

**Marius Miklea**

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**From:** Carley K S.22(1)Personal and Confidential  
**Sent:** Wednesday, October 16, 2024 6:49 PM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] 88 Tenth St Zoning amendment bylaw  
**Categories:** Council Correspondence

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Hello

I am writing to provide feedback regarding 88 Tenth St Zoning amendment bylaw no. 8485, 2024.

New Westminster is already facing horrible vehicle congestion every day (the 6th ave/Cumberland 4-way stop was never "fixed" despite the city telling me it would be addressed).

Adding more residents to Columbia square would just add to the existing problems, we do not have the proper infrastructure/roadways to withstand a growing population.

The idea of building high density residential units close to transit, and that this would reduce the number of vehicles, should be supported by facts that this has in fact been the case with other high rises in New West. So far, traffic says otherwise.

New West needs to look at improving and expanding roads before building up and up. Please reconsider expanding one lane, high-flow streets, before adding more residential units to a very small city.

Thank you.

**Marius Miklea**

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**From:** Elliot Rossiter S.22(1)Personal and Confidential  
**Sent:** Friday, October 18, 2024 12:26 AM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Correspondence Pertaining to Council Meeting on October 21  
**Attachments:** Letter to Council about Columbia Square - Oct 18.pdf  
  
**Categories:** Council Correspondence

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Hello,

I'm hoping that the attached letter could be circulated to mayor and council. It pertains to the zoning amendment bylaw for the development proposal at Columbia Square (88 Tenth St), which will be discussed and voted on at Monday's council meeting.

Thanks,  
Elliot Rossiter

October 18<sup>th</sup>, 2024

RE: Zoning Amendment Bylaw for Development Proposal at Columbia Square (88 Tenth Street)

Dear Mayor and Council,

This letter / brief pertains to the zoning amendment bylaw that council will be considering on October 21<sup>st</sup> regarding the proposed development at Columbia Square (88 Tenth Street). I delegated previously to council on this subject at the meeting on September 21<sup>st</sup>, and this represents an expansion of those comments. I hope that it might prove useful for council's deliberation on whether or not to approve this project in its current proposed form.

Summary Point:

I would urge council to reject any proposal for this site that does not include a reasonable proportion of affordable rental units in its development plan, such as the requirement for 20% below-market rental units stipulated in the city's 2019 Inclusionary Housing Policy. There is good evidence (which I discuss below) that effective inclusionary housing policies are long-term, mandatory, cover a broad geographic area, and involve incentives if necessary to help marginal projects pencil out. In short, the better approach would be for the city to hold consistently to its inclusionary housing policy (updating it in light of recent provincial housing legislation, including Bill 16 that permits inclusionary housing policies in transit-oriented areas). In so doing, the city should also advocate to other municipal governments, Metro Vancouver, and the provincial government for there to be a consistent inclusionary housing policy framework across the region to avoid a kind of race to the bottom where individual cities dilute and jettison their inclusionary housing policies in piecemeal fashion to suit the vicissitudes of market development amidst variable economic conditions. The combination of new provincial housing legislation, pandemic, and rise and fall of interest rates represents a critical juncture where it is important to set the foundations for the new normal that will eventually emerge around housing policy and development practice. All things being equal, it would be better for that new normal to be shaped by a consistent set of inclusionary housing policies across Metro Vancouver, including in New Westminster.

As this is a significant development in the core of our downtown area and possibly a signal for future development in the city, I thought it worthwhile to write a detailed analysis of this issue for your consideration. The project in its current form (without any below-market rental units) should be rejected for the following reasons:

1. Departure from Initial Proposal and Misalignment with Council Strategic Priorities

The shape of this project in its current form represents a significant departure from the tenor of the initial council workshop discussing this project on June 12, 2023 (which I have since rewatched). Indeed, the instruction given to staff at that meeting was to bring the applicant's preliminary proposal (10% affordable rental, 10% market rental, and 80% market condos) to be more in line with the city's inclusionary housing policy, which stipulates 20% below-market rental units for project beyond the OCP density provisions along with an ideal total proportion of somewhere between 1/3 to 1/2 purpose-built rental. Another prominent theme in the June 12, 2023 discussion was the importance of considering schooling needs amidst the proposed redevelopment of a large section of downtown New Westminster.

In watching the workshop last year, I was grateful to see multiple members of council articulate the importance of the developer meeting the guidelines of the city's inclusionary housing policy to address housing needs in the community and to ensure that a development of this scale be a place where all in our community get to live.

Despite the failure of the applicant's preliminary proposal to meet the city's inclusionary housing policy, it was nonetheless good to see "housing for all" listed among the five core values informing the project's vision. Indeed, this project was marketed by the applicant to the general public with artistic renderings of a pedestrian-oriented, comprehensively-planned community along with a commitment to build "a complete range of housing options" (source: developer [press release](#) – see also media story [here](#)). The effect of this marketing was to create an expectation that this would be a beautiful place where all could live.

But it seems that this commitment to housing for all as a core value must have been tenuous at best to now be abandoned entirely amidst variable economic conditions and new provincial housing legislation.

In their initial presentation, the developer outlined how this project was aligned with each of the five core values in the 2023 Council Strategic Priorities Plan: community belonging and connecting, people-centered economy, asset management and infrastructure, safe movement of people, and homes and housing options.

It is worth noting that the strategic priorities in this plan are understood not as independent but as interdependent (source: p.3 of [plan](#)); in other words, each of these values plays a constitutive role in shaping the others. Indeed, this is a sensible view that comports with the growing consensus in contemporary urbanism that cities should be understood as a network of infrastructure systems connected to the built environment, physical environment, and social environment, which facilitate interdependent relationships between communities and the world around them (see, for instance, Jay Pitter's "[Equitable Infrastructure](#)").

I understand that there is a section on housing in the recently-produced [Columbia Square Policy Statement](#). The proposal, however, as outlined in that document fails to satisfy the spirit of the "Homes and Housing Options" section of council's strategic priorities plan, which includes as a core value the prioritization of homes for those with greatest need. Core housing need is greatest in lower-income renter households in New Westminster, and the project in its current form does nothing to alleviate core housing need for low- or middle-income renter households. While the policy statement does express a desire to explore partnerships with senior levels of government to create affordable housing in subsequent phases of the project, the ability of the developer to leverage government funding is best demonstrated by being included in the initial phases of the project. For a development of this size and scale, the inclusion of affordable housing in the form of either non-market or below-market rental units should be framed not merely as an option to explore but as a necessary condition requisite for approval of the project.

By effectively abandoning one of the core values of the initial proposal, the project's future direction should thus be understood as different from the previous iteration and fundamentally at odds with council's strategic priorities given their interdependence: in removing the core value of housing for all, the project now provides essentially unsatisfactory answers to the questions of who gets to

participate fully in the city's people-centered economy, who gets to move safely within pedestrian-oriented spaces, and who benefits from the city's assets and infrastructure. The answers now for this particular project are unsatisfactory because it is clear that if it moves forward in its new direction it means that a significant part of our downtown core will be a place where not all get to participate fully in community belonging and connecting. Any project proposal that emerges without a robust commitment to housing for all should be rejected as fundamentally opposed to council's strategic priorities.

## 2. Inconsistency with City of New Westminster Housing Policies

It is also worth noting that a proposal for a large-scale development on seven acres of our downtown with no affordable rental units is fundamentally at odds with a number of the city's other policies adopted in recent years:

- It is inconsistent with the 2010 [Affordable Housing Strategy](#). It fails both of the two core goals of that strategy, which are "to preserve and enhance New Westminster's stock of safe, affordable, appropriate rental housing" and "to improve the choice of housing for New Westminster's low- and moderate-income residents and households with unique needs".
- It is inconsistent with the 2016 [Official Community Plan](#). Indeed, the current direction of the project would fail the preponderance of the six policy goals outlined in Section 8 of the OCP.
- It is inconsistent with the 2017 [Secured Market Rental Housing Policy](#). This policy framework explicitly subsumes itself to the 2010 Affordable Housing Strategy (p. 5): one aspect of supporting this strategy is the preference for purpose-built rental units over secondary rental market units in new developments (p.19) – indeed, purpose-built rental units offer greater security of tenure and are generally more affordable. The proposal for 20% secured market rental units that the applicant will bring forward for 88 Tenth Street represents no improvement upon the initial proposal of June 12, 2023, which was then presented as deficient due to being below the 1/3 to 1/2 ratio of purpose built rental that staff would ideally like to see in this kind of project. The deficiency is now even greater because no share of the proposed rental units will be affordable.
- It is inconsistent with the 2019 [Inclusionary Housing Policy](#), which stipulates that developments of this sort include 20% below-market rental units if they are requesting density beyond what is permitted in the OCP.
- It is inconsistent with the 2021 [Housing Needs Report](#), where it is clear that the greatest need is for affordable rental units, especially deeply subsidized housing. The ratio of non-market to market housing advocated for in the report is roughly 40/60 – the now 0/100 ratio proposed in this new development of a large section of downtown should not be countenanced if the housing needs report is to play a role in guiding development in the city.
- It is inconsistent with the recent [Housing Target Order](#) given to the city by the province, which includes guidelines that envision a development distribution of roughly 25% below-market rental units, 25% market rental units, and 50% market ownership units. The current proposal for the

development is 20% market rental units and 80% market ownership units, which fails to satisfy this distribution in a large area of the city's downtown core.

- It is inconsistent with the principal objectives of the city's triple crisis response program: alleviating the housing crisis in our community cannot be done without both increasing the supply of directly affordable rental units in the city and protecting existing affordable rental stock; furthermore, as a significant body of high-fidelity Housing First research has demonstrated, mental health and substance use crises are most effectively addressed in the context of secure housing (see, for instance, the following set of [resources](#)). One of the chief barriers to implementing a robust Housing First approach in communities is a lack of directly affordable rental units.

### 3. Inconsistency with Respective Party Platforms Represented on Council

In addition to being inconsistent with city policies, a development of this scale with no affordable housing would also be contrary to the respective party platforms represented on council (and thus inconsistent with council's electoral mandate). In the "Nurture Housing" section of the Community First 2022 Election Platform, the following two commitments are outlined: "Increase the number of homes everyone can afford that are required in multi-family developments in transit-focused areas" and "Act on the City's Housing Needs Report to drive investment towards underserved communities and populations". The New Westminster Progressives 2022 Election Platform involves comparable commitments in its section on affordable housing (p.10 of "Believe in a Better New West"), which is prefaced by recognizing the importance of the city doing "everything within [its] jurisdiction to support the development and retention of affordable housing"; this then is followed with a commitment to engage in creative strategies, such as reducing parking minimums, to facilitate the creation of below-market housing and community amenities in transit-oriented developments as well as a commitment to support the construction of "at least 1,500 non-market or lower-end-of-market, family-friendly rental units by 2028". Allowing a development of this scale to proceed in Columbia Square without any below-market rental units would be inconsistent with the respective commitments of these party platforms. These commitments are important to your constituents, such as myself and others in the community.

### 4. Appeal to Economic Conditions not Decisive

One of the primary reasons given for the shift from working with the applicant to increase the proportion of below-market units in this development proposal to be more in line with the city's Inclusionary Housing Policy (as of June 12<sup>th</sup>, 2023) to now working with the applicant to bring forward a proposal without any affordable rental units (as of April 8<sup>th</sup>, 2024 and now under consideration for approval on October 21<sup>st</sup>, 2024) is that of deteriorating economic conditions negatively affecting housing development in the intervening period.

To be fair, the following things are all true: the cost of labour and materials, especially post-pandemic, combined with the high cost of land in Metro Vancouver makes it very difficult if not impossible for development projects in certain situations to pencil out with affordable units in them; interest rates have increased since June 2023 (and still impact development despite coming down by 75 basis points from their high); sales volumes have decreased over the past year, which makes it challenging for developers to obtain construction financing to move ahead with projects; and confidence

in market conditions in the multi-family residential construction industry in Canada, as measured in the Canadian Home Builders' Association [Housing Market Index](#), has decreased over the past year.

But as of Q4 2023, the Canadian Home Builders' Association noted that, while labour and material costs remain high, supply chains have started to normalize – the primary reason given by developers for decreasing confidence in the Canadian housing market and the viability of future projects is high interest rates and a concomitant decrease in sales volumes due to the high cost of mortgages. While interest rates increased by fifty basis points from 4.5% to 5.0% between the developer's initial presentation of their proposal (with 10% below-market rental units) in June 2023 and their subsequent revision in April 2024 (no below-market rental units), interest rates have since moved downward to 4.25% as of October 2024. Furthermore, the Bank of Canada has [signalled](#) that it will likely continue to reduce interest rates given current economic conditions. While it is difficult to predict the future, it appears that interest rates will most likely continue to decrease in the short- to medium-term horizon.

Lastly, the federal government [announced](#) earlier this year that it would engage in substantial and ongoing purchases of mortgage-backed securities through the Canadian Mortgage Bonds program (\$30 billion in 2024 alone), which together with potentially decreasing interest rates will most likely have the effect of reducing the cost of borrowing for mortgages in the future. While I ultimately disagree with the federal government's policy direction here because I think that the socialization of risk can only ever be justified by the socialization of benefit (i.e., this scale of investment should go toward non-market housing and the increased socialization of Canada's real estate sector), the most probable effect of this policy will be to stimulate mortgage lending and increase sales volumes, including the pre-sales that facilitate condominium construction – and it is worth noting that pre-sales volumes in Metro Vancouver actually [increased](#) by 20% between Q3 and Q4 of last year (p.5 of UDI 2023/Q4 State of the Market report). The CMHC [2024 Housing Market Outlook](#) forecasts that sales prices and sales volumes will increase going forward; despite some slowdown in multi-family construction starts this year, the CMHC report anticipates strong demand for both condos (apartments and townhouses) and purpose-built rental units in Metro Vancouver in the near future.

I would argue that the appropriate conclusion to draw from the points above is that a comparison of the economic conditions relevant to the residential construction industry between June 2023 and the present (including the future outlook for demand relevant to the proposed development for 88 Tenth Street) does not constitute an adequate rationale for the applicant shifting their proposal from a proportion of 10% to 0% affordable rental units. It would be more appropriate for the applicant to bring forward a proposal consistent with the city's Inclusionary Housing Policy and more in line with the desire for a greater proportion of purpose-built rental at the site.

I understand that the city conducted an independent economic analysis that concluded something to the effect of the project not being viable if inclusionary housing requirements are imposed. It would be ideal for this analysis to be made available to public scrutiny (if it is publicly available, I would appreciate a link to it – sorry if it's out there and I haven't found it!). Even if this specific project under consideration may not be viable in present economic conditions, it is worth recognizing that the opportunity costs of allowing this project to proceed without below-market rental units are significant because it forecloses future possibilities on the site. Those possibilities include a new normal in the future where a consistent set of inclusionary housing policies lead private developers to better adapt to

them and where another developer that is better able to leverage funding from senior levels of government could bring forward a project with more below-market housing units.

#### 5. Skepticism of Inclusionary Housing Policies in Supply-Side Housing Economics Not Convincing

There is a broad and influential critique of inclusionary housing policies that one can find in supply-side housing economics: in this view, inclusionary zoning is effectively seen as a tax on development, which means that less development is supplied by the market (i.e., as marginal projects fail to pencil out due to inclusionary requirements); this, then, means that supply is less elastic and the market is less efficient, which puts upward pressure on prices that harm overall housing affordability.

This critique is shaped in part by the application of the libertarian, supply-side framework of the Chicago School of Economics to housing policy through the work of influential figures such as Edward Glaeser. In [\*Rethinking Federal Housing Policy\*](#) – a book published by the American Enterprise Institute, a thinktank with deep ties to supply-side economics – Glaeser (and co-author Joseph Gyourko) argue that inclusionary zoning represents a hybrid land use and price control, which “is essentially a tax on market-rate development that [will] reduce the overall level of building” (p.82); in their view, this is bad because housing policy should focus not on trying to control price levels in new developments through regulation, but rather it should focus on maximizing overall supply growth through deregulation and thereby reducing the equilibrium price of housing. For Glaeser, the preferred method of supporting those priced out of housing markets is portable cash subsidies (i.e., housing vouchers) rather than creating regulations such as inclusionary zoning or investing in non-market housing. Glaeser has been enormously influential – indeed, his work is routinely cited and recommended by a number of individuals and groups helping to shape housing policy in British Columbia.

The report underlying the province’s recent zoning reforms, [\*SSMUH and TOA Scenarios in British Columbia\*](#), includes a short section on inclusionary zoning that articulates a similar albeit more qualified skepticism as Glaeser: while the report authors recognize that inclusionary zoning requirements may help to mitigate income segregation, they ultimately involve the “vice of discouraging density” by essentially representing a tax equivalent to a dollar per square foot charge on new development (p. 27). The report holds that, in a well-functioning housing market, a portable cash subsidy for households struggling with affordability is preferable to value capture through inclusionary zoning requirements.

While portable housing subsidies may be reasonable in certain contexts (e.g., there is evidence they work well in high-fidelity Housing First programs), the truth is that the “give people cash instead of housing” policy prescription of supply-side economics (and other similar arguments against regulation and direct investment in public goods) often amounts in reality to giving people neither cash nor housing, or at least very little of either; and where these types of subsidies exist, they usually involve inadequate support combined with oppressive and labyrinthine conditionalities. While it is true that shelter rates for those on income assistance should be significantly increased to genuinely track cost of living, this is not an argument against housing market regulation such as inclusionary zoning; if anything, inclusionary policies could be paired with increases to shelter rates so that inclusionary units are actually obtainable for those receiving income assistance.

It is surprising that the section on inclusionary zoning in the [\*SSMUH and TOA Scenarios in British Columbia\*](#) report includes no references to the wide breadth of scholarship that exists on inclusionary housing policies, including their effects on housing production. Any fair-minded assessment of policies



must recognize that these policies have heterogenous effects across different contexts and formulations, which renders them sometimes more effective with respect to their aims and sometimes less effective. The evidence for inclusionary zoning policies is mixed in this regard (see, for instance, [Wang & Balachandran 2023](#)). The problem with analyses rooted in the tradition of supply-side economics is that they tend to involve an almost dogmatic opposition to regulation, which thus means that the negative aspects of a regulatory policy in a particular context are often overemphasized and overgeneralized while the positive aspects are ignored or understated (the inverse is true for supply-side analyses of deregulatory policies where positive aspects are overstated and overgeneralized and negative aspects ignored or understated). But once we adopt a more fair-minded assessment of policy with greater sensitivity to heterogeneity and context, the question often becomes less whether a particular policy is good or bad in absolute terms and more how a particular policy can be made more effective in the specific context in which we find ourselves (by learning from other contexts in which that policy has been respectively more and less effective and trying to apply that learning in ways sensitive to our own context).

In this spirit, one cannot say that inclusionary housing policies are uniformly good or bad in their effects. There certainly exist empirical and econometric analyses of inclusionary housing policies that attribute to them a reduction in overall supply and a concomitant increase in prices (see, for instance, [Hamilton 2019](#) or [Phillips 2024](#)), and it is worth thinking carefully about potential trade-offs. Nevertheless, there is good evidence that these trade-offs can be managed (see [Mukhija et al. 2015](#)) so that inclusionary housing policies yield affordable units without decreasing overall rates of supply growth or increasing market-rate prices (see [Mukhija 2010](#), [Jacobus 2015](#), [Sturtevant 2016](#), and [Wang & Fu 2022](#)); indeed, a well-designed inclusionary housing policy can lead to a variety of prosocial outcomes in addition to yielding a greater supply of affordable units (see, for instance, [Jones et al. 2022](#)). The sum of this research is that effective inclusionary housing policies are long-term, mandatory, cover a broad geographic region, and include incentives to help projects pencil out with density bonusing or other forms of subsidy.

Despite this broader analysis, one may object that New Westminster's 2019 Inclusionary Housing Policy has not yet yielded any below-market units in projects at various stages of the development process in the city (source: "[Projects on the Go](#)" – please correct me if I'm wrong!). One may thus be tempted to infer that this policy doesn't work on this basis. But this would be the wrong inference to draw for a number of reasons. The first thing to note is that New Westminster's policy was approved on December 9<sup>th</sup>, 2019, which was very close to the beginning of significant pandemic uncertainties and challenges affected the residential construction industry in the province, and these uncertainties and challenges persist in various ways. These represent strong confounding factors that make it very difficult to ascertain the causal effect of the city's inclusionary housing policy on development over the past five years with any degree of confidence. Indeed, many developers either delayed or cancelled projects across the country in recent years, especially in the midst of rising interest rates and other cost challenges. Inclusionary housing policies are more effective in high-demand markets, and thus New Westminster's policy can be better assessed once market conditions improve in the residential construction industry.

Furthermore, as Ruoniu Wang and Xinyu Fu show, there is evidence that inclusionary housing policies improve their effectiveness with age ([Wang & Fu 2022](#)); the data sets that they use in their analysis involve mean policy ages of 13.7 to 18.6 years. Given the age of New Westminster's policy

combined with significant confounding effects related to the pandemic and broader economic conditions, the city's inclusionary housing policy should be thought of as essentially quite young, which means that it is too soon to make any definitive pronouncements about its effectiveness. It is worth continuing a commitment to the policy to see how it performs across multiple economic cycles, ideally over a period of a couple of decades.

Lastly, it is worth recognizing the path-dependent nature of policy environments related to housing. In an economic worldview, the policymaking horizon is shaped by a belief in an abstract, self-contained, and self-equilibrating market where policymakers should at most correct market failures but with as little regulation as possible – indeed, Glaeser thinks that one of the best things that cities can do is to leave housing markets alone. But this belief is false: there is no such thing as “the market” that exists as an abstract entity and that operates outside of government regulation. There is just us and our collective choices, and these choices can either reinforce, challenge, or even transform patterns of economic activity, including in relation to housing production. It is better to think of markets not as entities that exist on their own apart from regulation but rather as contingent patterns of human activity shaped by our collective choices, which includes policymaking and government regulation ([Mazzucato 2022](#)). But these patterns are nevertheless path dependent; in other words, past choices condition our present realities, which can make it difficult to change established patterns of activity. The response to this difficulty, however, should not be to succumb to a cynical fatalism about the possibility of change; rather, it should be to recognize the importance of steadfast commitment to improving things even amidst difficulty – just as our present realities are shaped by our past choices so too can future realities be shaped by our present choices. In this vein, policymaking should be thought of not as responding to market forces but as shaping those forces. An inclusionary housing policy could eventually become a new normal in a manner similar to minimum wage policy (which as a wage floor has not led to decreases in labour force participation as markets adjust to incorporate these requirements – David Card recently won the Nobel Prize in economics for this work); this would most effectively be done through consistent and widespread commitment to inclusionary housing combined with supports and incentives to help the residential construction industry adjust to this policy. A new normal would ideally emerge as land values and development practices adjust to a consistent inclusionary housing policy.

The right approach here is not to dilute or jettison the city's inclusionary housing policy in a kind of race to the bottom as different municipalities in the region get pitted against one another by development forces. As already mentioned, the right approach is to work toward a widespread, long-term policy consistent across the Metro Vancouver region with incentives provided to help marginal projects pencil out and move forward. In difficult economic conditions, the policy response should not be for cities to dilute their inclusionary housing policies but rather for higher levels of government to offer adjustable countercyclical subsidies in conditions where municipal density bonuses or other incentives prove insufficient for projects being realized (but this should ideally be accompanied by publicly transparent pro forma analysis).

#### 6. Density Bonus Contributions in Lieu of Inclusionary Housing Not a Good Tradeoff

It is true that rejecting the particular project proposal for Columbia Square will have tradeoffs, such as having fewer upper-range housing options and potentially failing to moderate housing price growth if supply growth is limited more broadly. The development also looks like it would be a beautiful place to live for those able to afford it. But I would argue that these points are unconvincing for the

reasons given in earlier sections. Perhaps the hardest tradeoff to grapple with in rejecting this project would be foregoing the potentially \$60,000,000 of density bonus cash contributions that would be paid over the course of the development phases of the project, presuming that these cash contributions were guaranteed. While the construction of 760 below-market units (20% of the proposed 3,800 units) would likely outweigh this sum of money in value, the tradeoff presumes that the developer would walk away from the project if inclusionary housing requirements are imposed.

But for the reasons outlined above, I would argue that the opportunity cost of both undermining the city's inclusionary housing policy and foregoing better potential options at this site in the future outweighs the potential benefits of density bonus cash contributions. Instead it would be better to remain steadfast with the city's inclusionary housing policy and advocate for a consistent policy framework across the region that sets a new normal for development practices in Metro Vancouver. While inclusionary housing policies are not a panacea for resolving the housing deprivation that is prevalent in our midst – we need to scale up both provincial and federal funding of non-market housing significantly and protect existing tenants in affordable rentals from displacement – these policies should nonetheless be seen as one tool among others to help increase the supply of affordable housing in cities like New Westminster and the surrounding region that are experiencing significant patterns of densification.

Sincerely,

Elliot Rossiter

## Marius Miklea

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**From:** Brad Cavanagh S.22(1)Personal and Confidential  
**Sent:** Friday, October 18, 2024 9:20 AM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Letter to Council re: 88 Tenth Street rezoning

**Categories:** Council Correspondence

**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.

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Hello! Can you please forward this email regarding the upcoming rezoning votes on 88 Tenth Street to Mayor and Council (and any other staff as you see fit)? Thank you!

Dear Mayor and Council,

My name is Brad Cavanagh and I am a resident of New Westminster. I'm writing to you today to express my support for the upcoming votes on the rezoning application at 88 Tenth Street, Columbia Square, and urge you to vote in favour of the rezoning application.

New Westminster, like the rest of Metro Vancouver and British Columbia, is deep in the throes of a housing crisis. Simply stated, there are not enough homes and we are not building enough homes. We urgently need to build more homes. The proposed development at Columbia Square would add about 3,800 homes in one of the best locations in New Westminster.

Of course, one must not just build homes without any regard for city policies. "Damn the torpedoes" might work for Rear Admirals but it's no way to run a city. The proposed development doesn't just add homes, it would fully comply with the Family Friendly Housing Policy to provide more larger homes than the policy requires. It would meet and exceed the minimum requirements for Transit Oriented Development Areas imposed by the province. It would provide over 750 secured purpose-built rental homes.

In addition to homes, it would also continue to provide commercial retail for our downtown core. It would provide nearly 42,000 square feet of commercial office space. And it would provide at least 9,500 square feet of not-for-profit childcare space, space that young families in New Westminster desperately need.

The developer would also be required to work with the School District to give the School District the opportunity to purchase or lease property to develop an urban format public school. This is huge! The School District is in critical need of space to build new schools, as the existing schools are bursting at the seams. This would provide an obvious direction for the School District to go to provide new schooling in our densest neighbourhood. And if the School District doesn't take this option, that would just mean this development would add an additional 6,000-12,000 square feet of childcare *in addition* to the previously mentioned 9,500 square feet.


And one more thing... this development would come with an estimated \$60,000,000 in Density Bonus contributions that would be used for City initiatives as directed by Council. Sixty million dollars! That money could be used to purchase land to partner with BC Housing or Metro Vancouver or other housing providers to deliver a pile of affordable housing. So while this development wouldn't directly provide affordable housing, it would unlock the ability for the city to provide even more affordable housing throughout our city. Or it could

also be used to target climate initiatives such as expanding tree planting and replacing dead and dying trees with new ones, or recreational initiatives such as improving facilities in Queensborough, or working with the business community to kickstart and fund micro-business initiatives, or any of the areas Council identified as strategic priorities...

That's a lot of words to support voting in favour of this rezoning. Here's a handy summary to help provide contrast between voting in favour and voting against:

<b>Voting In Favour</b>	<b>Voting Against</b>
3,800 new homes for 7,250 new neighbours	0 homes (but those new neighbours are still going to be moving to New West to live in crowded and precarious housing)
750 secured rental homes	0 secured rental homes
42,000 sq.ft. of commercial office space	0 sq.ft. of commercial office space
9,500 sq.ft. of childcare space (at least!)	0 sq.ft. of childcare space
Potentially a new school	No chance of a new school
\$60,000,000 towards City initiatives such as affordable housing or climate initiatives or other strategic priorities	\$0
Active, programmable, and amenity rich public open space network	Strip mall and parking lots
Further progress towards meeting our provincial Housing Targets	Minister of Housing yells at you all for missing Housing Targets

I sure do hope that table helps. There are no downsides to voting in favour of this rezoning application, but there are a number of downsides. The status quo just won't work, and neither will hoping for a perfect proposal. Please vote in favour of this rezoning application.

Yours truly,  
 Brad Cavanagh  
 221 Ash Street  
 New Westminster

## Marius Miklea

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**From:** Brad Cavanagh S.22(1)Personal and Confidential  
**Sent:** Friday, October 18, 2024 11:03 AM  
**To:** External-Legislative Services  
**Subject:** Re: [EXTERNAL] Letter to Council re: 88 Tenth Street rezoning

**Categories:** Council Correspondence

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Hello again! Could you forward this follow-up to Mayor and Council regarding the same rezoning for 88 Tenth Street? Thank you!

Hello again Mayor and Council,

I wanted to follow up my previous email asking for your support of the rezoning application for 88 Tenth Street, Columbia Square, with some further information regarding a similar project in Vancouver.

A redevelopment of the Oakridge Transit Centre was approved by Vancouver Council in 2020. Part of the redevelopment included social housing to be delivered in two phases by 2026 and 2028 as part of a Community Amenity Contribution, which also included a cash payment from the developer.

It turns out that on Tuesday, October 22, the day after the Columbia Square rezoning votes in New Westminster, Vancouver City Council will be voting on a request from the developer to push out the deadline for social housing delivery by an additional five years. The last social housing would be expected to be completed by July 1, 2033, nearly nine years in the future. Here's the report from Vancouver city staff:  
<https://council.vancouver.ca/20241022/documents/r2.pdf>

Do we want to put all of our affordable housing eggs in the baskets of developers who are more concerned with turning a profit than helping our residents find affordable housing? Or do we want to use money given to the city by developers to set our own guidelines and timelines and build affordable housing on our own terms?

Voting in favour of the rezoning application puts more power in the City's hands to help more people find affordable housing in New Westminster, and we're not left to the mercy of developers claiming hardships.

Thank you for your time,  
Brad Cavanagh.

On Fri, 18 Oct 2024 at 09:39, External-Legislative Services <[CorporateOfficer@newwestcity.ca](mailto:CorporateOfficer@newwestcity.ca)> wrote:

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.

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](mailto:mmiklea@newwestcity.ca)

**From:** Brad Cavanagh <[brad.cavanagh@gmail.com](mailto:brad.cavanagh@gmail.com)>  
**Sent:** Friday, October 18, 2024 9:20 AM  
**To:** External-Legislative Services <[CorporateOfficer@newwestcity.ca](mailto:CorporateOfficer@newwestcity.ca)>  
**Subject:** [EXTERNAL] Letter to Council re: 88 Tenth Street rezoning

**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.

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Hello! Can you please forward this email regarding the upcoming rezoning votes on 88 Tenth Street to Mayor and Council (and any other staff as you see fit)? Thank you!

Dear Mayor and Council,

My name is Brad Cavanagh and I am a resident of New Westminster. I'm writing to you today to express my support for the upcoming votes on the rezoning application at 88 Tenth Street, Columbia Square, and urge you to vote in favour of the rezoning application.

New Westminster, like the rest of Metro Vancouver and British Columbia, is deep in the throes of a housing crisis. Simply stated, there are not enough homes and we are not building enough homes. We urgently need to build more homes. The proposed development at Columbia Square would add about 3,800 homes in one of the best locations in New Westminster.

Of course, one must not just build homes without any regard for city policies. “Damn the torpedoes” might work for Rear Admirals but it’s no way to run a city. The proposed development doesn’t just add homes, it would fully comply with the Family Friendly Housing Policy to provide more larger homes than the policy requires. It would meet and exceed the minimum requirements for Transit Oriented Development Areas imposed by the province. It would provide over 750 secured purpose-built rental homes.

In addition to homes, it would also continue to provide commercial retail for our downtown core. It would provide nearly 42,000 square feet of commercial office space. And it would provide at least 9,500 square feet of not-for-profit childcare space, space that young families in New Westminster desperately need.

The developer would also be required to work with the School District to give the School District the opportunity to purchase or lease property to develop an urban format public school. This is huge! The School District is in critical need of space to build new schools, as the existing schools are bursting at the seams. This would provide an obvious direction for the School District to go to provide new schooling in our densest neighbourhood. And if the School District doesn’t take this option, that would just mean this development would add an additional 6,000-12,000 square feet of childcare *in addition* to the previously mentioned 9,500 square feet.

And one more thing... this development would come with an estimated \$60,000,000 in Density Bonus contributions that would be used for City initiatives as directed by Council. Sixty million dollars! That money could be used to purchase land to partner with BC Housing or Metro Vancouver or other housing providers to deliver a pile of affordable housing. So while this development wouldn’t directly provide affordable housing, it would unlock the ability for the city to provide even more affordable housing throughout our city. Or it could also be used to target climate initiatives such as expanding tree planting and replacing dead and dying trees with new ones, or recreational initiatives such as improving facilities in Queensborough, or working with the business community to kickstart and fund micro-business initiatives, or any of the areas Council identified as strategic priorities...


That’s a lot of words to support voting in favour of this rezoning. Here’s a handy summary to help provide contrast between voting in favour and voting against:

<b>Voting In Favour</b>	<b>Voting Against</b>
3,800 new homes for 7,250 new neighbours	0 homes (but those new neighbours are still going to be moving to New West to live in crowded and precarious housing)



750 secured rental homes	0 secured rental homes
42,000 sq.ft. of commercial office space	0 sq.ft. of commercial office space
9,500 sq.ft. of childcare space (at least!)	0 sq.ft. of childcare space
Potentially a new school	No chance of a new school
\$60,000,000 towards City initiatives such as affordable housing or climate initiatives or other strategic priorities	\$0
Active, programmable, and amenity rich public open space network	Strip mall and parking lots
Further progress towards meeting our provincial Housing Targets	Minister of Housing yells at you all for missing Housing Targets

I sure do hope that table helps. There are no downsides to voting in favour of this rezoning application, but there are a number of downsides. The status quo just won't work, and neither will hoping for a perfect proposal. Please vote in favour of this rezoning application.

Yours truly,  
 Brad Cavanagh  
 221 Ash Street  
 New Westminster

## Marius Miklea

---

**From:** Bert Engelmann S.22(1)Personal and Confidential  
**Sent:** Friday, October 18, 2024 11:22 AM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Proposed Zoning Bylaw 6680, No. 8485, 2024 Columbia Square redevelopment

**Categories:** Council Correspondence

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I strongly oppose the proposed densification rezoning/redevelopment proposal for the Plaza 88/Columbia Square for the following reasons:

1. There will be inadequate traffic and emergency vehicle access to the redeveloped site due to already existing heavy traffic on 10th Street, Royal Ave. and Columbia Street,
2. Neither Columbia Street, Royal Ave, and 10th Street will be able to efficiently handle additional traffic created by the added 3800 housing units and associated vehicles owned by these residents,
3. Columbia Skytrain station is already overcrowded during rush hours and the Skytrain system is not able to handle the increased volume of commuter traffic without adding additional trains,
4. The proposed redevelopment of Plaza 88 does not provide any space for an elementary school, a daycare centre or community facility which are currently in very short supply in that neighbourhood,'
5. The proposed redevelopment does not address required infrastructure improvements needed to support additional 3800 housing units such as potable water supply, increase in sewer and surface water drainage, increase in demand on the electrical supply system, medical support for 3800 plus new residents etc.

I have voiced these concerns to the developer and City Hall staff at the previous in person consultation session held at the Plaza 88 site last year, and I am disappointed that none of these concerns have been addressed in the current rezoning Bylaw proposal.

Sincerely yours,

Bert and Doris Engelmann  
1045 Quayside Drive S.22(1)Personal and C  
New Westminster, BC

## Marius Miklea

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**From:** Alex Micsoniu S.22(1)Personal and Confidential  
**Sent:** Friday, October 18, 2024 12:45 PM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Support for Columbia Plaza Redevelopment with Consideration for Parking and Traffic Management

**Categories:** Council Correspondence

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Dear Mayor Johnstone and Members of Council,

I am writing to express my support for the rezoning application for Columbia Plaza at 88 Tenth Street. The proposal aligns with the goals of sustainable urbanization by promoting high-density, mixed-use development that leverages the proximity of public transit. This type of thoughtful planning is essential for the continued growth of New Westminster, ensuring a vibrant and dynamic community.

As a new owner of a condo at 98th Tenth St., I have firsthand experience with the traffic challenges in this area. Traffic along Royal Ave. is already heavily congested, causing more disturbance than the nearby rail and SkyTrain. Therefore, my main concern regarding the rezoning application is the potential of adding more parking spaces that would only exacerbate these issues, making it more difficult to manage traffic flows and increasing noise and environmental impacts. Given the excellent access to public transit, I urge the Council to limit parking spaces to encourage sustainable transportation choices.

Prioritizing walkability, bike lanes, and public transit over additional parking will not only reduce congestion but also improve the overall livability of the area for current and future residents. This approach will align with the city's broader goals of building a more sustainable, connected community.

Thank you for your time and consideration. I look forward to the successful execution of this project, which I believe has great potential to enhance our neighborhood.

Sincerely,

Alex Micsoniu

Mayor Patrick Johnstone

Oct 15, 2024

City of New Westminster Council

By email: pjohnstone@newwestcity.ca, clerks@newwestcity.ca

Dear Mayor Johnstone and Councillors,

Re: Columbia Square Development

I am writing to you about the Columbia Square redevelopment proposal (No. 8485, 2024) that is going before city council on October 21. In the current proposal, 25% of the site space is being utilized for a public plaza. I am asking the city to require a portion of this to be designated as a play area for children, including features such as a playground and a safe fenced area for outdoor play.

Previous research has highlighted the discrepancy between high-density neighborhoods and single-family housing, noting that children are less likely to have a safe place to play outdoors within a 5-minute walk of their front door. This is referred to as the "play deficit" in high-density neighborhoods, where children often lack outdoor play spaces during the crucial hours between the end of school and dinner time.

We know how important outdoor play is for children, as it has been emphasized numerous times in studies. Just this year the Canadian Pediatric Society released a statement about how important this is "Free play is essential for children's development and for their physical, mental, and social health."

New Westminster is not the first city to grapple with the impacts of denser neighbourhoods. In 2020 Toronto released planning guidelines on best practices for vertical communities. The report highlighted the importance of designing space for children as. "*– if we build a city that allows children and youth to thrive, we are inherently building an inclusive, sustainable city for everyone*".

One of the key findings of this report highlighted the need for a safe varied play area within 250-500m of buildings. Currently, the closest public playground (Quayside Park) is 1 KM away and closest public park (Simcoe) is a steep walk up a hill across a major street.

It has been shown that integrating play spaces within residential developments not only supports child development but also fosters a sense of community. By prioritizing the inclusion of these spaces in the Columbia Square redevelopment, we can create a healthier, more vibrant neighborhood for all residents.

Traditionally, cities have built parks and playgrounds on city-owned land, but this is no longer a viable option, as there is limited nearby land available. I believe we need to think outside the box and require developers to include a safe public place for children to run and play if we are committed to creating a healthy city that is inclusive of everyone.

I urge you to read the report “*Growing Up: Planning for Children in New Vertical Communities*” and consider how we can learn from these recommendations from cities who have had experienced the growing pains of densification already.

Thank you for your time.

Sincerely,

Alison Ytsma  
K de K Court  
New Westminster  
Canada

**References:**

City of Toronto. (2020). *Growing Up: Planning for children in urban neighbourhoods*. Retrieved from [<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf>]

## Marius Miklea

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**From:** Tim Stewart S.22(1)Personal and Confidential  
**Sent:** Saturday, October 19, 2024 8:18 PM  
**To:** External-Legislative Services  
**Cc:** Tim Stewart  
**Subject:** [EXTERNAL] Zoning Amendment at Columbia Square

**Categories:** Council Correspondence

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 am writing in response to receiving the notification about the meeting for an application for zoning bylaw amendment to rezone Columbia Square. When I received the first notification about this I was at first shocked and thought Holy crap this has to be a mistake. Then I became angry and now I am furious. I live less than a block of where this ridiculous development will be built. Since I moved here over twenty years ago almost 30 bloody condo towers have been built right in front of my balcony so now I virtually have very little view when I first moved here I had a view of mt. baker, the fraser river and Surrey. Very recently a very large crane was erected very close to my residence and directly facing my living room window so now there is going to be another condo tower staring me right in the face. I am upset about another damn tower in my neighborhood but what really makes my blood boil is this insane, ludicrous and ill conceived development the city is proposing in an area that is already over congested and noisy. Every afternoon Royal Avenue turns into a parking lot and my spouse and I have to deal with unbelievable loud banging noise for the past four months from a construction project a block away, wailing sirens that make our ears bleed, loud squealing truck brakes and idiots with high powered cars, trucks and motorcycles roaring along Royal Avenue and Stewardson Way at all hours of the day and night. This proposal of 8 40 storey towers, and almost 4000 housing units, and 7000 more people and about 4000 more cars will destroy this area and make living here intolerable. This project will not only cause more traffic congestion but years of non stop construction noise, overcrowded schools, health care issues, more crime. There wont be any available parking space and since no infrastructure has been planned to support this horrible proposal traffic congestion will be a lot worse than it is now. City council has made some really bad decisions like putting a dog park right next to the building I live in so now every day and night since the damn park was put in my spouse and I have to listen to loud yappy mutts barking constantly. Its horrible but of course the city does nothing about it despite my pleading with them to move the damn park or impose fines to owners who cant control their dogs barking. Anyway, the real disaster is the proposal for Columbia Square. There is no way that this asinine development A neighbour of mine has told me if this project goes ahead as planned they will be moving out and they just moved in to this building a year ago. My spouse and I will likely move out from New West as well. The pace, scale and number of insane projects in New West is getting out of control and this city is just not a good place to live anymore. My spouse and I and others I have talked to are fed up. Enough is enough. This project makes no sense and nobody but greedy developers will benefit from it. I can only hope that the developers dont have the funds to start this project.

An article in today's Sun has the headlines "Kitsilano Braces for 23 Residential Towers". Kits is undergoing similar rezoning as we are as a result of the Broadway Plan. The City of Vancouver is set to put in motion at least 23 highrise projects mostly in the 20 storey range (our towers are 40 stories.) Critics, including residents, retired architects and planners say its overreach and out of scale and the plan should be put on hold. They say there is already high population density in the area of Kits. In addition more than 120 building proposals, (almost all condo towers as high as 35 storeys) have been approved under the Broadway plan. The article specifies why the proposal for the onslaught of towers in Kits is wrong. A veteran developer, planner and retired architect believes a moratorium should be placed on the Broadway Plan. He says it overreaching, wrong and absolutely absurd, makes no sense and does not belong. He also says its a myth that such widespread upzoning leads to affordability. In fact a UBC professor and founder of Generation Squeeze said that the hard truth is that a rising number of newcomers will amplify demand for housing and drive up home prices. The mayors of Burnaby and Richmond say the same thing. My sentiments exactly for the proposed project at Columbia Square. A long time resident in kits is in fear of being forced out of his home. He told city council "You have gift-wrapped the Broadway Plan and turned it over to greedy developers". With respect to what is happening in New West I totally agree. Its all about money. City Council and greedy developers are hell bent on building towers and destroying the city. For the Broadway Plan there is widespread complaints and petitions from Kitsilano and elsewhere on the lack of transparency from the City about the scale of the vast changes coming to the Broadway corridor.

In New West I really fear that the City will propose a forest of towers in Simcoe Park right next to our building and Moody Park, Queens Park etc. It seems nothing is off limits.

Something has to be done to stop or at least have this idiotic development scaled down. The building of towers in this City is getting out of control.

## Marius Miklea

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**From:** John r Hooker S.22(1)Personal and Confidential  
**Sent:** Sunday, October 20, 2024 12:48 PM  
**To:** External-Legislative Services  
**Cc:** pjjohnstone@newwestcity.ca; Ruby Campbell; Jaimie McEvoy; Paul Minhas  
**Subject:** [EXTERNAL] Amendment Bylaw No. 8485,2024 : 88 Tenth Street, Columbia Square

**Categories:** Council Correspondence

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Greetings ;

I am writing to express major concerns about this proposed development. Having read the development proposal I have some difficulties seeing how it can be completed and function as designed.

I understand that the residents can function with limited parking and vehicle access in this transit friendly location. We need to accommodate the communities needs as well. Columbia Square is a commercial/retail hub for the entire Brow of the Hill neighbourhood . There is no bus service on Tenth Street and so climbing the hill to get home from shopping/dining/yoga/banking etc. carrying their groceries and purchases is too difficult for a lot of people, myself included. The customers need to park their cars. Just look at the current use of the parking lot (except for those walking away for free skytrain parking). Whilst the years long site redevelopment takes place, these taxpayers/neighbours will be compelled to drive to the uptown shopping district at Sixth and Sixth with all consequences that will follow that shift.

We must worry about the strain that these changes will place on local infrastructure. In evening rush hour the car commuter traffic flowing through this area will create chaos. Even with the limited addition of traffic from this transit friendly project, it will be even further jammed. Where are the schools for the children who will live in these new homes? Where are the parks ? Is the dog park at Queens and Ash sufficient ? The noise from working folks walking their barking dogs in the park at 0530 before they go to work is already a big nuisance. I'm presuming that City Engineers will ensure that water, sewer and electrical capacity are adequate.

I can "speak planner" from my university training. The developers are ticking a lot of the requisite boxes in their proposal, but I will remain skeptical of their ability and/or intent to complete this project as proposed. Given the current inflation, shortage of skilled labour and supply chain restrictions I cannot see these completed housing units meeting any definition of affordable housing.



These proposed towers are going to ruin the sight lines and views of many homeowners. This area of Royal Avenue and Stewardson is already a “ noise canyon” and these towers will only make matters worse.

While I recognise the rights of property owners to develop their land I must urge City Council to do their utmost to mitigate the negative consequences of this proposed development.

Thanks for your attention .

John Hooker,

S.22(1) Personal and Confidential  
121 Tenth Street,

S.22(1) Personal and Confidential

New Westminster, BC, S.22(1) Personal and Confidential

S.22(1) Personal and Confidential

## Marius Miklea

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**From:** Kelli W. S.22(1)Personal and Confidential  
**Sent:** Sunday, October 20, 2024 1:52 PM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Zoning bylaw amendment for Columbia Square Plaza on October 21st  
**Categories:** Council Correspondence

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Hello,

I am writing about my concerns for the proposed zoning bylaw amendment for Columbia Square Plaza. Although I can appreciate building more housing through densification, the plan for this site has changed since the earliest ideas. There is no regard for building affordable housing or for building the infrastructure necessary to support the potentially thousands of new residents. Earlier, the applicants were supposed to bring up the affordable housing percentage to 20%, but now I don't see any mention of this condition. I am underwhelmed that the developer has seemingly been given carte blanche without concern for the needs of New Westminster residents.

Furthermore, I am concerned about the businesses that will be impacted by this plan. My primary care physician practices out of the New West Botox and Skin Clinic in the square, and, like many New West residents, I regularly patronize Cockney Kings. What will happen to all of these businesses? Will we lose them?

I do not support the zoning bylaw amendment for the plan in its current form, and I hope it does not pass until the plan is modified.

Sincerely,

Kelli Wuerth  
New Westminster resident



October 18, 2024

His Worship Mayor Patrick Johnstone & Council  
City of New Westminster  
511 Royal Avenue  
New Westminster, BC V3L 1H9

Subject: Encouragement for Proposed Columbia Square Development

Dear Mayor Johnstone and Council,

On behalf of the New Westminster Chamber, I would like to express our measured support for the proposed Columbia Square commercial and residential development. We understand the importance of balancing growth in our city with the needs of both existing and future businesses and residents. We believe this project has the potential to contribute positively to New Westminster's downtown revitalisation efforts.

The development, as proposed, shows a commitment to creating additional commercial opportunities while considering current tenants. We appreciate that relocation plans and phased construction may offer long-term tenants support to transition smoothly. This consideration is crucial in maintaining the integrity of the local business community and preventing displacement issues.

While we welcome the potential economic growth this project will bring through enhanced commercial spaces and job creation, we also encourage ongoing transparency and tenant support throughout the process. Ensuring consistent and fair rent structures for relocating tenants will be vital in fostering trust and stability within the business community.

We encourage the City of New Westminster to continue to work with all stakeholders to ensure that this development maximises benefits for the entire community, both residential and commercial, and maintains its commitment to inclusivity and thoughtful urban planning.

Thank you for your consideration of our perspective. We look forward to seeing how this project progresses and the positive impact it will have on the city. Edgar Developments is a member in good standing of the New West Chamber.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rich Patterson", is written over a light blue horizontal line.

Rich Patterson, Board Chair, New Westminster Chamber

## Marius Miklea

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**From:** Doug Thomson <doug@bcadjuster.com>  
**Sent:** Sunday, October 20, 2024 4:09 PM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Notice Respecting Zoning Amendment Bylaw

**Categories:** Council Correspondence

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To Those Inviting Feedback to the Columbia Square Proposal,

Since 2013 my family has lived @ 898 Carnarvon Street & in the past decade we've witnessed exponential condo growth.

There hasn't been a month without condo construction & presently there's at least 4 more hi-rises under construction within 200 to 500 meters of our front door.

The proposal for 3800 new housing units within the Columbia Square seemingly lacks considerations for the present inhabitants of this area &/or the infrastructure already over-capacity.

For example, we beg those making density decisions to consider & do the following in advance of decisions:

- Please attempt to board the Skytrain @ the New West Station during rush hour(s). The trains are presently @ capacity with patrons squeezing & sardining on & off, and many are unable to board when the train arrives. If disabled you don't stand a chance. If the weather's adverse the Skytrains are unreliable & the buses unable to remedy the public transit shortfalls.
- Please attempt to drive to & from the multiple parkades servicing the condos on Carnarvon Street between 8<sup>th</sup> & 10<sup>th</sup> Streets, & at the same time not overlook the many other condo parkades during a regular workday &/or rush hour. Commonly there's grid lock on Royal with all the tractor trailer traffic, work vehicles, Gig Drivers, cross municipal commuters, local drivers, college students & pedestrians, etc. all requiring space on Royal Ave, making it a nightmare to travel to & from our present downtown condos. If one avoids Royal, then multiple left turns are required to avoid this major thru-road. Not to mention, all the curbs built to prohibit right turns which consistently inhibit local traffic flow, & the ever increasing # of locations where left turns are prohibited.
- Please consider there's already 11 crosswalks on Carnarvon between 10<sup>th</sup> & 8<sup>th</sup> Streets. One of which borders the mouth of the parkade entrance/exit servicing all 3 Carnarvon condos @ 898, 892, & 888. At this same problematic parkade entrance, the police commonly park illegally, as do drivers waiting for Skytrain patrons to leave the New West Station, as do delivery drivers dropping products @ surrounding businesses, & people moving to & from all of these condos consistently fight for the extremely limited legal spaces & park illegally too; all of which compromises visibility. Add the Transit Buses, the pedestrian traffic, & the street people smoking crack on the sidewalks &/or covered areas, it's ridiculous.
- Please attempt to walk this downtown area & avoid smelling/inhaling crack. The infrastructure inefficiencies to deal with this problem are without limits. For instance, paramedics are unable to serve the tax paying community in this area given the overdosing calls. Heaven forbid a taxpayer should actually require paramedic/ambulance services; they'd die waiting. Why not create a bylaw to package the messed up to a barge on the Fraser River, where they can excessively self-indulge & fry their minds separate & apart from the law abiding.

Please acknowledge receipt of my feedback.

Thank you very much,  
Doug Thomson  
[604-525-3876](tel:604-525-3876)

## Marius Miklea

---

**From:** Mace Mateo S.22(1)Personal and Confidential  
**Sent:** Monday, October 21, 2024 12:13 AM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Zoning Amendment Bylaw No. 8485, 2024

**Categories:** Council Correspondence

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Good morning,

I am an owner and resident at 55 Tenth St., which is just across the street from Columbia Square. I am concerned about the high density arising from the proposed eight-tower development project at Columbia Square.

I am requesting that the City remain adherent to all of its requirements and policies, such as those for inclusionary housing, trees/parks and open space, and pedestrian and cyclist considerations. Columbia Square provides a great commercial convenience to residents in the area, and the non-high-rise buildings currently in the square prevent the area from becoming a cramped, suffocating space.

I am aware that there is room for flexibility on the City's part; there are ways for the applicant to avoid fulfilling the requirements and policies set by the city (e.g., by paying cash instead of providing below-market housing units). There is also the following: "Where applicants can demonstrate unique development circumstances and financial hardship such that development viability is compromised, the City will consider negotiating for different outcomes. Financial analysis undertaken to support a case for hardship would be required. Flexibilities are solely at the City's discretion." I urge the City not to be too quick to bend to the applicant. Indeed, it seems that there is already at least one way that the applicant is refusing to comply with the City's requirements; it has declared that the necessary Policy Statement is an "excessive requirement."

One positive thing that I'd like to note is that the car-free ground plan is commendable.

Thank you for your time and for your service to the city.

Sincerely,

Vannesa Mace M. Mateo

## Marius Miklea

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**From:** Mayette Ostonal S.22(1)Personal and Confidential  
**Sent:** Monday, October 21, 2024 8:27 AM  
**To:** External-Legislative Services  
**Subject:** [EXTERNAL] Comments on Columbia Square development

**Categories:** Council Correspondence

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Hi,

My biggest concern with a "transit-oriented" development that will add hundreds of new transit-takers to the area is that the trains in the morning are already packed. I often have to wait at least two or three trains before there is even one that I can comfortably enter. If you haven't taken transit in the morning lately, please visit the New West skytrain station between 7:30 am and 8:30 am to see what skytrain takers have to deal with every work day.

I also understand that because of this desire to have a transit-friendly community, fewer parking spaces will be offered in the building. We're a community that is already short on parking spaces for residents, let alone their guests and customers. I realize the aim is for people to take transit but that assumes that all people are able to take transit to get to work or school or that their needs won't change in the coming years. Our infrastructure can't support additional cars - that much is true - but limiting who can live and visit such a large development feels short-sighted.

As far as businesses that will fill up the commercial space - New West Station has numerous empty commercial spots and that's just down the street. In fact, two stores have just closed in the summer. Columbia Street itself also has empty storefronts. Both have transit stations readily available to them and Columbia Street has the pier park parking lot. Both are also overrun with homeless people who are taking advantage of the space that no one else is using. Several live-work spaces along Carnarvon are still vacant. What is the information the developer has that a self-contained development will be able to fill their commercial spaces any better than their neighbours have? There are only so many dentists and sushi restaurants this city can sustain. While there is a hope that other businesses - restaurants, shops, services, etc - fill up those spaces, it hasn't happened in the existing mixed-use tower. Some of these spots at New West station have never had tenants. What will the draw be for potential commercial owners in this new development to set up shop when other commercial spaces have never been occupied a block away?

I would love to have more store options to walk-to in my neighbourhood but this development feels like it's more "potential" rather than "practical".

Thank you,  
Mayette Ostonal

## Marius Miklea

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**From:** Hanieh Berg  
**Sent:** Monday, October 21, 2024 10:33 AM  
**To:** Gillian Day; Marius Miklea  
**Cc:** External-Legislative Services  
**Subject:** FW: Columbia Square - Third Reading

**Importance:** High

**Categories:** Council Correspondence

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**From:** Peter Edgar <[peter@edgardevelopment.com](mailto:peter@edgardevelopment.com)>  
**Sent:** Monday, October 21, 2024 9:42 AM  
**Subject:** [EXTERNAL] Columbia Square - Third Reading  
**Importance:** High

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Mayor and Council,

The third reading for Columbia Square is on your agenda for this evening. As you prepare for the meeting, I wanted to reach out one last time. My company Edgar Development is committed to thoughtfully designed communities. We're builders of all types of housing and currently have hundreds of homes under construction or in pre-construction in the lower mainland in partnership with BC Housing. If Columbia Square is given the support it needs to advance beyond third reading we would work with staff and council to explore how we can utilize the \$70M Bonus Density Charge to deliver affordable housing in the City of New Westminster.

With your support Columbia Square has the potential to become a thriving new community and will send a message that New Westminster is a municipality that supports investment in housing.

A few important points to consider:

- The project has staff support.
- The project is OCP compliant and adheres to all City policies.
- Columbia Square is a TOD site located just 200 meters from the New Westminster SkyTrain station.
- Minimum of 20% of the residential area must be secured market rental.
- There will be a \$50psf Bonus Density Charge which is equal to \$70M that this project will pay. This can be directed towards affordable housing initiatives.
- No one is being displaced by the development of this site.
- Project will deliver 3,800 homes (of which 760 will be secured rental).

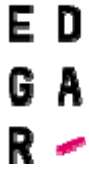
As you all know this is a critical moment for this project. We submitted our Letter of Inquiry three years ago and can no longer afford to maintain the vacant retail area in the project nor spend more on the process without support to advance beyond third reading. To be clear; without your support for this project we will lose the opportunity to develop



this site for at least another 10 years. In an environment where housing is so critically needed this would be a tragic result.

Me and my team are available should you have any questions leading up to this evening council meeting.

Sincerely,  
Peter



**Peter N. Edgar, B. Comm**  
**CEO**

T +1 604 689 2566

M +1 778 998 3280

[peter@edgardevelopment.com](mailto:peter@edgardevelopment.com)

1500 – 1021 West Hastings Street  
Vancouver, BC, V6E 0C3, Canada



**New West Pride Society**

www.newwestpride.ca |

[newwestminsterpride@gmail.com](mailto:newwestminsterpride@gmail.com)

Box 314 - 720 6th Street New Westminster BC V3L 3C5

21 October 2024

**Letter of support for Edgar Development and Pooni Group**

On behalf of the New West Pride Society, I am writing to express our support for Pooni and Edgar Development's Columbia Square project.

Their generous support and commitment to our society has assisted us in our mission to empower, celebrate, and promote inclusivity, acceptance, and respect among persons of all sexual orientations and gender identities.

New West Pride supports the project's initiatives to provide necessary housing and essential community spaces that enhance the well-being of all residents and foster a diverse, thriving community.

Thank you for your consideration. We look forward to seeing the positive impact of the project on our community.

Best regards,  
Concetta Castiglione  
Secretary  
New West Pride Society

## Marius Miklea

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**From:** rohen sarai S.22(1)Personal and Confidential  
**Sent:** Monday, October 21, 2024 12:09 PM  
**To:** External-Legislative Services; Jackie Teed  
**Subject:** Rohen Sarai Support for Columbia Square Development

Dear Mayor and Members of New Westminster City Council,

I am writing to express my full support for the proposed Columbia Square development as it enters its third hearing. As someone who has called New Westminster home for over two decades, I believe this project is an amazing opportunity to provide much needed affordable housing in our community.

I've spent my entire life in New Westminster. I attended elementary, middle, and high school here, and for just over three years, I have been working for the City of New Westminster. This city has shaped who I am today, and my roots here run deep. However, as a long-time resident, I am very aware of the challenges many of us face in finding affordable housing close to the services and transit that we rely on.

The Columbia Square development offers a real, tangible solution to this problem. With its focus on affordable housing, this project will allow residents like myself, who have contributed to and grown alongside this city, to continue living here. It will ensure that New Westminster remains the vibrant, diverse, and inclusive community that I know it is.

This city has given me so much, and I want to continue living, working, and contributing to it for many years to come. I strongly urge you to approve this development and bring the vision of affordable housing to life for current and future residents.

Thank you for your consideration.

Sincerely,  
Rohen Sarai  
New Westminster Resident and City Employee

**From:** [Rohan Singh](#)  
**To:** [External-Legislative Services](#); [Patrick Johnstone](#); [Ruby Campbell](#); [Daniel Fontaine](#); [Tasha Henderson](#); [Jaimie McEvoy](#); [Paul Minhas](#); [Nadine Nakagawa](#)  
**Subject:** [EXTERNAL] Columbia Square Rezoning  
**Date:** Monday, October 21, 2024 2:22:14 PM

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Good Afternoon Council,

I'm writing today to encourage council to approve this application so it can move to the Master Planning stage quickly.

From my reading of the available information this proposal

- 9,500 square feet of not-for-profit childcare space
- option for the School District to purchase or lease property from the applicant to build an urban format public school or other facility. If this option is not taken, applicant would provide an additional 6,000-12,000 childcare space on top of the 9,500.
- 20% secured market rental
- about 3,800 new homes
- all current 122,000 square feet of commercial space would be retained
- public open space network consisting of 25% of site area
- total density bonus contributions of \$60,000,000

Despite the positives I am concerned at the expanded inclusion of surface level parking and loss of the affordable housing components. If council decides to move this proposal along I would like to see you collectively pressure the school district and province to take up the applicants option for a school and for the city to direct the \$60 million into affordable housing and downtown community amenities.

Additionally, this would also be a good opportunity for council to work with the applicant to make full use of the city's ground level and micro retail strategies. This proposal is a prime opportunity for the city to showcase all the hard work staff have put into urban planning of the past number of years.

Regards,  
Rohan Singh

**From:** [Marius Miklea](#)  
**To:** [Catherine Lindsay](#); [Gillian Day](#)  
**Subject:** FW: [EXTERNAL] Support for Columbia Square Development – Key to New Westminster’s Housing and Future Students’ Success  
**Date:** Monday, October 21, 2024 2:48:52 PM  
**Attachments:** [image001.png](#)

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Marius Miklea | Assistant Corporate Officer  
T 604.636.4487 | E [mmiklea@newwestcity.ca](mailto:mmiklea@newwestcity.ca)

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**From:** Jackie Teed <[jteed@newwestcity.ca](mailto:jteed@newwestcity.ca)>  
**Sent:** Monday, October 21, 2024 2:25 PM  
**To:** Hanieh Berg <[hberg@newwestcity.ca](mailto:hberg@newwestcity.ca)>; Marius Miklea <[mmiklea@newwestcity.ca](mailto:mmiklea@newwestcity.ca)>  
**Cc:** Rupinder Basi <[rbasi@newwestcity.ca](mailto:rbasi@newwestcity.ca)>; Mike Watson <[mwatson@newwestcity.ca](mailto:mwatson@newwestcity.ca)>; Demian Rueter <[drueter@newwestcity.ca](mailto:drueter@newwestcity.ca)>  
**Subject:** FW: [EXTERNAL] Support for Columbia Square Development – Key to New Westminster’s Housing and Future Students’ Success

The below needs to be added to on table for tonight

**Jackie Teed** | Director  
T 604.515.3807 | E [jteed@newwestcity.ca](mailto:jteed@newwestcity.ca)

🏛️ City of New Westminster | Planning and Development  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

*We recognise 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.*

**From:** Emmanuel Cantiller **S.22(1) Personal and Confidential**  
**Sent:** Monday, October 21, 2024 1:24 PM  
**To:** Jackie Teed <[jteed@newwestcity.ca](mailto:jteed@newwestcity.ca)>; Ruby Campbell <[rcampbell@newwestcity.ca](mailto:rcampbell@newwestcity.ca)>; Tasha Henderson <[thenderson@newwestcity.ca](mailto:thenderson@newwestcity.ca)>; Nadine Nakagawa <[nnakagawa@newwestcity.ca](mailto:nnakagawa@newwestcity.ca)>; Patrick Johnstone <[pjohnstone@newwestcity.ca](mailto:pjohnstone@newwestcity.ca)>; Lisa Spitale <[LSPITALE@newwestcity.ca](mailto:LSPITALE@newwestcity.ca)>; Paul Minhas <[pminhas@newwestcity.ca](mailto:pminhas@newwestcity.ca)>; Jaimie McEvoy <[jmcevoy@newwestcity.ca](mailto:jmcevoy@newwestcity.ca)>; Daniel Fontaine <[dfontaine@newwestcity.ca](mailto:dfontaine@newwestcity.ca)>  
**Subject:** [EXTERNAL] Support for Columbia Square Development – Key to New Westminster’s Housing and Future Students’ Success

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Dear Mayor and Council,

I am writing to express my support for the Columbia Square development project, which is on the agenda for third reading this evening. As someone with a keen interest in the city's growth, I believe this project represents a critical opportunity to meet the housing needs of current and future residents, especially students, while promoting sustainable, transit-friendly development.

With Columbia Square situated just 200 meters from the New Westminster SkyTrain station, it stands as a perfect example of a transit-oriented project that not only reduces car dependence but also opens up opportunities for students and young professionals seeking affordable and accessible housing close to public transit. The planned 3,800 homes, including 760 secured market rental units, are vital to ensuring that a diverse range of people—students, families, and working individuals—can find affordable places to live in our city.

I believe in the importance of this project for several reasons:

- It aligns with city policies and the Official Community Plan (OCP).
- No existing homes are being demolished, and no current residents will be displaced.
- The project has received full support from city staff and is ready to move forward.
- Of the 3800 total homes, 720 are market rental, securing homes for residents of New Westminster.
- The \$70 million Bonus Density Charge could significantly contribute to affordable housing initiatives, making New Westminster a more inclusive place to live.

As someone who values the opportunity to live in New Westminster and believes in its future, I see this project as key to unlocking opportunities for future students who will benefit from living close to transit and educational institutions. Moreover, Columbia Square will help alleviate our city's housing crisis, providing much-needed homes now and into the future.

I urge you to support this project and allow it to proceed beyond third reading, ensuring that New Westminster continues to grow as a connected, accessible, and vibrant community for all.

Thank you for considering the voices of residents who support smart, future-focused development.

Sincerely,  
Emmanuel Cantiller

**From:** [External-Legislative Services](#)  
**To:** [Gillian Day](#); [Catherine Lindsay](#)  
**Subject:** FW: 88 Tenth St. developement...  
**Date:** Monday, October 21, 2024 4:02:47 PM  
**Attachments:** [Zoning Amendment Bylaw.pdf](#)

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Marius Miklea | Assistant Corporate Officer  
T 604.636.4487 | E [mmiklea@newwestcity.ca](mailto:mmiklea@newwestcity.ca)

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**From:** JEFF HUMPHRIES 9-22(1) Personal and Confidential  
**Sent:** Monday, October 21, 2024 3:59 PM  
**To:** Patrick Johnstone <[pjohnstone@newwestcity.ca](mailto:pjohnstone@newwestcity.ca)>  
**Cc:** Paul Minhas <[pminhas@newwestcity.ca](mailto:pminhas@newwestcity.ca)>; Daniel Fontaine <[dfontaine@newwestcity.ca](mailto:dfontaine@newwestcity.ca)>; External-Legislative Services <[CorporateOfficer@newwestcity.ca](mailto:CorporateOfficer@newwestcity.ca)>; External-Post Master - Pln <[plnpost@newwestcity.ca](mailto:plnpost@newwestcity.ca)>; External-Dev Feedback <[devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)>; Jackie Teed <[jteed@newwestcity.ca](mailto:jteed@newwestcity.ca)>  
**Subject:** [EXTERNAL] re: 88 Tenth St. developement...

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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

# NOTICE RESPECTING ZONING AMENDMENT BYLAW

## MONDAY, OCTOBER 21, 2024 AT 6:00 PM

Meeting held electronically and open to public attendance in Council Chamber, City Hall

### Zoning Bylaw 6680, 2001, Amendment Bylaw (88 Tenth Street – Columbia Square) No. 8485, 2024

An application for a Zoning Bylaw amendment has been received to rezone 88 Tenth Street (Columbia Square Plaza) to allow a high-density, mixed use, and transit-oriented development, which would include a variety of housing opportunities, office and retail uses, and community and public spaces.

The site is proposed to be rezoned from "Downtown Mixed Use Districts (High Density) (C-4)" to "Comprehensive Zoning District (Columbia Square) (CD-11.3)". This would allow development of multiple high-rise towers with a total of up to 280,000 square metres (3,000,000 sq. ft.) of residential floor area and is estimated to achieve up to 3,800 new housing units. Fixed rate amenity contributions consistent with City policy would be provided. This Zoning Amendment Bylaw and the Columbia Square Policy Statement will inform development of a future Master Plan for the subject site.

In accordance with section 464(3) of the *Local Government Act*, the City of New Westminster is prohibited from holding a public hearing for Zoning Amendment Bylaw No. 8485, 2024.

### HOW CAN I BE HEARD?

Written submissions by email, by post, or by dropping off at the mailbox on the north side of City Hall are welcome:

@ [clerks@newwestcity.ca](mailto:clerks@newwestcity.ca)

604-527-4523

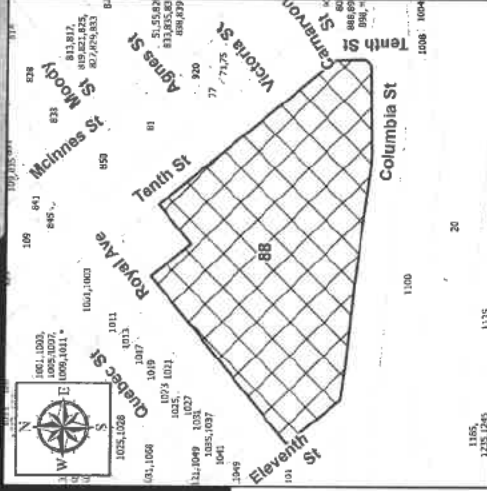


Legislative Services

City Hall

511 Royal Avenue, New Westminster, BC V3L 1H9

City Council will consider giving first, second, and third readings to Bylaw No. 8485, 2024 at its Regular Council meeting on October 21, 2024 at 6:00 pm. The meeting will be open to public attendance and broadcast live on the City's website. It can be viewed by going to [newwestcity.ca/council](http://newwestcity.ca/council) and clicking on either the meeting ID or the Council meeting in the calendar.



File No. REZ00239

### HOW DO I GET MORE INFORMATION?

From October 11, 2024 to October 21, 2024, the proposed bylaw and related material are available for inspection at Legislative Services, City Hall from 8:30 am to 4:30 pm Monday to Friday (except October 14, 2024), and online at: > [newwestcity.ca/publicnotices](http://newwestcity.ca/publicnotices)

**MEETING ID:  
686 8875 2527**

Hanah Berg, Corporate Officer



**From:** [External-Legislative Services](#)  
**To:** [Gillian Day](#); [Catherine Lindsay](#)  
**Subject:** FW: Columbia Square  
**Date:** Monday, October 21, 2024 4:24:27 PM

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Marius Miklea | Assistant Corporate Officer  
T 604.636.4487 | E [mmiklea@newwestcity.ca](mailto:mmiklea@newwestcity.ca)

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**From:** Bobbi Sarai Tanguay S.22(1) Personal and Confidential  
**Sent:** Monday, October 21, 2024 4:21 PM  
**To:** External-Legislative Services <[CorporateOfficer@newwestcity.ca](mailto:CorporateOfficer@newwestcity.ca)>; Jackie Teed <[jteed@newwestcity.ca](mailto:jteed@newwestcity.ca)>  
**Subject:** [EXTERNAL] Columbia Square

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Mayor Patrick Johnstone and Council  
City of New Westminster  
511 Royal Avenue  
New Westminster, BC V3L 1H9

Dear Mayor Johnstone and Members of the Council,

I am writing to express my strong support for the Columbia Square project and its potential to deliver over 3,500 much-needed homes in our community. As a resident of New Westminster and working at the YWCA, I have seen firsthand how the lack of affordable housing impacts both current and future residents, and I believe this development represents a crucial step in revitalizing our city.

Affordable housing is one of the most pressing challenges we face. The growing population of New Westminster, combined with skyrocketing housing prices, has made it increasingly difficult for many people to live and work here. The Columbia Square project, with its substantial contribution to new housing units, including affordable options, would greatly alleviate this pressure and allow more people, including families, single mothers, and workers, to stay in the community they love.

Moreover, this development promises to not only address housing needs but also bring about a revitalization of the Columbia Street area, making it a more vibrant and livable space for all.

I commend the city's leadership in advancing a project of this scale and importance, and I encourage the Council to continue pushing forward with it. The positive social, economic, and environmental impacts of this initiative will benefit our community for decades to come.

Thank you for your attention to this matter and for your continued commitment to making New Westminster a welcoming and inclusive city.

Sincerely,

**Bobbi Sarai Tanguay** (She/her)



**London St.  
New Westminster, BC  
V3M 3C7**

*We respectfully acknowledge that our main office and many of our programs are located on the traditional, ancestral and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and salilwətał (Tsleil-Waututh) Nations, and that our work across British Columbia spans the territories of more than 200 First Nations.*

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