



Regular Council

**Monday, June 9, 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

**Attendance by electronic means*

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 June 9, 2025 Regular Council meeting be approved; and*
2. *THAT the order of the agenda be varied to consider Item 3.2 prior to Item 3.1.*

CARRIED

3. PRESENTATIONS & DELEGATIONS

3.1 New City Logo

Please see Page 4 for action on this matter.

3.2 Open Delegations

Cathy Lawrence, President, Hyack Festival Association, spoke regarding the Association's activities over the past 54 years, highlighting their role in connecting the community. C. Lawrence remarked that the Association is grateful for the City's in-kind contributions, however cited concern with the decrease in grant funding; she noted that despite several initiatives to ensure their operations remain feasible, the decrease in grant funding is concerning. C. Lawrence remarked that each year the President of the Association chooses a theme for Hyack float; for 2025, the theme is "Forward into the Future" in an effort to reassure the Association in its endeavours for years to come.

Phillip Goldfeldt inquired regarding the capital cost of the təməsewtx^w Aquatic and Community Centre and was of the opinion that financial contribution from senior levels of government were minimal and as a result of the City's expenditures, property taxes will be affected. P. Goldfeldt then advised that he did not receive the BC Electricity Affordability Credit and expressed concern regarding drop-off and pick-up areas surrounding Royal Columbian Hospital.

Shelly Siwak referenced the Metro Vancouver water main break that occurred on February 14, 2025, and shared her experience as a resident of one of the buildings that was affected. S. Siwak displayed photos of her building (copy on file, Legislative Services), noting the poor condition of the building due to the water damage. S. Siwak then expressed concern with the lack of response from Council and urged the City to resolve the matter in a fair and expeditious manner.

John Hughes spoke in favour of Item 6.3 – Preserving and Enhancing Vibrant Streetscapes with Local Businesses, noting that rent controls for commercial properties would lend itself well to the sustainability of small businesses throughout the city.

Alison Silgado, join the meeting by videoconference, spoke in support of World Elder Abuse Awareness Day – June 15, 2025. A. Silgado referenced several statistics related to elder abuse, noting that it is a public health and human rights issue.

Anne Ladouceur and Bill Harper, representing Century House Association, spoke to BC Seniors' Week and highlighted various activities taking place at Century House. A. Ladouceur then commented on the development of a Strategic Plan, noting that it is intended to support the Association's operations over the next five years.

Deane Gurney, President, New Westminster Heritage Preservation Society, provided historical information regarding the Massey Victory Heights neighbourhood, noting the importance of maintaining the mid-century modern design of the light standards. D. Gurney cited concern with the lack of community consultation and was of the opinion that the matter should have been referred to the Community Heritage Commission to advise on the historical value of the existing light standards.

D. Gurney submitted a 192-signature petition in support of preserving and retaining some or all light standards in Massey Victory Heights (copy on file, Legislative Services).

Cheryl Lewis, New West Climate Hub, commented on the impact of densification on solar power, noting that tall structures shadow solar arrays of adjacent buildings and negatively affect their power output. C. Lewis advised that consideration to form and character of new taller buildings, such as stepping a building back, can mitigate solar shading.

Christopher Bell spoke regarding the upcoming Official Community Plan (OCP) process, noting that it is a large and complex undertaking and queried how the various facets of the OCP are distilled into a consolidated report for Council-consideration. C. Bell commented on the 22nd Street neighbourhood study area, and the need to better explain how staff recommendations for the area are reflective of received public feedback. C. Bell then queried how the forthcoming OCP will capture the City's Financing Growth Strategy as it is a vital component of the growth anticipated for the City. Given the importance of the OCP, C. Bell suggested that a city-wide mail-out be conducted to seek feedback from the community well in advance of the Public Hearing to allow for final refinements.

The meeting recessed at 7:27 p.m.

The meeting reconvened at 7:35 p.m. with all members of Council present, with Cllr. McEvoy by videoconference.

3.1 New City Logo

With the aid of a PowerPoint presentation (attached to and forming part of the Minutes as Schedule 1), Ashleigh Young, Manager, Communications, and Jennifer Miller, Acting Deputy Director, Community Services, provided background information regarding the City of New Westminster's logo redevelopment project and the following information was noted:

- the project began in July 2022, and in 2023, Council endorsed a plan to develop the new logo;
- a Logo Working Group was formed and membership included community members, including an Indigenous resident, who represented a diversity of ages, neighbourhoods, and lengths of residency;
- a number of community engagement initiatives were carried out including an online survey, a discussion forum on BeHeard New West, pop-up events, and workshops; and
- key themes from the public engagement process emerged and were shared with the designers to develop the new logo and brand.

With the aid of a video, A. Young then unveiled the City of New Westminster's new corporate identity and logo.

MOVED and SECONDED

THAT Council delay the implementation of the new logo until November 2026.

DEFEATED

Opposed: Mayor Johnstone

Cllrs. Campbell

Henderson

McEvoy

Nakagawa

Councillor Fontaine read a quote from Murray Sinclair, former Chair of the Truth and Reconciliation Commission: "The problem I have with the overall approach to tearing down statues and buildings is that is counterproductive to reconciliation because it almost smacks of revenge or smacks of acts of anger, but in reality, what we are trying to do, is we are trying to create more balance in the relationship."

Discussion took place on the desire to change the City's logo and whether the process has led to division within the community as opposed to supporting the City's reconciliation efforts.

In response to questions from Council, staff advised that (i) staff time is generally not tracked for projects, (ii) as part of the engagement process, correspondence seeking feedback was sent to local First Nations and no response was received, (iii) the Indigenous member of the Working Group as well as the City's Manager of Indigenous Relations were consulted and cited no concern with the City's new brand identity.

MOVED and SECONDED

THAT the presentation on the New City Logo be received for information.

CARRIED

Opposed: Cllrs. Fontaine

Minhas

4. CONSENT AGENDA

MOVED and SECONDED

THAT Items No. 4.1 through No. 4.10 be adopted by general consent, with the removal of Items. No. 4.4, 4.6, and 4.7.

CARRIED

4.1 Minutes – May 26, 2026 Public Hearing

THAT the Minutes of the Public Hearing held on May 26, 2025 be adopted as circulated.

ADOPTED ON CONSENT

4.2 Minutes – May 26, 2026 Regular Council

THAT the Minutes of the Regular Council meeting held on May 26, 2025 be adopted as circulated.

ADOPTED ON CONSENT

4.3 2024 Annual Water Quality Monitoring Report

THAT the report titled “2024 Annual Water Quality Monitoring Report” be received for information.

ADOPTED ON CONSENT

4.4 2025 Capital and Operating Quarterly Performance Report

Please see Page 6 for action on this matter.

4.5 Construction Noise Bylaw Exemption Request: 2126 Seventh Avenue (22nd Street SkyTrain Station)

THAT an exemption be granted from Construction Noise Bylaw No. 6063, 1992 to TransLink from 11:00 PM to 6:00 AM on Fridays, Saturdays and Sundays, from Friday June 13, 2025 to Sunday July 20, 2025 to complete re-installation of wind screens, completion of deficiency work, and removal of crew and storage trailers from the 22nd Street SkyTrain Station located at 2126 Seventh Avenue.

ADOPTED ON CONSENT

4.6 Fourth Street Stairs Project Update and Public Realm Enhancements

Please see Page 6 for action on this matter.

4.7 Response to Council Motion Referred to the Utility Commission Titled: “Providing Equity in the Delivery of Energy savings Programs for New West Electrical Customers”

Please see Page 7 for action on this matter.

4.8 Surety Development Bond Pilot Program

THAT staff bring forward amending bylaws necessary to implement a Surety Bond pilot program for Works and Service Agreements and payment of Development and Amenity Cost Charges for Council’s consideration.

ADOPTED ON CONSENT

4.9 Proclamation: World Elder Abuse Awareness Day – June 15, 2025

ADOPTED ON CONSENT

4.10 Proclamation: Filipino Heritage Month and Philippine Independence Day – June 2025 and June 12, 2025

ADOPTED ON CONSENT

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

4.4 2025 Capital and Operating Quarterly Performance Report

A revised Attachment 3 to the staff report titled “2025 Capital and Operating Quarterly Performance Report” was provided on table (attached to and forming part of these Minutes as Schedule 2).

MOVED and SECONDED

THAT the \$12.4M 2025 quarterly capital budget adjustments and \$256.0M Proposed Revised Multi-Year Capital budget be approved.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Minhas declared a potential conflict of interest as he lives in proximity to the area subject to Item No. 4.6 and left the meeting (8:37 p.m.).

4.6 Fourth Street Stairs Project Update and Public Realm Enhancements

MOVED and SECONDED

1. *THAT the report titled “Fourth Street Stairs Project Update and Public Realm Enhancements” dated June 9, 2025 be received for information.*
2. *THAT staff be directed to develop a programming plan to support activation at the new Flex Space at the Fourth Street Stairs and bring a resource request for consideration at a future Council meeting.*

The question on the motion was not called as, in reply to queries from Council, staff advised that this site is not suitable for grass or other natural elements due to its limited exposure to sunlight and precipitation.

Staff was requested to share the report titled “Fourth Street Stairs Project Update and Public Realm Enhancements” with the Arts, Culture, and Economic Development Advisory Committee.

The question on the motion was then called and it was **CARRIED**.

Councillor Minhas returned to the meeting (8:47 p.m.).

4.7 Response to Council Motion Referred to the Utility Commission Titled: “Providing Equity in the Delivery of Energy savings Programs for New West Electrical Customers”

Staff was requested to share Agendas and Minutes of the Utility Commission with all members of Council.

MOVED and SECONDED

1. *THAT staff pursue amending the existing Memorandum of Agreement with BC Hydro, dated March 25, 2010, relating to the availability of Power Smart Programs to electrical service customers in the City of New Westminster.*
2. *THAT staff continue to develop a partnership approach with BC Hydro to deliver a residential solar-battery program to New Westminster Electric Utility customers.*

CARRIED

6. MOTIONS FOR DISCUSSION AND DECISION

6.1 Encouraging the Province of BC to Urgently Provide Additional Mental Health Care Supports

MOVED and SECONDED

1. *THAT Council recognize the urgent need to address the challenges faced by individuals experiencing acute drug addiction and serious mental illness, and formally advocate for the Province of British Columbia to implement comprehensive, evidence-based, and adequately funded systems of care that support safety, well-being, and long-term recovery;*
2. *THAT Council call on the Province to define and prioritize the implementation of secure care measures — including, where clinically appropriate and legally justified, involuntary treatment — for individuals whose condition poses a significant risk to themselves or others, with clear safeguards to uphold individual rights, medical oversight, and accountability;*
3. *THAT Council express concern that ongoing underinvestment by successive provincial governments has contributed directly to the widespread lack of access to critical mental health and addiction services across British Columbia;*
4. *THAT Council urge the Province to take emergency-level action to address the provincial mental health and addiction crisis, including consideration of declaring a public health emergency or enacting an equivalent coordinated response to mobilize resources, improve system integration, and protect public safety;*
5. *THAT the Mayor, on behalf of Council, write to the Premier of British Columbia and relevant Ministers to communicate Council’s position and recommendations.*

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

MOVED and SECONDED

1. *THAT “continue to” be added to Part 1 of the main motion before “formally.”*

2. *THAT “secure care measures — including, where clinically appropriate and legally justified, involuntary treatment — for individuals whose condition poses a significant risk to themselves or others” be deleted from Part 2 of the main motion and be replaced with “a spectrum of publicly funded and culturally appropriate care options with clear safeguards to uphold individual rights medical oversight, accountability, and that balance confidentiality with providing information to family members.”*

The question on the amendment was not called as discussion ensued on potential human rights concerns related to expansion of the *Mental Health Act*.

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

The question on the main motion, as amended, to read:

- “1. *THAT Council recognize the urgent need to address the challenges faced by individuals experiencing acute drug addiction and serious mental illness, and continue to formally advocate for the Province of British Columbia to implement comprehensive, evidence-based, and adequately funded systems of care that support safety, well-being, and long-term recovery.*
2. *THAT Council call on the Province to define and prioritize the implementation of a spectrum of publicly funded and culturally appropriate care options with clear safeguards to uphold individual rights medical oversight, accountability, and that balance confidentiality with providing information to family members.*
3. *THAT Council express concern that ongoing underinvestment by successive provincial governments has contributed directly to the widespread lack of access to critical mental health and addiction services across British Columbia.*
4. *THAT Council urge the Province to take emergency-level action to address the provincial mental health and addiction crisis, including consideration of declaring a public health emergency or enacting an equivalent coordinated response to mobilize resources, improve system integration, and protect public safety.*
5. *THAT the Mayor, on behalf of Council, write to the Premier of British Columbia and relevant Ministers to communicate Council’s position and recommendations.”*

was then called and it was **CARRIED**.

6.2 Sikh Heritage Month

MOVED and SECONDED

1. *THAT Council direct staff to add Sikh Heritage Month in April to the City of New Westminster’s official observances calendar; and*
2. *THAT the City of New Westminster acknowledge Sikh Heritage Month with an annual proclamation in line with other official City observances.*

CARRIED

6.3 Preserving and Enhancing Vibrant Streetscapes with Local Businesses

Two pieces of correspondence were provided on table (attached to and forming part of these Minutes as Schedule 3 and Schedule 4).

MOVED and SECONDED

1. *THAT staff explore the impacts of restricting extended health services as a permitted use at ground level through retail zoning updates; and*
2. *THAT staff report back on opportunities to remove barriers for property owners interested in subdividing commercial units through zoning bylaws and building regulations; and*
3. *THAT staff explore creating a commercial tenant relocation policy for small businesses (in BC, defined as businesses that have fewer than 50 employees) that could include principles like relocation support and/or first right of refusal at a comparable lease rate or with a reasonable increase; and*
4. *THAT the City send a letter to the Minister of Finance and CC the Minister of Municipal Governments and Rural Communities, the Minister of Housing and Municipal Affairs, and the Minister of Jobs, Economic Development and Innovation advocating that a Property Assessment Review be expedited; and*
5. *THAT the City send a letter to the Minister of Finance and CC the Minister of Municipal Governments and Rural Communities, the Minister of Housing and Municipal Affairs, and the Minister of Jobs, Economic Development and Innovation advocating for WorkBC programs offered to support the development of new businesses be extended to offer continued operational support to small businesses; and*
6. *THAT given the economic instability small businesses are facing, that the City send a letter to the Minister of Finance and CC the Minister of Municipal Governments and Rural Communities, the Minister of Housing and Municipal Affairs, and the Minister of Jobs, Economic Development and Innovation asking that the Province pilot a program to temporarily regulate commercial rent increases through a rent cap to ensure sustainability over this period of extreme instability and potential recession, and should their respective Councils be supportive, to co-sign the letter with the City of Port Moody, the City of Victoria, and the City of Mission.*

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

MOVED and SECONDED

1. *THAT Part 3 of the main motion be deleted and referred to the Arts, Culture and Economic Development Advisory Committee for review and feedback.*
2. *THAT Part 5 of the main motion be deleted and referred to the Arts, Culture and Economic Development Advisory Committee for review and feedback.*
3. *THAT Part 6 of the main motion be deleted and referred to the Arts, Culture and Economic Development Advisory Committee for review and feedback.*

The question on the amendment was not called as there was agreement to consider Parts 1, 2 and 3 of the amendment separately.

The question on Part 1 of the amendment to refer Part 3 of the main motion to the Arts, Culture and Economic Development Advisory Committee was then called and it was **CARRIED** with Cllr. Nakagawa opposed.

The question on Part 2 of the amendment to refer Part 5 of the main motion to the Arts, Culture and Economic Development Advisory Committee was then called and it was **CARRIED**.

The question on Part 3 of the amendment to refer Part 6 of the main motion to the Arts, Culture and Economic Development Advisory Committee was then called and it was **DEFEATED** with Mayor Johnstone and Cllrs. Campbell, Henderson, McEvoy and Nakagawa opposed.

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

MOVED and SECONDED

1. *THAT Part 6 of the main motion be amended by adding “independently research the potential financial benefits and impacts of potentially regulating commercial rent” after “Province” and before “pilot.”*
2. *THAT the following be added as a new part to the main motion: “THAT key stakeholders within the business sector within BC be invited to participate within this research and consultation process.”*
3. *THAT the following be added as a new part to the main motion: “THAT Council commit to keeping future tax increases on local commercial properties as close to the posted rate of inflation as possible as one key way of ensuring rent increases are kept to a minimum.”*

The question on the amendment was not called as there was agreement to consider Parts 1, 2 and 3 separately.

The question on Part 1 of the amendment was then called and it was **DEFEATED** with Mayor Johnstone and Cllrs. Campbell, Henderson, McEvoy and Nakagawa opposed.

The question on Part 2 of the amendment was then called and it was **DEFEATED** with Mayor Johnstone and Cllrs. Campbell, Henderson, McEvoy and Nakagawa opposed.

The question on Part 3 of the amendment was then called and it was **CARRIED**.

The question on the main motion, as amended, to read as follows:

- “1. *THAT staff explore the impacts of restricting extended health services as a permitted use at ground level through retail zoning updates.*
2. *THAT staff report back on opportunities to remove barriers for property owners interested in subdividing commercial units through zoning bylaws and building regulations.*
3. *THAT the City send a letter to the Minister of Finance and CC the Minister of Municipal Governments and Rural Communities, the Minister of Housing and Municipal Affairs, and the Minister of Jobs, Economic Development and Innovation advocating that a Property Assessment Review be expedited.*

4. *THAT given the economic instability small businesses are facing, that the City send a letter to the Minister of Finance and CC the Minister of Municipal Governments and Rural Communities, the Minister of Housing and Municipal Affairs, and the Minister of Jobs, Economic Development and Innovation asking that the Province pilot a program to temporarily regulate commercial rent increases through a rent cap to ensure sustainability over this period of extreme instability and potential recession, and should their respective Councils be supportive, to co-sign the letter with the City of Port Moody, the City of Victoria, and the City of Mission.*
5. *THAT Council commit to keeping future tax increases on local commercial properties as close to the posted rate of inflation as possible as one key way of ensuring rent increases are kept to a minimum.”*

was not called as there was agreement to consider Parts 1 through 5 separately.

The question on Part 1 of the motion was then called and it was **CARRIED**.

The question on Part 2 of the motion was then called and it was **CARRIED**.

The question on Part 3 of the motion was then called and it was **CARRIED**.

The question on Part 4 of the motion was then called and it was **CARRIED** with Cllrs. Fontaine and Minhas opposed.

The question on Part 5 of the motion was then called and it was **CARRIED**.

7. NOTICE OF MOTION

7.1 Transparency in Business Improvement Area Levy Communication

Submitted by Councillor Minhas

WHEREAS Business Improvement Area (BIA) levies are collected by the City of New Westminster through property taxes on behalf of designated BIA organizations;

WHEREAS many business owners may not be fully aware that a portion of their property taxes is allocated specifically to fund BIA activities, particularly when taxes are paid by landlords rather than tenants;

WHEREAS improved transparency and communication can help strengthen accountability and awareness of how public funds are being used to support local business areas;

THEREFORE BE IT RESOLVED THAT the City of New Westminster develop and implement a process to proactively inform all commercial property owners and business tenants, on an annual basis, of the amount of property taxes allocated to Business Improvement Area levies, including a clear breakdown with their property tax notices or through other direct communication methods.

7.2 Exploring the Implementation of Quiet Zones in New Westminster

Submitted by Councillor Fontaine

WHEREAS quiet zones in cities across Canada have been successfully used to reduce noise pollution, enhance livability, and promote public health, particularly in residential, institutional, and high-pedestrian areas;

WHEREAS the City of New Westminster currently lacks a formal framework for identifying or designating quiet zones, and increased urban density, traffic and train whistles have led to rising concerns about noise impacts;

WHEREAS the implementation of quiet zones requires careful planning, community consultation, signage, and possible bylaw adjustments to ensure equitable access and effective enforcement;

THEREFORE BE IT RESOLVED THAT Council direct staff to explore the feasibility of introducing designated quiet zones in New Westminster, including a review of best practices from other municipalities, potential criteria for zone selection, necessary bylaw amendments, and options for community engagement and enforcement, and report back with recommendations.

8. NEW BUSINESS

None.

9. PUBLIC ANNOUNCEMENTS

None.

10. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn (10:00 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 June 9, 2025.

Patrick Johnstone
MAYOR

Hanieh Berg
CORPORATE OFFICER

City of New Westminster Logo Unveiling

June 9, 2025

Background

The logo redevelopment project began in July 2022 when Council passed a motion resolving that the City begin the process to update the City's logo and develop a plan to create a new logo that is inclusive and reflects our shared values and reconciliation efforts.

Logo Redevelopment Plan

In 2023, Council endorsed staff's proposed plan to develop the new logo. The plan included a Request for Proposals process to select a graphic designer; establishing a community working group to guide the process; and completing community-wide engagement.

Logo Working Group

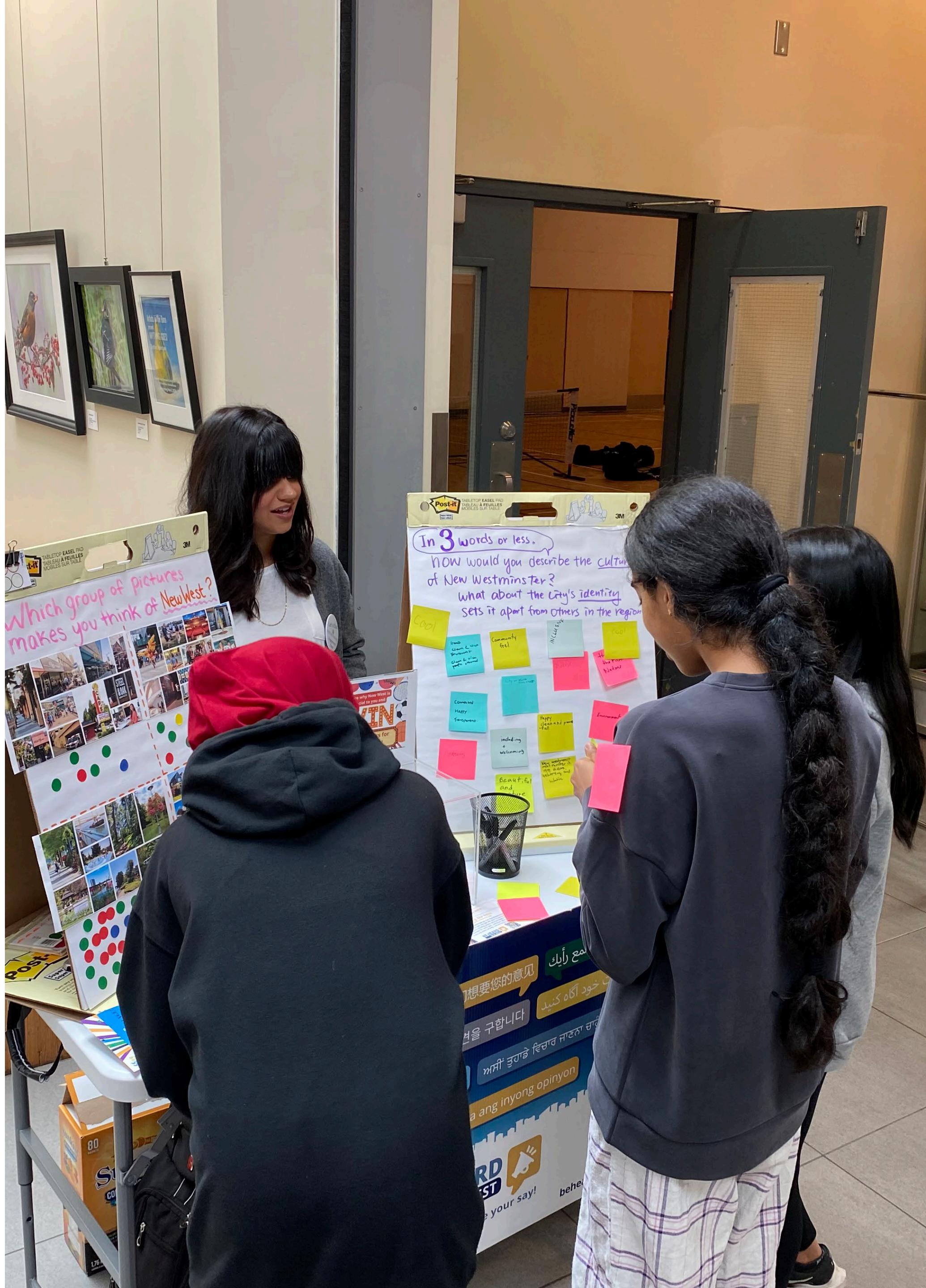
In early 2024, the Logo Community Working Group was formed. This group consisted of seven community members, including an Indigenous resident, who represented a diversity of ages, neighbourhoods, length of residency, and perspectives on the previous logo. The group was formed to represent the "voice of the community". These volunteers helped shape the community-wide engagement process, reviewed concepts, and selected the preferred logo option.

Community Engagement

In June 2024, the community was invited to participate in a variety of engagement activities such as:

- Online survey and discussion forum on Be Heard New West
- Pop-up events hosted across New Westminster
- Workshop with community members
- Workshop with representatives from local interest groups
- Engagement at youth drop-in programs





Engagement Results

Key themes from the public engagement process included:

- The city's unique physical features such hills, riverfront, heritage buildings
- Our history and connections to the Fraser River for both Indigenous and settler groups
- An inclusive, diverse, and welcoming community culture
- A future vision celebrating and embracing our diversity, and supporting Indigenous stewardship in shaping our evolving identity

Throughout the engagement process, more than 650 individuals shared their input.

Logo & Brand Development

All results and feedback from the engagement process were shared with the graphic designers to inform preliminary themes and design concepts for the new logo. The designers prepared various concepts which were presented to the Logo Working Group in fall 2024.

The Working Group selected their preferred concept and the new logo was endorsed by Council in the spring of 2025.

Launch Plan

Using a budget-conscious approach, the new brand is being gradually rolled out across the City's assets with digital materials being updated right away. Other items will be replaced over time and covered within existing department budgets, with new products ordered as existing stocks are depleted or require replacement.

This means that the new and old logo will co-exist for a period of time.

Budget

The City of New Westminster spent approximately \$49,000 on the brand development, public engagement activities, concept designs, creation of a new graphic standards guide, print and digital asset templates, research, and consulting time.

An additional \$20,000 was spent on items related to the logo launch, including the brand story video, street banners, and other promotional items, which are covered under existing department budgets.

**Introducing the
new logo...**



Visual Identity

Our new logo design was inspired by the Fraser River, a defining force in New Westminster's evolution and a central theme of the community's feedback during the logo engagement.

- The abstract forms at the base of the logo echo the movement of water.
- Shapes of paddles or salmon can be seen, timeless symbols of migration, strength, and renewal that honour the Indigenous roots of this place.
- The three stacked forms represent our enduring story: past, present, and future.



Visual Identity

On this foundation is positioned a tugboat – a symbol of perseverance, quiet strength, and the city’s proven ability to move big things forward.

Like the tugboats that navigate the Fraser River, New Westminster is steadfast, hardworking, and resilient. Small but mighty.



Brand Elements

- Our typeface reflects the working riverfront. Its industrial character recalls the heavy timbers, pilings, and structures beneath the city's piers.
- Our colour palette is grounded in nature: soft blues and greens from the river and trees, delicate purples from flowers in spring, and the deep, earthy reds and oranges of spawning salmon and our historic brick buildings.
- Together, these elements form more than just a brand – they tell the story of a city shaped by water, by people, and by time.

**Learn more about
the new brand!**
newwestcity.ca/our-brand



**New
Westminster**



Attachment #3
Quarterly Major Purchasing Report

Major Purchase Report
January – March 2025

DEPARTMENT	SUPPLIER	ITEM DESCRIPTION	AMOUNT	PROCUREMENT MODEL
COMMUNITY SERVICES	MASSEY THEATRE SOCIETY	ANVIL THEATRE OPERATING 2025	\$267,849	SOLE SOURCED
COMMUNITY SERVICES	BRENT SPARROW	ART	\$300,000	TENDERED
ELECTRICAL	BC HYDRO	TRANSITION SYSTEM STUDY	\$170,000	SOLE SOURCED
ELECTRICAL	ECOLIGHTEN ENERGY SOLUTIONS	ESNW CONTRACT EXTENSION	\$135,425	CHANGE ORDER
ELECTRICAL	ALLTECK LIMITED PARTNERSHIP	ROYAL 2 SUBSTATION OPERATION & MAINTENANCE	\$1,330,546	CHANGE ORDER
ELECTRICAL	ALLTECK LIMITED PARTNERSHIP	QUEENSBOROUGH SUBSTATION OPERATION & MAINTENANCE	\$267,639	CHANGE ORDER
ELECTRICAL	NORAMCO	ELECTRICAL CABLE	\$765,360	SHORTLIST
ELECTRICAL	FLYNN CANADA LTD	EOP TRUCKBAY ROOF REPLACEMENT	\$199,911	TENDERED
ELECTRICAL	JTS CONSULTING INC	CONSULTING SVC AMI ADDITIONAL WORK AGAIN	\$500,000	CHANGE ORDER
ENGINEERING	METRO MOTORS LTD.	SIGN SHOP TRUCK	\$162,081	TENDERED
ENGINEERING	PBX ENGINEERING LTD	BRAID ST UPGRADES	\$126,848	SHORTLIST
ENGINEERING	URBAN SYSTEMS LTD.	DCC AND ACC BYLAW	\$105,000	CHANGE ORDER
ENGINEERING	URBAN SYSTEMS LTD.	UPTOWN GREENWAYS	\$474,305	CHANGE ORDER
ENGINEERING	ISL ENGINEERING AND LAND SERVICES	PAVEMENT MANAGEMENT PROGRAM 2024 AMENDMENT	\$154,809	CHANGE ORDER
ENGINEERING	ISL ENGINEERING AND LAND SERVICES	PAVEMENT MANAGEMENT PROGRAM 2025	\$205,393	CHANGE ORDER
ENGINEERING	METRO MOTORS LTD.	FOUR HYBRID POLICE VEHICLES	\$307,686	TENDERED
ENGINEERING	CHILLIWACK FORD	PARKS VEHICLE	\$55,881	SOLE SOURCED

ENGINEERING	SANDPIPER CONTRACTING LLP	WESTEND SEWER WATER 18TH ST CATCHMENT AREA	\$8,791,219	CHANGE ORDER
ENGINEERING	SANDPIPER CONTRACTING LLP	WESTEND SEWER WATER 20TH ST CATCHMENT AREA	\$7,141,380	CHANGE ORDER
ENGINEERING	SANDPIPER CONTRACTING LLP	WESTEND SEWER WATER HERITAGE PERMIT AREA	\$3,520,681	CHANGE ORDER
ENGINEERING	PANAGO ENTERPRISES LTD	FLUID COOLER REPLACEMENT	\$99,270	SOLE SOURCED
ENGINEERING	WORK TRUCK WEST	FORD F550 W/ 9' DUMP/PLOW/BRIN	\$187,900	SOLE SOURCED
ENGINEERING	GPM CIVIL CONTRACTING INC.	UPTOWN PLAZA AND SIXTH STREET PUBLIC REALM IMPROVEMENTS	\$3,450,029	TENDERED
ENGINEERING	URBAN SYSTEMS LTD	ATNP Y2 DESIGN	\$294,811	SHORTLIST
ENGINEERING	MARV JONES HONDA	2025 HONDA PILOT	\$66,070	SOLE SOURCED
ENGINEERING	DIRECT ROOFING AND WATERPROOFING LTD	FH3 ROOF REPLACEMENT SEC 01,02	\$165,126	TENDERED
ENGINEERING	CHILLIWACK FORD	2025 FORD TRANSIT EV	\$72,735	SOLE SOURCED
ENGINEERING	AINSWORTH INC	HVAC 2025-2026	\$168,269	CHANGE ORDER
ENGINEERING	ROLLINS MACHINERY LTD	GARBAGE BINS	\$106,614	SOLE SOURCED
ENGINEERING	CHILLIWACK FORD	2025 FORD F150 LIGHTING BLACK	\$67,247	SOLE SOURCED
ENGINEERING	LAFARGE CANADA INC	ROAD SALT	\$105,000	SOLE SOURCED
FIRE	ASSOCIATED FIRE SAFETY EQUIPMENT	TURNOUT GEAR AND EQUIPMENT	\$57,251	SOLE SOURCED
FIRE	INTERCONTINENTAL TRUCK BODY BC	F550 LIGHT FIRE RESCUE VEHICLE	\$424,050	TENDERED
FIRE	COMMERCIAL TRUCK EQUIPMENT CO	48 MONTH FIRE TRUCK LEASE	\$819,017	SOLE SOURCED
IT	OPEN TEXT CORPORATION	EDOCS RENEWAL	\$159,525	SOLE SOURCED
IT	MICROSOFT CANADA INC	MICROSOFT THREE YEAR RENEWAL	\$1,173,477	SOLE SOURCED
PARKS	OAKCREEK GOLF AND TURF LP	11' ROTARY MOWER	\$159,454	TENDERED

PARKS	NEW RHODES CONSTRUCTION INC	MEGAN'S PLACE PLAYGROUND RENEWAL	\$364,500	TENDERED
PARKS	NORS CONSTRUCTION EQUIPMENT CAN GW LTD	R4 TILTROTAOR	\$133,000	SOLE SOURCED
POLICE	OPERATIONAL RESEARCH IN HEALTH LTD (ORH)	PATROL DIVISION WORKLOAD & OPE	\$130,000	TENDERED
PLANNING	MAKE PROJECTS LTD	PROJECT COORDINATOR PL AND HA FUND IMPLEMENTATION	\$180,001	SHORTLIST
PLANNING	1ST TRAUMA SCENE CLEAN UP LTD	BIOHAZARD PATROL & CLEAN UP	\$51,200	SOLE SOURCED



June 6, 2025

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

Dear Mayor Johnstone and Members of Council,

Re: Opposition to Proposed Commercial Rent Regulation Motion

On behalf of NAIOP Vancouver, representing commercial real estate developers, owners, and investors across the region, we express our concern regarding Motion 6.3, advocating for provincial legislation to enable temporary commercial rent controls.

While we recognize the challenges faced by small businesses due to rising operational costs, which have in part occurred due to inflation pressures, tax increases (property taxes and other tax increases that effect the cost of delivering commercial spaces like, DCC increases (municipal and regional), CACs requirements and more stringent engineering standards required to maintain operator or replace equipment in buildings), we believe that implementing commercial rent controls is not the appropriate solution and will act to dissuade investment in commercial and industrial properties, much in the same way rent controls on residential has had with deferred maintenance of properties due to the inability for a market based return for capital investment. Such measures could lead to unintended consequences regionally that may hinder economic growth and the vitality of our commercial sectors.

Potential Impacts of Commercial Rent Control:

1. **Reduced Investment Incentives:** Rent controls can deter property owners from investing in maintenance and improvements, leading to the deterioration of commercial properties over time.
2. **Market Distortions:** Artificially capping rents may lead to reduced availability of commercial spaces, as landlords may become selective, favoring tenants perceived as less risky, thereby disadvantaging new or small businesses.
3. **Legal and Administrative Challenges:** Implementing and enforcing rent controls can be complex, requiring substantial administrative resources and potentially leading to legal disputes and oversight budgets from municipalities or the province.

4. **Negative Economic Signals:** Such regulations may signal an unfavorable business environment, discouraging new businesses from setting up in New Westminster and BC and prompting existing ones to relocate.

We advocate for alternative approaches to support small businesses, such as:

- **Targeted Financial Assistance:** Providing grants or subsidies to businesses facing financial hardships.
- **Tax Incentives:** Offering tax relief or incentives to landlords who provide affordable commercial rents.
- **Facilitating Dialogue:** Encouraging small businesses to be represented more regularly by qualified real estate agents that specialize in commercial tenancies so to open communication between landlords and tenants to negotiate fair lease terms.

We urge the Council to consider these alternatives and to engage with stakeholders, including property owners, tenants, and business associations, to develop balanced solutions that support both small businesses and the broader economic health of New Westminster and the region.

Thank you for considering our perspective. We remain committed to working collaboratively with the City to foster a thriving commercial environment.

Sincerely,



Blaire Chisholm
President, NAIOP Vancouver Chapter

The Sapperton Business Collective acknowledges that Councillor Henderson is putting forward a motion on June 11th that aims to address some of the issues affecting small businesses in New Westminster. May this letter serve as a show of support for the initiatives that Councillor Henderson is proposing. The motions as we understand them, have been appended to this letter.

“I find it very encouraging that our local government is looking at these issues and that someone on the City Council is advocating on my behalf. As a small business owner, it often feels like I have a very small voice and that the struggles I face may be heard but not addressed. If we don’t begin addressing affordability issues that brick-and-mortar businesses are facing today, I fear for the future of small businesses in this city and beyond.”

- Curtis Van Marck – Barley’s Homebrewing Supplies

“As a small business owner, I wholeheartedly support this motion. There is currently no security or protection for small businesses when it comes to commercial leasing. Rents can increase drastically and without warning, and we have no right of refusal, no relocation support, and no say in the process. We put everything we have into our businesses—our savings, our time, our hearts—and yet we operate under conditions that offer us little to no stability.

In the face of rising costs, economic uncertainty, and increasing pressure from landlords and development, it’s getting harder and harder to recover from setbacks. This motion acknowledges the reality that small businesses are the lifeblood of our communities, and we need real protections and policies that reflect that. I’m deeply grateful to see this being brought forward, and I urge Council to move forward with these recommendations.”

- Katerina Tsangarakis – The Zesty Lemon Clothing Co

Signed in Support:

Adam Jabbar – True Blue Plumbing

Jordan Jansson – Papa Leo’s Pizza

Alex Jopson – Another Beer Company

Carla McNeil – New West Spotlight

Paul Romein – Techno Monkey Media

Preserving and Enhancing Vibrant Streetscapes with Local Businesses

WHEREAS the current economic instability is applying financial pressure on small businesses across our communities; and

WHEREAS local governments have an opportunity to identify zoning, development, and other policies that may support affordability for businesses; and

WHEREAS the City will be updating the Economic Development Plan in 2025; and

WHEREAS the Province has greater jurisdictional power to decrease the economic pressures on small businesses through a variety of policy changes

BE IT RESOLVED THAT staff explore the impacts of restricting extended health services as a permitted use at ground level through retail zoning updates; and

BE IT FURTHER RESOLVED THAT staff report back on opportunities to remove barriers for property owners interested in subdividing commercial units through zoning bylaws and building regulations; and

BE IT FURTHER RESOLVED THAT staff explore creating a commercial tenant relocation policy for small businesses (in BC, defined as businesses that have fewer than 50 employees) that could include principles like relocation support and/or first right of refusal at a comparable lease rate or with a reasonable increase; and

BE IT FURTHER RESOLVED that the City send a letter to the Minister of Finance and CC the Minister of Municipal Governments and Rural Communities, the Minister of Housing and Municipal Affairs, and the Minister of Jobs, Economic Development and Innovation advocating that a Property Assessment Review be expedited; and

BE IT FURTHER RESOLVED that the City send a letter to the Minister of Finance and CC the Minister of Municipal Governments and Rural Communities, the Minister of Housing and Municipal Affairs, and the Minister of Jobs, Economic Development and Innovation advocating for WorkBC programs offered to support the development of new businesses be extended to offer continued operational support to small businesses; and

BE IT FURTHER RESOLVED that given the economic instability small businesses are facing, that the City send a letter to the Minister of Finance and CC the Minister of Municipal Governments and Rural Communities, the Minister of Housing and Municipal Affairs, and the Minister of Jobs, Economic Development and Innovation asking that the Province pilot a program to temporarily regulate commercial rent increases through a rent cap to ensure sustainability over this period of extreme instability and potential recession.