



# City of New Westminster

## Report to Council

**To:** New Westminster City Council  
in Regular Council

**Meeting Date:** October 6, 2025

**From:** Lisa Leblanc, Director, Engineering  
& Deputy Chief Administrative  
Officer

**Report No.:** 2025-289

**Re: Licence of Occupation of a Portion of Brunette Avenue with BC  
Transportation Financing Authority for Construction and Use of a  
Pedestrian Bridge Connection to Sapperton Station**

---

### Staff Recommendation

*THAT the Mayor and Corporate Officer, on behalf of the City of New Westminster, be authorized to execute the Licence of Occupation Agreement for a portion of Brunette Avenue for the construction and use of a pedestrian bridge connection structure between the City of New Westminster and the BC Transportation Financing Authority as provided in Attachment 1 to the report titled "Licence of Occupation of a Portion of Brunette Avenue with BC Transportation Financing Authority for Construction and Use of a Pedestrian Bridge Connection to Sapperton Station" from the Director, Engineering and Deputy CAO, dated October 6, 2025.*

---

### Purpose

To seek Council authorization to enter into a licence of occupation agreement with BC Transportation Financing Authority (BCTFA) to enable construction and use of a portion of Brunette Avenue for a new above-grade bridge connection structure with support columns extending to street level on the west side of Brunette Avenue providing public access to Sapperton Station.

### Background

Over the past few years, the City has been working collaboratively with Wesgroup Properties and TransLink on the design of a public Transit Plaza as envisioned in the Brewery District Master Plan. The plaza is located on land owned by Wesgoup, and therefore is being designed as a privately-owned public space that would meet City objectives of providing an accessible public space with connections to the Sapperton Sky Train Station and the Royal Columbian Hospital. Through the permitting process for Wesgroup's mixed-use development project at 230 Keary Street, which will front onto the

plaza, the City has secured the construction and delivery of the Transit Plaza through a Development Agreement with Wesgroup.

### **Discussion**

As part of the Transit Plaza work, Wesgoup will be decommissioning the existing Sky Train walkway located on the 200 Keary Street property and will construct a new more accessible connection from the existing pedestrian overpass over Brunette Avenue to a new entrance to the Sapperton Sky Train Station at the northeast corner of the Transit Plaza.

The scope of this new connection is primarily on private property: 268 Nelson's Court, which is owned by Wesgroup and 200 Keary Street, which has a statutory right of way registered over the property to permit the construction, reconstruction and addition to the existing transit facilities by the BCFTA. There is a very small extent of the new Sky Train connection that overhangs Brunette Avenue.

To accommodate this connection a licence of occupation agreement with BCTFA is required to permit the construction and long term use of the City's road right of way for this new transit infrastructure which is defined in Schedule 2 of the attached agreement. BCTFA will be authorizing Wesgroup to construct the new transit infrastructure by way of a construction consent agreement. Execution of the Wesgroup agreement is conditional on the City's approval of BCTFA's use of this airspace. The term of the licence of occupation agreement is 99 years consistent with the expected life of the bridge infrastructure.

### **Financial Implications**

The costs to the City for providing the licence of occupation to the BCTFA are keeping the surface level of the 113.73 square foot premises in good and substantial repair, other than the infrastructure and damage caused by the licensee. The City is also required to clear snow to ensure surface level access to the infrastructure but no more frequently than it clears other roadways. BCTFA is required to pay all utility costs and other costs attributable to the repair and maintenance of the infrastructure.

### **Next Steps**

Approval of the recommendation would authorize the Mayor and Corporate Officer to enter into the Licence of Occupation Agreement which would then be provided to BCTFA for execution.

### **Interdepartmental Liaison**

Engineering Services, Planning and Development, and Legal Services.

## **Attachments**

Attachment 1 – Licence of Occupation Agreement between the City and BCTFA for a portion of Brunette Avenue for the construction and use of a pedestrian bridge connection structure providing public access to Sapperton Station.

Attachment 2 - Sketch Plan of Area Over a Portion of Brunette Avenue Fronting Strata Plan BCS3018

## **Report Approval**

Submitted By

Craig MacFarlane, Manager of Legal Services, City Solicitor

Agreed By

Hardeep Maghera, Manager of Engineering Development Services, Design and Construction, Engineering Services.

Approved By

Lisa Leblanc, Director of Engineering Services & Deputy CAO

Lisa Spitale, Chief Administrative Officer