

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: June 23, 2025

From: Jackie Teed, Director,
Planning and Development
File: #2716221

Item #: 2025-191

Subject: **Good Neighbour Agreement and Issuance of Temporary Use Permit for Health Contact Centre: 40 Begbie Street**

RECOMMENDATION

1. *THAT the Good Neighbour Agreement for the Health Contact Centre at 40 Begbie Street be endorsed as included as Attachment 1 to the report titled “40 Begbie Street: Good Neighbour Agreement and Issuance of Temporary Use Permit for Health Contract Centre” dated June 23, 2025 from the Director, Planning and Development, including the provision of a peer-driven safety and security model during regular operating hours;*
 2. *THAT Temporary Use Permit (TUP00038), included as Attachment 2, for overdose prevention services at the Health Contact Centre at 40 Begbie Street be issued for 18 months, or until an alternate overdose prevention service is operational, whichever is sooner, subject to the signing of the Good Neighbour Agreement by Fraser Health and Purpose Society.*
 3. *THAT staff provide an update on the signing and operationalization of the Good Neighbour Agreement for the Health Contact Centre at the Council meeting on July 14, 2025.*
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PURPOSE

The purpose of this report is to request that Council issue the Temporary Use Permit for overdose prevention services at the Health Contact Centre located at 40 Begbie Street, subject to Fraser Health and Purpose Society signing the Good Neighbour Agreement attached to this report, which staff recommends be endorsed by Council.

BACKGROUND

On May 26, 2025, Council endorsed the following resolutions:

That Council provide notice that it will consider issuance of the Temporary Use Permit (TUP) for overdose prevention services at the Health Contact Centre at 40 Begbie Street for 18 months, or until an alternate overdose prevention service is operational.

That the issuance of the TUP is subject to the signing of a Good Neighbour Agreement between the City and the operator which includes provision for on-site security during regular operating hours.

That the funder and operator commit to making every effort to ensure that the issues of public disorder and illegal consumption of illicit drugs adjacent to the Centre are regularly monitored and reduced to a minimum to limit the impacts on businesses and residents.

DISCUSSION

Good Neighbour Agreement

City staff is working with Fraser Health and Purpose Society to develop a Good Neighbour Agreement for the Health Contact Centre, which is located at 40 Begbie Street. As outlined in the draft Good Neighbour Agreement (Attachment 1), all three parties are committed to collectively working towards achieving the following outcomes:

- a reduction in the number people congregating outside the Health Contact Centre;
- a reduction in the number people consuming unregulated substances in public view;
- a reduction in discarded belongings and drug paraphernalia; and,
- a reduction in disorderly conduct and criminal or illegal activity.

The parties require additional time to complete the agreement, including Fraser Health facilitating its signing by senior leadership. As such:

Staff recommends that Council issue the Temporary Use Permit subject to Fraser Health and Purpose Society signing the Good Neighbour Agreement, and that staff report back to Council on July 14, 2025 regarding its signing and operationalization.

Peer-Driven Safety and Security Model

The Good Neighbour Agreement includes the following provision related to safety and security:

That Fraser Health and Purpose Society will address safety and security issues related to the Health Contact Centre and the adjacent outdoor area through a peer-driven safety and security model. Peers with lived experience of substance use will gain voluntary compliance in addressing such issues through relationship building and trust.

Based on discussions with Fraser Health, and supported by Purpose Society, a peer-driven model that engages people with lived experience of substance use is considered the preferred approach for promoting safety and security on site, and in the proximity of the Health Contact Centre.

City staff provide the following information related to peer-driven models:

- Peer-driven models are effective because they leverage voluntary compliance by facilitating relationship building and trust. Peer-driven models are also considered to be less adversarial, and reduce potential harm and trauma on people accessing overdose prevention services.
- A 2016 study by the BC Centre on Substance Use and the University of British Columbia found that intensifying policing around overdose prevention sites deters people from accessing these services and pushes them into areas where they are more likely to use alone.¹ Similar findings were reported in an earlier study that looked at the public health impacts of having private security guards at public and private sites where people use unregulated substances. Participants in this study reported experiencing pervasive, discriminatory profiling and surveillance by security guards, noting that security guards restrict access to public and private spaces, and that their interactions with security guards often involved interpersonal aggression and violence.²
- A peer-driven model is considered a best practice because it builds on existing relationships, shared experiences and trust. Peer staff in overdose prevention sites has shown to improve feelings of comfort and safety among clients, and promote positive and respectful communication between clients and staff, thereby facilitating engagement in overdose prevention services.³ Given the

¹ [Police practices in Downtown Eastside have negative impact on drug users: study | CBC News.](#)

² [Exploring the Public Health Impacts of Private Security Guards on People Who Use Drugs: a Qualitative Study - PMC](#)

³ [Peer worker involvement in low-threshold supervised consumption facilities in the context of an overdose epidemic in Vancouver, Canada](#)

higher likelihood of positive interactions with peer staff, clients are more likely to comply with the rules and regulations associated with accessing an overdose prevention site, leading to improved health outcomes and minimizing impacts on the neighbourhood.

Staff recommends that Council endorse the provisions of the Good Neighbour Agreement (Attachment 1), including the provision of a peer-driven safety and security model during regular operating hours.

NEXT STEPS

The Temporary Use Permit application would provide a health benefit by continuing to provide overdose prevention services at the current location, allowing Fraser Health time to transition to an alternate overdose prevention service delivery model. This facility primarily supports the unhoused population, reducing harm, suffering and death associated with the toxic drug supply.

The steps in this application's review process are:

1. Report to Council requesting that Council provide notice that it will consider issuance of the Temporary Use Permit. (May 26, 2025)
2. Notification to be provided to properties within 100 metres of the applicant, with feedback on the application to be provided to the City by e-mail or mail. In accordance with City practice, there will be no opportunity to be heard.
3. Council to receive a summary of feedback and to consider a motion to endorse a Good Neighbour Agreement and issue the Temporary Use Permit subject to the signing of the Good Neighbour Agreement by Fraser Health and Purpose Society. **(we are here)**
4. Staff to report back to Council on July 14, 2025 regarding signing and operationalization of the Good Neighbour Agreement.

FINANCIAL IMPLICATIONS

There will be some City staffing implications as the City will be a signatory of the Good Neighbour Agreement and will assist with its monitoring and compliance. This responsibility will form part of the Crises Response Pilot Project work program, which includes inter-departmental staff, including in Engineering and Social Planning. If there are implications for other work program items, staff will bring these to the attention of Council, particularly if items are to be paused or slowed.

OPTIONS

There are four options for Council's consideration:

1. That the Good Neighbour Agreement for the Health Contact Centre at 40 Begbie Street be endorsed as included as Attachment 1 to the report titled "40 Begbie Street: Good Neighbour Agreement and Issuance of Temporary Use Permit for Health Contract Centre" dated June 23, 2025 from the Director, Planning and Development, including the provision of a peer-driven safety and security model during regular operating hours.
2. That Temporary Use Permit (TUP00038), included as Attachment 2, for overdose prevention services at the Health Contact Centre at 40 Begbie Street be issued for 18 months, or until an alternate overdose prevention service is operational, whichever is sooner, subject to the signing of the Good Neighbour Agreement by Fraser Health and Purpose Society.
3. That staff provide an update on the signing and operationalization of the Good Neighbour Agreement for the Health Contact Centre at the Council meeting on July 14, 2025.
4. That Council provide staff with other direction.

Staff recommends options 1, 2 and 3.

ATTACHMENTS

- Attachment 1 Good Neighbour Agreement for the Health Contact Centre, 40 Begbie Street, New Westminster
- Attachment 2 Terms and Conditions of Temporary Use Permit (TUP00038)

APPROVALS

This report was prepared by:
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This report was approved by:
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