
From: Linda P S.22(1)Personal and Confidential
Sent: Tuesday, October 29, 2024 5:39 PM
To: External-Legislative Services
Subject: [EXTERNAL] Temporary Use Permit for 28,32,34 Sixth Stree and Clarkson Street | Feedback

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Good afternoon,

I am writing the city regarding the recent "Request for Public Comment" for the above noted permit application. Please note, I only just received this notice in my mailbox yesterday.

As a resident of New Westminster since 2010, I have seen the city go from pretty safe to "I dare not go out past sundown".

I have lived in uptown majority of my time in New West and recently moved to downtown New West 3 years ago. I am a single working mother of a 9 year old boy who lives in the C2C lofts above the police station, directly facing 28 and 34 6th Street.

Last year was my first year at C2C lofts. I moved in in November. I moved there, because I thought it would be safer being above the police station, unfortunately, I was wrong. I feel I live in the middle of a war zone and last year, when the 24/7 shelter was operating at 28th 6th street, I was subject to my current reality. During the time the 24/7 shelter was open, the congregation of a good number of our homeless population regularly camped outside of the shelter if it was at capacity. The sidewalk from 20,6th street to 34, 6th street, was constantly scattered with homeless individuals and belongings which often encroached onto the roadway. Frequently, and disturbingly, my 9 year old son was subject to witnessing our addicted population, actively shooting up along the ledge of 20th 6th street and the steps of 28th 6th street. Fires, to keep warm were also seen from my place directly in front of 34 6th street (Good Omen store). Loud disturbances carry on all through the night and can be heard with my windows and blinds closed.

It scares my 9 year old child and I have run out of ways to make him feel safe in his own neighbourhood.

Whilst all of these activities were going on, there were no employees of the 24/7 shelter monitoring the situation around the facility.

I have no objections to keeping our homeless population sheltered during our winters as everyone deserves this, but there needs to be more security and supervision outside the shelter to ensure the community continues to care about our most vulnerable population as our "empathetic tanks" are running out.

Thank you for your time and consideration.

Sincerely,
Linda Pardek



Business 20, 6th Street
Proposed 28th 6th Street
Between 34 6th street – Good Omen

From: Ronnie Wu S.22(1)Personal and Confidential
Sent: Wednesday, October 30, 2024 12:11 AM
To: External-Legislative Services
Subject: [EXTERNAL] Temporary Use Permit Application on Sixth St and 606 Clarkson

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 to express my strong opposition to the proposed Temporary Use Permit for an emergency winter shelter at Cliff Block Residence. While I recognize the importance of providing support for those in need, I believe this location is highly unsuitable for several reasons.

Our neighborhood is characterized by high residential density, and adding an emergency shelter in this area raises significant concerns about safety and well-being. The close proximity of residential units makes it difficult to ensure a safe environment for families, especially given the ongoing issues with drug use and crime along Clarkson Street.

Every day, I worry about the safety of my family. I have personally witnessed drug use right next to our garage gate, which is alarming given that my children walk along this street regularly. The current state of the neighborhood is already challenging, and introducing a shelter here would likely exacerbate existing problems.

Additionally, such a facility could harm local businesses, deterring customers and negatively impacting the community's economic health.

I urge you to reconsider the proposed location for this emergency shelter and explore alternatives that better suit the needs of those in crisis while prioritizing the safety and well-being of our densely populated neighborhood. Thank you for your attention to these serious concerns.

Sincerely,
Ronnie W

From: Dennis Halligan S.22(1)Personal and Confidential
Sent: Wednesday, October 30, 2024 1:34 PM
To: External-Legislative Services
Subject: [EXTERNAL] Temporary Emergency Shelter at 28,32,34 Sixth street

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 Westminster City Council,

I am writing you today regarding the Temporary Permit Request for a Emergency Shelter located at 28, 32, 34 Sixth Street and 606 Clarkson Street

Improper Notice

City Council has not sent this notice and request for feedback to a wide enough radius. This shelter will affect all residents living near this shelter and all of the businesses within an approximate 6 block radius. Yet once again city council has only sent this notice via Canada Post to the buildings immediately beside this proposed shelter. I live at 668 Columbia Street, one block from this shelter and I received no notice of this application. I have spoken to my neighbours in my building and other buildings nearby and they told me they did not receive notice either.

Why does city council think it is appropriate to not consult with the residents and businesses in the area where this shelter is to be placed? It is not. Furthermore, there is only one week for the select few who received the notice to actually respond.

New West City Council is once again pushing their agenda on those who live and work in the Columbia Street corridor with no real consultation. This lack of proper notice and time to respond is unacceptable, lacks transparency, does not allow proper input from affected people and quite frankly is undemocratic and it needs to stop.

Shelter

We already have too many homeless shelters in this area. Frequently it is not safe to walk on Columbia street especially at night. I have had an axe pulled on me by one of these homeless shelter users and have been verbally threatened by several others over the last two years. This situation has been created by the existing shelters you have already allowed and will only be made worse by this one.

My wife and many of my neighbours do not feel safe to walk on Columbia street because of all the drug addicts and homeless people City Council's policies have brought into Columbia street.

When I walk my dog on Columbia street daily I have spoken with many homeless people and have asked where are they from. Many have confirmed they are not from New West but they have come here from other cities and that they are here for the homeless services.

You are not helping New West's homeless by opening this shelter. What you are doing is drawing in homeless from other cities that do not have services and bringing more poverty, crime, violence, graffiti, litter and public urination and defecation into the neighbourhood. I spoke with my building's caretaker today who has confirmed she has had to clean up human excrement and urine from our building's outdoor doorways on Front Street Mews which is where the shelter users from the Army and Navy building walk by daily.

If council really feels the need for yet another homeless shelter perhaps they should look to other parts of New Westminster to place it, rather than always placing them in downtown New West. How about uptown or Sapperton.

Dennis Halligan

From:
Sent: Wednesday, October 30, 2024 2:04 PM
To: External-Legislative Services
Subject: FW: [EXTERNAL] Housing Project

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

-----Original Message-----

From: John Stark <jstark@newwestcity.ca>
Sent: Wednesday, October 30, 2024 1:50 PM
To: Rupinder Basi <rbasi@newwestcity.ca>; Serena Trachta <strachta@newwestcity.ca>
Cc: Jackie Teed <jteed@newwestcity.ca>; Marius Miklea <mmiklea@newwestcity.ca>
Subject: RE: [EXTERNAL] Housing Project

Nate:

Thank you for your e-mail.

The Temporary Use Permit (TUP) in question is for a 24/7 winter emergency shelter with up to 25 beds for men and women which would operate from November 4, 2024 to April 30, 2025, if Council approves the TUP. The shelter will be located in the basement of the Cliff Block Residence, which is located at 28, 32, 34 Sixth Street and 606 Clarkson Street.

There are a variety of reasons as to why people become homeless. Based on the 2023 Point-in-Time Homeless Count in Greater Vancouver, reasons included but were not limited to: abuse by spouse/partner, conflict with parent/guardian, divorce/separation, inadequate income, landlord/tenant dispute, physical/mental health issue, renoviction, substance use issue, etc., or some combination of these reasons. To access this document, please use the following link: https://hsa-bc.ca/_Library/2023_HC/2023_Homeless_Count_for_Greater_Vancouver.pdf

The 24/7 emergency shelter, if approved, will decrease the potential for death, illness and injury for the unhoused, particularly during extreme weather events. This shelter will also decrease externalities related to homelessness, including: overnight sheltering in parks and business/residential alcoves, doorways and recessed areas; open burning to keep warm or to cook; and the presence of human waste in both public and private spaces.

To access the Report to Council, please use the following link: <https://pub-newwestcity.escribemeetings.com/Meeting.aspx?Id=5e3f4534-2fc6-4109-ad77-8447c230e937&Agenda=Agenda&lang=English&Item=33&Tab=attachments>. It is Item 6.2.

Thank you.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

-----Original Message-----

From: Nate Torhjelm S.22(1)Personal and Confidential
Sent: Monday, October 28, 2024 2:53 PM
To: External-Legislative Services <CorporateOfficer@newwestcity.ca>
Subject: [EXTERNAL] Housing project

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To whom it may concern,

I work in an office on Columbia st in New West. We have just been informed that there is application for building another housing project for people with drug addictions, right behind Gastronomica Italia. This impacts our work as clients are coming in and out of our office even up until 9 pm. There are often homeless people right outside our building and at times have harassed clients. I would like more info on what is being proposed as I'm very concerned.

Thanks

Nate Torhjelm

Sent from my iPhone

From:
Sent: Wednesday, October 30, 2024 2:04 PM
To: External-Legislative Services
Subject: FW: [EXTERNAL] TUP for Cliff Block Residence

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

From: John Stark <jstark@newwestcity.ca>
Sent: Wednesday, October 30, 2024 2:02 PM
To: Rupinder Basi <rbasi@newwestcity.ca>; Serena Trachta <strachta@newwestcity.ca>
Cc: Jackie Teed <jteed@newwestcity.ca>; Marius Miklea <mmiklea@newwestcity.ca>
Subject: RE: [EXTERNAL] TUP for Cliff Block Residence

Marieta:

Thank you for your e-mail.

Please note that I will forward your concerns, minus any identifying information, to Lookout Housing and Health Society, which is the applicant for the proposed 24/7 emergency winter shelter with up to 25 beds for men and women and which would operate from November 4, 2024 to April 30, 2025, if Council approves the Temporary Use Permit. Please note that the shelter is located in the basement, with accessible access off of Sixth Street.

To access the Report to Council, please use the following link: <https://pub-newwestcity.escribemeetings.com/Meeting.aspx?Id=5e3f4534-2fc6-4109-ad77-8447c230e937&Agenda=Agenda&lang=English&Item=33&Tab=attachments>. It is Item 6.2.

Thank you.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

From: Marieta Balatbat S.22(1)Personal and Confidential
Sent: Monday, October 28, 2024 10:37 PM
To: External-Legislative Services <CorporateOfficer@newwestcity.ca>
Subject: [EXTERNAL] TUP for cliff block Residence

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Hello,

I live inside 618 Carnarvon n normally use the parking garage facing this building. Would like to request for city to ensure their carts n belongings shouldn't be blocking the garage entrance n make sure there is somebody responsible to make sure drivers using this garage facing this cliff block Residence is safe n have no driving obstructions especially because I work midnight n go home midnight too where everything is dark n they normally wear dark clothings too n might not see them. There must be lights off curfew for them.

Pls ensure there are enough lights n cameras to ensure the safety of 618 Carnarvon residents.

Thanks,
Marieta

[Yahoo Mail: Search, Organize, Conquer](#)

Temporary Use Permit Application: 28, 32, 34 Sixth Street and 606 Clarkson Street

To the Honourable Mayor and Councillors of New Westminster,

I am writing to express my concerns regarding the Temporary Use Permit (TUP) application submitted by the Lookout Housing and Health Society for an emergency shelter at 28, 32, 34 Sixth Street and 606 Clarkson Street in New Westminster. While it is vital to address the needs of the unhoused population with urgency, I argue that this proposed TUP, especially for a duration of three years (with option to renew for another three years without additional public consultation), introduces several risks both for the unhoused individuals and the wider community. This letter will present a series of arguments based on academic research, examples from other cities, and urban planning best practices.

Over-Concentration of Services and Its Consequences

The proposed shelter would add to an area already dense with services for the unhoused, including the Army and Navy shelter, Russel Housing Center, and the Union Gospel Mission resource center. In addition, long term supportive housing applications have been approved for 602 Agnes Street and 422 Sixth Street. Urban studies have demonstrated that the concentration of services in a small geographic area can have adverse effects on both the unhoused population and the surrounding community.

Research on Vancouver's Downtown Eastside, where services have been heavily concentrated, shows that instead of alleviating housing insecurity, such clustering exacerbates social problems. The area has seen increases in crime, public health issues, and reduced social cohesion due to the strain placed on both resources and infrastructure. Similarly, studies from Los Angeles indicate that the concentration of services creates zones where housing instability becomes entrenched, making it difficult to rehabilitate the area (Carter, 2021).

When services are concentrated, local resources become overwhelmed, and businesses and residents face increased safety concerns. The risks of creating a "concentrated zone" where individuals congregate without the necessary support for long-term recovery are well-documented. A more decentralized approach, where services are distributed across a broader area, has been shown to better address both the immediate needs of unhoused individuals and the long-term needs of the community.

Economic Impacts on Local Businesses and Tourism

The Columbia Street Historic District, where the additional shelter is proposed, is a vital commercial and cultural hub for New Westminster. Studies on the economic impacts of concentrated services for unhoused individuals reveal that such clustering often leads to declining foot traffic and economic stagnation in business districts. For example, research conducted by the Urban Institute shows that businesses in areas with high concentrations of services for unhoused individuals tend to experience declining revenues due to customer concerns over safety, loitering, and public disorder.

In New Westminster, where businesses are still recovering from the economic impacts of the COVID-19 pandemic, the introduction of a second overnight shelter—just 300 meters from the existing Army and Navy shelter—in this key commercial district could further jeopardize their economic viability. Tourism, an important source of revenue for the city, is also likely to decline as visitors may be deterred from visiting an area perceived to be unsafe.

Instead of concentrating services in this area, the city should consider placing such shelters in less commercially sensitive locations, as recommended by urban planning scholars. This would preserve the economic vitality of the downtown core while still providing essential services to those in need.

The Problem with Long-Term Temporary Use Permits

The proposed six-year duration for the TUP—three years with an automatic three-year renewal—raises **concerns about accountability and oversight**. The Army and Navy shelter, which received a similar TUP, was renewed without community consultation, effectively transforming a "temporary" measure into a long-term fixture. Urban zoning research warns against such practices, noting that temporary zoning changes often lead to de facto permanent land use alterations.

Long-term temporary measures can undermine the flexibility needed for urban development, making it difficult for neighborhoods to adapt to changing conditions. Instead of granting a three or six-year TUP, I **propose that the council consider limiting the permit to one year, with annual reviews that involve robust community consultation**. Such an approach would ensure that the shelter remains a temporary solution, subject to reassessment based on its impact on both unhoused individuals and the broader community.

Short-Term Solutions Divert Resources from Long-Term Investments

A major issue with short-term solutions such as TUPs is that they often divert resources from more effective, long-term strategies. Research on interventions for the unhoused population consistently shows that permanent supportive housing, combined with mental health and social services, is far more effective at reducing housing instability than short-term shelters. Cities like Houston, which have invested heavily in permanent housing solutions, have seen a dramatic reduction in housing insecurity, with over 18,000 individuals housed since the implementation of their housing-first approach.

By focusing on emergency shelters through TUPs, cities risk perpetuating the cycle of housing insecurity. Funding and resources that could be directed toward long-term housing projects are instead funneled into temporary solutions that do little to address the root causes of housing instability. This "sticking-plaster" approach has been criticized by urban planning scholars for failing to create the systemic change needed to reduce housing instability in a meaningful way (Homeless Link, 2024). New Westminster should prioritize long-term investments in affordable housing and mental health services, which have been shown to be more cost-effective and beneficial in the long run.

Need for a Holistic, Long-Term Approach and Sustainable Solutions

It is crucial to recognize the humanity of those experiencing housing insecurity. Emergency shelters provide essential, immediate safety, especially during extreme weather conditions, but they are not a long-term solution. Research consistently shows that permanent supportive housing, paired with mental health services and pathways to employment, is far more effective at reducing housing instability and improving long-term outcomes for individuals.

New Westminster has a unique opportunity to develop a more sustainable and compassionate response by integrating economic, social, and service needs into a comprehensive plan. Rather than relying on extended temporary measures that only address immediate needs, the city should expand its long-term housing stock and invest in holistic support systems. A one-year TUP, paired with a clear transition plan toward permanent housing solutions, would allow the city to address housing insecurity in a way that is both empathetic and effective, ensuring that the needs of all residents—housed and unhoused—are met.

Holistic Solutions for Unhoused Individuals and the Community

I urge the Council to adopt a strategy that integrates services for unhoused individuals into a broader city plan, addressing not only shelter needs but also permanent housing, mental health services, and economic opportunities. This approach should also include broader goals for economic development, ensuring that local businesses and residents benefit from a balanced plan that avoids overburdening any one area.

Limiting the TUP to one year, while developing a comprehensive, long-term plan, ensures that the city's efforts are not merely reactive but truly transformative. By moving beyond temporary fixes and investing in long-term solutions, New Westminster can not only reduce housing instability but also support the city's overall economic, cultural, and social health. **Studies consistently show that integrating services for unhoused individuals within a broader urban strategy is far more effective than isolated, temporary responses.** This approach will benefit both the unhoused population and the wider community, fostering a more inclusive and resilient city.

Summary

While addressing housing instability is undeniably a moral and social imperative, the proposed six-year TUP for a 24/7 emergency shelter in the Columbia Street Historic District presents significant challenges. The over-concentration of services for unhoused individuals—along with the Army and Navy shelter, additional supportive housing projects being built along the 6th street, a number of resource centers in the area including UGM and Russel House—creates a dense service zone that can overwhelm local resources and strain public infrastructure. Urban studies, such as those focused on Vancouver's Downtown Eastside, demonstrate that clustering services in one area can exacerbate social problems, leading to increased crime, public health issues, and reduced social cohesion. Similarly, concentrated zones of services for the unhoused often lead to entrenched housing instability, making it difficult for areas to recover or rehabilitate.

When resources are concentrated in such zones, the surrounding community, including businesses and residents, faces heightened safety concerns and economic risks. The strain placed on emergency services, could reduce the availability of these vital services for other city residents, leading to broader disruptions across New Westminster. The documented risks of service concentration call for a **more decentralized approach—distributing services across a broader geographic area—to better address both the immediate and long-term needs of unhoused individuals while mitigating adverse impacts on the community.**

To avoid these outcomes, **I urge the Council to limit the TUP to one year, paired with a comprehensive, holistic plan that integrates housing services with economic, social, and infrastructure development goals.** By investing in permanent housing solutions, mental health support, and pathways to employment, the city can foster long-term resilience and inclusion, ensuring that New Westminster remains a thriving and sustainable community for all its residents.

Sincerely,

Vera Kobalia

Member of the Arts, Culture and Economic Development Advisory Committee, City of New Westminster
New Westminster Resident

October 30, 2024

From: Kate Seliverstova S.22(1)Personal and Confidential
Sent: Wednesday, October 30, 2024 9:48 PM
To: External-Legislative Services
Subject: [EXTERNAL] Comment on TUP on Clarkson Street

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Hi there,

Hope your day is going well.

I'm reaching out to express my serious concerns about the shelter project on Clarkson Street. Over the past three years, it's become clear that downtown New Westminster is shifting into an increasingly uncomfortable and, frankly, unsettling place to live. Whether passing by local businesses like the dental office or the bridal salon or simply heading to the SkyTrain station, I encounter groups of homeless individuals leaving their belongings scattered across the streets.

This issue impacts the community on multiple levels: first, it erodes the image of downtown New Westminster, creating an environment that feels unsafe, especially for children who are constantly exposed to smoke and the smell of weed in the air. This is hardly a healthy or secure setting for young ones to navigate. Secondly, it feels unfair to those of us who have made substantial investments in new properties here. Spending millions of dollars on homes only to be surrounded by disorderly streets and homelessness, particularly near transit stations, is deeply frustrating.

I live in the 618 Carnarvon building, with our corner bedroom facing Clarkson Street. Every time I leave the parking garage, I'm met with the unsettling sight of homelessness directly in front of the building where we've invested so much in making a home. It's also concerning when I think of visitors from abroad who come to see us and witness bodies lying around downtown—it's not the image of the city we want to show.

While I understand the importance of providing shelter, I strongly feel that situating this project and its associated impact right outside our doorstep is detrimental. I believe there needs to be a greater emphasis from law enforcement on creating a safer, more orderly environment. I also think such shelters should be developed in areas that don't directly border residential neighborhoods where people are making significant financial commitments to live.

Moreover, with new student housing planned near Douglas College, I can only imagine the disappointment of international students, who pay considerable amounts for their education, arriving to streets filled with discarded belongings and the pervasive smell. This does not create an inviting or positive impression of our city.

I'm not sure if this will make a difference, but I felt compelled to share my concerns regarding this project.

Thank you for your consideration,

Kate

From: Dan OH earn S.22(1)Personal and Confidential
Sent: Thursday, October 31, 2024 10:54 AM
To: External-Legislative Services
Subject: [EXTERNAL] Fwd: temporary Use Permit 28,32,34 Six street and 606 Clarkson Street.
(Cliff Block)

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----- Forwarded message -----

From: Dan OH earn S.22(1)Personal and Confidential
Date: Wed, Oct 30, 2024 at 4:01 PM
Subject: temporary Use Permit 28,32,34 Six street and 606 Clarkson Street. (Cliff Block)
To: <clerks@coquitlam.ca>

I understand the importance of a winter shelter and agree with its use from November 1 - April. However I do not agree with a three year approval and I am absolutely opposed to an "option to renew" for a further 3 years.

The TUP must be temporary in nature and assessed year by year. three years and a further three years is not temporary.

--
Regards
Dan O'Hearn

--
Regards
Dan O'Hearn

This is to acknowledge and thank you for your email. I can confirm we've received your request to delegate. We do not confirm delegations until the day of the meeting, so you can anticipate a subsequent email around 12 pm on Monday, November 4th. I have also received your written submission, which will be provided to Council in advance of the meeting and form part of the public record for the meeting.

Regards,
Hanieh

Hanieh Berg | Corporate Officer

🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: Vera Kobalia <[S.22\(1\)Personal and Confidential](mailto:Vera.Kobalia@newwestcity.ca)>
Sent: October 31, 2024 11:05 AM
To: External-Legislative Services <CorporateOfficer@newwestcity.ca>
Subject: [EXTERNAL] Re: Comments on Temporary Use Permit Application – 28, 32, 34 Sixth Street and 606 Clarkson Street

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Hello,

Can you please confirm receipt of the below email.

I would also like to confirm that I have registered to attend the meeting on November 4th and have submitted a request to speak. Can you please confirm the request has been received and if there are any additional details I need to know to attend the meeting (over zoom) and speak on the matter "request for public comment: Temporary Use permit Application at 28 Sixth Street".

thank you!
Vera Kobalia

On Oct 30, 2024, at 5:31 PM, Vera Kobalia <[S.22\(1\)Personal and Confidential](mailto:Vera.Kobalia@newwestcity.ca)> wrote:

Hello,

Please find attached a letter regarding the Temporary Use Permit Application for 28, 32, 34 Sixth Street and 606 Clarkson Street. I am submitting this with a request that it be distributed to all Council members and the Mayor tomorrow, October 31st, 2024, in advance of the council meeting on Monday, November 4th, 2024.

Thank you for ensuring these comments are shared with the Council and Mayor.

Best regards,

Vera Kobalia

<letter to council mayor October 30.pdf>

From: Andrew C. S.22(1)Personal and Confidential
Sent: Thursday, October 31, 2024 8:38 PM
To: External-Legislative Services
Subject: [EXTERNAL] Objection to Temporary Use Permit Application for Additional Downtown Shelter Facilities at 28, 32, 34 Sixth Street and 606 Clarkson Street

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 City of New Westminster Planning Department,

I'm writing to express my formal opposition to the Application for a Temporary Use Permit for the operation of an emergency winter shelter at 28, 32, 34 Sixth Street and 606 Clarkson Street-the Cliff Block Residence-by the Lookout Housing and Health Society. I am a resident of downtown New Westminster and am concerned with the City's ongoing pattern of concentrating homeless shelters and related services in our neighborhood.

Currently, downtown New Westminster already hosts five shelters and related services. This has resulted in needy people congregating in a very small area. Such a concentration creates considerable social problems, which have been documented in other communities like Vancouver's Downtown Eastside. It also further centralizes this activity at the expense of other neighbourhoods like Uptown, which remains underserved. I wonder whether any similar proposal would be entertained for other parts of the city, including Victoria Hill.

I feel that this consultation is a formality to fulfill the legal obligation of the government, rather than a genuine desire to listen to residents' concerns. Remaining bitterly disappointed as an immigrant who has worked hard to earn the right to a small one-bedroom apartment in this neighborhood, it's apparent that facilities for the homeless remain a priority over initiatives aimed at serving property tax-paying residents and cultivating growth. For instance, Columbia Street could be developed as an incentive to attract new businesses and young families into the area, thus creating a balanced and thriving downtown core.

Given that the Army and Navy store has also been remade into another 'temporary' shelter that has, in practice taken on a permanent character, this new TUP further entrenches the City's bias toward investing in supports for the homeless and drug-affected population at the expense of long-term residents. The only apparent beneficiary produced by the current 'hyper' focus of the City is the Lookout Housing and Health Society, which seems to be rewarded with an increasingly one-sided commitment from the City.

I close by calling upon the City to reconsider this TUP with a view toward its longer-term implications for downtown New Westminster. Not insensitive to the needs of vulnerable populations, I am of the opinion that a better balance-with more equitable distribution of services-will go a long way toward serving the community and its long-time residents. I ask that the City focus their efforts on developments that bring in new businesses and a community of families and taxpaying citizens who desire to make New Westminster home.

Sincerely,

Shih-Yao Chiu

From: A H **S.22(1)Personal and Confidential**
Sent: Friday, November 1, 2024 9:22 AM
To: External-Legislative Services
Subject: [EXTERNAL] Objection to Temporary Use Permit Application for Shelter Facilities at 28, 32, 34 Sixth Street and 606 Clarkson Street

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 Planning Department,

I am writing to formally object to the Temporary Use Permit (TUP) application submitted by the Lookout Housing and Health Society for an emergency winter shelter at 28, 32, 34 Sixth Street and 606 Clarkson Street. My concerns are rooted in the potential non-compliance with the City of New Westminster's own bylaws and guidelines, as well as the broader implications for our community.

Zoning Bylaw Considerations

The subject properties are situated within a zoning district that may not permit the proposed use as a shelter. According to the City's Zoning Bylaw No. 6680, 2001, each property is assigned a specific zoning district that regulates permissible land uses. Introducing a shelter in a zone not designated for such a use could contravene these regulations.

Temporary Use Permit (TUP) Guidelines

While a TUP allows for a use not permitted under current zoning for a limited period, the City's guidelines stipulate that such permits should not adversely affect the surrounding community. The concentration of multiple shelters in the downtown area has already led to significant social challenges, impacting local businesses and residents. Granting another TUP for a shelter in this vicinity may exacerbate these issues, contrary to the intent of the TUP provisions.

Official Community Plan (OCP) Alignment

The Official Community Plan aims to balance social services with economic development and residential livability. The continued clustering of shelters downtown may undermine these objectives by deterring business investment and affecting the quality of life for residents. This approach appears inconsistent with the OCP's vision for a vibrant and balanced community.

Public Consultation Process

The City's Development Application Procedures Bylaw No. 5658, 1987, emphasizes meaningful public consultation. Residents have expressed concerns that consultations regarding shelter placements are perfunctory, serving more as a procedural formality than a genuine engagement. This perception undermines public trust and may indicate non-compliance with the spirit of the bylaw.

Equitable Distribution of Services

The current strategy of concentrating shelters in the downtown core neglects other neighborhoods, such as Uptown, which remain underserved. This uneven distribution of services is inconsistent with the City's commitment to equitable community development and may contravene policies aimed at balanced service provision across all areas.

In light of these considerations, I respectfully urge the Planning Department to reconsider the approval of this TUP application. A more balanced approach, in line with the City's bylaws and community objectives, would better serve all residents and contribute to a more harmonious urban environment.

Sincerely,

Andrew Haddock

S. 22(1) Personal and Confidential 549 Columbia Street

From: Sharlene Reis <sharlener@collegeofmassage.com>
Sent: Friday, November 1, 2024 3:28 PM
To: External-Legislative Services
Subject: [EXTERNAL] Public Comment on Temporary Use Permit Application Sixth St & Clarkson St
Attachments: Public Comment on Temp Use Permit Application for Sixth St & Clarkson St.pdf

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.

On behalf of the West Coast College of Massage Therapy located at 613 Columbia St in New Westminster, I'm submitting a public comment (see attached letter) on a temporary use permit application for 28, 32, 34 Sixth St and 606 Clarkson St (the Cliff Block Residence) for the November 4, 2024 council meeting.

For the public record, I'm also including the 3 photos below that I took today, Friday November 1, 2024, at 3:00pm directly outside of WCCMT's 2nd floor Clarkson St entrance which show discarded drug paraphernalia and clothing items.







Any requests for additional information about WCCMT and its operations can be directed to myself, Sharlene Reis (Director of Compliance) at sharlener@collegeofmassage.com or to Maria Clemente (Director of Operations) at mclemente@collegeofmassage.com.

Sincerely,

Sharlene Reis (she/her) | Director of Compliance

📞 604.520.1844 ext. 227

✉ sharlener@collegeofmassage.com

🌐 www.collegeofmassage.com

West Coast College of Massage Therapy

613 Columbia Street,
New Westminster, BC, V3M 1A7

Our campus is located on the unceded and unsurrendered land of the Halkomelem speaking peoples and we are grateful to be learning and growing on this territory.

Connect with us on social media for the latest news and updates!



This email message and any attachments may contain confidential and/or privileged information for the sole use of the intended recipient. Any review or distribution by anyone other than the person for whom it was originally intended is strictly prohibited. If you have received this e-mail in error, please contact the sender and delete all copies.



West Coast College of **MASSAGE** Therapy

Friday November 1, 2024

Re: Request for Public Comment on a Temporary Use Permit Application (Temporary Use Permit for 28, 32, 24 Sixth Street and 606 Clarkson Street (the Cliff Block Residence))

The West Coast College of Massage Therapy has owned and operated its business from our 613 Columbia Street location since 2001.

WCCMT trains students to become Registered Massage Therapists and operates a public clinic 7 days a week through which our students do clinical practice as part of their training.

At any given time, WCCMT's 613 Columbia Street location houses over 150 students, at least 30 employees and 40-50 clinic patients.

WCCMT's public clinic operates out of the 2nd floor of the building where patients enter and exit via our doors facing Clarkson Street. Many of our patients have mobility issues and are transported by Handy Dart vehicles which often temporarily stop outside our Clarkson Street entrance to load and unload patients in wheelchairs.

Over the past several years, WCCMT has experienced increasing challenges with many of New Westminster's unhoused and temporarily housed community members including:

- Individuals frequently stopping outside of our Clarkson Street entrance to use drugs. These individuals block our Clarkson Street entrance and leave their garbage, including their discarded drug paraphernalia. When these individuals are asked to go elsewhere, they often respond in a hostile manner. When these individuals are comatose or unresponsive, we have to call emergency services for support.
- In addition to having to deal with the clean-up of these individuals' garbage and used drug paraphernalia, we've also had to clean up human excrement and vomit.
- On some occasions, individuals passing by our Clarkson Street entrance have been openly aggressive and exhibited threatening behaviour to WCCMT members who happened to be entering or exiting from our Clarkson Street entrance at that time.

WCCMT New Westminster
613 Columbia Street
New Westminster BC
V3M 1A7

T 604 520 1844
F 604 520 1831
TF 1 888 449 2242

Page 1 of 2



West Coast College of **MASSAGE** Therapy

- Incidents of vandalism to doors, windows, exterior walls (property damage) that we've had to pay restoration services to repair. One dumpster fire incident led to WCCMT installing exterior gates outside of the Clarkson Street entrance in an effort to maintain safety and cleanliness in the perimeter area of our business.

We'd like to ask what the City of New Westminster is proposing to mitigate these issues for the businesses and residents of the community immediately surrounding the proposed location of this temporary housing. At the very least, the City of New Westminster should be prepared to pay for hiring security personnel to patrol the surrounding areas nearest to the temporary housing location 24/7 in order to ensure public safety. And providing a fixed crew for the additional street/sidewalk/business or residence entrance clean-up would also be welcomed by the business and resident community members who will be most impacted by this temporary housing proposal.

WCCMT has policies promoting and fostering equity, diversity and inclusion for its members. We are not unsympathetic to those facing housing insecurity. It is the myriad of issues that typically accompany temporary housing of this nature, and impact those nearest to those temporary housing locations, that are the problem.

In summary, WCCMT is against the proposal for the temporary housing plan at Sixth Street and Clarkson Street (the Cliff Block Residence) if no supports will be put in place to mitigate any negative impacts to nearby businesses and residents and/or any supports proposed will be at the businesses and residents' expense.

Any requests for additional information about WCCMT and its operations can be directed to myself, Sharlene Reis (Director of Compliance) at sharlener@collegeofmassage.com or to Maria Clemente (Director of Operations) at mclemente@collegeofmassage.com.

Sincerely,

WCCMT New Westminster
613 Columbia Street
New Westminster BC
V3M 1A7

T 604 520 1844
F 604 520 1831
TF 1 888 449 2242

www.collegeofmassage.com

From: Viktor Gladkikh S.22(1)Personal and Confidential
Sent: Friday, November 1, 2024 4:45 PM
To: External-Legislative Services
Subject: [EXTERNAL] Concerns Regarding Clarkson Street Shelter Project

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 hope this message finds you well.

I'm writing to share my concerns regarding the shelter project on Clarkson Street, which has affected the quality of life in downtown New Westminster. Over the past few years, it has become apparent that our neighborhood is experiencing significant challenges, as the presence of homelessness has noticeably increased near key locations.

This situation impacts our community on several fronts: first, it detracts from the atmosphere of downtown New Westminster, creating an environment that many residents find uncomfortable and, at times, unsafe. Families and young children regularly encounter drug use in public spaces, which does not foster a healthy or welcoming environment. Additionally, for those of us who have invested heavily in this area, it's disheartening to see the streets surrounding our homes in such disarray. Like many others, I've put significant resources into my home, only to encounter daily reminders of this issue directly outside my window, from my residence at 618 Carnarvon, overlooking Clarkson Street.

The frequent presence of homelessness on Clarkson Street is particularly unsettling for those of us who drive and frequently use the garage, as well as those visiting businesses on the first floor, including a dental office and a family doctor. The sight of people lying on the streets does not project the image of a welcoming and safe neighborhood.

While I fully support initiatives that provide necessary shelter for the homeless, I believe these projects should be designed and managed to avoid negatively impacting nearby residential communities, especially areas where people have made substantial financial investments to live.

Thank you very much for considering my perspective on this issue.

Best regards,

Viktor Gladkikh

From: Jeanine Harper S.22(1)Personal and Confidential
Sent: Saturday, November 2, 2024 9:55 AM
To: External-Legislative Services
Subject: [EXTERNAL] Temporary Use permit application

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.

Re: Temporary use Permit for 28, 32, 34 Sixth Street and 606 Clarkson Street

As a resident in the Downtown area, I strongly support any accommodation of winter shelter for men and women in our city. Especially if that comes with other supports and services, as it would be nice to believe that this truly is “temporary” and that shelter is available 24 hours per day for those who need and desire it.

Jeanine Harper

From: John Stark
Sent: Saturday, November 2, 2024 3:58 PM
To: Jackie Teed; Rupinder Basi; Priya Bal
Cc: Annie Sudeyko; Claudia Freire; Marius Miklea
Subject: FW: Temporary Emergency Shelter at 28, 32, 34 Sixth Street

Everyone:

Please see the below response.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

From: John Stark
Sent: Saturday, November 2, 2024 3:56 PM
To: 'dennishalligan@yahoo.com'; **S.22(1)Personal and Confidential**
Subject: RE: Temporary Emergency Shelter at 28,32,34 Sixth street

Dennis:

Thank you for your e-mail. I will respond to some of your key points.

Extent of Homelessness

All municipalities are dealing with homelessness which is a senior government responsibility. For context, New Westminster experienced a 65% increase in homelessness between 2020 and 2023, and neighbouring municipalities experienced similar or higher increases: Surrey (65%), Burnaby (69%), Tri-Cities (86%) and Richmond (91%). Unlike other municipalities such as Abbotsford, Chilliwack, Maple Ridge and Vancouver, New Westminster has not been subject to large homeless encampments.

Municipality Enumerated as Being Homeless

Based on the 2023 Point-in-Time Homeless Count for Greater Vancouver, 44% of those enumerated had lived in New Westminster for 6+ years and 19% of those enumerated had lived in New Westminster for 1 to 5 years. Combined, this accounted for 63% of the homeless enumerated in New Westminster.

Concentration of Facilities, Services and Supports Addressing Homelessness in the Downtown

The City is working with BC Housing on a permanent 24/7 shelter and additional supportive housing outside the Downtown. Also, there are currently 10 extreme weather mats, 24 emergency shelter beds, 20 transition and second stage housing beds, and 81 supportive housing units located in other neighbourhoods throughout the city. The City,

through its Crises Response Pilot Project, is working to ensure a more equitable distribution by neighbourhood/sub-area of facilities services and supports addressing homelessness.

Impact of the 24/7 Winter Shelter on Social Issues in the Downtown

The 24/7 winter shelter will help to reduce the impacts of homelessness, including sheltering in parks and business/residential doorways and recessed areas; open burning to keep warm or to cook; and the presence of discarded belongings and human waste in public and private spaces. Given that it is a 24/7 shelter, it will reduce the daytime homeless population by about a quarter, which is when most businesses are operating and when residents are typically circulating in the community.

Notification

Consistent with City practice, Council was informed of the application prior to notices going out to properties within 100 metres of the subject site. The notice identifies the ways in which the public can provide feedback to the City by e-mail or mail. Regarding the timeframe, the homeless are at far greater risk of death, illness and injury during the winter months, especially given the increased prevalence of extreme weather. As such, there is some time sensitivity related to this shelter use. Please note that for this shelter use to operate, Council will have to approve the Temporary Use Permit at its Regular Meeting which starts at 6:00 p.m. on Monday, November 4, 2024.

Thank you.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jestark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

-----Original Message-----

From: Dennis Halligan S.22(1)Personal and Confidential
Sent: October 30, 2024 1:34 PM
To: External-Legislative Services <CorporateOfficer@newwestcity.ca>
Subject: [EXTERNAL] Temporary Emergency Shelter at 28,32,34 Sixth street

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 Westminster City Council,

I am writing you today regarding the Temporary Permit Request for a Emergency Shelter located at 28, 32, 34 Sixth Street and 606 Clarkson Street

Improper Notice

City Council has not sent this notice and request for feedback to a wide enough radius. This shelter will affect all residents living near this shelter and all of the businesses within an approximate 6 block radius. Yet once again city council has only sent this notice via Canada Post to the buildings immediately beside this proposed shelter. I live at 668

Columbia Street, one block from this shelter and I received no notice of this application. I have spoken to my neighbours in my building and other buildings nearby and they told me they did not receive notice either.

Why does city council think it is appropriate to not consult with the residents and businesses in the area where this shelter is to be placed? It is not. Furthermore, there is only one week for the select few who received the notice to actually respond.

New West City Council is once again pushing their agenda on those who live and work in the Columbia Street corridor with no real consultation. This lack of proper notice and time to respond is unacceptable, lacks transparency, does not allow proper input from affected people and quite frankly is undemocratic and it needs to stop.

Shelter

We already have too many homeless shelters in this area. Frequently it is not safe to walk on Columbia street especially at night. I have had an axe pulled on me by one of these homeless shelter users and have been verbally threatened by several others over the last two years. This situation has been created by the existing shelters you have already allowed and will only be made worse by this one.

My wife and many of my neighbours do not feel safe to walk on Columbia street because of all the drug addicts and homeless people City Council's policies have brought into Columbia street.

When I walk my dog on Columbia street daily I have spoken with many homeless people and have asked where are they from. Many have confirmed they are not from New West but they have come here from other cities and that they are here for the homeless services.

You are not helping New West's homeless by opening this shelter. What you are doing is drawing in homeless from other cities that do not have services and bringing more poverty, crime, violence, graffiti, litter and public urination and defecation into the neighbourhood. I spoke with my building's caretaker today who has confirmed she has had to clean up human excrement and urine from our building's outdoor doorways on Front Street Mews which is where the shelter users from the Army and Navy building walk by daily.

If council really feels the need for yet another homeless shelter perhaps they should look to other parts of New Westminster to place it, rather than always placing them in downtown New West. How about uptown or Sapperton.

Dennis Halligan

From: John Stark
Sent: Saturday, November 2, 2024 4:07 PM
To: Jackie Teed; Rupinder Basi; Priya Bal
Cc: Annie Sudeyko; Claudia Freire; Marius Miklea
Subject: FW: [EXTERNAL] Fwd: temporary Use Permit 28,32,34 Six street and 606 Clarkson Street. (Cliff Block)

Everyone:

Please see the below response.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jestark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

From: John Stark
Sent: Saturday, November 2, 2024 4:06 PM
To: **S.22(1) Personal and Confidential**
Subject: RE: [EXTERNAL] Fwd: temporary Use Permit 28,32,34 Six street and 606 Clarkson Street. (Cliff Block)

Dan:

Thank you for your e-mail and I have responded to your concern.

Lookout Housing and Health Society intends to use the basement of the Cliff Block Residence for a multi-disciplinary health clinic and it was renovated for this purpose. They are currently awaiting funding approval for the clinic and they see the winter shelter as an interim or temporary use of this space. If the clinic is not funded, they will be looking for a permanent and not a seasonal use of this space. The Temporary Use Permit only permits the winter shelter use to operate between November 1 and April 30.

Temporary Use Permits are typically for a period of up to three years, with the option to renew for additional up to three years subject to Council approval. At the Council meeting of October 21, 2024, Council did consider a motion in support of a Temporary Use Permit comprising one year but this motion was not endorsed.

Again, thank you.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F

dstark@newwestcity.ca / www.newwestcity.ca

511 Royal Avenue, NW, V3L 1H9

From: Dan O'Hearn S.22(1)Personal and Confidential

Sent: October 31, 2024 10:54 AM

To: External-Legislative Services <CorporateOfficer@newwestcity.ca>

Subject: [EXTERNAL] Fwd: temporary Use Permit 28,32,34 Six street and 606 Clarkson Street. (Cliff Block)

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.

----- Forwarded message -----

From: Dan O'Hearn S.22(1)Personal and Confidential

Date: Wed, Oct 30, 2024 at 4:01 PM

Subject: temporary Use Permit 28,32,34 Six street and 606 Clarkson Street. (Cliff Block)

To: <clerks@coquitlam.ca>

I understand the importance of a winter shelter and agree with its use from November 1 - April. However I do not agree with a three year approval and I am absolutely opposed to an "option to renew" for a further 3 years.

The TUP must be temporary in nature and assessed year by year. three years and a further three years is not temporary.

--

Regards
Dan O'Hearn

From: John Stark
Sent: Saturday, November 2, 2024 4:24 PM
To: Jackie Teed; Rupinder Basi; Priya Bal
Cc: Annie Sudeyko; Claudia Freire; Marius Miklea
Subject: FW: Temporary Use Permit Application on Sixth and Clarkson Streets

Everyone:

Please see the below response.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 - P / 604-527-4511 - F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

-----Original Message-----

From: John Stark
Sent: Saturday, November 2, 2024 4:23 PM
To: **S.22(1)Personal and Confidential**
Subject: RE: Temporary Use Permit Application on Sixth and Clarkson Streets

Ronnie:

Thank you for your e-mail.

I have provided some information about the homelessness situation, the reasons contributing to people becoming homeless, and the possible impacts of the winter shelter on the neighborhood.

Extent of Homelessness

All municipalities are dealing with homelessness which is a senior government responsibility. For context, New Westminster experienced a 65% increase in homelessness between 2020 and 2023, and neighbouring municipalities experienced similar or higher increases: Surrey (65%), Burnaby (69%), Tri-Cities (86%) and Richmond (91%). Unlike other municipalities such as Abbotsford, Chilliwack, Maple Ridge and Vancouver, New Westminster has not been subject to large homeless encampments.

Reasons Contributing to People Becoming Homeless

Based on the 2023 Point-in-Time Homeless Count in Greater Vancouver, reasons contributing to homelessness included but were not limited to: abuse by spouse/partner, conflict with parent/guardian, divorce/separation, inadequate income, landlord/tenant dispute, physical/mental health issue, renovation, substance use/addiction issue, etc., or some combination of these reasons. To access this document, please use the following link: https://hsa-bc.ca/_Library/2023_HC/2023_Homeless_Count_for_Greater_Vancouver.pdf

Concentration of Facilities, Services and Supports Addressing Homelessness in the Downtown

The City is working with BC Housing on a permanent 24/7 shelter and additional supportive housing outside the Downtown. Also, there are currently 10 extreme weather mats, 24 emergency shelter beds, 20 transition and second stage housing beds, and 81 supportive housing units located in other neighbourhoods throughout the city. The City, through its Crises Response Pilot Project, is working to ensure a more equitable distribution by neighbourhood/sub-area of facilities, services and supports addressing homelessness.

Impact of the 24/7 Winter Shelter on Social Issues in the Downtown

The 24/7 winter shelter will help to reduce the impacts of homelessness, including sheltering in parks and business/residential doorways and recessed areas; open burning to keep warm or to cook; and the presence of discarded belongings and human waste in public and private spaces. Given that it is a 24/7 shelter, it will reduce the daytime homeless population by about a quarter, which is when most businesses are operating and when residents are typically circulating in the community.

Thank you.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminister
604-515-3777 – P / 604-527-4511 – F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

-----Original Message-----

From: Ronnie Wu S.22(1)Personal and Confidential
Sent: Wednesday, October 30, 2024 12:11 AM
To: External-Legislative Services <CorporateOfficer@newwestcity.ca>
Subject: [EXTERNAL] Temporary Use Permit Application on Sixth St and 606 Clarkson

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

Hello,

I am writing to express my strong opposition to the proposed Temporary Use Permit for an emergency winter shelter at Cliff Block Residence. While I recognize the importance of providing support for those in need, I believe this location is highly unsuitable for several reasons.

Our neighborhood is characterized by high residential density, and adding an emergency shelter in this area raises significant concerns about safety and well-being. The close proximity of residential units makes it difficult to ensure a safe environment for families, especially given the ongoing issues with drug use and crime along Clarkson Street.

Every day, I worry about the safety of my family. I have personally witnessed drug use right next to our garage gate, which is alarming given that my children walk along this street regularly. The current state of the neighborhood is already challenging, and introducing a shelter here would likely exacerbate existing problems.

Additionally, such a facility could harm local businesses, deterring customers and negatively impacting the community's economic health.

I urge you to reconsider the proposed location for this emergency shelter and explore alternatives that better suit the needs of those in crisis while prioritizing the safety and well-being of our densely populated neighborhood. Thank you for your attention to these serious concerns.

Sincerely,
Ronnie W

From: John Stark
Sent: Saturday, November 2, 2024 4:40 PM
To: Jackie Teed; Rupinder Basi; Priya Bal
Cc: Annie Sudeyko; Claudia Freire; Marius Miklea
Subject: FW: Temporary Use Permit for 28, 32, 34 Sixth Street and 606 Clarkson Street | Feedback

Everyone:

Please see the below response and I will follow-up with Lookout, minus any identifying information.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

From: John Stark
Sent: Saturday, November 2, 2024 4:38 PM
To: S.22(1)Personal and Confidential S.22(1)Personal and Confidential
Subject: Temporary Use Permit for 28, 32, 34 Sixth Street and 606 Clarkson Street | Feedback

Linda:

Thank you for your e-mail.

I have provided some information below but wanted to address your concerns regarding the Cliff Block Residence. I will forward your e-mail, minus any identifying information, to Lookout Housing and Health Society, and should the Temporary Use Permit be approved by Council, I will follow-up with Lookout Housing and Health Society administrators in person to address issues related to congregating, line-ups, and public illicit drug use.

Extent of Homelessness

All municipalities are dealing with homelessness which is a senior government responsibility. For context, New Westminster experienced a 65% increase in homelessness between 2020 and 2023, and neighbouring municipalities experienced similar or higher increases: Surrey (65%), Burnaby (69%), Tri-Cities (86%) and Richmond (91%). Unlike other municipalities such as Abbotsford, Chilliwack, Maple Ridge and Vancouver, New Westminster has not been subject to large homeless encampments.

Concentration of Facilities, Services and Supports Addressing Homelessness in the Downtown

The City is working with BC Housing on a permanent 24/7 shelter and additional supportive housing outside the Downtown. Also, there are currently 10 extreme weather mats, 24 emergency shelter beds, 20 transition and second stage housing beds, and 81 supportive housing units located in other neighbourhoods throughout the city. The City,

through its Crises Response Pilot Project, is working to ensure a more equitable distribution by neighbourhood/sub-area of facilities, services and supports addressing homelessness.

Impact of the 24/7 Winter Shelter on Social Issues in the Downtown

The 24/7 winter shelter will help to reduce the impacts of homelessness, including sheltering in parks and business/residential doorways and recessed areas; open burning to keep warm or to cook; and the presence of discarded belongings and human waste in public and private spaces. Given that it is a 24/7 shelter, it will reduce the daytime homeless population by about a quarter, which is when most businesses are operating and when residents are typically circulating in the community. As noted above, I will follow-up with regard to working to mitigate impacts for nearby residents and businesses should the Temporary Use Permit be approved by Council.

Thank you.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

From: Linda P S.22(1)Personal and Confidential
Sent: Tuesday, October 29, 2024 5:39 PM
To: External-Legislative Services <CorporateOfficer@newwestcity.ca>
Subject: [EXTERNAL] Temporary Use Permit for 28,32,34 Sixth Stree and Clarkson Street | Feedback

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 afternoon,

I am writing the city regarding the recent "Request for Public Comment" for the above noted permit application. Please note, I only just received this notice in my mailbox yesterday.

As a resident of New Westminster since 2010, I have seen the city go from pretty safe to "I dare not go out past sundown".

I have lived in uptown majority of my time in New West and recently moved to downtown New West 3 years ago. I am a single working mother of a 9 year old boy who lives in the C2C lofts above the police station, directly facing 28 and 34 6th Street.

Last year was my first year at C2C lofts. I moved in in November. I moved there, because I thought it would be safer being above the police station, unfortunately, I was wrong. I feel I live in the middle of a war zone and last year, when the 24/7 shelter was operating at 28th 6th street, I was subject to my current reality. During the time the 24/7 shelter was open, the congregation of a good number of our homeless population regularly camped

outside of the shelter if it was at capacity. The sidewalk from 20,6th street to 34, 6th street, was constantly scattered with homeless individuals and belongings which often encroached onto the roadway. Frequently, and disturbingly, my 9 year old son was subject to witnessing our addicted population, actively shooting up along the ledge of 20th 6th street and the steps of 28th 6th street. Fires, to keep warm were also seen from my place directly in front of 34 6th street (Good Omen store). Loud disturbances carry on all through the night and can be heard with my windows and blinds closed.

It scares my 9 year old child and I have run out of ways to make him feel safe in his own neighbourhood.

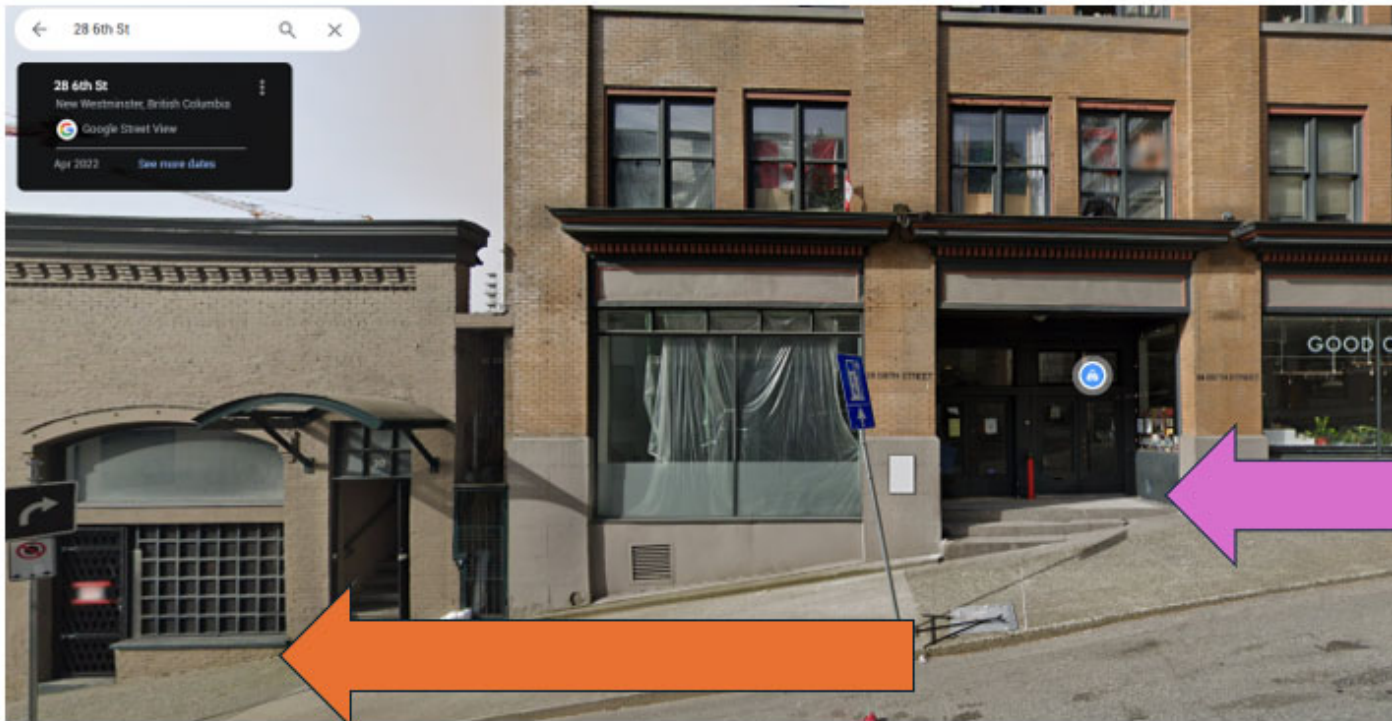
Whilst all of these activities were going on, there were no employees of the 24/7 shelter monitoring the situation around the facility.

I have no objections to keeping our homeless population sheltered during our winters as everyone deserves this, but there needs to be more security and supervision outside the shelter to ensure the community continues to care about our most vulnerable population as our "empathetic tanks" are running out.

Thank you for your time and consideration.

Sincerely,
Linda Pardek

5.22(1) Personal and Confidential



Business 20, 6th Street
Proposed 28th 6th Street
Between 34 6th street – Good Omen

From: Good Omen <hello@goodomenshop.com>
Sent: Saturday, November 2, 2024 6:25 PM
To: External-Legislative Services
Subject: [EXTERNAL] Public Comment: T.U.P For Shelter at Cliff Block

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

Dear Council,

I am writing to voice my support of the emergency winter shelter proposed at Cliff Block Residence. I am a resident in the neighbourhood and I am the owner of Good Omen located at 34 Sixth Street which is the shelter's direct neighbour. My business has been located in Cliff Block for the last eight years, and during this time the basement space has been used as various types of shelters with minimal impact to my business or the neighbourhood. It has always been important to me to build reciprocally respectful relationships with the individuals who use the shelter space, and also the front step area of the shop over the years.

I'd be curious to know how many residents in the neighbourhood were aware of the 24/7 shelter which operated in the same space from November 2023 to April 2024. My sense is that the majority of my customers and folks I know living in the area did not even realize that a 24/7 shelter was operating. Any public concerns can be addressed by the fact that this was a successful operation last year. A large portion of the shelter clients were seniors and people experiencing homelessness for the first time. We have an urgent need to provide shelter options for all community members as the winter approaches.

In general, this shelter was well operated and managed. Any challenges I had were addressed by Lookout managers and staff, and I expect this consideration to continue if approved.

I do want to voice some concerns with the "accessible" designation of the shelter. Last year there was a wheelchair user who was staying at the shelter, and there were often disappointing and humiliating experiences for this guest. There was a portable ramp to be used each time the guest wanted to leave. When they were returning to the shelter, there wasn't a straightforward way to notify staff that they had returned and needed the ramp. It was always a challenging process for staff to align and push the guest up the ramp. The steep hill also caused some concerns for the guest. In addition, the activation button on the automatic entry door also stopped functioning midway through the season, creating further issues. They also expressed to me challenges in accessing basic shower care during their stay. I would like to advocate for more support and improved ramp and entry for any wheelchair users who may be needing to access this shelter space.

Thank you,
Lia Hood

Good Omen
34 Sixth Street, New Westminster
604-525-0901
hello@goodomenshop.com

From: John Stark
Sent: Saturday, November 2, 2024 6:56 PM
To: Jackie Teed; Rupinder Basi; Priya Bal
Cc: Annie Sudeyko; Claudia Freire; Marius Miklea
Subject: FW: Comments on Temporary Use Permit Application – 28, 32, 34 Sixth Street and 606 Clarkson Street

Everyone:

Please see the below response.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jstark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

From: John Stark
Sent: Saturday, November 2, 2024 6:55 PM
To: **S.22(1) Personal and Confidential**
Subject: Re: Comments on Temporary Use Permit Application – 28, 32, 34 Sixth Street and 606 Clarkson Street

Vera:

Thank you for your e-mail. The following is a response to it.

Extent of Homelessness

All municipalities are dealing with homelessness which is a senior government responsibility. For context, New Westminster experienced a 65% increase in homelessness between 2020 and 2023, and neighbouring municipalities experienced similar or higher increases: Surrey (65%), Burnaby (69%), Tri-Cities (86%) and Richmond (91%). Unlike other municipalities such as Abbotsford, Chilliwack, Maple Ridge and Vancouver, New Westminster has not been subject to large homeless encampments.

Concentration of Facilities, Services and Supports Addressing Homelessness

The City is working with BC Housing on a permanent 24/7 shelter and additional supportive housing outside the Downtown. Also, there are currently 10 extreme weather mats, 24 emergency shelter beds, 20 transition and second stage housing beds, and 81 supportive housing units located in other neighbourhoods throughout the city. The City, through its Crises Response Pilot Project, is working to ensure a more equitable distribution by neighbourhood/sub-area of facilities services and supports addressing homelessness.

In the interim, the 24/7 winter shelter, if the Temporary Use Permit is approved by Council, will reduce the risk of death, illness and injury during the winter months, which experience far more extreme weather events.

Short-Term Solutions to Addressing Homelessness

The City is committed to longer-term, sustainable solutions to addressing homelessness and is working with BC Housing to develop permanent supportive housing. This includes 52 supportive housing units approved and soon to be under construction at 602 Agnes Street and another 50 supportive housing units and 10 complex care units in discussion for a location outside the Downtown.

Impact of the 24/7 Winter Shelter on Social Issues in the Downtown

The 24/7 winter shelter will help to reduce the impacts of homelessness, including sheltering in parks and business/residential doorways and recessed areas; open burning to keep warm or to cook; and the presence of discarded belongings and human waste in public and private spaces. Given that it is a 24/7 shelter, it will reduce the daytime homeless population by about a quarter, which is when most businesses are operating and when residents are typically circulating in the community.

Temporary Use Permit related to the Emergency Shelter Use at 502 Columbia Street

The current and only Temporary Use Permit for the emergency shelter use at 502 Columbia Street expires on November 16, 2024. The Lower Mainland Purpose Society has applied for a new Temporary Use Permit for an emergency shelter, either nightly or 24/7, at 502 Columbia Street. Council will consider notice that it will consider the issuance of a Temporary Use Permit on November 4, 2024. If approved and in accordance with City practice, staff will provide notification to properties within 100 metres of the proposal, with feedback on the application to be provided to the City by e-mail or mail. Council will receive a summary of the feedback and consider approval of the Temporary Use Permit on November 18, 2024.

Thank you.

John

John Stark, MCIP RPP
Manager of Social Planning
City of New Westminster
604-515-3777 – P / 604-527-4511 – F
jestark@newwestcity.ca / www.newwestcity.ca
511 Royal Avenue, NW, V3L 1H9

From: Vera Kobalia <S.22(1)Personal and Confidential>
Sent: October 31, 2024 11:05 AM
To: External-Legislative Services <CorporateOfficer@newwestcity.ca>
Subject: [EXTERNAL] Re: Comments on Temporary Use Permit Application – 28, 32, 34 Sixth Street and 606 Clarkson Street

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,

Can you please confirm receipt of the below email.

I would also like to confirm that I have registered to attend the meeting on November 4th and have submitted a request to speak. Can you please confirm the request has been received and if there are any additional details I need to know to attend the meeting (over zoom) and speak on the matter "request for public comment: Temporary Use permit Application at 28 Sixth Street".

thank you!
Vera Kobalia

On Oct 30, 2024, at 5:31 PM, Vera Kobalia <S.22(1)Personal and Confidential> wrote:

Hello,

Please find attached a letter regarding the Temporary Use Permit Application for 28, 32, 34 Sixth Street and 606 Clarkson Street. I am submitting this with a request that it be distributed to all Council members and the Mayor tomorrow, October 31st, 2024, in advance of the council meeting on Monday, November 4th, 2024.

Thank you for ensuring these comments are shared with the Council and Mayor.

Best regards,

Vera Kobalia

<letter to council mayor October 30.pdf>

From: S.22(1) Personal and Confidential
Sent: Sunday, November 3, 2024 4:23 AM
To: External-Legislative Services
Subject: [EXTERNAL] Temporary Use Permit for 18, 32, 34 Sixth Street and 606 Clarkson Street (the Cliff Block Residence)

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Dear Sir/Madam,

An 'one-off' use for one year to assess possible impact on the community and neighborhood can be considered. However, the three years period with option for a further three years is far too long to be a reasonable period to safeguard against potential deterioration of the community's living standard and image.

Regards,

Howard

Temporary Use Permit for 28, 32, 34 Sixth Street and 606 Clarkson Street (the Cliff Block Residence) - NOT AGREE

We are residents of 618 Carnarvon Street and we do not agree that the application should be granted. We are experiencing problems daily with some people who sit and loiter outside of Cliff Block Residence on Clarkson Street to eat, drink, and smoke. These individuals leave their food scraps and garbage on the street. We understand that shelter is important for the winter, but these individuals should be responsible for their behaviour and have respect for others who live in the area. There has been an incident where one of these individuals followed behind our car and entered the garage of our apartment, even though we tried to stop them. We are worried about our safety due to unauthorised access to our building. Does the city even care about our problems and safety?

We hope that Clarkson Street can be a clean and safe street for everyone, especially considering its location at the heart of downtown New Westminster. We believe that downtown New Westminster is the most important area that represents our city and that it should be clean and safe to attract visitors.

From: Shaugn Schwartz **S.22(1)Personal and Confidential**
Sent: Sunday, November 3, 2024 9:05 PM
To: External-Legislative Services
Subject: [EXTERNAL] TUP Application - feedback

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

Hello,

My name is Shaugn Schwartz and I live at 549 Columbia St, New Westminster. I'm writing to voice my concerns with the Temporary Use Permit being considered for 28, 32, 34 Sixth Street and 606 Clarkson Street.

I support services for our vulnerable residents that are unhoused or precariously housed including the existing shelters and harm reduction sites. However, I am concerned that New Westminster has a much higher per capita shelter bed rate than our neighbours in Burnaby and Coquitlam. Until such time that these neighbouring municipalities catch up with New Westminster, I cannot support additional shelters - temporary or permanent - in the City of New Westminster.

Further, the location of this site is too close to existing services and other shelters in the city. The City of New Westminster is creating a "ghetto" for these services by siting them so close to each other - much like the downtown eastside in Vancouver. New West's downtown area is struggling with disorder in our public spaces, vandalism to our business and resident building and a second hand smoke health crisis for those city residents forced to inhale illicit drugs.

This is not a nimby response - my message is that New West is already punching above our weight with regards to providing services to our vulnerable residents. We need our neighbouring municipalities to step up and pull their weight.

Regards,

Shaugn Schwartz

City of New Westminster Council
511 Royal Avenue
New Westminster, BC V3L 1H9

Subject: Request to Limit Temporary Use Permit for Shelter at 28, 32, 34 Sixth Street and 606 Clarkson Street to One Year

Dear Mayor and Members of City Council,

The owners and residents of 549 Columbia Street are writing to express our collective concern regarding the proposed six-year Temporary Use Permit (TUP) for an emergency shelter at 28, 32, 34 Sixth Street and 606 Clarkson Street. We urge the City Council to consider limiting this TUP to a one-year term rather than six years. A one-year TUP would allow for a more responsible approach to assessing the shelter's impact on the community while promoting balanced urban planning that considers the economic, social, and infrastructure needs of both housed and unhoused residents in New Westminster.

Key Concerns

- **Lack of Community Oversight with a Six-Year TUP**
A six-year TUP with automatic renewal bypasses regular community consultation and accountability. Without periodic reviews, there is limited opportunity for residents and local businesses to voice concerns and for the Council to make adjustments based on real-world impacts.
- **Strain on Local Resources, Businesses, and Public Safety**
As residents of the immediate area, we are concerned about the strain this long-term overnight shelter places on local resources and the impact on businesses in our neighborhood.
- **The Need for a Balanced Approach to Shelter Planning**
By issuing a one-year TUP instead of a six-year term, the City will have the flexibility to monitor and evaluate the shelter's impact comprehensively. This approach ensures that any unforeseen issues can be addressed and that future decisions are based on the shelter's actual effects on the community.

We believe that a one-year TUP, combined with a review process, aligns better with the City's goals of promoting an inclusive, safe, and economically vibrant community. **A one-year TUP duration will enable Council to develop a comprehensive, long-term plan that addresses housing insecurity while ensuring that the needs of all residents—both housed and unhoused—are met.**

Sincerely,

Owners and Residents of 549 Columbia Street

Please refer to the following page for a list of names with signatures.

111

Unit	Name	Signature
# 503	M. Redman	S.22(1) Personal and Confidential
503	B. Redman	
509	J. McLeod	
306	G. TSURUMARU	
415	m. Kelly	
305	L. Pardek	
315	C. Reyes	
307	D. ATANASOV	
307	A. ATANAS	
307	ANDREW DANIE	
407	Geoffrey Smith	
302	Shih-Yao Chiu	
317	Min Chung	
404	Graham Vair	
302	Andrew Haddock	
505	Sue Ginter	
507	Stuart Davies	
401	Cory Manahan	
406	Anastasia Kurtshalia	
406	Mark Barber	

From: Mark Barber S.22(1)Personal and Confidential
Sent: Monday, November 4, 2024 12:55 PM
To: External-Legislative Services
Subject: [EXTERNAL] Re: Submission of Letter from Owners and Residents of 549 Columbia Street Regarding TUP at 28 Sixth Street

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 afternoon,

Would you please confirm receipt of the previous email with the signed petition?

Thank you,

-Mark

On Sun, Nov 3, 2024 at 9:58 PM Mark Barber S.22(1)Personal and Confidential wrote:

Dear City Hall Clerks,

Attached is a letter from the owners and residents of 549 Columbia Street regarding the Temporary Use Permit (TUP) for 28, 32, 34 Sixth Street. We kindly request that this letter be distributed to all Councilors and the Mayor prior to the council meeting on November 4th.

If this letter cannot be included in the agenda package, we ask for it to be distributed on the table at the meeting.

Thank you for your assistance.

Sincerely,

Owners and Residents of 549 Columbia Street

--

telephone. S.22(1)Personal and Confidential

email. S.22(1)Personal and Confidential

linkedin. S.22(1)Personal and Confidential

From: Vera Kobalia S.22(1)Personal and Confidential
Sent: Monday, November 4, 2024 1:24 PM
To: External-Legislative Services
Subject: Re: [EXTERNAL] Comments on Temporary Use Permit Application – 28, 32, 34 Sixth Street and 606 Clarkson Street
Attachments: letter to Council and Mayor.pdf

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 received a phone message informing me that my request to speak at today's Council meeting has been declined, as public comments on TUPs can only be submitted in written form. Please find attached and below the comments I intended to address at the meeting. I would appreciate it if you could print and distribute them to the Council members and the Mayor for their consideration during the meeting.

Sincerely,
Vera Kobalia

Good evening, Mayor and Councillors,

I initially submitted a request to attend and speak at today's Council meeting, but this request was denied this afternoon on the grounds that public input on Temporary Use Permits can only be provided through written correspondence. In light of this restriction, I am submitting the following statement in writing, as it reflects the points I intended to speak to in person.

Thank you for the opportunity to speak tonight. Some of you know me from my engagement on the Arts, Culture, and Economic Development Advisory Committee. I've had the pleasure of serving on New Westminster's Advisory Committees since 2018. Others might know me through some of my work, including the "You Are Home" mural on the wall of the Union Gospel Mission, at the intersection of McKenzie and Columbia Street. I have called New Westminster home since 2008. This city, and our community, are deeply important to me.

Thank you for the opportunity to address the Council regarding the Temporary Use Permit (TUP) application submitted by the Lookout Housing and Health Society for an emergency shelter at 28, 32, 34 Sixth Street and 606 Clarkson Street. I am here to voice objections to the current structure and proposed duration of this TUP. I believe that approving this permit for six years (3+3) without amendments would be to the detriment of the broader community and contrary to principles of balanced urban development.

What I am asking the Council is to reduce the duration of this TUP from six years to one year, allowing time for a comprehensive plan to be developed—one that thoughtfully considers the needs

of both housed and unhoused residents of New Westminster. Granting a TUP for six years (with automatic renewal) undermines its "temporary" nature and bypasses community oversight, effectively converting temporary measures into near-permanent land-use changes without meaningful public consultation. The documented risks of service concentration, the negative economic impacts, and the lack of accountability in long-term TUPs all highlight the need for a more strategic approach.

I respectfully ask that the Council consider a motion to limit this TUP to a one-year term. Furthermore, I urge the Council to use this year to develop a comprehensive, holistic plan that addresses housing insecurity in a way that aligns with New Westminster's broader economic, social, and infrastructure goals. By doing so, we can ensure that the city remains vibrant and safe for all its residents, while making meaningful progress in addressing housing instability.

Thank you for your time and for considering a course of action that promotes lasting, systemic change for the betterment of New Westminster.

Vera Kobalia

November 4, 2024

On Oct 31, 2024, at 3:24 PM, Vera Kobalia S.22(1)Personal and Confidential wrote:

Hanieh, I appreciate your response! thank you,
Vera Kobalia

On Oct 31, 2024, at 12:47 PM, External-Legislative Services
<CorporateOfficer@newwestcity.ca> wrote:

Hi Vera,

This is to acknowledge and thank you for your email. I can confirm we've received your request to delegate. We do not confirm delegations until the day of the meeting, so you can anticipate a subsequent email around 12 pm on Monday, November 4th. I have also received your written submission, which will be provided to Council in advance of the meeting and form part of the public record for the meeting.

Regards,
Hanieh

Hanieh Berg | Corporate Officer

<image001.png> City of New Westminster | Legislative Services

From: Vera Kobalia S.22(1)Personal and Confidential
Sent: October 31, 2024 11:05 AM
To: External-Legislative Services <CorporateOfficer@newwestcity.ca>
Subject: [EXTERNAL] Re: Comments on Temporary Use Permit Application – 28, 32, 34 Sixth Street and 606 Clarkson Street

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I would also like to confirm that I have registered to attend the meeting on November 4th and have submitted a request to speak. Can you please confirm the request has been received and if there are any additional details I need to know to attend the meeting (over zoom) and speak on the matter “request for public comment: Temporary Use permit Application at 28 Sixth Street”.

thank you!
Vera Kobalia

On Oct 30, 2024, at 5:31 PM, Vera Kobalia
S.22(1)Personal and Confidential wrote:

Hello,

Please find attached a letter regarding the Temporary Use Permit Application for 28, 32, 34 Sixth Street and 606 Clarkson Street. I am submitting this with a request that it be distributed to all Council members and the Mayor tomorrow, October 31st, 2024, in advance of the council meeting on Monday, November 4th, 2024.

Thank you for ensuring these comments are shared with the Council and Mayor.

Best regards,

Vera Kobalia

<letter to council mayor October 30.pdf>

<letter to council mayor October 30.pdf>

From: Vera Kobalia S.22(1)Personal and Confidential
Sent: Monday, November 4, 2024 1:43 PM
To: External-Legislative Services
Subject: [EXTERNAL] Re: Request to Speak at Tonight's Council Meeting - Monday, November 4, 2024
Attachments: letter to Council and Mayor.pdf
Importance: High

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.

Thank you Carilyn,

Please find attached and below the comments I intended to address at the meeting. I would appreciate it if you could print and distribute the pdf letter to the Council members and the Mayor for their consideration during the meeting.

Sincerely,
Vera Kobalia

Good evening, Mayor and Councillors,

I initially submitted a request to attend and speak at today's Council meeting, but this request was declined this afternoon on the grounds that public input on Temporary Use Permits can only be provided through written correspondence. In light of this restriction, I am submitting the following statement in writing, as it reflects the points I intended to speak to in person.

Thank you for the opportunity to speak tonight. Some of you know me from my engagement on the Arts, Culture, and Economic Development Advisory Committee. I've had the pleasure of serving on New Westminster's Advisory Committees since 2018. Others might know me through some of my work, including the "You Are Home" mural on the wall of the Union Gospel Mission, at the intersection of McKenzie and Columbia Street. I have called New Westminster home since 2008. This city, and our community, are deeply important to me.

Thank you for the opportunity to address the Council regarding the Temporary Use Permit (TUP) application submitted by the Lookout Housing and Health Society for an emergency shelter at 28, 32, 34 Sixth Street and 606 Clarkson Street. I am here to voice objections to the current structure and proposed duration of this TUP. I believe that approving this permit for six years (3+3) without amendments would be to the detriment of the broader community and contrary to principles of balanced urban development.

What I am asking the Council is to reduce the duration of this TUP from six years to one year, allowing time for a comprehensive plan to be developed—one that thoughtfully considers the needs

of both housed and unhoused residents of New Westminster. Granting a TUP for six years (with automatic renewal) undermines its "temporary" nature and bypasses community oversight, effectively converting temporary measures into near-permanent land-use changes without meaningful public consultation. The documented risks of service concentration, the negative economic impacts, and the lack of accountability in long-term TUPs all highlight the need for a more strategic approach.

I respectfully ask that the Council consider a motion to limit this TUP to a one-year term. Furthermore, I urge the Council to use this year to develop a comprehensive, holistic plan that addresses housing insecurity in a way that aligns with New Westminster's broader economic, social, and infrastructure goals. By doing so, we can ensure that the city remains vibrant and safe for all its residents, while making meaningful progress in addressing housing instability.

Thank you for your time and for considering a course of action that promotes lasting, systemic change for the betterment of New Westminster.

Vera Kobalia

On Nov 4, 2024, at 1:34 PM, External-Legislative Services <CorporateOfficer@newwestcity.ca> wrote:

Good afternoon,

Please note that your request to speak at tonight's Council meeting has been declined.

On July 12, 2021, Council approved a resolution requiring written feedback only on Temporary Use Permit applications. As such, you may send your comments by email to corporateofficer@newwestcity.ca, by mail, or by drop off at the mailbox on the north side of City Hall at 511 Royal Avenue, New Westminster, BC V3L 1H9.

Thank you for your interest in delegating to Council.

Warm regards,

Carilyn

Carilyn Cook (she/her) | Legislative Services Assistant
T 604.527.4523 | E ccoock@newwestcity.ca
<image001.png> City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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Date: November 4, 2024

Re:

- The Temporary Use Permit for 28, 32, 34 6th Street and 606 Clarkson (Cliff Block) for a 24/7 Winter Shelter that would operate between November 1, 2024 and April 31st.
- The Temporary Use Permit will be considered for issuance at 502 Columbia street. The TUP is for emergency shelter use at the Former Army and Navy store, allowing either a nightly shelter or a 24/7 shelter as a permitted use.

On Behalf of The New Westminster Homelessness Coalition Society

The New Westminster Homelessness Coalition Society would like to express its strong support for City Council's approval of the aforementioned Temporary Use Permits for 28, 32, 34 6th Street, and an emergency winter shelter at 606 Clarkson (Cliff Block), as well as a 24/7 shelter at 502 Columbia Street.

Based on consultation with the Lookout + Housing Society, and the Lower Mainland Purpose Society, we would like to share the following insights regarding these sites and the corresponding proposed Temporary Use Permits.

Regarding 28, 32, 34 6th Street, and 606 Clarkson (Cliff Block):

- The Lookout Housing + Society is a trusted non-profit service provider that has for many years been at the forefront of providing shelter and other services to the unhoused population in New Westminster and other jurisdictions. They have a commitment to responding to and working to mitigate community concerns that arise regarding their many low-barrier housing, shelter, and other services.
- The Emergency Winter Shelter ensures that those using the service can stay there during the day, thereby mitigating the risk of negative encounters with businesses and other community members. They also provide an overdose prevention site, mobility access, showers, and other services that will meet the range of essential needs that unhoused

individuals require, and this too mitigates the risk of potentially negative encounters with businesses and other community members as they try to get their basic needs met. This site has no record of critical incidents.

Regarding 502 Columbia Street:

- The Lower Mainland Purpose Society is a dedicated and innovative non-profit service provider that has for many years been at the forefront of providing shelter, harm reduction, and other essential services to the unhoused population in New Westminster and other jurisdictions. They too have a commitment to responding to and working to mitigate community concerns that arise regarding their many low-barrier housing, shelter, and other services.
- The 502 shelter is full each night, sheltering 50 people. This fact alone illustrates the essential nature of this service in mitigating the street homelessness in the city, and addressing the needs of unhoused individuals who might otherwise have few options regarding where to go to receive service. The shelter's sanitation trailer had between 1300 and 1700 visits a month between July to September 2024, filling another essential need. Allowing this shelter to become 24/7 would likewise contribute significantly to mitigating the risk of negative encounters between with local business and other community residents.

While emergency shelters are not the ideal housing that anyone feels we should be striving for, they are a necessity in the absence of a sufficient quantity of adequate affordable and accessible housing in this city and across the lower mainland. The ever-worsening housing crisis makes these steps a necessity. While the City of New West has made important strides toward building affordable and accessible housing, far more needs to be done. We look forward to a day when we are celebrating everyone in this city getting access to safe housing that meets their needs. However, in the meantime, it is our moral and ethical responsibility to ensure that our city's most vulnerable residents are not left with nowhere to meet their most basic needs, like protection from the elements, and the ability to get a safe night's sleep – something many take for granted each day.

It is for all of these reasons that the Homelessness Coalition Society not only supports the Temporary Use permits being put before City Council, but would consider the rejection of these permits to be a moral failure, and failure of leadership.

Sincerely,

Jack York

Board Chair,

New Westminster Homelessness Coalition Society