



Regular Council

**Monday, February 10, 2025
6:00 p.m.**

**Council Chamber, Second Floor
New Westminster City Hall, 511 Royal Avenue**

Present: Mayor Patrick Johnstone
Councillor Ruby Campbell
Councillor Daniel Fontaine
Councillor Tasha Henderson
Councillor Jaimie McEvoy
Councillor Paul Minhas
Councillor Nadine Nakagawa

Corporate Officer – Hanieh Berg

1. CALL TO ORDER & LAND ACKNOWLEDGEMENT

Mayor Johnstone called the meeting to order at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. AGENDA ADDITIONS & DELETIONS

MOVED and SECONDED

1. *THAT the Agenda for the February 10, 2025 Regular Council meeting be approved, with the addition of "Council-to-Council meeting" added as Item 9.1 under New Business; and*
2. *THAT the order of the Agenda be varied to consider Item 4.8 immediately following Item 3.3.*

CARRIED

3. PRESENTATIONS & DELEGATIONS

3.1 New West Hospice Society

With the aid of a PowerPoint presentation, Brock Nicholson and Dr. Wendy Johnson, Co-Presidents, New West Hospice Society, spoke regarding the need for compassionate end-of-life care in the City of New Westminster. B. Nicholson and Dr. W. Johnson referenced a book by Dr. Allan Kellehear titled “Compassionate Cities: Public Health and End-of-Life Care, and reviewed the Compassionate City Charter Framework. Dr. W. Johnston then reviewed the various services offered by the New West Hospice Society, highlighting the need for partnerships with stakeholders and all levels of government.

In response a query from Council, Dr. W. Johnson advised that any future hospice facility would likely have to be part of an existing facility or new development.

3.2 Crises Response Pilot Project: Prevention, Support and Transition Services Plan and Supportive Housing and Wrap-Around Services Plan

With the aid of a PowerPoint presentation, Brad Davie, Deputy Chief, New Westminster Fire & Rescue Services, John Stark, Manager, Community Planning and Lynn Roxburgh, Manager, Housing and Land Use Planning, provided background information and highlighted the following information:

- the two Plans work in tandem to identify both near- and longer-term needs to address the wide-ranging needs of residents and businesses brought about by the three crises;
- the Five-Year Prevention, Support and Transition Services Plan identifies short-term recommendations for the Provincial Government that are aimed at addressing the immediate needs of people experiencing the three crises with the goal of stabilizing their lives; and
- the Ten-Year Supportive Housing and Wrap-Around Services Plan, which identifies longer-term and sustainable actions; these longer-term actions focus on securing funding from BC Housing to construct permanent, purpose-designed supportive housing that would be equitably distributed in neighbourhoods throughout the city.

Staff then reviewed the various advocacy actions under the two Plans, including the priority of these actions.

In response to queries from Council regarding the indoor inhalation space, staff advised that (i) details of the space have not been finalized, (ii) the services of a physician or registered nurse are not anticipated to facilitate this service, (iii) facility staff, trained and experienced with the operations of harm reduction services, will monitor the space and its visitors, (iv) WorkSafeBC regulations require that the space be separated from the remainder of the building, (v) visitors of the space are not limited in the duration they are permitted in the space, however, they are required to stay on-site for a designated period of time for monitoring.

3.3 Open Delegations

Elmer Rudolph, President, West End Residents' Association, expressed concern regarding the West End Sewer Separation as it relates to potential costs borne by home owners and read from his submission, attached to and forming part of these Minutes as Schedule 1.

In reply to queries from Council, Lisa Leblanc, Director, Engineering and Deputy Chief Administrative Officer, commented on the City's practice with regard to notifying home owners regarding upcoming works, noting that information material are hand delivered. L. Leblanc advised that staff are happy to answer any questions regarding the project by attending a future Association meeting or at the Engineering counter at City Hall.

Staff was requested to share the information material regarding the West End Sewer Separation project with the delegation as well as Council for information.

With the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 2), Alex Micsoniu, spoke regarding the need for supportive housing throughout the city and commented on the advantages of City-owned affordable housing projects.

Bob Petrusa spoke in favour of Item No. 4.5 – Extend Licence to Occupy BC Hydro Lands for Pollinator Meadow, emphasizing the importance of such initiatives during the climate crisis. B. Petrusa then commented on his positive experience as a member of the Community Advisory Assembly.

David Brett commented on the importance of involuntary care in the continuum of supportive care for those who are living with drug addiction as it relates to the Five-Year Prevention, Support and Transition Services and the Ten-Year Supportive Housing and Wrap-Around Services Plan as part of the Crisis Response Pilot Project. D. Brett was of the opinion that the two Plans require significant revisions for them to effectively support the Project's purpose, and in particular as they relate to abstinence-based supportive housing. D. Brett also expressed concern regarding the lack of public consultation on the two Plans, noting that the proposed staff recommendation is seeking Council's direction to simply inform the community about the two Plans.

Rohan Singh spoke in favour of Item No. 4.8 – Crises Response Pilot Project: the Five-Year Prevention, Support and Transition Services Plan and the Ten-Year Supportive Housing and Wrap-Around Services Plan. R. Singh commented that, despite the number of services offered to those experiencing the inter-related crises of homelessness, mental health and substance use, there is no one hub that coherently connects these services from various providers.

Guy Felicella, joined the meeting by Zoom videoconference and spoke in favour of Item No. 4.8 – Crises Response Pilot Project: the Five-Year Prevention, Support and Transition Services Plan and the Ten-Year Supportive Housing and Wrap-Around Services Plan. G. Felicella stated that, as a former drug user who has been sober for nearly 12 years, he supports the full continuum of care for those experiencing the inter-related crises of homelessness, mental health and substance use.

Elliot Rossiter spoke in favour of Item No. 4.8 – Crises Response Pilot Project: the Five-Year Prevention, Support and Transition Services Plan and the Ten-Year Supportive Housing and Wrap-Around Services Plan. E. Rossiter was of the opinion that the Project's strengths include that (i) they recognize the crises are intertwined, (ii) they are not zero-sum in that it does not dismiss the concerns of other groups, and (iii) they support recovery and harm reduction.

4. CONSENT AGENDA

MOVED and SECONDED

THAT Items No. 4.1 through No. 4.9 be adopted by general consent, with the removal of Items No. 4.3, 4.8, and 4.9.

CARRIED

The meeting recessed at 8:14 p.m.

The meeting reconvened at 8:20 p.m. with all members of Council present.

4.1 Regular Council Minutes – January 27, 2025

THAT the Minutes of the Regular Council meeting held on January 27, 2025 be adopted as circulated.

ADOPTED ON CONSENT

4.2 Public Hearing Minutes – January 27, 2025

THAT the Minutes of the Public Hearing held on January 27, 2025 be adopted as circulated

ADOPTED ON CONSENT

4.3 Community Advisory Assembly Pilot Evaluation and Next Steps

Please see Page 7 for action on this matter.

4.4 Dine Kanadiyan, 525 Seventh Street - Application for Patron Participation

THAT the following resolution be approved:

WHEREAS New Westminster City Council considered a staff report regarding an application from Dine Kanadiyan located at 525 Seventh Street to amend its Food Primary Liquor License by including a Patron Participation Endorsement, with proposed entertainment hours 5:00 PM to 11:00 PM, Monday to Sunday;

WHEREAS a sign has been placed in front of the business for 30 days, two notices circulated in the City’s e-newsletter (Citypage Online), and invitations sent to the Uptown Business Association and the Brow Of The Hill Residents’ Association, providing details regarding the application and inviting the public to submit comments to the City;

WHEREAS the establishment is not anticipated to negatively affect traffic patterns or parking, and any noise is expected to be properly mitigated by the applicant;

WHEREAS the requested amendment is consistent with the establishment’s primary purpose as a restaurant;

WHEREAS the City did not receive any correspondence related to the application;

THEREFORE BE IT RESOLVED THAT New Westminster City Council recommends the approval of Dine Kanadiyan’s application for a Patron Participation Endorsement to allow patron participation entertainment from 5:00 PM to 11:00 PM, Monday to Sunday.

ADOPTED ON CONSENT

4.5 Extend Licence to Occupy BC Hydro Lands for Pollinator Meadow

THAT the Mayor and Corporate Officer be authorized to execute the Amendment to extend the License to Occupy Agreement for the temporary use of a portion of BC Hydro property, substantially in the form included as Attachment “A” to the staff report titled “Extend License to Occupy BC Hydro Lands for Pollinator Meadow” dated February 10, 2025.

ADOPTED ON CONSENT

4.6 Mobile Food Vending Licence Bylaw Amendment

THAT Mobile Food Vending Licence Bylaw No. 7850, 2016, Amendment Bylaw No. 8498, 2025 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

4.7 Shark Fin Regulation Bylaw No. 7564, 2012, Repeal Bylaw No. 8511, 2025

THAT Shark Fin Regulation Bylaw No. 7564, 2012, Repeal Bylaw No. 8511, 2025 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

4.8 Crises Response Pilot Project: the Five-Year Prevention, Support and Transition Services Plan and the Ten-Year Supportive Housing and Wrap-Around Services Plan

Please see Page 6 for action on this matter.

4.9 Procurement Strategy for Canadian Made Products

Please see Page 7 for action on this matter.

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

4.8 Crises Response Pilot Project: the Five-Year Prevention, Support and Transition Services Plan and the Ten-Year Supportive Housing and Wrap-Around Services Plan

A piece of correspondence was distributed on table (attached to and forming part of the Minutes as Schedule 3).

MOVED and SECONDED

1. *THAT staff be directed to inform resident, business and community groups regarding the best practice principles that guide the Five-Year Prevention, Support and Transition Services Plan and the Ten-Year Supportive Housing and Wrap-Around Services Plan.*
2. *THAT staff be directed to work with resident, business and community groups to advocate for the actions as recommended in the 2025 Crises Response Roadmap.*

The question on the motion was not called as the following amendment was introduced:

MOVED and SECONDED

THAT the report be referred to the February 24, 2025 Regular Council meeting to provide the public more time to offer feedback to the Council.

DEFEATED

Opposed: Mayor Johnstone
Cllrs. Campbell
Henderson
Nakagawa
McEvoy

The question on the motion was not called as the following amendment was introduced:

MOVED and SECONDED

1. *THAT Part 1 of the main motion be amended to read “THAT staff be directed to consult with residents and resident associations, individual business owners, the Downtown Business Improvement Area, the Chamber of Commerce and community groups to determine their level of support for the recommendations outlined in the 2025 Crisis Response Roadmap.”*
2. *That the following be added as Part 3 to the main motion: “THAT staff report back to Council with a summary of the consultation as well as confirmation regarding which business and resident groups are prepared to jointly advocate for all of the recommendations contained within the 2025 Crisis Response Roadmap.”*

DEFEATED

Opposed: Mayor Johnstone
Cllrs. Campbell
Henderson
Nakagawa
McEvoy

The question on the motion was not called as discussion ensued on (i) the importance of moving forward with the Five-Year Prevention, Support and Transition Services Plan and the Ten-Year Supportive Housing and Wrap-Around Services Plan as well as (ii) the importance of allowing adequate time for residents, business owners, and other stakeholders to review the staff report and provide feedback to Council.

The meeting recessed at 9:00 p.m.

The meeting reconvened at 9:05 p.m. with all members of Council present.

The question on the motion was then called and it was **CARRIED** with Cllrs. Fontaine and Minhas opposed.

4.3 Community Advisory Assembly Pilot Evaluation and Next Steps

In response to queries from Council, Jennifer Miller, Acting Deputy Director, Community Services, advised that approximately \$100,000 was budgeted for the Community Advisory Assembly. J. Miller also advised that the pilot project's evaluation was developed during the conceptualization phase of the Assembly.

MOVED and SECONDED

1. *THAT staff be directed to consider feedback from the Community Advisory Assembly on its Terms of Reference, included as Attachment 2 to the report titled "Community Advisory Assembly Pilot Evaluation and Next Steps," in developing recommendations for the future of the Assembly model; and*
2. *THAT the next steps of Assembly evaluation activities, development of staff recommendations, and Council decision-making on the future of the Assembly initiative be endorsed.*

CARRIED

Opposed: Cllrs. Fontaine
Minhas

4.9 Procurement Strategy for Canadian Made Products

MOVED and SECONDED

1. *THAT staff be directed to explore including Country of Origin in the City's regular major purchase reports; and*
2. *THAT staff be directed to report to Council prior to making significant purchases where staff are only able to source from companies in the United States, including consideration if the purchase could be deferred or if an alternative can be identified.*

The question on the motion was not called as in reply to queries from Council, staff advised that additional information regarding what represents a “major purchase” would be brought before Council; also, there has been no direction with regard to restricting travel to the United States for work purposes.

As a result of the discussion, the following amendment motion was introduced:

MOVED and SECONDED

THAT the following be added as Part 3 to the main motion: “THAT staff not undertake any non-essential work-related travel to the United States until further notice.”

CARRIED

The question on the main motion, as amended, was then called and it was **CARRIED**.

6. MOTIONS FOR DISCUSSION AND DECISION

6.1 Installation of Two Remembrance Day Themed Pedestrian Crosswalks in 2025

MOVED and SECONDED

1. *THAT staff be directed to provide Council with a budget, potential sources of funding and operating impacts pertaining to the installation of two 'Remembrance Day' themed crosswalks with the goal of having them installed in time for the November 11, 2025 Remembrance Day commemoration ceremonies; and*
2. *THAT the two Remembrance Day themed crosswalk locations be chosen in consultation with the local Legion and representatives from the Canadian Military.*

The question on the motion was not called as the following amendment was introduced:

MOVED and SECONDED

THAT Parts 1 and 2 be replaced by the following:

1. *THAT staff liaise with the Royal Canadian Legion Branch No. 2 to explore an opportunity to commemorate and honour the Legion’s centennial milestone, which may include a commemoration event, community bench, mural, pavement art, crosswalk or another initiative; and*
2. *THAT staff be directed to report back with information on desired centennial commemorations, including a proposed budget, potential sources of partnership funding, operating and maintenance impacts, potential commemoration partners, such as The Royal Westminster Regiment as well as a draft implementation schedule of any proposed commemoration initiatives.*

CARRIED

The question on the main motion, as amended, was then called and it was **CARRIED**.

6.2 Commemorating Royal Canadian Legion 100 Year Anniversary in 2026

As a result of Item 6.1, the Notice of Motion titled “Commemorating Royal Canadian Legion 100 Year Anniversary in 2026” was **WITHDRAWN**.

6.3 Conducting Market Value Assessment of New West Electrical Utility Assets

MOVED and SECONDED

1. *THAT Council request the New West Electrical Utility conduct an independent assessment of its current market value prior to January 2026 and the results be shared with Council; and*
2. *THAT the New West Electrical Utility Commission be requested to concurrently seek public feedback regarding potential alternate governance and operating models that can provide better value for ratepayers.*

The question on the motion was not called as the following amendment motion was introduced:

MOVED and SECONDED

THAT the following be added as Part 3 to the main motion: “THAT the New Westminster Utility Commission include in its ongoing strategic planning and reporting back to Council a pathway to future residential rates that closely match BC Hydro rates while balancing other factors that assure the financial sustainability of the utility.”

CARRIED

The question on the motion, as amended, was not called as discussion further took place regarding the potential privatization of the utility.

As a result of the discussion, the following referral motion was introduced:

MOVED and SECONDED

THAT the following motion be referred to the New Westminster Utility Commission:

- “1. *THAT Council request the New West Electrical Utility conduct an independent assessment of its current market value prior to January 2026 and the results be shared with Council;*
2. *THAT the New West Electrical Utility Commission be requested to concurrently seek public feedback regarding potential alternate governance and operating models that can provide better value for ratepayers; and*
3. *THAT the New Westminster Utility Commission include in its ongoing strategic planning and reporting back to Council a pathway to future residential rates that closely match BC Hydro rates while balancing other factors that assure the financial sustainability of the utility.”*

CARRIED

Opposed: Cllrs. Fontaine
Minhas

7. NOTICES OF MOTION

7.1 Supporting Advocacy Efforts of BC Urban Mayors' Caucus

Submitted by Councillor Fontaine

WHEREAS the ongoing challenges of mental health, substance use, homelessness, public safety, and community well-being have become urgent priorities for communities across British Columbia, and;

WHEREAS local governments have a critical role in addressing these challenges and ensuring the well-being of residents, particularly in the areas of substance use treatment, recovery supports, sheltering, and community safety;

THEREFORE BE IT RESOLVED THAT the City of New Westminster hereby directs the following actions to be communicated to the provincial government for immediate consideration:

- a. Engagement with Local Governments: Direct the Minister of Health to engage directly with local governments to assess the need for substance use treatment and supports in each community, and to improve local-government involvement in the creation of community-specific mental health supports.
- b. Expansion of Detox and Recovery Services: Direct the Minister of Health to immediately expand access to detox beds, sobering beds, and stabilizing beds across communities in British Columbia, ensuring that people in need of urgent care have timely access to appropriate facilities.
- c. Provincial Recovery Communities: Direct the Minister of Health to explore options for the creation of provincially-funded recovery communities, and to invest in a comprehensive range of recovery programs that support individuals seeking long-term solutions to addiction and substance use disorders.
- d. Shelter and Housing Standards: Direct the Minister of Municipal Affairs and Housing, in collaboration with relevant colleagues, to establish shelter unit minimums for each community in British Columbia, and to set minimum care and operational standards for sheltering and supportive housing facilities, considering the impact on neighbourhoods and local communities.
- e. Reforming BC Housing: Direct the Minister of Housing to implement reforms to BC Housing, including providing BC Housing with a new mandate to work urgently and proactively with municipalities, and establishing BC Housing as the leading agency responsible for sheltering and supportive housing solutions in the province.
- f. Support for Community Safety Plans: Direct the Minister of Public Safety and Solicitor General, in collaboration with the Minister of State for Community Safety, to create funding and support for local governments developing or implementing community safety and well-being plans.
- g. Provincial Urban Safety Improvement: Direct the Minister of Public Safety and Solicitor General and the Minister of State for Community Safety to create a provincial urban downtown safety improvement plan, addressing the unique challenges faced by urban centers.

- h. **Bail Reform and Court Efficiency:** Direct the Attorney General to act on bail reform, and to immediately increase funding for provincial court services to enhance the speed and efficiency in which violent and repeat offenders are processed through the court system.
- i. **Municipal Infrastructure Funding:** Direct the Minister of Infrastructure to collaborate with the Minister of Housing, Municipal Affairs, and the Minister of State for Local Governments and Rural Communities to establish a municipal infrastructure funding program that supports the development and maintenance of essential infrastructure in communities across BC.
- j. **Collaboration on Social Issues:** Direct the Ministers of Health, Social Development and Poverty Reduction, Housing and Municipal Affairs, and Solicitor General to work collaboratively on the complex issues of poverty, encampments, community well-being, food security, mental health and addictions crises, and street disorder by establishing a roundtable, working group, or committee to address these challenges holistically and effectively.
- k. **Expansion of Mental Health Response Programs:** Direct the Minister of Health to expand the PACT/CLCR programs and advance civilian-led mental health response initiatives across British Columbia to ensure timely, effective, and compassionate responses to mental health crises.
- l. **Cannabis Revenue Sharing:** Direct the Minister of Finance to explore cannabis revenue sharing programs with local governments, ensuring that municipalities benefit from the revenue generated by cannabis sales to reinvest in local services and programs.

AND BE IT FURTHER RESOLVED THAT the City of New Westminster send this motion to the provincial government, including relevant ministers, with the request for prompt action on these critical issues affecting communities across British Columbia.

7.2 Consolidation of Public Compensation for Council Members

Submitted by Councillor Minhas

WHEREAS it has been reported that select Mayors in the Metro Vancouver area can earn as much as the Prime Minister of Canada and significantly more than the Premier of British Columbia on an annual basis;

WHEREAS a large portion of income for a select group of Metro Vancouver elected officials includes work that is performed for other agencies, organizations and governing bodies funded by municipal taxpayers;

WHEREAS a significant portion of the additional income and payments made to Metro Vancouver elected officials is for work performed during regular business hours

BE IT RESOLVED THAT the City of New Westminster prepare a comprehensive annual financial report (starting in the 2024 calendar year) that details the total compensation received by Council members who serve on regional or provincial/national organizations, including but not limited to EComm911, Municipal Finance Authority, TransLink, and Metro Vancouver, Union of BC Municipalities (UBCM), Federation of Canadian Municipalities (FCM) and that this report be made accessible to the public; and

BE IT FURTHER RESOLVED THAT the annual financial report provides a complete itemization of each Council member's base salary and benefits, as well as per diems, stipends, allowances, retainers, expense reimbursements, and any other compensation associated with their roles.

8. BYLAWS FOR ADOPTION

8.1 Five-Year Financial Plan (2025-2029) Bylaw No. 8501, 2025

MOVED and SECONDED

THAT Five-Year Financial Plan (2025-2029) Bylaw No. 8501, 2025 be adopted.

CARRIED

Opposed: Cllrs. Fontaine
Minhas

8.2 Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Non-Profit Housing Development) No. 8502, 2025

MOVED and SECONDED

THAT Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Non-Profit Housing Development) No. 8502, 2025 be adopted.

CARRIED

9. NEW BUSINESS

9.1 Council-to-Council Meeting

MOVED and SECONDED

THAT the Special Council meeting scheduled for Wednesday, February 26, 2025 with Coquitlam City Council be held at Coquitlam City Hall, located at 3000 Guildford Way in Coquitlam, BC.

CARRIED

10. PUBLIC ANNOUNCEMENTS

None.

11. ADJOURNMENT

MOVED and SECONDED
THAT the meeting adjourn (10:27 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of Council of the City of New Westminster held on February 10, 2025.

Patrick Johnstone
MAYOR

Hanieh Berg
CORPORATE OFFICER



1809 8th Avenue
New Westminster B.C.
V3M 2S9

November 8, 2024

W. E. R. A.

West End Residents Association

Mayor and Members of Council
City of New Westminster
511 Royal Avenue V3L 1H9

Re: Sanitary Sewer/Stormwater Separation Program for the West End Area.

Your Worship and Members of Council

At our March 27, 2024 regular meeting, W.E.R.A. received a presentation on the West End Sewer Separation/Watermain Replacement Program scheduled to take place between April 2024 and Spring 2027.

The program to separate the stormwater from the sanitary sewer will involve most of the streets parallel to 8th Avenue i.e. London St., Dublin St., Edinburgh Street, 8th Avenue, Hamilton Street, 7th Avenue and Nanaimo Street.

The City Engineer stated that every property involved may be billed in excess of \$5,000 each to make the reconnections to their properties.

To our knowledge, West End residents did not receive any communications whatsoever from the city on this possibility. When I asked Mayor Johnstone at the April 23, 2024 Residents' Association Forum about how this charge was to be billed, he said he would look into it and get back to me.

We have not yet received any response from him.

At our March presentation the City Engineer also stated that the newly separated storm drain collector may be located at the front, or high side, of the properties involved.

He did not elaborate, but if the stormwater system is relocated to the front of the properties, most of the properties on the lower sides of the streets will have to pump their stormwater uphill to the street.

This may involve 100 or more properties that would have to install pumps at, we assume, their own expense.

The City Engineer did not provide a rationale for such a relocation and when we e-mailed him for clarification, he did not respond.

We assumed that standard engineering principles located such drainage systems to the lower side of properties to take advantage of gravity, especially in the West End, which is almost entirely on a considerable slope.

Once again, West End residents have not received any communications from the city as to the possibility of paying thousands of dollars to install pumps to access the new stormwater system.

We have, however, recently received information from Councillor Fontaine that property owners will not be required to connect to the new stormwater main in the future unless they redevelop their properties, at which time connection to the new stormwater main will be mandatory.


Does "redevelop" include building a lane-way house as well as demolishing and rebuilding the primary residence?

When this redevelopment takes place, will owners whose properties lie below the street level and whose new stormwater main is now located on the front, or high side, of their properties, be required to install, at their cost, stormwater pumps to remove rainwater from their properties to the stormwater main?

If so, then these property owners should be made aware of this situation now instead of being surprised when they apply to redevelop.

In conclusion, West End property owners need clarification from the city on this situation, which is far from clear, so they are not surprised by expensive connection bills in the future.

Thank You



Elmer Rudolph

President, West End Residents' Association

604-521-3346

Email: gavin_mcleod@telus.net

Addressing New Westminster's Housing: The Case for Public Housing

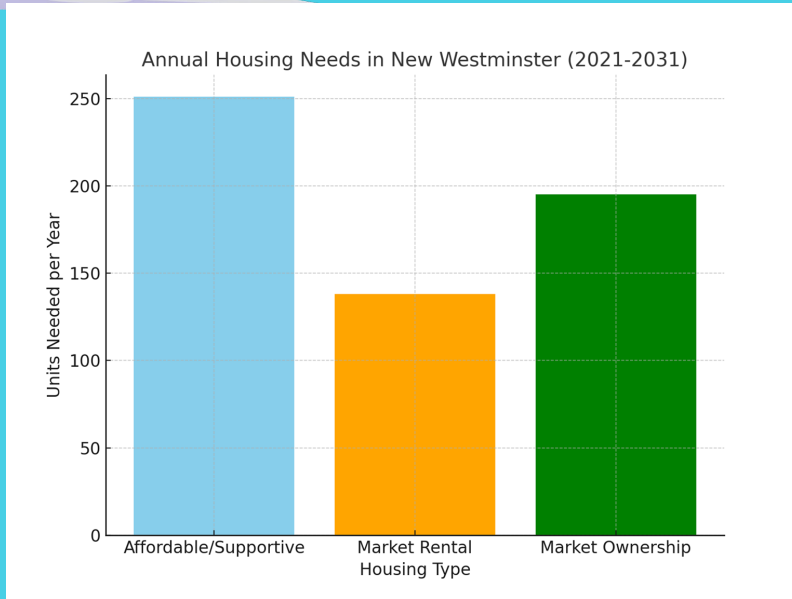
ON TABLE
Regular Meeting
February 10, 2025
re: Item 3.3

Schedule 2 to the Minutes of the Regular
Council meeting held on February 10,
2025

Alex Micsoniu



What Does New West Need?



Housing Need Report Update: 2021 & 2022 (pg.3)

<https://pub>

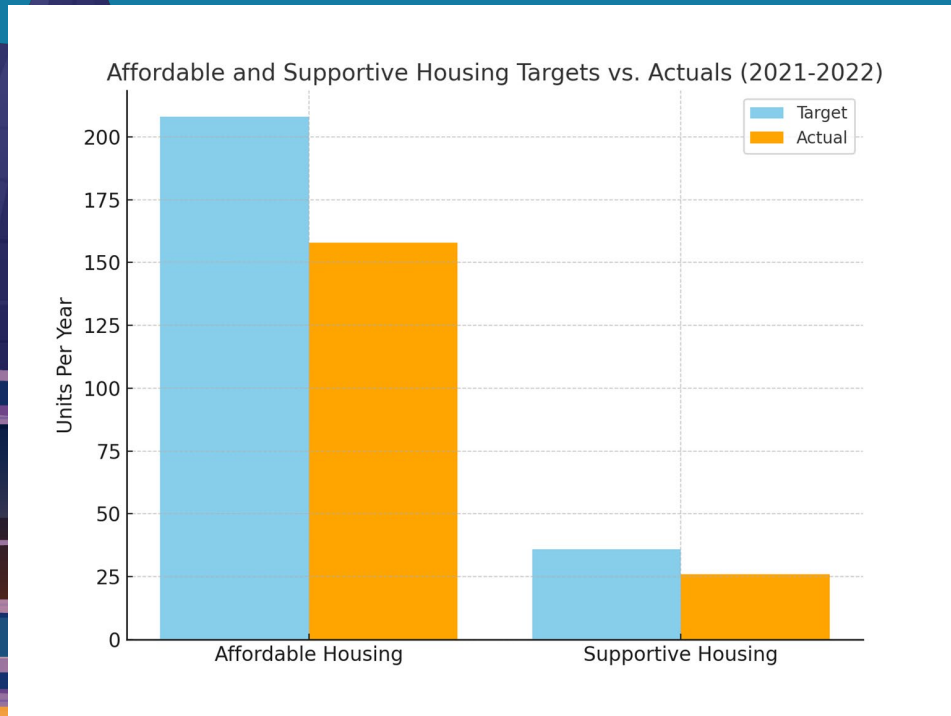
[newwestcity.escribemeetings.com/filestream.ashx?DocumentId=14941](https://pub.newwestcity.escribemeetings.com/filestream.ashx?DocumentId=14941)

584 units/year
needed by 2031 to
meet housing
demand.

251
units/year

must be affordable
or supportive
housing.

Falling Behind in Affordable Housing

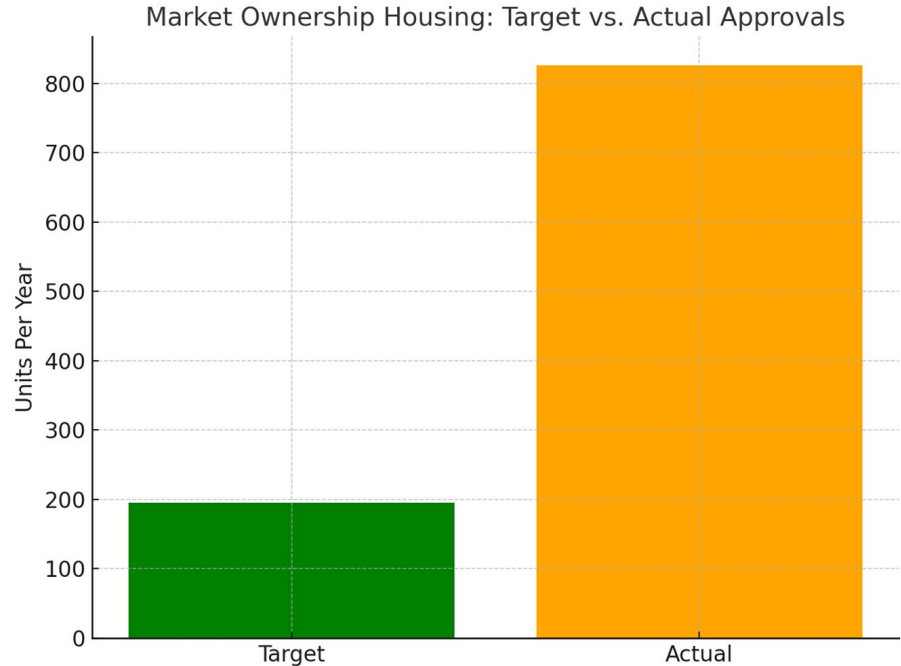


Only **76%** of affordable housing targets and **72%** of supportive housing targets were met in 2021 -2022.

Average annual units approved through rezoning, or issued building permits.

Market Housing is Over Delivered

Market ownership approvals were
426%
of the target (826 vs. 195 units/year).



Why Focus on Affordable Housing?



36% of renters in New West are rent -burdened, spending over 30% of their income on housing



Affordable housing provides stability for vulnerable populations and contributes to community livability



Housing as a Human Right

A City - Owned Apartment: A Path to Affordable Housing

Key Stats

- 50 units
- Permanently affordable
- Built and operated by the city



How Much Would It Cost?

Building Specs

50 units, avg. 750 sqft
Total= 37,500 sqft



Construction

At \$300 per sq ft: = \$11.25 million
At \$400 per sq ft = \$15 million

Soft Costs

15% to 20% = architectural fees, permits, and other professional services.



Contingency

5% to 10% is often included to account for unforeseen expenses.



Total Projected

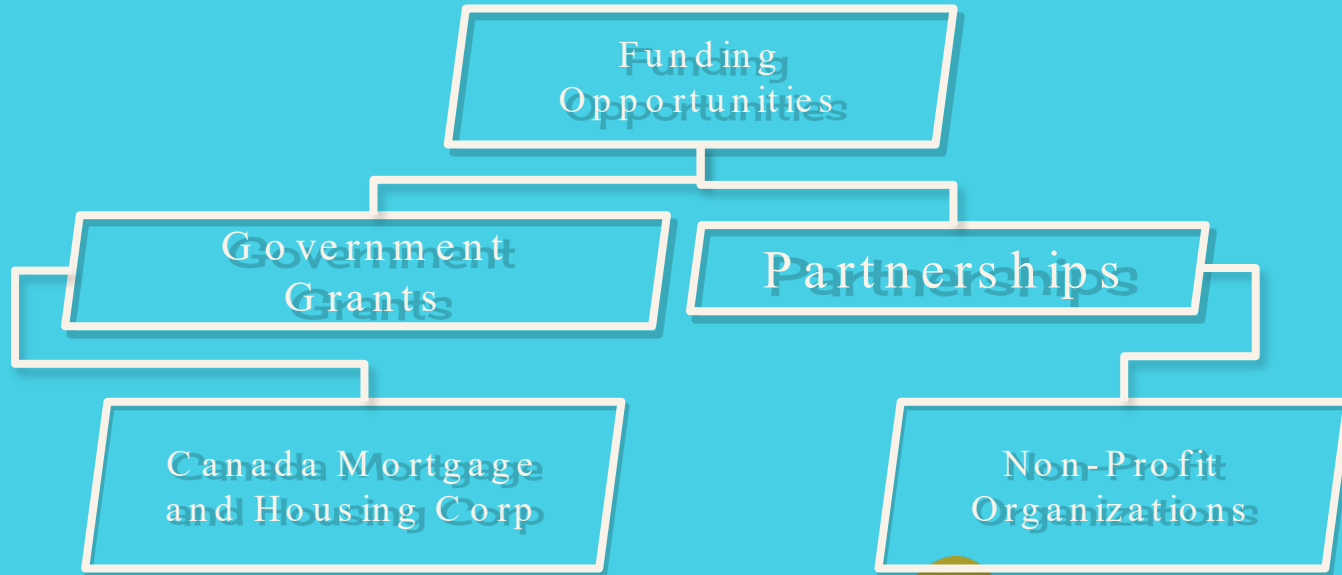
Budget:

\$14 million - \$18
million



<https://www.connectcre.ca/stories/vancouver-to-have-canadas-highest-condo-construction-costs-altus/>

How Can We Afford to Build It?



City Funds (2023)

The approved multi-year capital budget was **\$173.2 million** (+expenditures over years)
~\$2.06 million was designated for affordable housing initiatives (8-10%)

Affordable Rent Assumptions:	Monthly rent per unit: \$1,000	Annual rent per unit: = \$12,000	Total annual revenue for 50 units = \$600,000.
Operating Expenses	\$6,000 to \$8,000 per unit annually	Covering maintenance, utilities, and management	Total annual operating costs average = \$350,000.
Net Annual Income	Total revenue: \$600,000	Total expenses: \$350,000	Net income: \$250,000

Why This Works

- Permanent affordability
- Publicly-owned housing as a hedge against market volatility
- 50 families/individuals housed affordably = stable long-term revenue for the city

ON TABLE
Regular Meeting
February 10, 2025
re Item 4.8

Schedule 3 to the Minutes of the Regular
Council meeting held on February 10,
2025

From: S22(1)
To: [External-Legislative Services](#)
Subject: [EXTERNAL] Support for Inhalation site.
Date: Monday, February 10, 2025 2:04:24 PM

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

Good day!

My name is Emiliano and as a resident of New West I would like to express my support for the inhalation site and other harm reduction initiatives. I really appreciate the work Council is doing to provide those who need it with help and without judgement. We are all part of the same community. :)

Have a good day,
Emiliano

Sent from Proton Mail Android