes) before the new zoning bylaw is given 4th reading by council?

- **As indicated in the report: Through the creation of the Master Plan, additional opportunities to engage with stakeholders and the public will be identified and undertaken by the applicant and/or the City to help inform this process. Staff will work with Legislative Services to determine how additional engagement and/or information may be shared with Council, considering the Zoning Amendment Bylaw will be at Third Reading.**

I LOOK FORWARD TO THE FURTHER CITY LED PUBLIC ENGAGEMENT ON THE DRAFT MASTER PLAN FOR THE COLUMBIA SQUARE PROJECT

Will the final Master Plan be converted into a Comprehensive Development District bylaw so the Master Plan's objectives are set by bylaw and not by policy (that can be ignored by staff and council)?

- **Bylaws cannot generally be constructed in such a way to have all the detail of a master plan. That said, the master plan would likely be a part of the Development Agreement which would be registered on title.**

I HOPE THE FINAL DEVELOPMENT AGREEMENT IS SHARED WTH COUNCIL AND THE PUBLIC BEFORE 4TH READING OF THE ZONING BYLAW OCCURS.

How will the city led Be Heard public engagement feedback (for Columbia Square), that is now concluded, be incorporated into council considerations of the proposed rezoning bylaw if council does not receive the report on the BeHeard public engagement process by the time your vote is cast (in two weeks hence)?

- **A summary of feedback received through the Beheard engagement is included in the Council report**

I WAS SHOCKED AT HOW ALL OF THE KNOWLEDGEABLE AND HEARTFELT RESPONSES TO THE PROPOSED PROJECT (IN THE CITY LED PUBLIC ENGAGEMENT) WERE REDUCED DOWN TO A COUPLE OF PROPOSED CHANGES IN THE POLCY STATEMENT. I DO NOT THINK THE CITY'S PUBLIC ENGAGEMENT SUMMARY FAIRLY OR ACCURATELY REPRESENTS THE TOTALITY OF THE RESPONSES...PARTICULARLY THERE IS AN ABSENCE OF ACKNOWLEDGEMENT OR RESPONSE TO THOSE CRITICAL OF THE PROJECT. DOZENS OF GOOD COMMENTS, QUESTIONS AND CONCERNS ABOUT THE PROJECT SEEM TO HAVE BEEN IGNORED (IN THE SUMMARY) AND NOT RESPONDED TO.

I ask that the proposed Columbia Square zoning bylaw be released to the public well ahead of the usual three days to allow council and citizens time to assess the implications and ramifications of the bylaw. I suggest the Columbia Square zoning bylaw be sent out for council and public review at least two Fridays before council votes on it.

- **The bylaw has been available for the public to review since Wednesday October 9.**

THANK YOU

How will current Development Cost Charges, Density Bonus Payments, and Community Amenity Contributions programs be applied to the Columbia Square redevelopment? Will the project be exempt from any of the current density bonus programs? I read that the new provincially mandated CAC bylaw will not apply to projects that have a development

application already in progress at the time of the bylaw being passed, therefore will the City's current density bonus policies and bylaws apply to those projects that have development applications already in the system?

- **The project is intended to pay density bonus and dcc payments. The developer will need to register a covenant on title agreeing to this condition, prior to final adoption of the rezoning bylaw**

SOME OF MY QUESTIONS WERE NOT ANSWERED. THE CITY IS STATING THAT THE DEVELOPER WILL PAY 60 MILLION DOLLARS IN DENSITY PAYMENTS. HOW WAS THAT NUMBER CALCULATED AS MY MATH SHOWS A MUCH HIGHER DENSITY PAYMENT OWING? WILL THE RENTAL TOWERS BE CHARGED DCC'S? WILL THE PROPOSED AMENITY BYLAW BE APPLIED TO THIS SITE SINCE ITS APPLICATION IS ALREADY IN PROGRESS OR WILL THE CURRENT AMENITY POLICY APPLY?

Best Regards,

Demian Rueter, MCIP, RPP

Manager, Development Planning
T 604.515.3826 | C 778.773.2856
drueter@newwestcity.ca

THERE YOU HAVE IT MAYOR AND COUNCIL...MY RESPONSE TO THE CITY'S RESPONSE TO THE CONCERNS AND QUESTIONS I HAVE PREVIOUSLY SENT TO MAYOR, COUNCIL AND STAFF. I THANK CITY STAFF FOR THEIR RESPONSES TO MY CONCERNS AND QUESTIONS. MY THANKS TO YOU ALL FOR CONSIDERING MY CONCERNS AND QUESTIONS ABOUT THE COLUMBIA SQUARE PROJECT.

**SINCERELY,
CHRIS BELL**

On Oct 15, 2024, at 11:51 AM, Christopher Bell **S.22(1)** wrote:

Hello Mayor & Council,

It is busy times so I have not been focused on the questions (related to the Columbia Square redevelopment) I previously presented to council as a delegation...and as an email previously sent to council.

Neither have I looked for the proposed Columbia Square rezoning bylaw that is now online. I do hope all of the accompanying reports are also available with the bylaw.

Nonetheless, Mayor Johnstone, at the end of my delegation to council you assured me that your staff would have responses to my questions (as written in my email to you all) and I see those responses being important as council considers the rezoning bylaw for 3 readings. Please have your staff direct **their answers to my questions to me and all of council.**

I look forward to the answers to my questions.

Thank you.

Chris Bell

On Oct 7, 2024, at 5:16 PM, Christopher Bell S.22(1) wrote:

Hello Mayor & Council and City Clerk

Tonight my questions to council are primarily concerning the proposed redevelopment of Columbia Square. I am including my questions below as while all may be relevant and need answers I may speak to only a few of them tonight.

I read that council will be receiving the Columbia Square rezoning bylaw for 1st, 2nd and 3rd readings on October 21st thus I ask that the bylaw and associated reports are given to citizens and council by next Friday to give adequate time for all to review the bylaw and it's associated reports. I ask for further delay if the recently concluded City led BeHeard public consultation results are not incorporated into council's decision making process before they vote on the zoning bylaw.

Thank you for considering my questions.

Sincerely,
Christopher Bell
S.22(1) Nanaimo St.
New Westminster

Here are my questions on the Columbia Square project.

The developer's literature states that the site (once on the shore of the Fraser River) is the location of an early indigenous settlement ... and I ask if archeological digs will occur to determine the extent of historical 1st Nations artifacts being present...before any development approvals are given by council?

Once upon a time I read of a large "toxic blob" flowing downhill (beneath the surface) from the old coal tar gas plant on 12th Street ... and I wonder if that toxic blob is affecting the development/excavation of the Columbia Square project?

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Will the final Master Plan be converted into a Comprehensive Development District bylaw so the Master Plan's objectives are set by bylaw and not by policy (that can be ignored by staff and council)?

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to those projects that have development applications already in the system?

From: MARK CHRISTIE S.22(1)
Sent: Monday, October 21, 2024 5:39 PM
To: External-Legislative Services
Subject: [EXTERNAL] Zoning ammendment bylaw 6680

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I stand opposed to this ammendment.

This region of NEw West minster has already seen a dramatic increase in density with a severe decline in services. There is an incresed loss of available parking and an aging population that needs access to amenities such as grocery stores, and finncial instituions. If these are relocated then residence may need to move closer to them and outside the community.

Currently the land use fills a beed for residents with one of only two Governemnt run Liquor Stores in New Westminster. Scrapping what is there, to increase by 4,000 more residents is not a good trade off from the city. Just look at how long the Quay has been disrupted by the apartments going up, or the apartments on Carnarvon. The loss of this sites current functions would impact all the surrounding apartments as it is a hub of services from Post Office and Pharmacy to Coffee Shop and Long established New Westminster Restaurants.

As for the claim regarding it being Transit-oriented development, Skytrain and the bus loop are a short walk away and neither should or could move to this property. Unless I am mistaken and this phrase refers to the elimination of parking and that it would be only really accessable by transit. I do not see the inducement of Community and Public space inclusion in the plan bennefical as it currently has some and it is underused. Some of the locations in the mall can be vacate for years at a time.

I have been a resident of New Wester since 2011 and have seen much. I chose where I live because of its ammenties and without them it is not likely I would stay.

Mark Christie



604-524-4996
#8-552 Columbia St.
New Westminister, BC V3L 1B1

To:

October 21, 2024

Mayor Patrick Johnstone and Members of City Council

City of New Westminister
511 Royal Ave
New Westminister, BC V3L 1H9

Dear Mayor and Council,

Re: Letter of Support for Columbia Square by Edgar Development

On behalf of the Downtown New Westminister Business Improvement Association (BIA) and our of Board of Directors, I am writing to express our support for specific components of the Columbia Square redevelopment project by Edgar Development which is being brought before you for consideration.

Our organization is particularly excited about the inclusion of micro-retail commercial units within the project. These smaller, more accessible spaces provide crucial opportunities for new businesses to thrive in our community, offering an incubator-like environment that encourages diversity and innovation in our local economy. We believe these units will contribute to the vibrancy and entrepreneurial spirit that defines Downtown New Westminister.

Additionally, we are pleased with the developer's commitment to placemaking through the incorporation of a community space for small events and activations. This planned town square will serve as a dynamic hub for community engagement, enhancing the district's appeal and fostering connection among residents, visitors, and businesses alike.

However, we note that the project does not currently include affordable or below-market rental units. As affordability is a pressing issue in our community, we hope that the city will slate the \$70 million density bonus funds towards this. Affordable housing is essential for local residents to support businesses and maintain a healthy neighbourhood economy and achieve a balanced outcome that serves both economic and social goals, ensuring that New Westminister remains accessible to all.

(continued on next page)



604-524-4996
#8-552 Columbia St.
New Westminster, BC V3L 1B1

For full transparency, we would like to disclose that Pooni Group, the firm hired by Edgar Development to plan this project, has provided sponsorship funding for our community events. Please also note that our Board President, Alice Cavanagh, has recused herself from any discussions or votes on this matter due to a conflict of interest.

We look forward to seeing how this project can further enhance the growth and vitality of our city and hope that the possibility of density bonus funds being allocated toward affordable housing will be given full consideration.

Thank you for your time and attention to this important project.

Sincerely,

Angelene Prakash

Executive Director, Downtown New West BIA
apakash@downtownnewwest.ca

From: JEFF HUMPHRIES S.22(1)
Sent: Tuesday, October 22, 2024 10:20 AM
To: Patrick Johnstone
Cc: Paul Minhas; Daniel Fontaine; External-Legislative Services; External-Post Master - Pln; External-Dev Feedback; Jackie Teed
Subject: [EXTERNAL] Re: 88 Tenth St. developement...

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Good day Patrick, I could not wait for you to get back to me in a week or two so I wanted to reach out again. After seeing what I saw last night at the zoning amendment meeting. I'm convinced - no disrespect in saying this their are certainly some people at city hall that are not playing with a full deck of cards!! How on earth, will you fit a small city into Columbia Square with no infrastructure plan to support it?? That's one of my million dollar questions to you and some of your constituents? You have already shrunk the streets with bike lanes, there is absolutely no parking in the downtown area already, the roads are beyond clogged and the list goes on and on and on your watch! What are you doing? You want to limit the funds we need to build new parks, skating rinks and other sport and recreation infrastructure - where are these people/kids going to play, where are they going to go to school, where are they going to play hockey, soccer, baseball in a community that is all ready jammed packed with people? Again million dollar questions that need to be addressed and answered by the leader of this city! Let me know when we can meet up and please feel free to bring some of your supporting constituents as they need a reality check as well.

cheers,
Jeff

From: "Jeff Humphries" S.22(1)
To: pjohnstone@newwestcity.ca
Cc: pminhas@newwestcity.ca, dfontaine@newwestcity.ca, clerks@newwestcity.ca, plnpost@newwestcity.ca, devfeedback@newwestcity.ca, jteed@newwestcity.ca
Sent: Monday, October 21, 2024 3:58:42 PM
Subject: re: 88 Tenth St. developement...

Good day Patrick, I hope things are well. I am still awaiting your response to my email (Oct. 8th) in regards to "Dangers in the downtown core" and how you intend to help the businesses (now, not in 6 - 12months) that are struggling to survive because of the ongoing and growing issues with homelessness, drug addictions, vandalism, loitering and theft in the downtown core. They have taken over all the bus shelters on Columbia St, they live in the underground park-ade at the New West Skytrain station and are on every street corner in the city - being a business that has operated in New West for 25 years I have never seen this city so bad as it is right now and these problems are growing weekly! Now, I get this amendment in the mail (attached) and have to say respectfully, have the people at city hall lost their mind??? All you continue to do is build, build and build and there are no amenities or infrastructure to support the growth! Our schools are at maximum capacity - absolutely packed, our roads are completely clogged, we have one hospital on the other side of the city that is overwhelmed and jam packed, we have one fire hall at the other side of the city that cannot keep up, our green space is shrinking and businesses are closing and you and your councilors continue to build, build and build without any thought at all to the people that live in the city! The city has never been in worse shape as it is right now, and this is on your watch! How on earth can you or any city planner or councilor considering more development in Columbia Square plaza - the heart of the downtown core?? It's preposterous, ludicrous and simply makes zero sense from a business and a tax payer standpoint! Maybe we need to meet face to face and I can hear it from a mayors perspective how this makes sense and you can hear it from a long time business person, resident and tax payer perspective how it makes zero sense. Please let me know when you are available to meet and I will work around my busy schedule to accommodate your busy schedule? As well, I'm speaking on behalf of the businesses in the downtown core that are all on the same page with these issues. Much appreciated.

cheers,

Jeff

From: Russil Wvong **S.22(1)**
Sent: Wednesday, October 23, 2024 8:00 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, my name is Russil Wvong. Thank you for serving on council! It's great to see so much new housing being built in New Westminster, especially near the SkyTrain stations.

I'm a volunteer with the Vancouver Area Neighbours Association. I don't work in development or real estate. I'm writing in support of the redevelopment plan for Columbia Square.

I think most people would agree that housing in Metro Vancouver is terribly scarce and expensive. Younger people are being crushed and driven out by the high cost of housing. In 2015 you needed a household income of \$100,000 or more to move here, and it's gotten worse since then. Because we don't have enough housing, **prices and rents have to rise to unbearable levels to force people to give up and leave.** High housing costs act like a barrier, keeping people out.

Even for older homeowners who bought 20 years ago and are insulated from rising housing costs, it's a bad situation. Because younger people can't afford to live here, the healthcare system is under increasing strain. A friend who worked in operations management at a hospital in Vancouver reported that the last time they had to hire an anesthesiologist, it took 18 months. In most places, an anesthesiologist would be able to live close to the hospital, but not here.

In other words, high housing costs lead directly to labour shortages, which affect everyone. We have a severe mismatch between housing and jobs: it's easy to add jobs, hard to add housing.

To fix this, we need a lot more housing. CMHC's estimate is that housing costs have to rise about 2% in order to reduce housing demand (through displacement, crowding, or homelessness) by about 1%. Conversely, if we could snap our fingers (or go back in a time machine to change our past housing policies) and have about 1% more housing today, prices and market rents would be about 2% lower. If we had about 10% more housing, prices and market rents would be about 20% lower.

We have limited land in Metro Vancouver, because of the ocean and the mountains. So it's really important to make good use of the land that we do have, instead of leaving it mostly empty. This site is seven acres of underused land (a car-oriented strip mall and parking lot) that's basically right next to the New West SkyTrain station, with easy access to jobs in downtown Vancouver and elsewhere. And because there's no existing homes on the site, the redevelopment doesn't require displacing any renters, unlike redeveloping older rental buildings.

I understand the desire to get the maximum possible public benefit from this project, including non-market

housing. But watching the October 21st council meeting, it seems to me that there's a real risk of the negotiated agreement collapsing entirely, as council pushes the developer to add more public benefit and thus more cost.

Additional costs act like a floor on prices and market rents. There's no free lunch. It's homebuyers and renters who pay the bill. And this doesn't just affect new housing, it also affects existing housing, since they compete with each other. (Just as when Covid disrupted the production of new cars, used cars became more expensive.) In other words, it's **all homebuyers and all renters paying the bill**.

What worries me about the strategy of taxing new market housing to pay for a small proportion of non-market housing is that you may be pushing market rents further out of reach for more and more people, thus creating the need for non-market housing much faster than you can fill it.

In addition, the pie is shrinking rather than growing. The "land lift" that pays for public benefits is being squeezed by higher interest rates (and thus lower condo prices) and by higher construction costs. If the agreement collapses and nothing happens to the site for several years, the city may end up with less public benefit rather than more. (Not to mention putting at risk the public benefit of the 3800 homes.)

I would also point out that when we have a housing shortage, all housing helps, whether it's market-rate or non-market. Every time 100 or 200 new apartments open up and people move in, that's 100 or 200 households who are no longer competing with everyone else over the limited supply of existing housing. New housing frees up older housing.

I sympathize with the argument that public services are overloaded, but I think the appropriate response is to add more capacity to serve a larger population, not to block projects that will add more housing. Adding more housing and more families results in an increase in property-tax revenue, which in turn helps to fund public services.

I recognize that for people who live nearby, they'll most likely want to minimize change and to keep their neighbourhood the way it is. But this has tremendous costs for everyone else.

If this plan is rejected, the thousands of people who would have lived there won't vanish into thin air. It's like pushing down on a balloon. They'll find somewhere else to live in the area, and other people will get pushed out.

Best regards,
Russil Wvong
morehousing.ca

From: Steve Da Cruz <steve.dacruz@casmglobal.com>
Sent: Wednesday, October 23, 2024 8:11 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - Support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council of New Westminster,

Thank you for considering this project thus far and your efforts in its continuance. The Columbia Square Redevelopment Project in New Westminster, BC, is a transformative urban initiative that promises to deliver numerous community benefits. Situated in the heart of a rapidly growing and vibrant region, the project aims to revitalize a key area of the city, fostering economic growth, improving the quality of life for residents, and promoting environmental sustainability. This redevelopment will turn Columbia Square into a modern, dynamic hub for business, culture, and community life, reinforcing New Westminster's position as a leader in urban innovation. The benefits of the Columbia Square Redevelopment Project extend across multiple areas, including economic development, social inclusion, environmental sustainability, and community well-being.

Economic Development

One of the most immediate and visible benefits of the Columbia Square Redevelopment Project is the boost it will provide to the local economy. New Westminster has long been a focal point for commercial activity in Metro Vancouver, and the revitalization of Columbia Square will further enhance this status. The redevelopment will attract new businesses to the area, ranging from retail outlets to professional services, creating new employment opportunities for residents.

The construction phase of the project itself is expected to generate hundreds of jobs in the short term, contributing to the local economy and providing work for contractors, laborers, and suppliers. Once the project is completed, the influx of new businesses will stimulate long-term job growth, benefiting not only the residents of New Westminster but also individuals from surrounding municipalities who commute into the city for work.

In addition to employment opportunities, the project will also increase property values in the area, benefiting current property owners and the city through increased tax revenues. These funds can be reinvested into public services, further enhancing the community's infrastructure and amenities. With an improved business environment, Columbia Square will become a magnet for investment, drawing entrepreneurs and developers interested in capitalizing on the revitalized urban landscape.

Social Inclusion and Community Building

Beyond the economic benefits, the Columbia Square Redevelopment Project places a strong emphasis on social inclusion and community cohesion. By creating public spaces that are accessible to everyone, the project fosters a sense of belonging and unity among residents of diverse

backgrounds. New Westminster is known for its cultural diversity, and the redevelopment will reflect this by ensuring that Columbia Square remains a welcoming and inclusive space for people from all walks of life.

The project will include the development of mixed-use buildings, incorporating affordable housing units alongside market-rate condominiums and rental properties. This approach helps to address the growing housing affordability crisis in Metro Vancouver, ensuring that individuals and families of varying income levels can continue to live and thrive in New Westminster. By creating a more inclusive housing environment, the project helps to prevent the displacement of long-term residents, maintaining the city's rich social fabric.

Additionally, the revitalization of public spaces, such as parks and pedestrian-friendly areas, will provide new opportunities for social interaction and community events. These spaces will serve as gathering places for festivals, markets, and performances, helping to strengthen the sense of community and fostering connections among residents. The inclusion of public art installations and cultural programming will further enhance the area's identity as a vibrant, inclusive community hub.

Environmental Sustainability

A key component of the Columbia Square Redevelopment Project is its commitment to environmental sustainability. Urban redevelopment projects such as this present a unique opportunity to integrate green building practices and sustainable infrastructure from the ground up, contributing to the long-term environmental health of the region. The project will incorporate energy-efficient building designs, including the use of renewable energy sources, such as solar panels, and environmentally friendly materials.

The project's focus on creating walkable, bike-friendly areas will encourage more sustainable modes of transportation, reducing the community's reliance on cars and lowering greenhouse gas emissions. Public transit accessibility will also be improved, with enhanced connections to SkyTrain stations and bus routes, making it easier for residents to choose sustainable commuting options. These changes are particularly important as cities around the world work to address the challenges of climate change and reduce their carbon footprints.

The inclusion of green spaces, such as community gardens and parks, will provide much-needed natural environments within the urban core. These areas will not only enhance the aesthetic appeal of Columbia Square but also improve air quality, support biodiversity, and offer residents spaces for recreation and relaxation. By integrating nature into the urban landscape, the project promotes a healthier, more sustainable way of living for current and future generations.

Enhancing Quality of Life

The Columbia Square Redevelopment Project is designed with the well-being of residents at its core. By transforming the area into a vibrant, attractive destination, the project will enhance the overall quality of life for those who live, work, and visit New Westminster. The inclusion of diverse retail options, dining establishments, and entertainment venues will create a lively and engaging urban environment that caters to the needs and desires of a broad range of people.

For families, the redevelopment will offer access to new recreational facilities and programs, including sports fields, playgrounds, and fitness centers. These amenities will encourage physical activity and promote a healthy lifestyle for residents of all ages. The creation of pedestrian-friendly streetscapes

and improved access to public transit will make it easier for people to get around the city without relying on cars, reducing traffic congestion and enhancing the walkability of the neighborhood.

Safety will also be a top priority, with the inclusion of improved lighting, better traffic management, and public safety infrastructure. These measures will ensure that Columbia Square remains a safe and secure place for residents and visitors alike, further contributing to the overall sense of community well-being.

Long-Term Vision for New Westminster

The Columbia Square Redevelopment Project is a vital component of New Westminster's long-term vision for growth and development. As Metro Vancouver continues to expand, New Westminster is positioning itself as a leader in sustainable urban development and community building. The revitalization of Columbia Square aligns with the city's broader goals of promoting economic prosperity, enhancing social inclusion, and ensuring environmental sustainability.

This project is not just about revitalizing a single area—it represents a bold vision for the future of New Westminster as a whole. By investing in modern infrastructure, supporting local businesses, and fostering a sense of community, the Columbia Square Redevelopment Project will help ensure that New Westminster remains a thriving, dynamic city for generations to come.

Conclusion

In summary, the Columbia Square Redevelopment Project offers numerous community benefits, including economic growth, job creation, social inclusion, environmental sustainability, and an enhanced quality of life. As New Westminster continues to evolve and grow, this redevelopment will play a crucial role in shaping the future of the city, ensuring that it remains a vibrant, inclusive, and sustainable place for all who call it home. By embracing innovation and prioritizing the needs of the community, the Columbia Square Redevelopment Project sets a strong example of how urban redevelopment can benefit both current and future residents.

Steve Da Cruz CCIM | PREC*

Executive Vice President & Co-Founder
Licensed in BC & Alberta
President, CCIM Western Canada Chapter
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****IMPORTANT*: Please review the following disclosure links below:***

[Disclosure of Representation in Trading Services](#)

[Disclosure of Risks to Unrepresented Parties](#)

From: Oscar Chabrand S.22(1)
Sent: Wednesday, October 23, 2024 8:19 AM
To: External-Legislative Services
Subject: [EXTERNAL] "Columbia Square - support

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I support this development.

These types of developments are a no brainer. It's next to a SkyTrain station. Extending the delays to build housing we desperately need is what is hurting the region.

Please stop delaying and deliver housing.

From: Lynn S.22(1)
Sent: Wednesday, October 23, 2024 8:47 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

I support the proposed redevelopment. We desperately need more housing.

I live in Vancouver but my friend is elderly and lives near the development. Recently, she had to find a new Family Practitioner. It took her months. Do you know what would help people like her get good healthcare where they live? Housing that is affordable for healthcare workers in their own communities!

Please approve this transit-adjacent housing. It is new housing that won't displace older rental stock and will provide excellent transit and shopping opportunities for the new residents.

Thank you for your time and attention and good luck in your future decision-making.

Sincerely,

Lynn Kruszewski

(Spivak set of pronouns: e/em/emself/eir/eirs)

From: Minder Bhullar S 22(1)
Sent: Wednesday, October 23, 2024 8:49 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia square

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Support rezoning
Minder Bhullar
Bowler street

Go vertical and the city needs the revenue
Strip malls are a thing of the past.
Do not do what you did with Degelder Project. and hold up construction.
Degelders towers at Columbia station are a perfect example of finished product.

Developers are weary about New Westminster due to red tape and so many uncertainties. We are losing out to neighbouring Coquitlam which has approved Fraser Mills property and various other locations in transit oriented locations.

Why would any vote against this if 20 percent rentals are already proposed. We would like to see market condos for sale so the inventory is suffice to keep prices reasonable or even decrease a little so developers offer sales incentives...

From: Peyton Lupul S.22(1)
Sent: Wednesday, October 23, 2024 8:54 AM
To: External-Legislative Services
Subject: [EXTERNAL] Support for Columbia Square Redevelopment

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Peyton and I am a resident of Downtown New Westminster on the 800 block of Carnarvon Street. I just wanted to write to council to voice my support for the Columbia Square Redevelopment project.

I believe there are many benefits to the community in this project (green space, housing supply, a school, development fees and childcare, to name a few) and that a car centric plaza type mall does not belong in a downtown core next to a rapid transit station.

Thanks,
Peyton

From: Taylor Curran S.22(1)
Sent: Wednesday, October 23, 2024 9:03 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to support the Columbia Square development that Council is considering on Monday, Oct 28. New West needs more housing, and this is a perfect location, walking distance to transit. Please approve it!

From: Lawrence Yu S.22(1)
Sent: Wednesday, October 23, 2024 9:06 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the proposed redevelopment. We desperately need more housing and the proposal looks reasonable.

From: Jean Broughton S.22(1)
Sent: Wednesday, October 23, 2024 8:39 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi! I live on Eleventh between Queens and 3rd and will be directly impacted by the Columbia Square redevelopment. I am strongly in favour of this proposal. I love that our neighbourhood has a mix of housing--co-ops, market rental, condos, supportive housing, houses, low rise, high rise. I am excited for our new neighbours and new amenities, and particularly excited for the walk to thw skytrain to happen through green instead of parking lot.

I hope that council will pass this motion, and direct city staff to identify ways to ensure the safety of pedestrians crossing Royal Ave during construction

Jean Broughton
V3M S.22(1)

From: Eduardo Vega S.22(1)
Sent: Wednesday, October 23, 2024 10:43 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the Columbia square development. In a housing emergency, we need as much housing as possible. Please approve this development.

From: Luc Lapierre S.22(1)
Sent: Wednesday, October 23, 2024 12:20 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - SUPPORT

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the proposed redevelopment.

We desperately need more housing.

In the face of the current housing crisis (and its myriad of related negative societal effects), any efforts to block projects such as these are blatantly irresponsible and short-sighted (to say the least).

From: Haakon Koyote S.22(1)
Sent: Wednesday, October 23, 2024 11:16 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - Support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am writing to express my strong support for the redevelopment of Columbia Square. As a 27 year old resident of metro Vancouver I am struggling to find any housing that is reasonably affordable or a place I could buy one day. We know that when there are more used cars on the market the price is lower, same goes for oil, wheat, and every other commodity. Therefore the same logic must apply to housing and getting more housing built quickly is the only way to truly address our housing affordability crisis. I know that there are many services and other things that local governments want to be funded by developers however if it stops the housing being constructed in the first place then what is the point of extracting these community benefits? I am certain that the future tax base of 3500+ homes will be higher than the current strip mall and parking lot that exists on the lot. Perhaps consider borrowing against those future property taxes?

I recognize there may be concerns, however this is homes right next to transit. We need this type of development desperately in our region and I strongly urge you to support its construction.

Sincerely,

Haakon Koyote

From: Cameron Dunn S.22(1)
Sent: Wednesday, October 23, 2024 1:01 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - Support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a local resident of downtown New Westminster I support the Columbia Square proposal. Currently it sits as a large, car focused and outdated strip mall. Downtown New Westminster desperately needs a future where people are the focus of the community, not cars.

3800 Apartments versus ~300 parking spaces.

Regards,
Cameron Dunn

From: Gopalakrishnan Shanker S.22(1)
Sent: Wednesday, October 23, 2024 3:15 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi New West councillors,

I support the proposed redevelopment at Columbia Square. We desperately need more housing, and this is 3800 homes! Please approve it before the developer runs out of funds. We need more homes in the metro vancouver region, and we need it yesterday.

Regards,
Krishna

From: Matt Meehan S.22(1)
Sent: Wednesday, October 23, 2024 3:18 PM
To: External-Legislative Services
Subject: [EXTERNAL] Proposal to redevelop Columbia Square, New Westminster

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I do not support the current proposal to redevelop Columbia Square. I believe the 7 acre project should provide at least 1 acre of new park space to accommodate the population that it will generate on site. I generally support more housing but a site of this size must provide some real public amenities and not just "public open space". More housing on its own is not a public amenity.

Matt Meehan

From: Susie D S.22(1)
Sent: Wednesday, October 23, 2024 3:33 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - Opposition

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

I would like to write in with a letter of opposition to the proposed Columbia Square redevelopment. The plan is not a good fit for the city, especially the area. The proposed plan doesn't take into account that the area is a major traffic center, nor does it have enough parking for the residents and businesses.

The city is being ruined by the development and it has suffered great growing pains, and there needs to be a pause for the infrastructure to catch up.

Thank you,

Susie Douglas

From: Michael Hall S.22(1)
Sent: Wednesday, October 23, 2024 6:30 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mayor and Council,

I want to express my support for the development of Columbia Square and I'll share a few thoughts:

- I wholeheartedly concur with the points made by Mayor Johnstone near the end of the discussion on Monday, particularly the ones on the fact that potentially not allowing this development to proceed will continue to strain housing prices and availability (even if they're market rates!) and push buyers or renters to places that are most likely not as sustainable and central as Columbia Square. A site like this demands to be built on rather than forcing development to spread further and further away from our (the region's) urban cores. Every person who lives here is someone living within close proximity to sustainable and cheap transportation in the form of public transit. While of course that does not mean none of them will ever drive, that means there will be that many fewer people forced in to more car-dependent areas in the region where they would likely be *forced* to drive resulting in worse impacts to the climate, their wallet, and the region's traffic.

- I completely understand the reservations on needing to be able to provide amenities to existing residents of New West and future ones should this development proceed. These things *should* be advocated for and I would be on your side in doing that. BUT, downloading costs of all of this onto the cost of housing *makes that housing more expensive*. I don't subscribe to the idea of "we can demand X Y and Z from developers and because they make so much money, the costs of X, Y and Z won't be passed on to new residents." They will be passed on. There's no free lunch - either they have a profit margin they want/need to hit to proceed and the costs of units will rise to produce that margin for them, or they don't raise their margins to accommodate X, Y, and Z, and the project becomes unviable and it doesn't happen. I want community amenities too, but *thousands of units in this development are already amenities to the people that are able to live in them* and the forcing of the costs of other projects on to this housing makes this housing more expensive.

Mayor Stewart from Coquitlam had a great quote about Development Cost Charges at a recent Metro Vancouver meeting along the lines of:

"We call it growth pays for growth, but what we're really saying is housing pays for everything else."

I know discussion on Monday wasn't on DCCs but on affordable units and below market rentals. But in terms of cost, they're all costs to development. I'm not against these things but in terms of contributing to the cost of the overall project and therefore the sale and rent prices for market units upon completion of the project, they're still costs. They could contribute to non-viability of the project or, if not, they will make the other thousands of units more expensive due to the subsidization.

Thank you for taking the time to read my comments and I hope this project can proceed.

Michael Hall

S.22(1) Belmont St

New Westminster, BC

From: Connor O'Brien S.22(1)
Sent: Wednesday, October 23, 2024 6:43 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - Support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the proposed redevelopment. We desperately need more housing.

From: Nick Lovett S.22(1)
Sent: Wednesday, October 23, 2024 8:08 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

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Hello,

I am a resident who lives near Columbia Square. I strongly support this proposal as I think more neighbours is a good thing, especially near transit and SkyTrain.

I was a little upset to hear that councillors were not in favour of this proposal. This region is in desperate need of more housing and I think New West is a great place to have more neighbours!

From: Matthew Wiecek S.22(1)
Sent: Thursday, October 24, 2024 12:28 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

I support the Columbia Square redevelopment. We urgently need more housing, and this project, with 3800 apartments near the SkyTrain, will help alleviate the housing crisis. Building homes next to a transit hub reduces reliance on cars, lowers emissions, and supports sustainable urban growth. The plan makes excellent use of underutilized land and adds much-needed homes without displacing existing renters. Approving this project is a step toward addressing both the housing shortage and environmental concerns.

Thank you for your consideration.

Sincerely,
Matthew Wiecek

From: Elizabeth Stanger S.22(1)
Sent: Thursday, October 24, 2024 5:52 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

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I support the proposed redevelopment.

While the project may not be perfect , we need more housing supply. Delays will make the housing situation even worse.

Thank you, Elizabeth

From: Scott Tully S.22(1)
Sent: Thursday, October 24, 2024 7:56 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the proposed redevelopment. We desperately need more housing. Especially in areas next to skytrain stations.

Don't let waiting for the "perfect development" be the enemy of good enough, i'd rather have 3800 homes completed soon, then waiting for 4000 homes to be built in 2040.

From: Chris Zanella S.22(1)
Sent: Thursday, October 24, 2024 9:46 AM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - Support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I'm emailing in support of the proposed redevelopment of Columbia square. We need more housing and this is a perfect location right next to the skytrain station.

I know people have voiced concerns about public services not keeping up with population increases, but the solution isn't to build less housing. Adding more housing and more families results in an increase in property tax revenue, which in turn will help fund public services. This project can add thousands of dollars to allow for increases in public services in downtown New West. I think a community center and new public library branch would be great for the area.

Thanks,
Chris

From: JEFF HUMPHRIES S.22(1)
Sent: Thursday, October 24, 2024 11:06 AM
To: External-Legislative Services
Cc: Patrick Johnstone; Paul Minhas; Daniel Fontaine; Jackie Teed
Subject: [EXTERNAL] Re: 88 Tenth St. developement...3 overdoses within 15 hours resulting in at least 1 death!

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Marius, I appreciate you taking the time sending your email! However this does not address my concern(s) or my previous email(s). If one of my clients have an issue with anything within my business and they email me - I do not pass it off to one of my staff to respond. As the owner and leader I take responsibility and will address my clients via email or face to face like a leader would!

Within the last 15 hours I have witnessed (3) overdoses in the downtown area within 2 blocks of each other and at least 1 resulting in a death! One of the overdoses was 50 yards from the community police station outside the New West Skytrain station where nobody was home! I'm not sure if the guy survived the overdose last night or not as it took fire and rescue almost 15 minutes to respond because of the gridlock on our streets at 5:30pm last night! When they did arrive I walked away as the crowd gathered to watch the man turn purple and not breathing - hopefully he survived. As well, I'm not sure where the ambulance was - maybe caught in traffic from the gridlock streets? As well, this morning at approx. 7:00am another overdose and pretty sure this resulted in a death - as they ended up putting a sheet over the body! This occurred outside my residence beside the kids Montessori school on 10thst! As well two hours later within the New West Skytrain stn. (again) right below my business as people walked by - (Patrick may have seen him as he said he walks through there daily) I saw a guy on the verge of overdosing smoking crack and/or fentanyl and tweaking right out so I called 911 before he turned purple like last night and within 5 minutes (no traffic) the Fire and Rescue showed up and helped out. They said to me "we see this multiple times daily in New West, so we appreciate you calling" . My million dollar question this time is when will the mayor stand up as a leader and start doing something about saving people's lives - rather than cutting costs, ignoring the issues at hand and continue to build, build and build and create more gridlock on our streets? What needs to happen and how many more people have to die before city hall wakes up and addresses these issues head on?

cheers,
Jeff

From: "External-Legislative Services" S.22(1)
To: "Jeff Humphries" <jasteam@shaw.ca>
Sent: Wednesday, October 23, 2024 1:09:24 PM
Subject: RE: 88 Tenth St. developement...

Hello,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the October 21, 2024 Regular Council meeting. In addition, your email will be shared with the Planning and Development Department. Personal information will be redacted prior to publication.

Thank you again for taking the time to share your views with New Westminster City Council.

Warm regards,

Marius Miklea | Assistant Corporate Officer
T 604.636.4487 | E mmiklea@newwestcity.ca

From: JEFF HUMPHRIES **S.22(1)**

Sent: Monday, October 21, 2024 3:59 PM

To: Patrick Johnstone <pjohnstone@newwestcity.ca>

Cc: Paul Minhas <pminhas@newwestcity.ca>; Daniel Fontaine <dfontaine@newwestcity.ca>; External-Legislative Services <CorporateOfficer@newwestcity.ca>; External-Post Master - Pln <plnpost@newwestcity.ca>; External-Dev Feedback <devfeedback@newwestcity.ca>; Jackie Teed <jteed@newwestcity.ca>

Subject: [EXTERNAL] re: 88 Tenth St. developement...

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Patrick, I hope things are well. I am still awaiting your response to my email (Oct. 8th) in regards to "Dangers in the downtown core" and how you intend to help the businesses (now, not in 6 - 12months) that are struggling to survive because of the ongoing and growing issues with homelessness, drug addictions, vandalism, loitering and theft in the downtown core. They have taken over all the bus shelters on Columbia St, they live in the underground park-ade at the New West Skytrain station and are on every street corner in the city - being a business that has operated in New West for 25 years I have never seen this city so bad as it is right now and these problems are growing weekly! Now, I get this amendment in the mail (attached) and have to say respectfully, have the people at city hall lost their mind??? All you continue to to is build, build and build and their are no amenities or infrastructure to support the growth! Our schools are at maximum capacity - absolutely packed, our roads are completely clogged, we have one hospital on the other side of the city that is overwhelmed and jam packed, we have one fire hall at the other side of the city that cannot keep up, our green space is shrinking and businesses are closing and you and your councilors continue to build, build and build without any thought at all to the people that live in the city! The city has never been in worse shape as it is right now, and this is on your watch! How on earth can you or any city planner or councilor considering more development in Columbia Square plaza - the heart of the downtown core?? It's preposterous, ludicrous and simply makes zero sense from a business and a tax payer standpoint! Maybe we need to meet face to face and I can hear it from a mayors perspective how this makes sense and you can hear it from a long time business person, resident and tax payer perspective how it makes zero sense. Please let me know when you are available to meet and I will work around my busy schedule to accommodate your busy schedule? As well, I'm speaking on behalf of the businesses in the downtown core that are all on the same page with these issues. Much appreciated.

cheers,
Jeff



October 24, 2024

Hanieh Berg, City Clerk
City of New Westminster
511 Royal Avenue
New Westminster, BC V3L 1H9

Jackie Teed
Director of Planning and Development
City of New Westminster
511 Royal Avenue
New Westminster, BC V3L 1H9

Dear City Clerk and Ms. Teed,

Re: Partnership Interest in Columbia Square Housing Development Project

On behalf of Red Door Housing Society, I am writing to express our keen interest in the opportunity to partner with the Pooni Group on their Columbia Square development project, particularly in the affordable rental housing units at Housing Income Limits (HILs) rates. We have engaged in discussions with the Group since January 2023. We would welcome the opportunity to operate all or a portion of these units.

Red Door Housing Society has a longstanding commitment to providing safe, affordable housing for families and individuals with low to moderate incomes. Our experience in managing housing operations across Metro Vancouver and the Fraser Valley, combined with our deep knowledge of the affordable housing landscape, positions us as an ideal partner for the Columbia Square project. We believe that our proven track record in delivering sustainable and community-focused housing solutions aligns well with the goals of this important development.

We are excited about the potential impact of the Columbia Square project in addressing the growing need for affordable housing in New Westminster, and we are eager to discuss how our organization can contribute to the successful operation and management of these units.

We look forward to the opportunity to further explore this partnership and discuss how we can support the City's efforts to provide much-needed affordable housing.

Thank you for your consideration. We would be pleased to meet at your convenience to discuss this further.

Sincerely,

Bailey Mumford

Executive Director
Red Door Housing Society



From: Mason Wright S.22(1)
Sent: Thursday, October 24, 2024 12:18 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square development

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I'm writing to say that I support the proposed development for Columbia Square. We desperately need more housing in New West and Greater Vancouver in general. The density bonus revenue could be used to bolster infrastructure needs that can't be ignored as our community grows.

Thank you.

--

=====
Mason Wright
New Westminster, B.C.
<https://bsky.app/profile/thismason.bsky.social>

From: Jeff Yu S.22(1)
Sent: Thursday, October 24, 2024 2:37 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My name is Jeff Yu; I am writing to you today in support of the Columbia Square redevelopment in downtown New Westminster.

I do not work in real estate or any other industry connected to this development; I am writing to you today purely out of my support for more affordable housing.

This project would be a transformative project, one that would bring 3,800 homes to New Westminster. That means less greenfield development, less tax dollars spent on long-distance transportation, and less thru-traffic going through our city.

Sure, the amount of subsidised and non-market housing is disappointing. But this current economic environment is not very empathetic to that. However, market developments also serve a key role in driving down housing prices, increasing supply at a time of high demand.

I ask all city councillors for their support of this project; as a young university student, I want to be able to buy a home someday.

Thank you for your time.

Yours sincerely,
Jeff Yu

From: Ron McGregor S.22(1)
Sent: Thursday, October 24, 2024 4:33 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square - support

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I support the proposed redevelopment. We desperately need more housing

From: Maureen Shensky S.22(1)Personal and Confidential
Sent: Friday, October 25, 2024 8:51 AM
To: External-Legislative Services
Subject: [EXTERNAL] Amendment Bylaw (88 Tenth Street-Columbia Square No. 8485,2024)

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Council Members

I understand the vote for this project has been postponed to Monday October 28/24.

I am totally against the proposed development of multiple high-rise towers. Yes, we need more housing & amenities but this area is already congested enough. 3,800 housing units would bring families/children, New West is already requiring more schools, Doctors, etc. for the current population.

New West is too small a city to allow another project to go ahead, so please vote NO to this project. SCALE IT DOWN

I have lived on the Quay for 17 years & disruptions have been horrendous during projects like this.

Thank you, for what you do, it's not an easy job

Maureen Shensky

Sent from my iPad.

Maureen

October 25, 2024

City of New Westminster
511 Royal Ave.
New Westminster, BC V3L 1H0

Re: Columbia Square Edgar Development

Dear Mayor Patrick Johnstone and Council,

The YWCA has been recognized as a preferred non-profit housing operator by the City of New Westminster, and we were initially approached by the City in November 2019 through John Stark. Since then, we have actively pursued opportunities to establish YWCA housing in New Westminster.

We were introduced to Edgar Development through the Pooni Group and have since participated in a meeting to present our affordable housing model and approach. We believe that the Columbia Square location is an ideal fit for YWCA housing, especially for single mothers and their families. We are eager to see this project advance and explore a potential partnership with Edgar Development to operate the affordable housing units.

The Columbia Square master plan is an excellent match for the YWCA. Its proximity to transit, grocery stores, and other retail services, as well as outdoor spaces and a non-profit daycare, make it a highly suitable location for our residents. Additionally, Edgar Development's history of successful collaborations with affordable housing providers reassures us of the potential for a strong partnership.

According to the *New Westminster Child Profile* (June 2020), there are 910 children living in low-income, single-parent households in the city. Across Metro Vancouver, the YWCA currently has a waitlist of over 1,100 low-income families, led by single mothers who are seeking affordable housing. We know that access to stable, affordable housing is essential to achieving positive educational outcomes, health and well-being, and long-term economic security for these women and their families.

YWCA residents receive ongoing support from a dedicated Community Development Worker who provides information and referrals for services such as counseling, childcare, personal safety, legal education, pre-employment, and access to food, clothing, and community resources. This support also ensures that women and children have access to YWCA's network of services, including community gathering1s, holiday hampers, school supplies, bus tickets, food vouchers, mentorship, and bursaries.

With over 44 years of experience in operating non-profit housing, the YWCA currently manages 16 housing communities comprising 346 units of transitional and long-term housing, alongside the YWCA Hotel/Residence with 220 rooms. We also have 134 additional units under construction. We are proud to be recognized as a collaborative partner and are committed to expanding the availability of high-quality, affordable housing to empower low-income single mothers and their children.

Please feel free to contact me directly if you have any questions or would like further information.

Sincerely,



Erin Seeley, CEO