
From: S.22(1)Personal and Confidential
Sent: Friday, October 25, 2024 3:31 PM
To: External-Legislative Services
Cc: Ruby Campbell; Daniel Fontaine; Tasha Henderson; Jaimie McEvoy; Paul Minhas; Nadine Nakagawa
Subject: [EXTERNAL] Mayor and City Council - Columbia Street Towers

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

Dear New West Mayor and City Council,

I am writing to express my concerns about the proposed tower development on Columbia Street – 8 towers over ten years, bringing in an estimated ~5700 new residents to New West. I have lived in New West for 22 years, in Queensborough for 16 of those years.

I urge those of you who support the proposal to reconsider and take the needs of the current resident of New Westminster ahead of the development.

As I hope you are aware, traffic through New Westminster can be a disaster at the best of times. Have you looked at Royal Ave during the late afternoon? Yes, the upgraders to the Patullo bridge will help ease some of the congestion, (I hope!) but then adding so many other cars onto Royal, Stewardson, and Columbia, will again clog the roads through New West. Until you have a partnership with the Ministry of Transportation for improving roads through that area of New West, the tower proposal needs to wait. There needs to be foresight about the entire neighbourhood and city when such a huge development goes up. Don't forget the Queensborough bridge nightmare! Today the bridge northbound started to back up at 2:00. Too many townhouse developments were approved for Queensborough with no foresight into how that would impact traffic and negatively impact the quality of life of New West residents already living in Queensborough.

Another essential partnership that is needed is with the Ministry of Education and Child care. All of the schools in New West are above capacity and have a growing number of portables. The children at Qayqyat have very little outdoor space due to the number of portables needed. The city needs to be able to provide educational space to the children that are already living here and the city is failing at that. How do you expect to be able to accommodate the increase from families living in the towers? The expansion to QE was announced two – three years ago and the groundbreaking was just last month. Where is the expansion for QMS? It will be needed too. Have you began talks with the Ministry yet? My guess is no.

The city does not need ~5700 more people. We need roads that easily navigable, we need schools for the children and youth. We need safety, community spaces, parks, and sporting venues. Please put the needs of the current residents of New Westminster above the needs of people who do not live here yet.

Queensborough resident,
Christina Armstrong

From: Betty GRAY S.22(1)Personal and Confidential
Sent: Sunday, October 27, 2024 2:05 PM
To: External-Legislative Services
Subject: [EXTERNAL] Columbia Square Proposed Housing Complex

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

Dear Mayor and Council:

Regarding the housing proposal you are considering for Columbia Square, I feel this type of development would be a detriment to New West at this time. I think you need to do considerable road work before you can bring thousands of more people into this community. Have you driven Front Street and along the Columbian Square Mall recently? It's wall to wall trucks and traffic all day long. I don't see how we can handle more traffic on a daily basis, not to mention the confusion and traffic congestion a 10 year building project would cause.

There are two new "iconic" towers about to bring thousands more people into our community. Front Street and Begbie are about to be swamped with vehicles coming in and out of that development. The new Patullo Bridge will bring even more cars and trucks through our city. How much more do you think our narrow, residential streets can endure? Since I moved here in 2014, 4th Avenue and 5th Avenue have become virtual freeways at rush hour, because 6th, 8th and 10th can no longer handle all the traffic. I live on the Brow of the Hill, so those are the streets I see on a daily basis, I can't even begin to imagine the chaos on the streets downtown. People tell me they hate driving through New West, it is absolute gridlock at rush hour. We need a couple of wide (4 lanes, no parking) roads through New West, one east/west and one north/south to handle this increased traffic. We need better transitions where we join the freeways in neighbouring communities. There are long, long lines of traffic everyday trying to get onto these adjoining roads. The daily gridlock on the Queensborough Bridge is enough to make the good Lord himself get down on his knees and pray. Seven thousand new people in our community is not going to make this situation better.

New West has plenty of million dollar housing, most of it recently constructed. We more than meet the requirement for density the province has decreed. We do not need more expensive housing that only brings in rich outsiders and continues to marginalize local residents. An influx of this sort will put an inordinate amount of strain on our infrastructure and resources.

I might be persuaded to support the Columbia Square development if two of those giant towers were reserved for social or below market housing. That might alleviate the present housing crunch in New West and benefit some of our existing residents. A person with a full time, minimum wage job is lower income these days, not to mention fixed income seniors. Rents have skyrocketed in this city and life is getting tougher. Council needs to see past the dollar signs in your eyes and look to funding projects that will benefit the needy instead of lining the pockets of the rich. We desperately need seniors housing here and not the \$3000/\$5000 per month kind. We desperately need more housing for low income families and singles. We desperately need more supportive housing for seniors and recovering mental health sufferers and/or drug addicts, plus the supports and services that go with that. There are plenty of things we need to spend money on that doesn't include more million dollar high rises!!!

Thankyou for your consideration of these matters.

Kindest Regards;

Betty R. L. Gray

S.22(1)Personal 315 Tenth Street

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

S.22(1)Personal and Confidential

From: Norris, Jeffrey [FH] <Jeffrey.Norris@fraserhealth.ca>
Sent: Monday, October 28, 2024 7:33 AM
To: External-Legislative Services
Subject: [EXTERNAL] Re: EDGAR

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

I am writing to express our sincere appreciation for EDGAR's invaluable partnership with the Royal Columbian Hospital Foundation.

Our relationship with EDGAR began in 2021 when they acquired Columbia Square in New Westminster. From the start, EDGAR recognized the importance of Royal Columbian Hospital to the community, supporting our foundation generously through sponsorships and active participation in our events.

Their support has enabled us to take on critical projects, most recently acquiring the Genexus Purification System (GPS). This advanced technology allows rapid, precise cancer DNA analysis, providing personalized treatment options and renewed hope for 1,750 patients each year. As one of only two hospitals in the province offering this test, Royal Columbian is setting a new benchmark in cancer care.

As the hospital expands, the Foundation is focused on recruiting and retaining frontline caregivers. Housing remains a significant barrier for many of the healthcare professionals we are recruiting, and EDGAR's commitment to bringing essential accommodations to New Westminster supports our efforts to attract and retain these vital team members.

Beyond their support for RCHF, EDGAR has made significant contributions to New Westminster through their engagement hub at Columbia Square and involvement with other local organizations.

We are truly grateful to have EDGAR as a dedicated partner and look forward to their continued impact in our community.

Sincerely,

Jeff Norris MBA, CFRE, FAHP
President & CEO
Royal Columbian Hospital Foundation
330 East Columbia St.,
New Westminster, BC, V3L 3W7
C: 604-613-7240
Charitable Business Number 11912 8866 RR0001

From: Jackie Teed
Sent: Monday, October 28, 2024 10:41 AM
To: External-Legislative Services; Hanieh Berg; Marius Miklea
Subject: FW: Columbia Square - housing update

FYI below.

Jackie Teed | Director
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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: Gary Pooni <gary@poonigroup.com>
Sent: Friday, October 25, 2024 9:49 PM
To: Patrick Johnstone <pjohnstone@newwestcity.ca>; Ruby Campbell <rcampbell@newwestcity.ca>; Daniel Fontaine <dfontaine@newwestcity.ca>; Tasha Henderson <thenderson@newwestcity.ca>; Jaimie McEvoy <jmcevoy@newwestcity.ca>; Paul Minhas <pminhas@newwestcity.ca>; Nadine Nakagawa <nnakagawa@newwestcity.ca>; Lisa Spitale <LSPITALE@newwestcity.ca>; Jackie Teed <jteed@newwestcity.ca>; Rupinder Basi <rbasi@newwestcity.ca>
Cc: Edgar, Peter N. <peter@edgardevelopment.com>; Matthew McClenaghan <Matthew@edgardevelopment.com>; Chisholm, Blaire <blaire@poonigroup.com>; Gary Pooni <gary@poonigroup.com>
Subject: [EXTERNAL] Columbia Square - housing update

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.

Email on behalf of Peter Edgar:

Dear Mayor and Council,

I wanted to take a moment to update you on our proposal for Columbia Square. You are well-versed on the project, and some of you had questions related to our offering of below market/HILS rental housing. In specific, it was referred to as a “last-minute” addition to our project.

I would like Mayor and Council to know that our intent has always been to deliver some level of affordable housing on-site.

First, the City will have the ability to utilize upwards of \$60M for housing or other social infrastructure. Council can always debate or speak to the community, about the best way to spend this – if, and after the project is approved.

Second, Edgar Development has a non-profit housing society which has been partnering with various agencies to VOLUNTARILY include affordable housing into our projects. We had always intended to include on-site affordability, and would work with various partners to find an appropriate solution. Our feeling is that the overall development industry needs to be part of the housing solution. This participation by our industry does not always have to be mandatory, and the best in our business provide this housing voluntarily.

In fact, we are building one of the largest affordable housing projects in Port Moody's history. We are also one of BC Housing's largest current partners. We ask that you call your colleagues at Port Moody, BC Housing, or the Ministry of Housing for further clarification.

You may have also heard from potential non-profit partners, with whom we have been discussing opportunities.

Our team is committed to this project, which will be built over the next decade. The on-site affordable housing is being constructed mostly in the first phase. And a mixed-income neighbourhood will make our project more successful. We are committed to the economic and social success of Columbia Square. Our architects at MCM have been building in this community for decades. Our planners at Pooni Group have family roots in this community for the past 50 years.

Thank you for the healthy debate last week. Some of you have met with us over the past few years to discuss the proposal. Some of you have not. This is why I wanted to share this information, for those of you who have not discussed the proposal in depth with our team. We believe that the City will benefit from this new housing at transit; from the \$60M in density bonus; \$30M in DCC's; and a precedent for voluntary on-site affordable housing.

We heard at the Council meeting that some of you wanted assurance of on-site affordable housing, beyond what you may mandate with the \$60M density bonus. There are a number of reasons why this affordable housing was not included in the previous Staff Report, including the ability for us to seek flexible lending programs. Having said that, we are supportive of the inclusion of mandatory HILS units, given the discussion at Council earlier this week.

I hope this clarification has been useful. Thank you.

Sincerely,

Peter Edgar.



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CEO

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Marius Miklea

From: Douglas, Jeremy <Jeremy.Douglas@coastmountainbus.com>
Sent: Monday, October 28, 2024 11:42 AM
To: External-Legislative Services
Subject: [EXTERNAL] Proposed development at Columbia Square

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

Good day,

Respectfully, I will be direct with my concerns and feedback here.

I am strongly opposed to the proposed development at Columbia Square. The city services, infrastructure and resources are already severely lacking compared to population. This will only make things much worse and will exacerbate the problems around Columbia Square even more. Traffic is already too busy in this area.

I've lived at the New West Quay for 15 years. I've had to deal with many condo developments nearby including 5 buildings at the quay specifically, several at or beside the New West Skytrain station. I will not stick around and deal with another. I will move out of this area.

In Canada we do have a housing shortage, however, New Westminster has done a great job at building lots of new condominiums over the last 10-15yrs. Far above many other cities in the area. The mayor has acknowledged this fact. We do not need more in this area. It is populated enough.

City council needs to act in the best interest of its current citizens. It appears that developments like this are in the best interest of developers, big business and council's ability to quickly generate some extra income for the city in the short term. This is a long term mistake for the city.

Thanks for reading my email.

Sincerely,

Jeremy Douglas

Occupational Health Specialist



Coast Mountain Bus Company/ Metro Vancouver Transit Police

Phone: 778 375-7414 Fax: 604 636-4837

jeremy.douglas@coastmountainbus.com

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