



Regular Council

**Monday, June 23, 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

THAT the Agenda for the June 23, 2025 Regular Council meeting be approved and that the order be varied to consider Item 4.2 prior to Item 7.

CARRIED

3. OPPORTUNITY TO BE HEARD

3.1 Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8525, 2025

MOVED and SECONDED

THAT Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8525, 2025 be adopted.

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

MOVED and SECONDED

THAT the following be added as Part 2: “THAT the issue of potentially expanding this Bylaw to incorporate school portables be sent to the City Solicitor for analysis and feedback to Council.”

The question on the amendment was not called as discussion took place on (i) the need to support students and teachers in portables during hot weather conditions, (ii) the School District is not precluded from installing cooling devices in portables, and (iii) the proposal may be beyond the City’s scope of authority.

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

MOVED and SECONDED

THAT the following be added to the end of the proposed amendment: “and the City undertake discussion with School District No. 40.”

CARRIED

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

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

- “1. THAT Business Regulations and Licensing (Rental Units) Amendment Bylaw No. 8525, 2025 be adopted.*
- 2. THAT the issue of potentially expanding this Bylaw to incorporate school portables be sent to the City Solicitor for analysis and feedback to Council, and the City undertake discussion with School District No. 40.”*

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

4. PRESENTATIONS & DELEGATIONS

4.1 Open Delegations

With the aid of a PowerPoint presentation (copy on file, Legislative Services), Theresa McManus and Cornelia Naylor provided background information on the closure of three community papers – Burnaby Now, New Westminster Record, and Tri-City News and spoke to the “Save Our Local News” campaign. It was noted that the initiative seeks to establish a news co-operative that provides a trusted and reliable news publication in the growing communities of Burnaby, New Westminster, and the Tri-Cities.

C. Naylor requested the City's support in providing access to City facilities where community members may access print publications, as well as by way of advertising and a proclamation.

Tariq Malik, accompanied by members of the Bangladeshi community, spoke to Super Senior Week, highlighting the role of Bangladeshi seniors in BC in enriching the community with their resilience, cultural heritage, wisdom, and ongoing dedication to family. T. Malik then invited City Council to attend a celebration event honouring seniors at the New Westminster Public Library on August 16, 2025 at 2:30 p.m.

Mayor Johnstone then presented a proclamation titled "Super Senior Week" for the week of August 10 to August 16, 2025.

With the aid of a PowerPoint presentation (copy on file, Legislative Services), Pierre Tanguay, spoke against the Active Transportation Network Plan, citing concern with the lack of public consultation on the Plan with residents, who he believes are key stakeholders. P. Tanguay stated that neither of the two options are acceptable to residents along London Street, which is reflected in a petition against the changes, circulating in the neighbourhood with over 460 signatures.

Discussion took place and a motion was introduced, however, the Chair ruled the request to be out of order. Councillor Fontaine challenged the ruling of the Chair.

Mayor Johnstone then put the question "*Shall the Chair be sustained?*" to the rest of Council. The question was called and it was **CARRIED** with Cllrs. Fontaine and Minhas opposed. As a result, the ruling of the Chair was sustained.

Deane Gurney, President, New Westminster Heritage Preservation Society, spoke regarding the lack of referrals the Community Heritage Commission and requested that its former mandate, whereby the Commission discussed the form and character of heritage homes, be reinstated.

Erin Jeffrey, Co-Chair, Uptown New West and Angelene Prakash, Executive Director, Downtown Business Improvement Area, spoke on Item 7.1 – Transparency in Business Improvement Area Levy Communication, referencing the various ways in which their non-profit organizations operate publicly.

MOVED and SECONDED

THAT Open Delegations proceed past 7:30 p.m.

CARRIED

Dana, resident, provided background information regarding the Active Transportation Network Plan and was of the opinion that the Plan is subjective and there is no need for change on London Street. Dana then commented on the lack of public consultation with residents, noting that community awareness was left to the neighbourhood. Dana then remarked that the two proposed options as presented for London Street are not acceptable to the residents. He commented on the increase in density and overall growth of the City, noting that additional on-street parking is required. Dana concluded by requesting that the City work with residents on an alternative solution agreeable by both parties.

Silvana Mameli spoke regarding the Massey Victory Heights Street Lighting Replacement project, citing concern with the lack of community participation on the process and the effect of the project on mature trees in the neighbourhood.

John Unger, member of the West End Residents' Association, spoke regarding the state of the Association, noting that membership and overall engagement within the neighbourhood is declining. J. Unger commented on representation of City Council and staff at Association meetings, noting that such meetings act as a forum for the City to hear and respond to concerns specific to the area. Further, J. Unger commented on the need for better public engagement efforts, whereby feedback from residents is considered and responded to by changes to what is being proposed.

Brook Jensen, representing the New Westminster Tenants Union, accompanied by Andre and Pavel, residents of the Royal Towers, spoke regarding Item 5.8 – Rezoning Application: 140 Sixth Street (Royal Towers) – Preliminary Report and requested that current residents be engaged early in the application process to ensure the needs of both the residents and applicant are met.

The meeting recessed at 8:26 p.m.

The meeting reconvened at 8:35 p.m. with all members of Council present.

5. CONSENT AGENDA

MOVED and SECONDED

THAT Items No. 5.1 through No. 5.12 be adopted by general consent, with the removal of Items No. 5.2, 5.3, 5.6, 5.7, and 5.8.

CARRIED

5.1 Minutes

THAT the Minutes of the Regular Council meeting held on June 23, 2025 be adopted as circulated.

ADOPTED ON CONSENT

5.2 40 Begbie Street: Good Neighbour Agreement and Issuance of TUP for Health Contact Centre

Please see Page 6 for action on this matter.

5.3 2024 Statement of Financial Information

Please see Page 10 for action on this matter.

5.4 Construction Noise Bylaw Exemption Request: 1031 Quebec Street, New Westminster – Metro Vancouver Annacis Water Supply Tunnel, Fraser River Crossing

THAT an exemption be granted to Metro Vancouver's contractor, Traylor Aecon General Partnership (TAGP), from Construction Noise Bylaw No. 6063, 1992, for a period of four consecutive weeks between Wednesday, July 2, 2025, and Saturday, November 1, 2025 on week days from 8:00 PM to 3:00 AM and Saturdays from 6:00 PM to 12:00 AM, excluding Sundays and Statutory Holidays, to remove the Tunnel Boring Machine as part of the Annacis Water Supply Tunnel, Fraser River Crossing.

ADOPTED ON CONSENT

5.5 Distributed Antenna System to Improve Cellular Network Coverage within Anvil Centre

1. *THAT the agreement between Rogers Communications Inc. and the City to supply and install a distributed antenna system within Anvil Centre to improve cellular network coverage within the facility at no cost to the City be approved; and*
2. *THAT the Chief Administrative Officer and Director, Finance be authorized to sign the agreement on behalf of the City.*

ADOPTED ON CONSENT

5.6 Massey Victory Heights Street Lighting Replacement Project Update

Please see Page 10 for action on this matter.

5.7 Rezoning and Special Development Permit Applications: 611 Agnes Street – Preliminary Report

Please see Page 12 for action on this matter.

5.8 Rezoning Application: 140 Sixth Street (Royal Towers) – Preliminary Report

Please see Page 12 for action on this matter.

5.9 Update of Section 72 Remedial Action Requirement for 1823 Hamilton Street

THAT the next steps outlined in the June 23, 2025 report titled "Update of Section 72 Remedial Action Requirement for 1823 Hamilton Street" be endorsed.

ADOPTED ON CONSENT

5.10 Zoning Amendment Bylaw and Cannabis Retail Store Licence: 416 East Columbia Street

1. *THAT Zoning Amendment Bylaw (416 East Columbia) No. 8520, 2025 be forwarded to the July 7, 2025 Regular Meeting of Council for first, second and third readings.*

2. *THAT no Public Hearing be held for Zoning Amendment Bylaw (416 East Columbia) No. 8520, 2025 following circulation of notice, in accordance with the Local Government Act.*
3. *THAT the City of New Westminster advise the Provincial Liquor and Cannabis Regulation Branch that it declines to accept the local government referral for a Cannabis Retail Store Licence application from Marigolds Cannabis at 416 East Columbia Street.*

ADOPTED ON CONSENT

5.11 Proclamation: Indigenous Survivors Day - June 30, 2025

ADOPTED ON CONSENT

5.12 Proclamation: Super Senior Week - August 10-16, 2025

ADOPTED ON CONSENT

6. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

5.2 40 Begbie Street: Good Neighbour Agreement and Issuance of TUP for Health Contact Centre

20 pieces of correspondence were provided on table (attached to and forming part of these Minutes as Schedules 1 to 20).

In reply to queries from Council, staff provided the following information:

- the goal is to achieve a reduction in the number of people congregating outside the Centre;
- Purpose Society staff will monitor activities around the Centre for approximately two weeks to establish a benchmark;
- the effectiveness of the Agreement will be reviewed following a three-month period to see if the desired conditions were achieved; and
- the number of people congregating outside the Centre varies daily.

Katherine Moriarty, Harm Reduction Coordinator, Fraser Health, joined the meeting by videoconference and in reply to queries from Council, advised that the proposed peer-driven safety and security model is used throughout BC and internationally and has been proven to be more effective than traditional security. K. Moriarty remarked that a peer-driven model is considered best practice as it builds on existing relationships, shared experiences and trust; peer staff commonly engage with narcotics users.

MOVED and SECONDED

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.*

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

MOVED and SECONDED

THAT the Good Neighbour Agreement for the Health Contact Centre be amended by:

1. *replacing Part 2 with the following: “That there will be an independent, third party review of the security model funded by Fraser Health Authority, after three months as to its effectiveness, and that changes will be made and implemented within 60 days if concerns are identified. Furthermore, that Mayor and Council and the public be provided with an unredacted copy of the security review at the earliest practicable time possible.”*
2. *replacing Part 5 with the following: “That Purpose Society, based on the findings of the monitoring, will work to resolve identified issues, including related to cleanliness, safety and security, and that it will record incidents and actions taken, including related to disorderly conduct and criminal or illegal activity. If issues cannot be resolved, that Purpose Society will bring these issues to the attention of Fraser Health Authority, the City and the Downtown Business Improvement Association, and that all parties will have the opportunity to work collectively to resolve them.”*
3. *replacing “reduce” from Part 8 with “eliminate.”*
4. *replacing Part 11 with the following: “That this Temporary Use Permit can be revoked with 30 days notice should the City determine there have been significant, ongoing and unresolved breaches of the Good Neighbour Agreement.”*

The question on the amendment was not called as discussion took place and the following was noted:

- a third party review would allow for an independent review of the proposed peer-driven safety and security model;
- individuals have the right to congregate in public spaces;

- there may be privacy concerns with regard to providing an unredacted copy of the evaluation of the proposed peer-driven safety and security model; and
- concerns related to the Centre should be resolved by Fraser Health and Purpose Society in collaboration with the City.

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

MOVED and SECONDED

THAT Part 1 of the amendment be amended by (a) adding “or Fraser Health Authority-led” after “party” and deleting “unredacted.”

CARRIED

MOVED and SECONDED

THAT Part 3 of the amendment be amended by inserting the following after “eliminate” “and adding “within the reasonable limits clause on congregating and the right to assembly within the Canadian Charter of Rights and Freedoms” after “sheltering.”

CARRIED

There was agreement to consider each part of the amendment, as amended, separately.

The question on the amendment, as amended to read:

“THAT the Good Neighbour Agreement for the Health Contact Centre be amended by:

- 1. replacing Part 2 with the following: “That there will be an independent, third party or Fraser Health Authority-led review of the security model funded by Fraser Health Authority, after three months as to its effectiveness, and that changes will be made and implemented within 60 days if concerns are identified. Furthermore, that Mayor and Council and the public be provided with a copy of the security review at the earliest practicable time possible.”*
- 2. replacing Part 5 with the following: “That Purpose Society, based on the findings of the monitoring, will work to resolve identified issues, including related to cleanliness, safety and security, and that it will record incidents and actions taken, including related to disorderly conduct and criminal or illegal activity. If issues cannot be resolved, that Purpose Society will bring these issues to the attention of Fraser Health Authority, the City and the Downtown Business Improvement Association, and that all parties will have the opportunity to work collectively to resolve them.”*
- 3. replacing “reduce” from Part 8 with “eliminate” and adding “within the reasonable limits clause on congregating and the right to assembly within the Canadian Charter of Rights and Freedoms” after “sheltering.”*
- 4. replacing Part 11 with the following: “That this Temporary Use Permit can be revoked with 30 days notice should the City determine there have been significant, ongoing and unresolved breaches of the Good Neighbour Agreement.”*

was not called as there was agreement to consider each part of the amendment, as amended, separately.

The question on Part 1 of the amendment, as amended, to Part 2 of the Good Neighbour Agreement was then called and it was **CARRIED**.

The question on Part 2 of the amendment to Part 5 of the Good Neighbour Agreement was then called and it was **CARRIED**.

The question on Part 3 of the amendment, as amended, to Part 8 of the Good Neighbour Agreement was then called and it was **DEFEATED** with Mayor Johnstone and Cllrs. Campbell, Henderson, and Nakagawa opposed.

The question on Part 4 of the amendment to Part 11 of the Good Neighbour Agreement was then called and it was **CARRIED** with Mayor Johnstone and Cllrs. Campbell and Henderson opposed.

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

- “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 the Good Neighbour Agreement for the Health Contact Centre be amended by:*
 - a. replacing Part 2 with the following: “That there will be an independent, third party or Fraser Health Authority-led review of the security model funded by Fraser Health Authority, after three months as to its effectiveness, and that changes will be made and implemented within 60 days if concerns are identified. Furthermore, that Mayor and Council and the public be provided with a copy of the security review at the earliest practicable time possible.”*

- b. *replacing Part 5 with the following: “That Purpose Society, based on the findings of the monitoring, will work to resolve identified issues, including related to cleanliness, safety and security, and that it will record incidents and actions taken, including related to disorderly conduct and criminal or illegal activity. If issues cannot be resolved, that Purpose Society will bring these issues to the attention of Fraser Health Authority, the City and the Downtown Business Improvement Association, and that all parties will have the opportunity to work collectively to resolve them.”*
- c. *replacing Part 11 with the following: “That this Temporary Use Permit can be revoked with 30 days notice should the City determine there have been significant, ongoing and unresolved breaches of the Good Neighbour Agreement.”*

was then called and it was **CARRIED** with Cllrs. Fontaine and Minhas opposed.

5.3 2024 Statement of Financial Information

Staff was requested to circulate responses to queries from Councillor Fontaine to all members of Council by email.

MOVED and SECONDED

THAT the 2024 Statement of Financial Information Report, included in Attachment 2 to this report, be approved.

CARRIED

5.6 Massey Victory Heights Street Lighting Replacement Project Update

MOVED and SECONDED

1. *THAT Community Services staff be directed to conduct the research and community consultation required to complete a heritage assessment of the street light standards in the Massey Victory Heights area and share the findings with Council and the community.*
2. *THAT Engineering Services proceed with Phases One and Two while working with the heritage assessment and the community to protect and preserve the existing light poles as decorative elements where possible, in a way that celebrates the neighbourhood's unique history.*

The question on the motion was not called an amendment to replace Part 2 of the motion with staff's recommendation was introduced, however, the Chair ruled the motion out of order.

MOVED and SECONDED

THAT the matter of the Massey Victory Heights Street Lighting Replacement Project be referred to the Community Heritage Commission and that the Commission provide its feedback to Council prior to works beginning.

DEFEATED

Opposed: Mayor Johnstone
Cllrs. Campbell
Henderson
McEvoy
Nakagawa

MOVED and SECONDED

THAT Part 1 of the main motion be amended by adding “in collaboration with the Community Heritage Commission” after “assessment.”

CARRIED

Opposed: Cllr. Minhas

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

- “1. THAT Community Services staff be directed to conduct the research and community consultation required to complete a heritage assessment in collaboration with the Community Heritage Commission of the street light standards in the Massey Victory Heights area and share the findings with Council and the community.*
- 2. THAT Engineering Services proceed with Phases One and Two while working with the heritage assessment and the community to protect and preserve the existing light poles as decorative elements where possible, in a way that celebrates the neighbourhood's unique history.”*

was not called as there was agreement consider each part of the motion separately.

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

The question on Part 2 of the main motion was then called and it was **CARRIED** with Cllrs. Fontaine, McEvoy, and Minhas opposed.

MOVED and SECONDED

THAT the Regular Council meeting be extended to 11 p.m.

CARRIED

The meeting recessed at 10:15 p.m.

The meeting reconvened at 10:20 p.m. with all members of Council present.

In accordance with Section 100 of the *Community Charter*, Councillors Minhas and Nakagawa declared a potential conflict of interest as they each live in proximity to the subject property for Item No. 5.7 and left the meeting (10:21 p.m.).

5.7 Rezoning and Special Development Permit Applications: 611 Agnes Street – Preliminary Report

One piece of correspondence was provided on table (attached to and forming part of these Minutes as Schedule 21).

MOVED and SECONDED

1. *THAT staff to process the application as outlined in the report titled “Rezoning and Special Development Permit Applications: 611 Agnes Street – Preliminary Report” dated June 23, 2025 from the Director of Planning and Development.*
2. *THAT the application continue to include a minimum of two storeys, approximately 2,996 square metres (32,250 sq. ft.), of replacement office floor space.*

The question on the motion was not called as discussion ensued regarding balancing the need for office space and the number of affordable housing units in an effort to ensure the project remains financially viable. As a result, the following amendment was introduced:

MOVED and SECONDED

THAT the following be added as Part 3 to the main motion: “THAT staff be directed to reduce the required amount of office space and seek opportunities to increase the level of affordable housing.”

CARRIED

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

Cllrs. Minhas and Nakagawa returned to the meeting (10:43 p.m.).

5.8 Rezoning Application: 140 Sixth Street (Royal Towers) – Preliminary Report

MOVED and SECONDED

1. *THAT the “Application Review Process” towards creation of appropriate Housing Agreement and Zoning Amendment Bylaws for redevelopment of 140 Sixth Street and as outlined in this report, be endorsed.*
2. *THAT the notion that future rezoning reports and staff reports pertaining to significant new developments to always include a section titled “School District 40 Input” be referred to the Council / School Board Working Group.*

The question on the motion was not called as in reply to queries from Council, Jackie Teed, Director, Planning and Development, commented on the anticipated timeline in relation to the proposed phases of the project.

Discussion took place on an alternative recommendation to achieve the most timely path forward to obtain the City approvals necessary in support of the applicant meeting BC Housing funding requirements for Phase A.

As a result of the discussion, Part 1 of the motion was **WITHDRAWN**.

MOVED and SECONDED

That staff work with the applicant to identify the quickest path forward to achieve the City approvals necessary in support of the applicant meeting BC Housing funding requirements for Phase A (market and affordable rental buildings) of the master plan proposal for 140 Sixth Street (Royal Towers), which would include strong legal encumbrances on the property or properties to ensure that all requirements of the City can be met, with the understanding that the master planning process for 140 Sixth Street would not be able to achieve the timeline identified by staff in the June 23, 2025 staff report titled “Rezoning Application: 140 Sixth Street (Royal Towers) – Preliminary Report” due to prioritization of Phase A, and the need to provide for meaningful public consultation as part of that work.

CARRIED

Discussion took place on engaging with School District No. 40 early in significant land use application processes and the value of bringing this matter before the Council / School Board Working Group. As a result, the following referral was introduced:

MOVED and SECONDED

THAT future rezoning reports and staff reports pertaining to significant new developments to always include a section titled “School District 40 Input” be referred to the Council / School Board Working Group.

CARRIED

MOVED and SECONDED

THAT the Regular Council meeting be extended to 11:30 p.m.

CARRIED

4.2 2024 Annual Report

MOVED and SECONDED

THAT the 2024 Annual Report be considered and received for information.

CARRIED

7. MOTIONS FOR DISCUSSION AND DECISION

7.1 Transparency in Business Improvement Area Levy Communication

MOVED and SECONDED

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.

DEFEATED

Opposed: Mayor Johnstone
Cllrs. Campbell
Henderson
McEvoy
Nakagawa

MOVED and SECONDED

THAT the Regular Council meeting be extended to 12 a.m.

DEFEATED

Opposed: Mayor Johnstone
Cllrs. Campbell
Henderson
McEvoy
Nakagawa

7.2 Exploring the Implementation of Quiet Zones in New Westminster

In accordance with *Council Procedure Bylaw* No. 6910, this item was postponed to the July 7, 2025 Regular Council meeting.

8. NOTICE OF MOTION

8.1 Bus Shelters

Submitted by Councillor Nakagawa

WHEREAS the Safe Movement of People is a priority in the City of New Westminster's 2023-2026 Strategic Plan; and

WHEREAS protection from the elements as well as the noise from street traffic while waiting for a bus improves people's experience of taking public transit and makes it a more viable option for more members of our community;

THEREFORE BE IT RESOLVED THAT the City include the cost for building a minimum of three bus shelters with seating for consideration in the 2026 budget process; and

THAT the bus stop adjacent to the Queensborough Connector be set as a priority for a shelter.

8.2 Supporting Longstanding Civic Non-Profits through Prioritized and Multi-Year Funding

Submitted by Councillor Minhas

WHEREAS non-profit organizations such as those behind the May Day celebrations and the Hyack Parade have been delivering signature community events in New Westminster for over 50 years, contributing significantly to the city's cultural identity, civic pride, and tourism economy; and

WHEREAS over the past decade, funding for these legacy events has been dramatically reduced, including a decrease in annual City support for the Hyack Festival Association from \$150,000 to just \$15,000 per year; and

WHEREAS these long-standing non-profits are now forced to compete for limited grant funding against newly formed organizations, creating barriers to sustainability and threatening the continuity of historic civic traditions;

THEREFORE BE IT RESOLVED THAT the City of New Westminster direct the Grants Review Committee to prioritize funding for long-established non-profit organizations that have demonstrated sustained contributions to civic life and cultural heritage over several decades;

BE IT FURTHER RESOLVED THAT the Committee explore the implementation of multi-year funding agreements, for up to three years, to support the financial stability and long-term planning of eligible legacy organizations.

8.3 Review of City's Speed Hump Installation Policy

Submitted by Councillor Fontaine

WHEREAS the City of New Westminster's current speed hump policy primarily relies on resident-initiated requests, which may unintentionally favour areas with greater resources or civic engagement capacity;

WHEREAS traffic calming measures, including speed humps, are an important tool for improving road safety and livability—especially near schools, parks, and in high-pedestrian areas;

WHEREAS a more equitable and standardized approach to the installation and design of speed humps would ensure consistency, fairness, and prioritization based on need and data;

THEREFORE BE IT RESOLVED THAT Council direct staff to undertake a review of the City's Speed Hump Installation Policy, with a focus on improving equity in access, standardizing implementation practices, and incorporating data-driven criteria for identifying priority locations, and report back with findings and recommendations.

8.4 Riverfront Vision Update - Westminster Pier Park to Sapperton Landing Park

Submitted by Councillor Campbell

WHEREAS the Riverfront is the City's most significant cultural, economic and natural asset, home to vibrant and diverse public spaces, high-quality recreation, business and housing, and significant natural features and is an integral component of the local economy, providing employment, services and tourism opportunities while providing a living link to the city's past; and

WHEREAS the City of New Westminster's Riverfront vision, as adopted by City Council in February 2016, includes goals to create a continuous network of attractive Greenways and parks, provide connections from all neighborhoods to the river and to programming and animating the riverfront with an active, engaging and dynamic series of experiences compatible with existing industrial uses that entice visitors to explore its many destinations and adjacent amenities; and

WHEREAS the envisioned riverfront pedestrian connection between Westminster Pier Park and Sapperton Landing Park is a vital component of the overall Riverfront vision; and

WHEREAS the imminent completion of Pier Park West and expanded esplanade and the replacement of the Pattullo Bridge is nearing completion;

THEREFORE BE IT RESOLVED THAT staff provide Council with an update on the implementation status and overview of the logistical considerations, and challenges that need to be addressed in order to complete the riverfront pedestrian connection between Westminster Pier Park and Sapperton Landing Park.

9. BYLAWS FOR ADOPTION

9.1 Heritage Revitalization Agreement Bylaw (318 Sixth Avenue) No. 8509, 2025;

In accordance with *Council Procedure Bylaw* No. 6910, this item was postponed to the July 7, 2025 Regular Council meeting.

9.2 Heritage Designation Bylaw (318 Sixth Avenue) No. 8510, 2025;

In accordance with *Council Procedure Bylaw* No. 6910, this item was postponed to the July 7, 2025 Regular Council meeting.

9.3 Bylaw Notice Enforcement Bylaw No. 7318, 2009, Amendment Bylaw No. 8526, 2025

In accordance with *Council Procedure Bylaw* No. 6910, this item was postponed to the July 7, 2025 Regular Council meeting.

9.4 Municipal Ticket Information Bylaw No. 8077, 2019, Amendment Bylaw No. 8527, 2025

In accordance with *Council Procedure Bylaw* No. 6910, this item was postponed to the July 7, 2025 Regular Council meeting.

10. NEW BUSINESS

11. PUBLIC ANNOUNCEMENTS

12. ADJOURNMENT

MOVED and SECONDED
THAT the meeting adjourn (11:30 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 23, 2025.

Patrick Johnstone
MAYOR

Hanieh Berg
CORPORATE OFFICER

From: Rohan Singh S22(1) Personal Information
Sent: Friday, June 20, 2025 10:58 AM
To: Mayor and Councillors; External-Legislative Services
Subject: [EXTERNAL] TUP00038 - 40 Begbie Street - Letter of Support

Categories: Correspondence for Council Meeting

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

Dear Mayor and Council,

I am writing to lend my support to the TUP application for the Lower Mainland Purpose Society at 40 Begbie Street.

I wholeheartedly support the request for an 18-month permit to allow them, along with Fraser Health, the necessary time to set up the next phase of the safe consumption site. The need for this was flagged back in October 2024, when City staff presented at a NWDRA meeting about the Crises Response Project.

Research has shown that safe consumption sites lead to lower rates of disease transmission, overdoses, death, public drug use, and discarded drug paraphernalia. The same research also shows that these sites increase the number of people connected with addiction and mental health support services.

Coupled with the Three Crises Response Project (which the federal government is partially funding), the City has a chance to support all residents in continuing to build a compassionate and vibrant community.

As a former resident of Downtown and a current resident of Quayside, Downtown New Westminster has been my literal backyard for a number of years. I am extremely supportive of any initiative that provides support to the most vulnerable in our community. Fraser Health and the Lookout Society are best equipped to meet their needs, and I respectfully ask Council to support this application so they can continue their important work.

Regards,
Rohan Singh

From: M A S22(1) Personal Information
Sent: Friday, June 20, 2025 1:02 PM
To: Mayor and Councillors
Subject: [EXTERNAL] 40 Begbie

Categories: Correspondence for Council Meeting

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.

Hi,

I just want to comment about the safe injection sight in New Westminster. It should be closed temporarily and the area cleaned up of people loitering. I take transit from New Westminster station and am familiar with people who cannot pay transit fares riding transit. However I know better than to be walking in the area of options, the alley under the skytrain, or the back side of the building where taxis park. I used to help out at St. Vincent de Paul and am familiar with the area. It's more like an extension of the Downtown East Side in Vancouver. We need to be proactive to prevent this deterioration. Supporting the safe injection is not the way.

Michelle Ayles
Sent from my iPhone

From: Angelene Prakash <aprakash@downtownnewwest.ca>
Sent: Friday, June 20, 2025 4:37 PM
To: Mayor and Councillors
Cc: Ruby Campbell; Daniel Fontaine; Tasha Henderson; Jaimie McEvoy; Paul Minhas; Nadine Nakagawa; Peter Jorgensen (President)
Subject: BIA Feedback on TUP00038 – Health Contact Centre at 40 Begbie Street
Attachments: Letter to Mayor & Council - TUP00038.pdf

Dear Mayor Johnstone and Members of Council,

I hope this message finds you well.

Please find attached a letter from the Downtown New Westminster BIA regarding the proposed extension of Temporary Use Permit (TUP00038) for the Health Contact Centre at 40 Begbie Street.

Our letter outlines our position on the matter, with particular emphasis on the importance of a strong and enforceable Good Neighbour Agreement, as well as our concerns regarding ongoing impacts to nearby businesses. While we understand the public health context of this decision, our priority is ensuring that the voices and needs of small business owners in our district are meaningfully considered and protected.

Thank you for your attention to this matter, and for your continued collaboration. Please don't hesitate to reach out if you have any questions or would like to discuss further.

Sincerely,

Angelene Prakash (she/her/hers)

Executive Director, Downtown New West BIA
#8-552 Columbia St
New Westminster BC V3L 1B1
604.524.4996





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

RE: Temporary Use Permit (TUP00038) – Health Contact Centre at 40 Begbie Street

Dear Mayor Johnstone and Members of Council,

On behalf of the Downtown New Westminster Business Improvement Association (BIA), we write to address the proposed issuance of Temporary Use Permit (TUP00038) for the Health Contact Centre at 40 Begbie Street.

We recognize the complex nature of the opioid crisis, and the vital role public health interventions play in reducing harm in our community and therefore understand why Council is strongly considering moving forward with extending the TUP.

Our priority, however, is to ensure that the interests of surrounding businesses are meaningfully considered and protected as part of this process. Our members in the immediate vicinity of the Health Contact Centre continue to face disruptions due to individuals experiencing distressing or adverse effects from substance use. As we approach the five year anniversary of the Health Contact Centre, there is legitimate burnout and stress among business owners who want to be good neighbours but are struggling with compassion fatigue.

In support of these businesses, the Downtown New West BIA cannot formally endorse the existence or location of this site, however, we will support a temporary extension of the Health Contact Centre's operations if a clear and enforceable Good Neighbour Agreement is implemented that includes:

- A strong commitment by both the operator and funder to mitigate negative impacts on adjacent businesses and public spaces.
- An accessible channel for business and community members to raise concerns and receive timely responses.

We also seek an explicit commitment from the City to use their resources to expedite the relocation of the Health Contact Centre; both in finding a suitable location for the new mobile unit and working with Fraser Health to ensure a timely delivery.



DOWNTOWN NEW WEST BIA

604-524-4996
SUITE 8-552 COLUMBIA ST
NEW WESTMINSTER BC V3L 1B1

FRIDAY, JUNE 20, 2025

Downtown New Westminister is home to many small businesses that are deeply invested in the social and economic well-being of our city. We hope that Council hears our concerns and acknowledges that public health measures should not come at the expense of our ability to operate safely, successfully, and with community confidence.

We strongly urge Council and City staff to hold the operators and funders of this service accountable to the commitments outlined in the motion and to ensure that any Good Neighbour Agreement is not only signed but actively upheld throughout the duration of the permit.

Thank you for the opportunity to share our perspective. We remain committed to working collaboratively with the City of New Westminister and community partners to ensure a safe, vibrant, and inclusive downtown for all.

Sincerely,

Peter Jorgensen
President
Downtown New West BIA

Angelene Prakash
Executive Director
Downtown New West BIA

From: Jeremy Perry S22(1) Personal Information
Sent: Saturday, June 21, 2025 12:11 PM
To: Mayor and Councillors
Subject: [EXTERNAL] 40 Begbie St temporary use permit

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

Dear Mayor and Council,

This email is to lend my support to the temporary use permit application for the Lower Mainland Purpose Society at 40 Begbie Street.

I support their request for a permit for up to 18 months to allow the Purpose Society and Fraser Health adequate time to move onto the next phase of safe consumption for our neighbours who use illicit drugs. This program is an important part of community safety and health care, allowing our neighbours to have access to support and prevent death.

As a resident of the downtown area who accesses businesses and socializes in the downtown area more than any other neighbourhood, I value having support in place for the most vulnerable members of my community right there where I am day in and day out. I look forward to having more services available for today, I will limit my ask to this issue.

Every aspect of our healthcare system is maxed out and I trust that Fraser Health and the Lower Mainland Purpose Society have the best understanding of resources and timelines needed to ensure this program is accessible in New Westminster. It is our role to support them in their work, and not create barriers to it.

Please support this application

With thanks,

Jeremy Perry

Mobile : S22(1) Personal Information

Email : S22(1) Personal Information

S22(1) Personal Information 420 Carnarvon St, New Westminster, BC S22(1) Personal Information

From: Isabelle Avakumovic-Pointon **S22(1) Personal Information**
Sent: Saturday, June 21, 2025 1:49 PM
To: Mayor and Councillors
Subject: [EXTERNAL] Comment in Support of TUP00038

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.

To the Mayor and Councillors of the City of New Westminster,

I am writing to comment on the proposed Temporary Use Permit (TUP00038) for 40 Begbie Street. I would like to express my wholehearted support for this proposal.

I live at 720 Carnarvon Street, and the proposed permit applies the building directly across Begbie street from my own building. I walk past the Health Contact Centre most days, and I witness how the Purpose Society is helping support my neighbours who are experiencing addiction and homelessness.

Supervised consumption, drug checking, and other harm-reduction programs save lives. For information on exactly how, see this helpful infographic from the BC Centre for Disease Control: http://www.bccdc.ca/Health-Professionals-Site/Documents/Harm-Reduction-Reports/Drug_poisoning_death_events_prevented-2019-2024.pdf

Beyond providing lifesaving substance use care, spaces like the Health Contact Centre connect people to services and foster community. The Purpose Society is working hard to assist some of our most vulnerable neighbours who face multiple and intersecting barriers to health, financial stability, and housing. The City of New Westminster should support their mission to the utmost.

Please feel free to contact me at this email address if you have any questions.

Sincerely,
Isabelle Avakumovic-Pointon

From: Kurtis M S22(1) Personal Information
Sent: Saturday, June 21, 2025 2:42 PM
To: Mayor and Councillors
Subject: [EXTERNAL] Temporary use permit(TUP00038) application comment (Purpose Society @ 40 begbie street)

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Afternoon,

I have concerns about this permit application as that area has already been extremely dangerous with the services being provided at that location and the individuals who use it.

As much as I love seeing 10+ people laying on the pavement/sidewalk around this area every time I walk by, they've become increasingly aggressive lately and I don't feel safe around this area.

I'm sure this is difficult for the police, but from what I can see they literally do nothing about this and just let it continue.

Why would there be a permit application for anything additional to that area whether temporary or not when the current situation is so far out of hand that it cannot be controlled?

There is obviously a lot of information I and others do not know, but as someone who has lived in this area my entire life I can tell you it's bad.

On the handout I see the services they wish to administer there, however I feel like this will only increase the issues, not help.

I understand you wanted written submissions by June 17th, but still felt it was worth writing my concerns.

Whether this is read or not, thanks for your time.

Kurt

From: Good Omen <hello@goodomenshop.com>
Sent: Saturday, June 21, 2025 4:58 PM
To: External-Legislative Services; Mayor and Councillors
Subject: [EXTERNAL] 18 month Temporary Use Permit for Purpose Society

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Dear Council,

I am writing in support of a renewal of the Temporary Use Permit for the Health Contact Centre. This is a vital service for community members who need and deserve an urgent response to the crisis they face every day. The Health Contact Centre is just one important aspect of working to solve the actual roots of what impacts residents' safety and comfort in the City.

I am the owner of Good Omen - a small retail gift shop located downtown New West at 34 Sixth Street. My particular location at Cliff Block, a supportive housing building which has also functioned as a shelter at times, has informed how I do business over the last 8 years. My circle of community is bigger than our wonderful customers and I've worked hard to create reciprocal relationships with all my neighbours and community members.

My business's front door step has often been a place where unhoused people take rest, connect with others, use substances and sleep away from the elements. With the opening of the Health Contact Center, I generally feel things have gotten better overall in the surrounding neighbourhood. We are seeing less activities on our front steps, less people staying overnight and maybe just less hectic circumstances and interactions than we used to face. We have a lot of positive interactions on a daily basis with this demographic of people, listening to stories and helping people feel heard and seen and supported.

I do not wish to dismiss anyone's personal experiences downtown. But would remind us all to remember that discomfort is not danger or lack of safety. The increased level of fear and stigma maintained against these individuals sadly perpetuates the marginalization and discrimination of them. In turn these views make it seem as though downtown New Westminster is an unsafe place for people to visit and shop. As a business owner and resident, both living and working mere blocks away from the HCC, I observe the downtown core on a daily basis and wonder how these statements of safety ring true. Continuing to push this narrative only further harms local businesses and stokes fear and uncertainty amongst the community. Other economic factors such as the cost of living crisis have impacted our businesses in wider ways, creating many cautious consumers who are not spending how they once were able to. This is where our energy and focus should be: in improving the quality of life and affordability for all people in New Westminster to be able to grow a stronger local economy and more importantly create a welcoming and compassionate community for everyone.

Thank you,
Lia Hood

From: Harman Bey **S22(1) Personal Information**
Sent: Sunday, June 22, 2025 12:43 AM
To: Mayor and Councillors
Subject: [EXTERNAL] RE: Temporary Use Permit Extension - supervised consumption site at 40 Begbie

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

Dear Mayor and Council,

I am writing to formally express my strong opposition to the proposed issuance and/or extension of Temporary Use Permit TUP00038 for the Health Contact Centre at 40 Begbie Street, New Westminster.

While I recognize the intent behind this facility—to provide integrated health services, harm reduction supplies, drug checking, and witnessed consumption services—the ongoing reality in our city demonstrates that this model is not working. Instead of improving public safety or health, the situation in New Westminster has deteriorated significantly, and many residents are feeling increasingly unsafe in their own neighborhoods.

Since the establishment of this centre, the surrounding community has seen a noticeable rise in the following:

- **Open drug use in public spaces, including near schools and parks:** Children are being exposed to extremely dangerous and inappropriate behavior on a regular basis.
- **Theft and petty crime:** Homeowners and businesses alike are reporting increased break-ins, shoplifting, and property damage.
- **Violence and aggressive behaviour:** Residents and transit users have been subjected to verbal abuse, threats, and in some cases, physical assaults by individuals under the influence or in crisis.
- **Mental health disturbances in public:** Unaddressed severe mental health episodes are occurring openly, often without timely intervention.
- **Trespassing and squatting:** Public and private properties are being invaded, with individuals camping, defecating, or leaving hazardous materials behind.
- **Sharps and drug paraphernalia littering the streets:** Despite so-called “regular sweeps,” discarded needles are still being found where children walk and play.

This is not an isolated or rare occurrence—it is now a daily and dangerous reality for those who live and work in this city. While compassionate and evidence-based healthcare is essential, the continued operation of this facility in its current location has enabled an environment of lawlessness, not healing. The situation is out of control, and further permits will only entrench this dysfunction.

The citizens of New Westminster deserve a strategy that prioritizes community safety alongside compassionate care—one that does not sacrifice the wellbeing of the greater population in an attempt to mitigate a complex crisis through half-measures. We need sustainable, professionally managed, and properly located treatment options—not permissive zones for unchecked drug activity in the heart of our city.

For these reasons, I urge Mayor and Council to **deny the issuance or extension of Temporary Use Permit TUP00038** and begin a serious re-evaluation of how services like these are delivered in New Westminster.

Sincerely,
Resident of New Westminster, Harman Bey

From: Laura Scheck **S22(1) Personal Information**
Sent: Sunday, June 22, 2025 10:20 AM
To: Mayor and Councillors
Subject: [EXTERNAL] Temporary Use Permit - 40 Begbie 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 Mayor and Council,

I want to lend my support to the temporary use permit application for the Lower Mainland Purpose Society at 40 Begbie Street.

As a resident of the city who lives quite literally across the street from this site, I support their request for a permit for up to 18 months to allow the Purpose Society and Fraser Health adequate time to move onto the next phase of safe consumption for our neighbours who use illicit drugs. This program is an important part of community safety and health care, allowing our neighbours to have access to support and prevent death.

As a resident of downtown New West who accesses businesses and socializes in the downtown area more than any other neighbourhood, I value having support in place for the most vulnerable members of my community right there where I am day in and day out. I look forward to having more services available in the future as well.

Every aspect of our healthcare system is under immense strain and I trust that Fraser Health and the Lower Mainland Purpose Society have the best understanding of resources and timelines needed to ensure this program is accessible in New Westminster. It is our role to support them in their work, and not create barriers to it.

Please support this application.

Sincerely,

Laura Scheck

S22(1) Personal Information 720 Carnarvon Street, New Westminster

Dear Mayor and Council,

This email is to share my support for the temporary use permit application for the Lower Mainland Purpose Society, located at 40 Begbie St.

I fully support this request for a temporary use permit for up to 18 months to give the Purpose Society and Fraser Health the time and space that is needed to further the work of creating supported spaces for those in our community to use illicit drugs.

My New West is a city that understands that community includes those that use illicit drugs - and more importantly understands that illicit drug use is not limited to just those who are unhoused.

Safe consumption sites are harm reduction, health care and they save lives. In the same way that we ensure our community is accessible to those with disabilities, new comers and seniors - we should be working to ensure that those who use illicit drugs can do so with dignity and care.

When discussing the perceived impact of safe consumption sites on neighbourhoods, often those opposed speak of concerns for safety. The concept of safety and feeling unsafe in a neighbourhood is being weaponized by those who do not in fact feel unsafe - but rather feel uncomfortable when faced with the realities of those in their community who do not have the privilege and comfort that they have. Safety and discomfort are two very different things, and no truly human centered, equitable solution has ever been created based on fear.

Our community is made better when those that are harmed by failing systems, and colonialism are treated as neighbours and not othered. When they are seen as full people and are greeted with eye contact by those who pass them. If you are concerned by your child seeing an illicit drug user, I encourage you to reflect on why your preference is for that person to be unseen, rather than you having an age appropriate conversation with your child.

I have lived in New West for 16 years, with 13 of those years being in Downtown New West. I am proud to live in Downtown where numerous organizations and nonprofits provide life saving and life confirming services to some of our most vulnerable neighbours. Decisions on what is or isn't appropriate services for an organization to provide should not be made with personal biases and judgements. They should be made based on facts and information. You do not have to support someone's right to choose to use illicit drugs to agree as humans and neighbours they still deserve services that are supportive and dignified.

Safe consumption sites save lives, lower rates of overdoses and create important opportunities for people to access additional care and support.

Please support this application and continue to build a city that sees every person as deserving of services and supports that meet them where they are at without judgement and shame.

Thank You

Shannon Dolton
510 Agnes St

From: Rick Fabbro S22(1) Personal Information
Sent: Sunday, June 22, 2025 12:53 PM
To: Mayor and Councillors
Subject: [EXTERNAL] Regarding the Temporary Use Permit

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June 22, 2025

**Mayor and Councillors
City of New Westminster
Re: Health Contact Centre (Safe Injection Site)**

Vote yes to the Temporary Use Permit for the Health Contact Centre (Safe Injection Site), entrance on Alexander Street, New Westminster.

As a current Board Member, and Board Chair, of the Lower Mainland Purpose Society (Purpose), I have been following comments specifically regarding the Temporary Use Permit for our Safe Consumption site, and generally regarding the community issue of addiction and homelessness. There have been many different perspectives shared. I'd like to add another.

Purpose came into being because the founders recognized areas where members of our community needed assistance. For some it was help with childcare, others for psychological support, others for housing and others for addiction. In each case, the driving force behind the work was every person deserves to be treated with respect and dignity while working towards improving their circumstances. Many times, when it comes to addiction, we know that people's readiness for change occurs at different times. Everyone has a unique story that brings them to the situation they find themselves in. Our goal then becomes to help them stay alive until such time as they are ready to change. Not all make it to that time, but we want to live in a world where we do not give up on anyone.

Purpose believes that when living in a community, each citizen and organization that benefits from being a part of that community, holds some responsibility to make the community safer, and healthier for everyone. Community members contribute in many ways - donating to organizations, volunteering and offering support in times like these. Some people make it their life work. It takes a special kind of person to work directly with the least fortunate members of our community. Not everyone has the makeup or desire to administer naloxone to a comatose person. The people I see doing this work are not asking to be held up on any pedestal. They do it because they see a defined need where they can be of assistance.

What I see in many of the comments is some people extrapolate that this caring relationship extends to the caretaker a responsibility for the actions of the person requiring care. Perhaps that is because our first relationships - our parents - have that understanding and, in most cases, assume that responsibility. People who suffer from addiction are still

autonomous adults. Some of them, who live mostly on the street, litter. No one condones littering or any other anti-social behaviour. I find it strange, though, that some people expect Purpose to be a "Good Neighbour" as defined by "cleaning up" autonomous adult's actions.

In a different context, offered as an analogy, when I walk down the street I see litter from many fast-food establishments. On occasion, I have witnessed broken beer bottles. Do we expect the restaurants and bars to be responsible for their customers' litter and sign a "Good Neighbour" agreement to hire people to pick up trash on the streets? Well, in a sense, we do. Restaurants and bars pay taxes. Taxes pay for different work sectors to address different identified needs. One of them is picking up litter on the street.

The best communities are ones filled with "Good Neighbours". Purpose Society, by the nature of the work it does, demonstrates that being a good neighbour is essential. Purpose has the same responsibility as any other good neighbour to address identified concerns and work collaboratively with other members of the community towards a solution. This includes litter and crime. Purpose will never shy away from being part of working for a solution. It is the nature of its existence.

As written, the "Good Neighbour" policy, puts undue onus on Purpose for the actions of individuals who Purpose cannot control and allows other members of the community to opt out of their responsibility to be part of the solution. For example, I would ask what the City's responsibility is for the folks who are homeless, using drugs and congregating outside the Safe Injection Site to stay alive. The City's new Crisis Response Program employs at least two outreach workers and three liaison officers in addition to the By-Law officers the City has always employed. The Good Neighbour Policy calls for Purpose to reduce illegal and criminal behaviour. Isn't this the work of the New Westminster Police Department? Surely they have a role in working with the folks who congregate on Alexander Street. Perhaps their role could be included in the Good Neighbour Policy.

As a Board Member, I would advise the Society to not shoulder all of the responsibility for the actions of people who are homeless and using drugs but ensure that the Good Neighbour Policy includes the City and other organizations that can contribute to addressing the challenges that face all of us.

What is required to responsibly deal with society's issues is the hard work of collaboration. A concentrated effort by interested representatives of the community to not just kick the problem to another area, offer a band-aid, or a sound bite. Purpose would welcome the opportunity to develop a "Good Neighbour" Policy that includes a definition for how all neighbours can live up to the "Good" description.

Sincerely,

Rick Fabbro
Chair, Board of Directors, Lower Mainland Purpose Society

Dear Mayor and Council,

This email is to share my support for the temporary use permit application for the Lower Mainland Purpose Society, located at 40 Begbie St.

I fully support this request for a permit for up to 18 months to give the Purpose Society and Fraser Health the time and space that is needed to further the work of creating supported spaces for those in our community to use illicit drugs.

Like many cities, New West is grappling with the impact of illicit drug use, and a lack of human centered approaches. People are dying and those deaths are often preventable. Approving this application continues to provide a proven, humane solution grounded in public health and compassion.

These sites have been successful in reducing overdose deaths, lowering the spread of infectious diseases, decreasing public drug use, and reducing emergency service costs in cities where they already operate.

As a resident of Downtown New West, I feel that we must support our community members who use illicit drugs with evidence-based solutions and compassion. Approving this application continues to send the powerful message: that our city values every life and is committed to real, practical harm reduction.

I respectfully urge City Hall to approve this application to continue to support members of our community.

Courtney Babcock

510 Agnes St.

From: Shahrzad Pedram **S22(1) Personal Information**
Sent: Sunday, June 22, 2025 2:11 PM
To: Mayor and Councillors
Subject: [EXTERNAL] Temporary Use Permit (TUP00038) for 40 Begbie 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.

Mayor and Councillors,

I am writing in opposition to the proposed Temporary Use Permit for the Health Contact Centre at 40 Begbie Street. While I am in favour of harm reduction measures and the life-saving services the centre provides, the location of the centre in the downtown core has resulted in a noticeable inundation of safety concerns to the residents and the businesses in the area, since its opening 3 years ago.

Regards,

Shahrzad Pedram
Resident at 668 Columbia St.

From: Christina Schimmel **S22(1) Personal Information**
Sent: Sunday, June 22, 2025 7:17 PM
To: Mayor and Councillors
Subject: [EXTERNAL] Shutdown the public drug consumption site at 40 begbie

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 saw the Facebook post looking for input about the site and please shut it down. The area around it is now full of drug addicts every where. It used to not be like this. Crime is out of hand around there too.
We don't want it in our community
Sent from my iPhone

From: Brad Cavanagh S22(1) Personal Information
Sent: Monday, June 23, 2025 9:26 AM
To: Mayor and Councillors
Subject: [EXTERNAL] Regarding the TUP Application for 40 Begbie 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 Mayor and Council,

I am writing to offer my support for the issuance of the Temporary Use Permit (TYP00038) for the overdose prevention services at the Health Contact Centre located at 40 Begbie Street, and I am urging you to support the issuance as well.

New Westminster leads the region in its compassion and its responses to the overlapping crises that affect all of us. The Crises Response Project is groundbreaking work that is pointed to as a shining light in the darkness by other communities across the country. Part of this work includes the safe consumption site operated by Purpose Society at 40 Begbie Street.

Countless studies show that safe consumption sites lead to lower rates of overdoses, lower rates of deaths, lower rates of public drug use, and lower rates of infectious disease. They also connect people to important social services such as housing, employment assistance, and food banks. They connect people to healthcare and treatment programs.

Put plainly: they help members of our community.

Refusing the issuance of the TUP would end all this. Drug consumption that previously happened in safe and supervised conditions would be pushed to the streets, to the doorways of local businesses, or to other unsupervised locations where the chances of overdose and death increase. Connecting people to social services and healthcare would be much more difficult, leading to negative outcomes.

Refusing the issuance of the TUP is the last thing we want. Please, continue to make New Westminster the shining light of hope and compassion for all members of our community and issue the Temporary Use Permit for 40 Begbie Street.

Sincerely,
Brad Cavanagh
S22(1) Personal Info Ash Street, New West.

From: Angela Kim S.22(1)Personal and Confidential
Sent: Monday, June 23, 2025 10:21 AM
To: Mayor and Councillors
Subject: [EXTERNAL] Support for the TUP for 40 Begbie 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 Mayor and Council,

I am writing this email to lend my support for the temporary use permit application for the Lower Mainland Purpose Society, located at 40 Begbie St.

I support their request for a permit for up to 18 months to allow the Purpose Society and Fraser Health sufficient time to move onto the next phase of safe consumption for our neighbours who use illicit drugs. I support the City's initiatives to support the vulnerable members of our community. This program is a life-saving initiative allowing those who use illicit drugs to have the proper access to support and care with dignity. Through this program and the City's Crisis Response Pilot Project, the City and its partners can support people with addiction and connect them to mental health support services with added capacity.

Harm reduction is necessary to keep people alive. Please support this application so the city of New Westminster can continue to build a compassionate city. Thank you.

Kind regards,
Hyeonjin Kim
615 Seventh Ave

From: Myrna Ball <myrna@plethorahotels.com>
Sent: Monday, June 23, 2025 11:50 AM
To: Mayor and Councillors
Subject: [EXTERNAL] Related to homeless
Attachments: CamScanner _2025-06-23 11.40__1.jpeg; CamScanner _2025-06-23 11.40__2.jpeg; IMG_3074.jpeg; IMG_3075.jpeg

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.

Concerning injection site run by the purpose school at 40 Begbie St.

Thank you,
Kind regards
Myrna Ball

S22(1) Personal Information

Shehneet Sandhu.

Worked for the Balls at the Arendal mansion [REDACTED] as the hotel manager. I am responsible for three workers on the team at this location and also subcontractors who do maintenance work.

This is to address problems we are facing concerning people who have been occupying the laneway behind the hotel.

Events which have happened to me:

1. I park my car in the hotel parking lot, and a person was trying to break into my car. I used the panic mode. When the car started honking he was shocked and saw me and told me "if you touch my car I'm going to break your face". [REDACTED] S22(1) Personal Information I have seen him in the area a lot of times. This happened in the last week November 2024.
2. I contacted NWP, who told me to call the non-emergency
3. A week prior I was in the parking lot with an employee named [REDACTED] to charge [REDACTED] battery and another person claimed the car was his he said "that's my car, do you know how much this cost?" he threatened to "Chop You if I see you next to this car") He was aggressive with his hands and coming towards us. [REDACTED] S22(1) Personal Information He did not appear to be intoxicated, and this caused me to take the threat more seriously. I called 911 and police did not respond for 2 hours. They told me over the phone not to go out to that area. Police later told me they did not see this person in the area. I have not seen this person much.
4. I usually leave work around 6:30. On almost every second day I find up to 6 people blocking the parking gate and I have to honk the horn to get them to move. They often argue with me to move around them and they raise their fists at me as if they are going to punch me. The other individuals include [REDACTED] S22(1) Personal Information S22(1) Personal Information, a woman who made racist comments to me by telling me to leave Canada and commenting about my ethnicity.
5. A few months ago I was present when [REDACTED] S22(1) Personal Information were trying to take their car from the parking lot. A bicycle blocked their path, and [REDACTED] asked them to move it. There were 15-16 people gathered in the alley. I was directing [REDACTED] where to go, and I witnessed a woman punch [REDACTED] in the head. She had fallen down on the road. I called 911. The left side of her face and her nose were red. The other people

acted like they were concerned for [REDACTED]. S22(1) Personal Information

[REDACTED]. Other people were assisting a homeless person who had also fallen in the road. The woman who punched S22(1) Personal Information I have seen her before, and sometimes she is polite and sometimes so rude when they appear intoxicated and they make racist comments to me.

6. The cars of the owners, the employees have seen their cars vandalized and one guest had a car window smashed at night and the guest told me items had been stolen.
7. Many guests who observe the problem in the back where we park tell me that they feel safe staying with us or parking the car there. They cancel bookings when they arrive. We get bad reviews which mention homeless problems and drug dealing in the back. Occasionally women remove their clothing and this concerns our guests with kids.
8. The garbage bin collection contractors have refused to come to empty the bin due to safety concerns.
9. The business next door gives these people food and the people leave unfinished food around and it attracts mice and rats. I have found human poop commonly in the alley. Nobody takes responsibility for these so Arundel staff have to clean up areas which affect the business.
10. This problem has been around for many years, but got worse after covid ended. More and more people appear and more and more incidents occur.

Date: 20-12-2024

" file No. 2024-21290 "

4:56 PM Call 911

I heard parking gate slammed to the wall & I ran outside to see what was happening.

There was a lady with black car and taking her pants off, she was by herself!

I told her that this is private parking lot area, she have to leave! she started running behind me, I ran and came in office & phoned 911. I reported the incident.

They said when cops will be here, they will call me.

Police came & phoned me at 5:16 PM. However, the lady was not there.

Shahmet.

The so called homeless gather outside the drug establishment on the remains of Alexander street which is immediately beside the back gate of my hotel gateway. They bring their belongings to the threshold of the gate and generally refuse to remove them. It seems to me that they do this in the hopes that the people who are in vehicles hoping to enter the yard will get out of their car in order to open the gate and remove the garbage. This ploy is to bring about some interaction so that some begging may take place or threatened behavior and simply annoyance. ^{One} Once may either drive over their bike or wait while the others gather around or back away into the road, which stops the taxis which in ^{turn} taxis causes an upset to which the taxis pay attention.

My present problem is that the group outside the gate seem to recognize from whom they can steal either by threat or other means, and these people are reluctant to go to the police to report this for one reason or another. It is useless to confront these

people as did my wife in the summer. She was treated to a hit in the head S22(1) Personal Information The perpetrator attends court on a regular basis.

The people let themselves into the yard and use it as a latrine causing the staff to clean up large quantities of feces every day. They do also break into the cars and steal the contents; this causes no concern to the victims who will not report this to the police. They do however complain to me with the implication that my premises are poor and its my fault. The staff are afraid to cross the yard to go to lunch. The garbage container people will not leave a container in my yard, no reason given except for interference by the homeless.

The staff get a hard time moving in and moving out of the yard because the "homeless" are always blocking the gate. When they are told to move, they are always aggressive and become violent. Many times, they started running behind the staff and we had to

phone 911 to report the incident. Under the influence of drugs, sometimes they have threatened the staff claiming that the vehicles parked in the parking lot belongs to them and if anybody dares to touch the vehicle, they will break their faces. Due to the above-mentioned incidents, the staff are frightened to work outside the building.

S22(1) Personal Information

A rectangular area of the document has been redacted with a solid grey fill.

S22(1) Personal Information





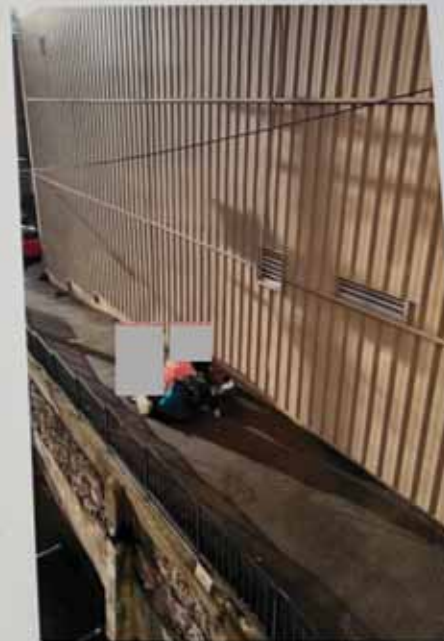
S22(1) Personal Information



S22(1) Personal Information



S22(1) Personal Information




From: [Véronique Boulanger](#)
To: [Mayor and Councillors](#)
Subject: [EXTERNAL] Safe consumption permit application
Date: Monday, June 23, 2025 11:52:40 AM

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

Dear Mayor and Council,

I am writing in support of the temporary use permit application for the Lower Mainland Purpose Society at 40 Begbie Street. The request for an 18-month extension seems reasonable to me as the Purpose Society and Fraser Health help keep people alive while they deal with issues in their lives. I do not want to see an increase in deaths of people who use drugs without supervision and care. Please grant the extension so our neighbours can stay alive.

Sincerely,

Véronique Boulanger
 Nanaimo Street
New Westminster, BC

From: [Samita](#)
To: [Mayor and Councillors](#)
Subject: [EXTERNAL] Temporary Use Permit for Purpose Society
Date: Monday, June 23, 2025 12:12:18 PM

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Dear Mayor and Council,

I am writing you today to show my support for the temporary use permit application for the Lower Mainland Purpose Society at 40 Begbie Street.

Not only are safe consumption sights proven to work (I'm sure you all have access to this information and I trust that you have done your due diligence to look into them), it is a service many of our neighbours clearly need. Our neighbours that are drug users, neighbours that require mental health support, neighbours that deserve safety and care.

There are many people that are being left out in our new west community because of bias and hate that is fueled by misinformation and disinformation - Those with power being at the forefront of these campaigns. We need leadership from you all that sees the most vulnerable in our community as human beings and creates policies with compassion - that is true progress, that is a truly healthy community.

I also want to express gratitude for the Three Crisis Response Project. It has been very helpful in supporting people in our neighborhood. I hope this is the beginning of this important work that we can collectively build and support.

Thanks,

Samita Manhas



Hon. Jennifer Whiteside, MLA
New Westminster-Coquitlam

June 23, 2025
Mayor and Councillors
City of New Westminster
511 Royal Avenue New Westminster, BC V3L 1H9

Dear Mayor Johnstone and Councillors,

Re: Temporary Use Permit for the Starship Health Connect Centre

I understand the Council will decide on the temporary use permit issued to Purpose Society for the operation of the Starship Health Connect Centre.

The toxic drug crisis continues to impact communities across British Columbia, Canada and North America. We feel this impact deeply in our own community, and New Westminster has lost 282 neighbours, friends and community members to toxic drugs since the public health emergency was declared in 2016.

It was also in 2016 that the then Minister of Health issued provincial Ministerial Order 488/2016 providing for the operation of overdose prevention services to mitigate harms due to the toxic drug crisis. These centres operate under the oversight of regional health authorities. The services provided by such sites are one critical element of our collective response to helping people at risk of death from overdose. The site operated by the Purpose Society has saved lives and mitigated harms by reversing 267 toxic drug events, distributing 9,170 Take Home Naloxone kits, safely disposing of 134,409 needles and facilitating 1,194 referrals to health and social services, including mental health and substance use supports.

Additionally, I understand that Fraser Health has introduced several expanded mental health and substance services. Recently new addiction assessment nurses were introduced at RCH. They work collaboratively with patients, emergency department teams, addiction medicine physicians and community services to assess substance-use and care needs and then help them access the right treatment and recovery services.

Late last year an Urgent Care Response Centre was opened in the Mental Health and Substance Use Wellness Centre at Royal Columbian Hospital. This new service is a primary point of contact for people who need urgent care but do not require hospitalization. Assessments can be done

in person or virtually, providing flexibility and increased accessibility. Patients will be provided with crisis support and connections to community-based services and substance-use treatment. And this Spring, the province moved forward with the expansion of highly specialized care for people who have severe and persistent mental-health disorders, often combined with other challenges, such as addictions and brain injuries, which may impact their behaviour and ability to interact safely with others. Alouette Homes is a designated mental-health facility with 18 new involuntary care beds designed to support people who meet the criteria under the Mental Health Act.

Since 2017 the province has added 682 publicly funded adult and youth substance-use treatment beds around B.C. and vastly expanded out-patient and virtual treatment services. Through Budget 2023, the province set out more than \$1 billion in funding over three years to strengthen mental-health and addictions care in B.C.

We know there is much more to do to provide the care and support that people need. I'm grateful for the approach of collaboration and partnership the City of New Westminster consistently demonstrates in addressing housing challenges that create homelessness and despair.

And I understand the concerns some of my fellow downtown residents have expressed at the how these challenges affect our neighbourhood.

I wanted to ensure that Council is aware that the province recently introduced new minimum service standards for overdose prevention services to strengthen safety and support for clients, staff and communities. The standards provide a framework for better integration of overdose prevention services into communities focusing on quality, accessibility and cultural safety. I also understand that the city, Fraser Health, and the Ministry of Health are collaborating on finding a new site for the important life-saving services provided by the Purpose Society.

There is much more work to do to address the challenges our community faces due to the mental health and addictions crisis, and it is only by working together as a community that we can achieve our goal of ensuring the health and well-being of all our residents.

Thank-you for your work on behalf of our community.

Yours truly,
Jennifer Whiteside



Hon. Jennifer Whiteside, MLA
New Westminster-Coquitlam



From: [Alex Dembinski](#)
To: [Mayor and Councillors](#)
Cc: [Patrick Johnstone](#); [Ruby Campbell](#); [Daniel Fontaine](#); [Tasha Henderson](#); [Jaimie McEvoy](#); [Paul Minhas](#); [Nadine Nakagawa](#); [Paul Faibish](#); [Brennan Finley](#)
Subject: [EXTERNAL] Letter from QuadReal: Item 5.7 on June 23rd Council Agenda – 611 Agnes Street Application
Date: Monday, June 23, 2025 2:36:00 PM
Attachments: [image003.png](#)
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.

Dear Mayor and Councillors,

As the speaker list for tonight's meeting is full, I was advised to submit this letter for your consideration regarding Item 5.7 – Rezoning and Development Permit application for 611 Agnes Street.

I write on behalf of QuadReal Property Group, the applicant, to express opposition to the proposed motion mandating office space for this project.

At a high level, this project proposal includes:

- 300 secured market rental homes;
- A turnkey not-for-profit childcare centre;
- 15,000 sq ft of retail space;
- 30,000 sq ft of office space.

Mandating office space at this time would severely impact project viability. Current market conditions for office leasing and sales remain extremely weak. If office space is mandated, there is a low chance of QuadReal proceeding with this project, risking the delivery of rental housing, childcare, and additional community benefits.

We respectfully request flexibility to explore alternate uses, such as additional market rental and/or affordable housing. We ask that Council not pass the motion as proposed, allowing further collaboration on the most viable mix of uses for this project.

We remain committed to working with staff, Council, and the public to deliver a community-enriching project.

Thank you for considering our request.

Regards,

Alex Dembinski, MBA
Manager, Development | Investment Management
T +1 604-975-9711 | M +1 604-362-4451
Alex.dembinski@quadreal.com
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