



**Public Hearing**

**Monday, January 26, 2026  
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 Public Hearing to order at 6:10 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. OPENING STATEMENT**

The Chair set the procedural rules of conduct for the Public Hearings in accordance with Section 465 of the *Local Government Act*.

In accordance with Section 100 of the *Community Charter*, Cllr. Henderson and Cllr. Minhas declared to be in a potential conflict of interest as they may each have pecuniary interests in Item 3.1 and left the meeting (6:14 p.m.).

### 3. BYLAWS FOR CONSIDERATION

#### 3.1 Our City, Our Homes: Integration of Provincial Housing Legislation

- a. **Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (Provincial Housing Legislation Integration) No. 8522, 2025**
- b. **Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Non-Profit Housing Development, Phase 2) No. 8528, 2025**
- c. **Zoning Bylaw No. 6680, 2001, Amendment Bylaw (Land Use Designation Alignments) No. 8530, 2025**

#### d. **Correspondence**

- a. **As of 1 pm, January 16, 2026**
- b. **As of 12 pm, January 21, 2026**
- c. **As of 12 pm, January 23, 2026**

#### e. **Order of Business**

##### a. **Presentation from Staff**

With the aid of a PowerPoint presentation, Lynn Roxburgh, Manager, Housing and Land Use Planning, provided an overview of the implementation of provincial housing legislation, and noted that the proposed updates would align the City's Official Community Plan (OCP) with the height and density enabled in Transit Oriented Development (TOD) areas, and remove barriers to building new affordable housing through OCP and zoning changes.

##### b. **Acknowledgement of On Table Written Submissions Received By the Corporate Officer**

The Corporate Officer acknowledged the following pieces of on table correspondence.

- i. Rainiy – January 23, 2026 (Schedule 1)
- ii. J. Nicol – January 23, 2026 (Schedule 2)
- iii. Assaf Yakuel – January 24, 2026 (Schedule 6 & Schedule 7)
- iv. Sasha Sabinin – January 24, 2026 (Schedule 11)
- v. Sheila Lechner – January 24, 2026 (Schedule 12)
- vi. Michael Hall – January 24, 2026 (Schedule 14)
- vii. Mark Lechner – January 24, 2026 (Schedule 15)
- viii. Ed & Dina Zacharuk – January 25, 2026 (Schedule 17)
- ix. Tyee Bridge – January 25, 2026 (Schedule 18)
- x. Wendy Stephen – January 25, 2026 (Schedule 20)

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- xi. Pam Byers – January 25, 2026 (Schedule 28)
- xii. Phillip Arsenault – January 25, 2026 (Schedule 29)
- xiii. P. Ghandi – January 26, 2026 (Schedule 31)
- xiv. Inbar Yekuel – January 26, 2026 (Schedule 32 & Schedule 33)
- xv. Tracy Ayotte – January 26, 2026 (Schedule 34)
- xvi. Agnes Black – January 26, 2026 (Schedule 35)
- xvii. Devin Hentschel – January 26, 2026 (Schedule 36)
- xviii. Theresa Rawle, Director, Planning & Development, Vancouver Fraser Port Authority – January 26, 2026 (Schedule 38)
- xix. D. Webb – January 26, 2026 (Schedule 41)
- xx. Diane Jansen & Mike Budzik – January 26, 2026 (Schedule 42)
- xxi. Kristen Andrews – January 26, 2026 (Schedule 43)
- xxii. Karen Crosby – January 26, 2026 (Schedule 46)
- xxiii. Tony Black – January 26, 2026 (Schedule 47)
- xxiv. Walter Opmeer – January 26, 2026 (Schedule 50)

### **c. Submissions from the Floor**

Emiliano Carrasco, New Westminster, spoke in favour of the proposed bylaws, expressing the importance of residential and mixed-use areas, including non-profit housing, in proximity to transit. E. Carrasco was of the opinion that the proposed bylaws will encourage growth throughout the city by supporting accessibility, safety, and ease of movement for everyone. E. Carrasco further remarked that recent upgrades to city streets, including improvements to bike lanes and natural areas, enhance the overall urban landscape.

Rohan Singh, New Westminster, spoke in favour of the proposed bylaws, noting that the amendments would add housing choice and encourage inclusive residence in the city. R. Singh requested that the City embed a “housing first” approach in policies and guidelines, and was of the opinion that publicly reported service standards and key performance indicators would provide clarity to non-profit housing providers and developers on how proposed projects move through the development process. R. Singh encouraged the City to proactively seek partners in building soft-profit housing, and in an effort to address parking and traffic concerns, recommended the City refine its parking requirements and curbside management to protect accessible parking, loading zones, pedestrian access, and cycling infrastructure.

Michael Hall, New Westminster, spoke in favour of the proposed bylaws, noting that they provide housing choice as well as increased housing near transit.

Larry Church, New Westminster, spoke in opposition to the proposed bylaws, and was of the opinion that densification is negatively contributing to the region's affordability, housing crisis, and healthcare system. L. Church queried why, despite exceeding its first year Housing Target Order, the City must allow more density. L. Church was of the opinion that the Province is removed from the needs of the community and therefore, the implementation of mandated housing target orders for New Westminster further worsens the housing crisis.

Hyeonjin Kim, New Westminster, spoke in favour of the proposed bylaws, expressing that the amendments would remove barriers and increase housing choice, which supports affordability, mobility, and sustainability. Further, H. Kim was of the opinion that the provisions of the proposed bylaws should be expanded across the city to advance the goal of a more inclusive city.

Neil Salmond, New Westminster, remarked that more housing and more choice in housing is necessary and therefore spoke in favour of the proposed bylaws as they facilitate these needs.

David Brett, New Westminster, spoke in opposition to the proposed bylaws, and cited concern with the Province's mandated approach to addressing the housing crisis and was of the opinion that it would not reduce the cost of housing. D. Brett cited concern about the potential for the proposed bylaws to negatively affect the City's heritage preservation efforts, noting that they may eliminate incentives. D. Brett then suggested that the Heritage Conservation Area be utilized to protect the identity and character of the city.

Dave Welsby remarked that, while he does not have any concerns regarding the proposed bylaws, it would be appreciated if speakers could speak slowly and clearly.

Berril Perks, New Westminster, spoke in favour of the proposed bylaws, citing that they are family- and older adult-friendly and was of the opinion that the proposed changes can be accommodated within the City's heritage design guidelines. B. Perks then expressed that this is an opportunity for the City to lead and guide the provincially mandated process for transit-oriented densification by streamlining and making predictable the development process for property owners and developers. Also, B. Perks encouraged the development of family-sized units.

Jane Beguin, New Westminster, Brow of the Hill, expressed concern regarding how density will be transitioned toward surrounding areas at the edges of TOD areas, noting that gentle gradient is needed. J. Beguin then commented on the capacity of current public amenities, noting that with increased density, the need for additional amenities further increases.

Ian Isbister, New Westminster, cited concern regarding the proposed reduction of parking requirements for developments, noting that parking

throughout the city is limited as-is and requested that parking requirements be maintained or increased.

Ed Zacharuk, New Westminster, cited concern with planning and process matters related to the proposed amendments, noting that they do not clearly demonstrate how infrastructure, public safety, and community services will keep pace with the level of growth; in particular, it was noted that the proposed amendments do not provide adequate detail on how fire protection, schools, parks, and utilities will remain resilient as density increases. E. Zacharuk commented on the broad application of TOD areas, noting that they do not account for local conditions such as the city's varied topography, constrained road network, limited property for essential services, and established pattern for subdivision; a tailored approach would ensure smooth transition from TOD areas to existing buildings and land uses. Further, E. Zacharuk remarked that the proposed amendments would introduce density beyond what is mandated by the Province, and queried how future six-storey developments would affect existing homes fitted with solar panels. E. Zacharuk then referenced past resident survey results, and was of the opinion that the proposed amendments do not align with community priorities.

Roberto Aguilla, New Westminster, Sapperton, expressed support for affordable new housing and expressed concern about the rate of growth in Sapperton. In particular, R. Aguilla cited concern with traffic and noise from train whistles, querying how the City will address existing issues throughout the city prior to forthcoming growth.

Krista MacArthur, New Westminster, spoke in favour of the proposed bylaws, noting that additional density is welcome. K. MacArthur then commented on the cost of living, and expressed support for actions that support housing equality and in particular, low-income housing.

Alex Biedka, New Westminster, Glenbrooke North, was of the opinion that more development and density is necessary, but noted that a one-size-fits-all approach does not accommodate the needs of all residents. A. Biedka referenced statistics on anticipated growth and queried how the City would address the need for amenities as current ones are at capacity. A. Biedka concluded by remarking that while densification is needed, this need should be balanced with the need for amenities.

Jordan Smith, New Westminster, Moody Park, cited concern regarding (i) affordability of living in the city, (ii) increased traffic, (iii) limited parking availability, and (iv) pedestrian safety.

The Chair acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for the second time with new information.

L. Church, New Westminster, commented on the challenges of finding affordable housing in the Lower Mainland, noting that many young adults are unable to stay in the communities they grew up in. L. Church was of the view that land value has increased as a result of densification, which can lead to speculation and increased housing costs.

Tracy, New Westminster, West End, was of the opinion that densification can be positive with adequate infrastructure and in particular, infrastructure for police and fire, with focus given to TOD areas. It was further noted that it would be valuable to examine how vacant properties could be repurposed.

**d. Closure of the Hearing**

The Chair announced that the Public Hearing for Bylaws No. 8522, 8528, and 8530 was closed.

*Cllrs. Henderson and Minhas returned to the meeting (7:22 p.m.).*

The meeting recessed at 7:23 p.m.

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The meeting reconvened at 7:30 p.m. with all members of Council present.

In accordance with Section 100 of the *Community Charter*, Cllr. Campbell declared to be in a potential conflict of interest as she may have pecuniary interest in Item 3.2 and left the meeting (7:32 p.m.).

**3.2 Our City, Our Homes: Implementation of Townhouse and Affordable Housing Accelerator Fund Initiatives**

- a. **Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (Townhouse Accelerator Initiative) No. 8547, 2025**
- b. **Zoning Amendment Bylaw No. 6680, 2001, Amendment Bylaw (Townhouse Zoning Update) No. 8524, 2025**
- c. **Correspondence**
  - a. **As of 1 pm, January 16, 2026**
  - b. **As of 12 pm, January 21, 2026**
  - c. **As of 12 pm, January 23, 2026**

**d. Order of Business**

**a. Presentation from Staff**

With the aid of a PowerPoint presentation, L. Roxburgh provided an overview of the proposed implementation of the townhouse and affordable housing accelerator initiatives. It was noted that OCP Amendment Bylaw No. 8547 would (i) designate 900 properties as “Residential – Townhouse,” (ii) update the Townhouse Development Permit Area guidelines to provide increased clarity and alignment with city-wide policies and strategies, and (iii) allow non-profit affordable housing projects of up to six storeys. L. Roxburgh further advised that Zoning Amendment Bylaw No. 8524 would create two Townhouse District zones (RT-A and RT-B), which would allow larger units and secondary suites in townhouse units, and pre-zone 570 sites as RT-A or RT-B.

**b. Acknowledgement of On Table Written Submissions Received By the Corporate Officer**

The Corporate Officer acknowledged the following pieces of on table correspondence.

- i. Rainiy – January 23, 2026 (Schedule 1)
- ii. David Thomson – January 23, 2026 (Schedule 3)
- iii. Hal Hamilton & Kim Greaves – January 23, 2026 (Schedule 4)
- iv. Brad Melenychuk & Ursula Lutsch – January 23, 2026 (Schedule 5)
- v. Assaf Yakuel – January 24, 2026 (Schedule 8 & Schedule 9)
- vi. Neil Salmond – January 24, 2026 (Schedule 10)
- vii. Sasha Sabinin – January 24, 2026 (Schedule 11)
- viii. Sheila Lechner – January 24, 2026 (Schedule 13)
- ix. Michael Hall – January 24, 2026 (Schedule 14)
- x. Mark Lechner – January 26, 2026 (Schedule 16)
- xi. Tyee Bridge – January 25, 2026 (Schedule 18)
- xii. Anita Carraro – January 25, 2026 (Schedule 19)
- xiii. Wendy Stephen – January 25, 2026 (Schedule 20)
- xiv. Anne Tang – January 25, 2026 (Schedule 21)
- xv. Monica Tang – January 25, 2026 (Schedule 22)
- xvi. Brian & Lori Fee – January 25, 2026 (Schedule 23)
- xvii. Nirmal Grewal & Pratima Tripathy – January 25, 2026 (Schedule 24)
- xviii. Lynda Klein – January 25, 2026 (Schedule 25)
- xix. Baljit Ghai – January 25, 2026 (Schedule 26)

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- xx. Barb MacKay – January 25, 2026 (Schedule 27)
- xxi. Phillip Arsenault – January 25, 2026 (Schedule 29)
- xxii. Iris Morrow – January 26, 2026 (Schedule 30)
- xxiii. P. Ghandi – January 26, 2026 (Schedule 31)
- xxiv. Tracy Ayotte – January 26, 2026 (Schedule 34)
- xxv. Agnes Black – January 26, 2026 (Schedule 35)
- xxvi. Devin Hentschel – January 26, 2026 (Schedule 36)
- xxvii. Gayle Azyan – January 26, 2026 (Schedule 37)
- xxviii. Theresa Rawle, Director, Planning & Development, Vancouver Fraser Port Authority – January 26, 2026 (Schedule 38)
- xxix. Hugh Brown – January 26, 2026 (Schedule 39)
- xxx. Laura Jones – January 26, 2026 (Schedule 40)
- xxxi. D. Webb – January 26, 2026 (Schedule 41)
- xxxii. Diane Jansen & Mike Budzik – January 26, 2026 (Schedule 42)
- xxxiii. Kristen Andrews – January 26, 2026 (Schedule 43)
- xxxiv. Joe Wang – January 26, 2026 (Schedule 44 & Schedule 55)
- xxxv. Sam Johnson – January 26, 2026 (Schedule 45)
- xxxvi. Karen Crosby – January 26, 2026 (Schedule 46)
- xxxvii. Ian Isbister – January 26, 2026 (Schedule 48 & Schedule 49)
- xxxviii. Tamara Nielsen – January 25, 2026 (Schedule 51)
- xxxix. Karin Roberts – January 26, 2026 (Schedule 52)
  - xl. Alex Pichler – January 26, 2026 (Schedule 53)
  - xli. Elliot Rossiter – January 26, 2026 (Schedule 54)

### c. **Submissions from the Floor**

Larry Church, New Westminster, spoke in opposition to the proposed bylaws, citing concern regarding the Province’s mandated approach to addressing the housing crisis and potential land speculation as it relates to housing affordability. L. Church then commented on the Urban Forest Management Strategy and was of the opinion that increased density negatively affects the City’s efforts to increase the city’s tree canopy cover as trees are removed to facilitate development.

Iris Morrow, New Westminster, referenced a petition submitted (attached to and forming part of these Minutes as Schedule 30) and spoke in opposition to the proposed bylaws. I. Morrow remarked that while there is a need for affordable housing, the proposed bylaws, if approved, may result in the loss of the city’s heritage character. I. Morrow commented on

Council's authority on land use, noting that applications for townhouse development should be considered on a case-by-case basis. I. Morrow then cited concern with (i) the public hearing notification process, (ii) assessed property values based on permitted land uses and how it would affect property taxes, and (iii) the effects of shading due to density. I. Morrow concluded by remarking that given that New Westminster is the second densest city in Canada and has exceeded its first year mandated Housing Order Target, the City should advocate against provincial requirements.

Gaganjot Grewal Madaan, New Westminster, joined the meeting by electronic means and commented on the development of duplex housing, noting that it offers a practical option that fits in well within existing single-family neighbourhoods, offers an additional housing option, and increases the housing stock.

Joanne Folka, New Westminster, Glenbrooke North, joined the meeting by electronic means and spoke in opposition to the proposed bylaws, citing that it could lead to land speculation and therefore increase the cost of housing. J. Folka commented on the loss of the City's tree canopy cover as a result of development and expressed concern regarding increased density as it relates to school capacity. J. Folka concluded by expressing disappointment in the City's absence on the coalition of Metro Vancouver municipalities calling on the Government of BC to roll back mandated housing legislation.

Karen Crosby, New Westminster, spoke in favour of the proposed bylaws, and was of the opinion that the amendments add housing choice, encourage inclusive housing throughout the city, and support the walkability of the city. It was further noted that pre-zoning properties to allow townhouses streamlines the development process by eliminating the need for a rezoning application. K. Crosby then spoke to the various health and environmental benefits of walking, noting that walkable neighbourhoods may also attract businesses. K. Crosby concluded by stating that denser housing requires more services and encouraged the City to advocate to the provincial government for infrastructure such as schools and hospitals.

Jennifer Thompson, New Westminster, spoke in favour of the proposed bylaws, citing support for townhouses and non-profit affordable housing. J. Thompson commented that the need to adapt to the City's growing population is essential and expressed interest in learning more about the City's Financing Growth Strategy, Development Cost Charges and Amenity Cost Charges.

Patrick Muise, New Westminster, queried various transportation infrastructure projects throughout the city and recommended the installation of overpasses to remove regional through-traffic from local roads.

Susie Poulsen, New Westminster, joined the meeting by electronic means and cited concern about the impact to property owners of pre-zoning properties to allow townhouses. S. Poulsen commented that while the proposed bylaws respond to mandated provincial requirements, land use designations do not guarantee the development of housing; it was noted that despite various approval processes, prospective development properties are often unsightly and vacant, which contributes to the decline of neighbourhoods. S. Poulsen remarked that welcoming new residents should occur without displacing others.

Neil Salmond, New Westminster, spoke in favour of the proposed bylaws, citing support for streamlining the development process for up to six storeys affordable housing and townhouse projects. N. Salmond sympathized with concerns from previous speakers in relation to the need for public amenities like parks, suggesting that streets be converted into car-free linear green spaces. N. Salmond also encouraged the implementation of innovative technologies to address concerns about electrical load capacity of new developments. N. Salmond concluded by thanking the City for introducing changes that will offer more housing choice.

Charles Condon, New Westminster, West End, spoke in opposition to the proposed bylaws, expressing concern regarding fewer opportunities for residents to provide input on new development projects and densification without new public amenities. C. Condon urged Council to reject the proposed bylaws in order to maintain opportunities for public input on new developments.

Samantha Ward, New Westminster, spoke in opposition to the bylaws, noting that Bill 44 permits small-scale, multi-unit housing on single-family lots and therefore there is no need to designate and pre-zone properties to allow townhouses. S. Ward commented that lot sizes vary and while lot consolidation is an option, it adds a layer of technical and financial complexity to potential redevelopment. S. Ward remarked that it would be preferable to have the City simplify permitting requirements and increase flexibility to better support secondary suites and carriage houses; this approach would also lend itself to preserving the heritage of homes and the character of neighbourhoods. S. Ward then commented on utility infrastructure constraints, noting that in the absence of a bylaw requiring a developer to pay to upgrade lot services, the cost will be borne by tax payers. S. Ward concluded by querying how the approximately 570 properties were identified for pre-zoning.

Chad Lindstrom, New Westminster, West End, spoke in favour of the proposed bylaws, however, queried the rationale for identifying the proposed properties for pre-zoning. C. Lindstrom was of the opinion that it appears inconsistent in that lots within existing denser areas have been identified for pre-zoning, while lots in areas that have capacity for additional density have not.

Derrick Thornhill, New Westminster, spoke in favour of development and suggested the City examine introducing stratification as a means to keep people in the community and encourage generational living.

Elmer Rudolph, New Westminster, cited concern about the public hearing notification process and was of the opinion that it was insufficient. E. Rudolph remarked that information cards would benefit from improved design and clarity and was of the opinion that in-person public information sessions would better inform residents of proposed changes.

Brian Elder, New Westminster, spoke on behalf of his sister Helen Koberstein, echoing concerns of previous speakers about pre-zoning properties as it relates to property assessments and its correlated effect on property taxes. B. Elder also cited concern that new, high-density development may affect ingress and egress along Fifth Street.

Nancy Whiteside, New Westminster, expressed concern regarding the pre-zoning of properties as Residential – Townhouse (RT). It was noted that the RT land use designation requires a 9,000 square feet minimum site area and therefore limits opportunities for infill development; this negatively affects property owners' ability to redevelop their lots as a land assembly would be required. N. Whiteside expressed support for increased density in the city, and was of the opinion that the proposed amendments do not align with the spirit of Bill 44, which is to permit a variety of small-scale housing options. N. Whiteside encouraged the inclusion of secondary suites in an effort to allow residents to age in place and wished to review the map identifying the 570 properties proposed to be pre-zoned for townhouses.

Eric Van Fleet, New Westminster, spoke in favour of the proposed bylaws, and was of the opinion that pre-zoning helps to sustainably and quickly implement necessary density and access to amenities and transit.

Ian Radnidge, New Westminster, expressed concern regarding the pre-zoning of properties to allow non-profit affordable housing projects of up to six storeys throughout the city, noting that development of such scale will be challenging to transition into the form and character of existing single-family neighbourhoods. I. Radnidge then cited concern regarding the public notification process, and was of the opinion that the City should have gone beyond the statutory requirements to ensure residents were aware of the proposed changes, including notifying Residents' Associations.

Chuck Puchmayr, New Westminster, spoke in favour of the proposed bylaws, however expressed concern regarding lots that may be left behind as a result of land assemblies to facilitate townhouse development.

Ann Henderson, New Westminster, Glenbrooke North, queried affordability in the context of the cost of living in the Lower Mainland. A. Henderson spoke to the challenges endured by previous generations to become a home owner and was of the opinion that while the proposed changes may expand opportunities for individuals to enter the housing market, it is at a cost to existing residents.

Russet Killough, New Westminster, Glenbrooke North, stated that while densification is needed, the rate of change is concerning. R. Killough further cited concern regarding (i) the lack of infrastructure, (ii) traffic congestion throughout the city, (iii) pedestrian safety, and (iv) limited on-street parking.

Deane Gurney, New Westminster, expressed concern regarding the proposed bylaws, noting the importance of ensuring the changes do not result in unintended consequences as they could negatively affect the City's goals for growth.

Rohan Singh, New Westminster, spoke in favour of the proposed bylaws, noting that the amendments would add housing choice and encourage inclusive residence in the city. R. Singh expressed support for non-profit affordable housing projects of up to six storeys and urged Council to vote in favour of the proposed bylaw amendments.

Adrian Mikkelson, New Westminster, urged Council to slow down the implementation of the proposed amendments, and was of the opinion that better planning and consideration is necessary to mitigate impacts to residents.

Peter Jorgenson, New Westminster, Glenbrooke North, spoke in favour of the proposed bylaws, expressing the importance of affordability in housing options for all and in particular the desire for ground-oriented housing with greenspace for families. It was noted that while densification will be gradual, the need for public amenities and infrastructure is immediate. P. Jorgenson encouraged residents to subscribe to Be Heard New West to be informed of City projects.

D. Brett, New Westminster, cited concern regarding the public consultation process for the proposed changes to the Official Community Plan, citing a preference for a grassroots process to meet the needs and reflect the wishes of the community. D. Brett was of the opinion that townhouses are not affordable and that it is more environmentally friendly to add density to existing homes rather than through redevelopment.

The Chair acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for the second time with new information.

Iris Morrow, New Westminster, referenced a petition submitted to Council in opposition to the proposed bylaws (attached to and forming part of these Minutes as Schedule 30) and cited concern regarding shadowing impacts on residents' ability to grow food, garden, and enjoy outdoor space. I. Morrow concluded by remarking that given that New Westminster is the second densest city in Canada and has exceeded its first year mandated Housing Order Target, the City should advocate against provincial requirements.

Nancy Whiteside, New Westminster, was of the opinion that the proposed changes to the City's land use regulations to align with provincial housing legislation has been ongoing for a considerable amount of time and was of the opinion that the City has provided many opportunities for community engagement over the years. N. Whiteside spoke in favour of stratifying laneway houses and increasing square footage allowances for small-scale development options.

Larry Church, New Westminster, referenced a townhouse development project in the city, noting that current new developments are contributing to pressures on the City's utility infrastructure. L. Church also cited concern regarding a reduction in parking requirements for new developments, querying how the City will address the need for on-street parking.

Dave Wellsby, New Westminster, queried the map identifying the 570 properties proposed to be pre-zoned for townhouses.

**d. Closure of the Hearing**

The Chair announced that the Public Hearing for Bylaws No. 8547 and 8524 was closed.

*Cllr. Campbell returned to the meeting (9:58 p.m.).*

**4. ADJOURNMENT**

MOVED and SECONDED  
*THAT the meeting adjourn (9:59 p.m.).*

**CARRIED**

**Minutes – Public Hearing – January 26, 2026**

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Certified a true and correct copy of the Minutes of the Public Hearing of Council of the City of New Westminster held on January 26, 2026.

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Patrick Johnstone  
MAYOR

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Hanieh Berg  
CORPORATE OFFICER

## Mayor and Councillors

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**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:01 AM  
**To:** 'Rainiy'  
**Subject:** RE: [EXTERNAL] Strong Opposition to Bylaws 8522, 8524, 8528 & 8547 - [REDACTED] Richmond St Resident

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development Department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Hanieh Berg**  
Corporate Officer

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

**From:** Rainiy [REDACTED] S.22(1) Personal Information  
**Sent:** January 23, 2026 7:19 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Strong Opposition to Bylaws 8522, 8524, 8528 & 8547 - [REDACTED] Richmond St Resident

**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.

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To the Mayor and Council,

I am a resident and homeowner at [REDACTED] Richmond St. I am writing to formally express my strong opposition to the proposed OCP and Zoning updates (Bylaws 8522, 8524, 8528, 8547, 8530) for the following reasons:

**Infrastructure Failure and Water Leaks:** Sapperton has experienced multiple severe underground water leakages recently, proving our utilities are at a breaking point. Adding density without upgrading the grid is irresponsible.

**Power Grid Concerns:** I am deeply concerned about the local power grid's capacity to handle increased electrical loads from hundreds of new units, especially during peak seasons.

**Overcrowded Schools and Hospitals:** Our local schools (e.g., Richard McBride Elementary) are already at capacity. Furthermore, the Royal Columbian Hospital ER and surrounding medical resources are under immense pressure. This policy fails to address how these essential services will scale.

Traffic and Parking: Richmond St is already congested. The proposed reduction in parking requirements for new developments will lead to gridlock and safety issues for emergency vehicles.

Loss of River Views: My property's view of the Fraser River is a key part of my quality of life. The 6-storey allowance on sloped lots will permanently obstruct these views.

I request that Council reject these bylaws in their current form until a comprehensive infrastructure and resource assessment is completed for the Sapperton area.

Please include this letter in the official record for the Public Hearing on January 26, 2026.

Sincerely,

Rainiy



Richmond St, New Westminster

## Mayor and Councillors

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**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:02 AM  
**To:** 'J Nicol'  
**Subject:** RE: [EXTERNAL] Written comments about non-profit affordable housing.

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development Department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Hanieh Berg**  
Corporate Officer

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

**From:** J Nicol **S.22(1) Personal Information**  
**Sent:** January 23, 2026 9:28 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Written comments about non-profit affordable housing.

**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.

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Hello,

I have been a resident of New Westminster for 40 years now. There have been a lot changes in the city. The apartment building I live in has changed hands in the last year. I pay very reasonable rent (at this time). The tenants are waiting for an unreasonable rent increase to occur. We encourage the city to continue working on putting through a strong Tenant Assistance Policy so Tenants feel like they have a voice. But also so they are not unfairly evicted into the street. In regards to Bylaw No. 8522, the city needs to be supported in the zoning of of more non-profit affordable housing. After a building developer constructs for-profit housing, they should be required to construct non-profit affordable housing. If I am ever evicted, I will have to look for 1-2 roommates or possibly work 7 days a week just to pay rent. In another eleven years, I should be retiring. Will I ever retire because of the cost of living? I encourage the city to keep seeing the residents of New Westminster.

Thank you,

J. Nicol

## Mayor and Councillors

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**From:** Mayor and Councillors  
**Sent:** Friday, January 23, 2026 4:48 PM  
**To:** 'Dave Thomson'  
**Subject:** RE: [EXTERNAL] Townhouse Development & Transit Oriented Development Areas

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
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**From:** Dave Thomson S.22(1) Personal Information  
**Sent:** Friday, January 23, 2026 4:43 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Cc:** Eugen Klein <eklein@kleingroup.com>  
**Subject:** [EXTERNAL] Townhouse Development & Transit Oriented Development Areas

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Our Strata (LMS 1078) is located at the NW corner of Cumberland and Columbia. The property is 7 acres in size and within 15 minutes of both Royal Columbia Hospital and the Sapperton sky train station. The complex consists of 18 buildings with a total of 85 townhome units. The residential density is by my estimation probably close to the lowest in New Westminster with +/- 170 people living in these units which were built in 1993, 1994. Our updated depreciation report forecasts extensive maintenance expenses and assessments in the next 4-6 years that many of the owners will have a very difficult time meeting. The complex has Poly B plumbing that may have to be remediated and the recent electrical capacity report required by the Province shows that we do not have the supply to meet any further demand from level 2 EV charging or heat pumps. In short our complex is well past its "Best Before" date.

A majority of owners have voted in favour of selling the complex and it is currently listed through the Klein Group. There was an offer to purchase from Peak Developments that was acceptable to a majority of owners but did not meet the Provincial threshold of 80%. Stantec did a feasibility study of the complex in January 2019. I would urge you to take a look at this study in light of the revised zoning since it was done and also that it is

within the Transit Oriented Area. which wasn't applicable at the time. Development of this property would assist both the city in meeting its Provincial mandate to create 4,432 housing units and RCH in providing worksite accessible housing for its ever increasing staffing requirements.

Thank you for your consideration of this input. I would suggest that contacting Eugene Klein at the Klein group would provide you with additional details.

Respectfully,  
David Thomson

cc: E Klein

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Friday, January 23, 2026 4:47 PM  
**To:** S.22(1) Personal Information  
**Subject:** RE: letter of opposition to pre-zoning bylaw  
**Attachments:** Letter to Mayor and Council.docx

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

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---

**From:** S.22(1) Personal Information  
**Sent:** Friday, January 23, 2026 2:55 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Cc:** Kim Greaves S.22(1) Personal Information; Hamilton Haldon S.22(1) Personal Information  
**Subject:** [EXTERNAL] letter of opposition to pre-zoning bylaw

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Mayor and Councillors,

Please accept our letter of opposition to the proposed by-law amendments hearing slated for January 26, 2026, that relate to pre-zoning RS-1 properties in the Glenbrook North area of New Westminster.

Unfortunately, we will not be able to speak at the hearing but we do hope to be present on January 26th.

Regards,  
Hal Hamilton and Kim Greaves  
S.22(1) Personal Information First St

To Mayor and Council

**Re: Public hearing on January 26, 2026 – Statement of OPPOSITION to the Townhouse Program – Upcoming Official Community Plan and Zoning Bylaw Amendments affecting Glenbrook North RS1 properties.**

We are the owners of § 22(1) Form First Street. We have owned this property since October of 1990 and have been New Westminster residents since the late 1970's.

We are writing to express our **OPPOSITION** to the proposed Official Community Plan (OCP) and Zoning Bylaw amendments to designate and pre-zone our property for

Townhouses. Our opposition to these amendments is based on the following perspectives:

**Rezoning bylaw proposal is incomplete**

We have tried to find a detailed description with complete wording of the new bylaw proposal. In researching myriad documents surrounding the proposed

zoning changes we were alarmed to read that framers of the new bylaw have taken "...a *'light touch' approach whereby baseline requirements are being advanced to meet the deadlines*".

In other words, the work has been rushed and is incomplete and can only be viewed as an attempt to avoid conflict with provincial mandates by not meeting a target deadline.

This bylaw is unnecessary as **Provincial Bill 44** already allows for development and increased density of RS1 properties.

Further, the framers of this bylaw state, “*Once deadlines have been met, staff will undertake a second phase of work to incorporate further analysis and refinement of the work completed.*”

The ‘work’ is not completed. A ‘*work on the fly approach*’ has been adopted without homeowners and residents knowing what to expect, and this is unacceptable.

This language in the background documents is vague and gives taxpayers no concrete idea of what will happen next. This places far too much power in the hands of staff to complete work not encompassed by the current proposed bylaw.

We strongly urge Mayor and Council to reject the bylaw proposal in its entirety.

**The timeline/notice to residents was too short for residents to respond to these proposed bylaw changes in a meaningful capacity**

We learned of this hearing in late December and received mail about the hearing in the third week of January.

This cannot possibly be considered adequate notice of proposed bylaw amendments that seek to change the zoning of many Glenbrook North property owners.

**Heritage value of Existing Home at 601 First Street**

We live at § 22(1) Perso First Street. Our home is a craftsman home that was built in 1912, and it retains many original elements. The exterior of our home has been substantially refurbished,

winning the Heritage Shield award in 2005 for best exterior restoration.

Our home and several other within the proposed townhouse pre-zoning area in Glenbrook North have significant heritage value.

Do the Mayor and Council not value our efforts, and the efforts of our surrounding neighbours, who have sought to save, restore and maintain the heritage value of our homes?

Designating and pre-zoning our properties for townhouses by adopting this proposed bylaw suggests they do not. This tears at the fabric of this special area of our New Westminster community.

### **Multi-generational Families in Glenbrook North homes**

Many residents and homeowners in this area already have children and grandchildren living with them. Instead of rezoning for townhouses, why not increase density in this neighbourhood by simplifying the permit and building processes for building basement suites and laneway and carriage houses in the Glenbrook North neighbourhood.

### **Lack of protection of RS1 zoned property owners against taxation based on best potential use of property**

The city of New Westminster has previously passed a bylaw that protected renters from renovations.

#### **Question:**

Where is the protection from over-taxation for the property owners in Glenbrook North?

We have seen property taxes rise in other jurisdictions when rezoning has occurred and where density has been increased.

#### **Question:**

Will the city of New Westminster include a bylaw for Glenbrook North homeowners to protect them from increased property taxes for properties affected by any proposed bylaw changes?

This protection is essential for Glenbrook North property owners. Taxations based on best use, or potential best use of the property, will create a tax burden that would force many homeowners to sell.

We deserve to be protected against higher property taxes.

The protection we speak of is as necessary to us as renovation protection is necessary for renters. To ignore this is to allow a zoning density increase

to 'financially over-burden and bully' current homeowners off their properties through unaffordable and unfair tax burdens.

Therefore a 'taxpayers bylaw' that prevents a tax increase as a consequence of re-zoning is just as essential as a by-law that protects renters from renovictions.

### **Traffic congestion, and lack of surface and street parking**

There is one elementary school, and one middle school in the proposed pre-zoning area of Glenbrook North. Currently the elementary school is overcrowded, with three portable units on its property to accommodate the student population overflow.

We haven't read anything within the city plan to increase available school space to accommodate a rising student population moving into the catchment area, nor anything that indicates there is a plan to deal with the associated traffic flow problems. There is already a significant traffic-related risk to the young children who attend Ecole Herbert Spencer Elementary.

Traffic is becoming unmanageable within the Glenbrook North area. Many commuters use First Street as a corridor to speed from 8<sup>th</sup> Avenue to 6<sup>th</sup> Avenue to avoid a short section of commuter traffic on McBride boulevard. Any increased density in this area of Glenbrook North will create further traffic chaos and gridlock, as motorists compete to find space to park to pick up, and to drop off their children.

Additionally, the bylaw amendments seek to remove the minimum number of vehicle parking spaces. Where are the extra vehicles associated with increased density meant to go?

As much as we want a vehicle free society, the simple reality suggests this is a fantasy. First Street is narrow and only allows for vehicles to travel in one direction where vehicles are parked on both sides of the street.

The side streets surrounding Ecole Herbert Spencer Elementary and Ecole Glenbrook Middle School are chaotic every morning and afternoon as traffic jams up First Street. There is a lack of drop-off parking for parents bringing their children to school, while competing with rush hour traffic

moving through our community. This leads to frustration and anger with drivers who express their frustration by honking, reckless driving - such as U-turns mid block, speeding when they can, and running the stop sign at First Street and 6th Avenue. Adding density through rezoning will only compound the problem.

### **TOD zones negative population growth**

The OCP identifies TOD zones as existing in a radius of 800 meters around each SkyTrain station, of which there are 5 in New Westminster.

These TOD zones are areas designated for higher density and will provide thousand of new living units.

Glenbrook North is a significant distance outside any of these TOD zones. We remain perplexed as to why the proposal to rezone our property has been recycled for a second time since we have lived in our home.

There are other areas nearby where rezoning would make much more sense, given their wider streets, and fully functional traffic lights.

The 'light touch' approach taken so far has left far too many questions unanswered.

### **Lastly**

Mayor and Council, we received your notice of this proposed rezoning via a letter found in our mailbox a few days before the scheduled public hearing. This short amount of time has left us scrambling to understand the proposed bylaw and advance a well-informed response to the proposal of pre-zoning our property. We don't know what is going to happen to our property other than to understand that our property is to be rezoned without our consent.

We strongly urge you, Mayor and Council, to make the right decision and say no to this by-law.

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Friday, January 23, 2026 4:47 PM  
**To:** 'B&U mmmm'  
**Subject:** RE: Townhouse Program

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

Karon Blandino (she/her)  
T 604.515.3828 | E kblandino@newwestcity.ca

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-----Original Message-----

From: B&U mmmm **S.22(1) Personal Information**  
Sent: Friday, January 23, 2026 1:27 PM  
To: Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
Subject: [EXTERNAL] Townhouse Program

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To: New West Mayor & Councillors  
Subject: Townhouse Program

We are owners of properties in both Queens Park and Moody Park areas that will be affected and we both OPPOSE this proposal.

Our city does not have the infrastructure or facilities (schools, parking, recreation etc.) required for this densification. Our roads are so jammed packed it takes me 20 mins to get out of New West, we do not need townhouses jamming more people in making it even worse.

Our city is known for being a beautiful heritage area with houses, trees and green space and you are destroying it with your insane densification ideas. Townhouses are large ugly eyesores with large footprints and do not carry the theme of our city and why I have enjoyed living here.

Also, will the townhouses and low income housing be required to meet all of our city's heritage requirements? We are disgusted and very unhappy with the direction you are taking our city!!

Brad Melenychuk and Ursula Lutsch



## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 9:12 AM  
**To:** 'Assaf Yekuel'  
**Subject:** RE: [EXTERNAL] Re: Official Community Plan Bylaw No. 7925, 2017 Amendment Bylaw No. 8522, 2025 - Transit Oriented Development Areas and Housing Needs Report Integration

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

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**From:** Assaf Yekuel S.22(1) Personal Information  
**Sent:** Saturday, January 24, 2026 2:22 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Re: Official Community Plan Bylaw No. 7925, 2017 Amendment Bylaw No. 8522, 2025 - Transit Oriented Development Areas and Housing Needs Report Integration

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,Dear Mayor and Council

I write as an urban planning professional in strong support of Amendment Bylaw No. 8522, which would enable Transit Oriented Development Areas and integrate the Housing Needs Report into the Official Community Plan. This amendment represents sound planning practice supported by decades of international evidence and aligned with provincial legislative requirements.

**BC's Bill 47 (Housing Statutes [Transit-Oriented Areas] Amendment Act, 2023) mandates minimum densities near rapid transit stations: up to 20 storeys within 200 metres, 12 storeys at 201-400 metres, and 8 storeys at 401-800 metres** [[chbabc.org](http://chbabc.org), 2023]. This legislation reflects the established planning principle that

transit investments should be leveraged through compatible land use. Amendment Bylaw No. 8522 aligns New Westminster's OCP with these provincial requirements while adapting implementation to local context.

From an environmental perspective, Transit-Oriented Development inherently reduces pollution by decreasing dependence on private vehicles and promoting public transportation, walking, and cycling [[Sustainability Directory, 2025](#)].

The removal of parking minimums in TOD areas follows established best practice **now implemented in over 3,700 cities in 22 countries** [[Parking Reform Network, 2024](#)]. **Denver's 2025 analysis found that removing parking minimums would boost housing construction by 12.5%** [[University of Denver, 2025](#)].

Research highlights the important role that access to employment plays in labor market outcomes. A study by the National Bureau of Economic Research found that workers in lower-paying occupations who recently lost their jobs were able to return to employment more quickly when they lived in areas with stronger job access. In addition, development patterns focused around transit can meaningfully reduce the cost of daily travel. According to the Illinois Housing Development Agency, households with convenient access to both bus and rail services spent about \$3,000 less each year on transportation than households in areas lacking transit connections [[Pace University, 2023](#)].

The integration of the Interim Housing Needs Report ensures that planning decisions are grounded in demographic evidence. **The report identifies a need for 27,523 new housing units by 2044** [[City of New Westminster, Interim Housing Needs Report 2024-2044](#)]. Concentrating this growth near transit stations—where it can be accommodated with appropriate urban form and where residents will have alternatives to car dependency—represents responsible growth management.

This bylaw amendment implements approaches that have succeeded in the world's most livable cities. I recommend its adoption as sound planning practice aligned with provincial policy, supported by international evidence, and responsive to New Westminster's housing needs.

I urge you to vote in favour of this bylaw amendment.

Respectfully submitted,

Assaf Yakuel

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:12 AM  
**To:** 'Assaf Yekuel'  
**Subject:** RE: [EXTERNAL] Re: Zoning Amendment Bylaw No. 8528, 2025 - Non-Profit Affordable Housing of Up to Six Storeys in Transit Oriented Development Areas

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

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**From:** Assaf Yekuel **S.22(1) Personal Information**  
**Sent:** Saturday, January 24, 2026 2:39 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Re: Zoning Amendment Bylaw No. 8528, 2025 - Non-Profit Affordable Housing of Up to Six Storeys in Transit Oriented Development Areas

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---

,Dear Mayor and Council

I write as an urban planning professional in strong support of Zoning Amendment Bylaw No. 8528, which would allow non-profit affordable housing projects of up to six storeys in Transit Oriented Development Areas to proceed without rezoning. This amendment implements internationally proven approaches to affordable housing delivery.

The six-storey form enabled by this bylaw represents an efficient building type for affordable housing delivery. Wood-frame construction is permitted up to six storeys under the BC Building Code, allowing cost-effective construction without the expense of concrete and steel. This 'sweet spot' of density delivers significant unit counts while keeping construction costs manageable - a critical consideration for non-profit providers operating on limited budgets.

From a planning perspective, locating affordable housing in Transit Oriented Development Areas optimizes public investment. Residents of affordable housing often have lower car ownership rates and higher transit usage. By enabling affordable housing near SkyTrain stations, the City ensures that the residents who will benefit most from transit access are located where they can use it.

International models demonstrate the effectiveness of non-profit housing at scale. **Social housing makes up 29 percent of the total housing stock in the Netherlands, through 284 non-profit housing associations with no direct government subsidy, using revolving funds from rental income** [[The Planning Report, 2023](#)]. **Singapore houses about 80% of its population in public housing** [[Statista, 2023](#)].

The fiscal case for this bylaw is compelling. Every rezoning process that delays an affordable housing project risks the loss of senior government funding tied to project timelines. Streamlined approvals ensure that funding secured for our community actually translates into housing built.

I recommend adoption of this bylaw amendment as aligned with international best practice, responsive to non-profit housing delivery needs, and consistent with sound fiscal management of the development approval process.

I urge you to vote in favour of this bylaw amendment.

Respectfully submitted,

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 9:15 AM  
**To:** 'Assaf Yekuel'  
**Subject:** RE: [EXTERNAL] Re: Official Community Plan Bylaw No. 7925, 2017 Amendment Bylaw No. 8547, 2025 - Townhouse Development and Non-Profit Affordable Housing on Townhouse Sites

Good morning,

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**From:** Assaf Yekuel S.22(1) Personal Information  
**Sent:** Saturday, January 24, 2026 2:56 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Re: Official Community Plan Bylaw No. 7925, 2017 Amendment Bylaw No. 8547, 2025 - Townhouse Development and Non-Profit Affordable Housing on Townhouse Sites

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,Dear Mayor and Council

I write as an urban planning professional in strong support of Amendment Bylaw No. 8547, which would designate approximately 900 properties for townhouse development and allow non-profit affordable housing of up to six storeys on townhouse-designated sites. This amendment addresses the well-documented 'missing middle' gap in our housing supply.

Townhouses represent an efficient use of urban land while providing housing forms suitable for families. At **12-18 units per acre compared to 4-6 units per acre for single-family detached homes**, townhouses distribute land costs across multiple units, making them inherently more affordable without subsidies. **The Netherlands houses 42% of its population in row houses—more than any other country** [[Statistics Netherlands, 2025](#)], demonstrating that this form can serve as a nation's dominant housing type.

**BC's Bill 44 (Housing Statutes [Residential Development] Amendment Act, 2023) requires municipalities to permit 3-4 units on most residential lots and 6 units near frequent transit [[Canadian Home Builders' Association, British Columbia, 2023](#)].** This bylaw amendment complements provincial requirements by enabling townhouse development in areas where it is most appropriate - adjacent to Transit Oriented Development Areas and near community amenities like parks, schools, and community centres.

The selection criteria for townhouse designation reflect sound planning principles. Properties adjacent to TOD Tier 3 areas provide appropriate transition between eight-storey mid-rises and lower density housing. Properties near community amenities are desirable, walkable locations suitable for family-oriented housing. Properties on busy roads without lane access benefit from the improved site access that townhouse developments can provide.

The provision allowing non-profit affordable housing on townhouse-designated sites implements what planning researchers call 'gentle density' while creating opportunities for affordable housing providers. Faith communities and other non-profits often own land in residential areas but face barriers to developing the housing their missions call them to provide. This bylaw enables these mission-driven organizations to build six-storey affordable housing without rezoning.

From an infrastructure perspective, townhouses in the designated locations leverage existing investments. Properties near transit, schools, parks, and other amenities are places where community infrastructure exists to support additional households. Directing growth to these locations is more efficient than extending infrastructure to serve greenfield development.

I recommend adoption of this bylaw amendment as consistent with provincial housing policy, responsive to family housing needs, and aligned with sound principles of land use planning and infrastructure efficiency.

I urge you to vote in favour of this bylaw amendment.

Respectfully submitted,

Assaf Yakuel

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:15 AM  
**To:** 'Assaf Yekuel'  
**Subject:** RE: [EXTERNAL] Re: Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8524, 2025 - Pre-Zoning for Townhouses and Updated Townhouse Regulations

Good morning,

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**From:** Assaf Yekuel S.22(1) Personal Information  
**Sent:** Saturday, January 24, 2026 4:14 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Re: Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8524, 2025 - Pre-Zoning for Townhouses and Updated Townhouse Regulations

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,Dear Mayor and Council

I write as an urban planning professional in strong support of Zoning Amendment Bylaw No. 8524, which would pre-zone approximately 570 properties for townhouse development and update townhouse regulations. This amendment implements as-of-right development approaches that have proven effective in jurisdictions worldwide.

Pre-zoning removes a significant barrier to housing production. Research consistently shows that discretionary approval processes add time and cost to housing development. **Los Angeles data demonstrates that discretionary projects took a median 747 days for approval compared to under 500 days for by-right projects—a gap of more than 8 months** [[Journal of the American Planning Association, 2023](#)]. By pre-zoning properties for townhouses, this bylaw reduces uncertainty, shortens timelines, and lowers costs for housing delivery.

**Auckland's 2016 reform enabled a construction boom that expanded housing stock faster than pre-reform, improving affordability metrics despite ongoing population pressures [[morehousing.substack.com](https://morehousing.substack.com), 2023].** These precedents demonstrate that removing barriers to townhouse development produces measurable results.

The 570 properties selected for pre-zoning were identified through analysis of transition areas, amenity proximity, and access conditions. This is not blanket upzoning but targeted enabling of townhouse development where it is most appropriate and where infrastructure exists to support additional households.

I recommend adoption of this bylaw amendment as aligned with evidence-based approaches to housing production, responsive to provincial policy direction, and appropriate to New Westminster's context and housing needs.

I urge you to vote in favour of this bylaw amendment.

Respectfully submitted,

Assaf Yakuel

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:15 AM  
**To:** 'Neil Salmond'  
**Subject:** RE: [EXTERNAL] Strongly in favour of the TOA and Townhouse updates

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

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**From:** Neil Salmond **S.22(1) Personal Information**  
**Sent:** Saturday, January 24, 2026 2:54 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Strongly in favour of the TOA and Townhouse updates

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 strongly in favour of the proposed OCP and Zoning updates.

We are in a housing crisis and more homes in our wonderful city, and near our rapid frequent robo-transit is exactly what we need. To adapt the '95 tourism commission slogan, the world needs more New Westminster.

When my kids were little we looked for quality three-bedroom apartments in mid-rise buildings, and found little. I now understand this to have been due to a combination of (a) the lack of land zoned for that density, and (b) building codes that de facto blocked the Light, Air and Social Stair single-lot midrise typology.

The province has corrected the building code issue, and now it's up to New Westminster to follow with the rest. These Land Use changes are an excellent step in that direction.

Thank you for your work and I look forward with excitement to the future of New Westminster!

Neil

PS

I specifically welcome the wording around allowing up to six storeys for non-profit affordable housing, and the same opportunity for other tenures if the development "aligns with or exceeds City policy and significantly advances a City priority or objective".

If I have a concern, it's that any remaining ambiguity in what will be approved and permitted is de facto a policy in favour of big developers, who have the balance sheets to weather that uncertainty. So a big developer can purchase a Land Assembly and apply for a six storey five-over-one breadloaf, and can afford to wait while council and staff decide whether or not the development "advances a city priority".

For reasons of Light, Air and the Social Stair, among others, I would love to see our midrise buildings be developed lot by lot, therefore by smaller developers. Uncertainty in permitting and zoning removes smaller developers from the market. Perhaps we could have something like a clear points-system checklist of the policies that will curry favour.

I'd suggest for consideration items such as:

- \* Deconstruction not demolition
- \* Limited uplift covenants, for persistently below market sale values. We need more tenures between officially Affordable and pure Market.
- \* More than 50% units being 3-bedrooms.
- \* All electric, no gas connection
- \* Passivhaus, or at least low energy demand
- \* Modo EV charging (and battery storage integration with smart appliances to keep peak load down)
- \* Brownwater systems
- \* Xeriscaping, green roofs and pollinator support

Thank you for your work and I look forward with excitement to the future of New Westminster!

Neil





## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:10 AM  
**To:** 'Sasha Sabinin'  
**Subject:** RE: [EXTERNAL] Written Comment for Jan 26 2026 Public Hearing

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Sasha Sabinin **S.22(1) Personal Information**  
**Sent:** Saturday, January 24, 2026 12:45 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Written Comment for Jan 26 2026 Public Hearing

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Hello,

I would like to strongly support the proposed community plan bylaws and zoning bylaws that will be discussed. These changes and developments will greatly help with keeping New West a growing city, where people of all different backgrounds and needs can live and thrive within. Focusing on density around transit is the most logical decision to make at this point, and expanding and making it easier to develop is in everybody's interests. It allows for more walkable cities, a healthier population, better opportunities for first time renters, etc etc. If traffic and cars are your top concern, more people living closer to transit is the best way to reduce that. Seeing proposals and plans like these two give me a lot of hope that it can help a huge portion of the population, like myself, who struggle with the ever unaffordable rentals and property prices.

Thanks,  
Sasha

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:04 AM  
**To:** 'sheila lechner'  
**Subject:** RE: Transit Oriented Development Areas Proposal

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development Department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Hanieh Berg**  
Corporate Officer

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

---

**From:** sheila lechner **S.22(1) Personal Information**  
**Sent:** January 24, 2026 12:17 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Transit Oriented Development Areas Proposal

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Dear Mayor and City Council of New West,

I've read the December 15 Our City Our Homes Implementation report relating to the Transit Development Areas around skytrain stations. I agree that New West can expand liveability around transit areas, however this proposal is designed to further exacerbate land speculation in New West. These changes allow for large-scale corporate accrual of property and price manipulation. Corporate property ownership leads to evictions, homelessness and housing unaffordability. It is disappointing that New West Mayor and Council are promoting changes that will make living in New West more difficult.

This proposal promotes large-scale, disruptive, multi-year development projects that will decimate existing neighborhoods and communities. Corporate development projects contribute nothing to the local community while requiring vast public resources (boulevards, road access/diversions) with zero accountability. Also, what is a non-profit? Can property owners be excluded from pre-zoning? Can these development proposals be reversed? Two Council meetings and an index card/mailer doesn't seem like a sufficient, legally-supported method to subvert the Zoning Approval process for hundreds of properties.

Also legal concerns, such as: Can governments make broad land-use decisions on unceded, non-treaty land where title is unclear? Are 2 Council meetings and an index card/mailer a legitimate notification, able to subvert the Zoning Approval process for hundreds of properties? Given the February 24, 2026 deadline for approval of these measures, the entire process appears rushed, corporate-motivated and legally specious.

I appreciate your service to the community and have nothing but respect for the work you do.

I'll be attending the meeting Monday, hoping for more information. I encourage Mayor and City Council to vote against both proposals at the January 26 meeting. They need more community education and involvement. These proposals are not being promoted by residents, but corporations.

Regards,

Sheila Lechner  
1xx Seventh Avenue

S.22(1) Personal Information

**Mayor and Councillors**

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:02 AM  
**To:** 'sheila lechner'  
**Subject:** RE: Townhouse Development/Accelerator Program

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development Department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Hanieh Berg**  
Corporate Officer

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

---

**From:** sheila lechner **S.22(1) Personal Information**  
**Sent:** January 24, 2026 11:43 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Townhouse Development/Accelerator Program

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Dear Mayor and City Council of New West,

I've read the December 15 Our City Our Homes Implementation report and I strongly disagree that removing the existing Zoning Approval Process (aka 'pre-zoning') will lead to affordable housing or a decrease in homelessness in New West. The Accelerator Program is exclusively designed to benefit corporate property developers and will further increase land speculation. The "streamlining" proposed removes public/neighborhood/community involvement while encouraging corporate predatory behavior. Property owners of "pre-zoning" areas aren't even being specifically notified (general mailer only, unspecific).

This proposal will facilitate large, anonymous corporate land acquisition and deteriorate neighborhoods and social cohesion within the community. That properties aren't being individually notified of their re-zoning could lead to legal challenges and community backlash.

There is a lot that is unclear in this proposal such as: what is a non-profit? How long does the property remain non-profit (in perpetuity?)? Can property owners be exempted from the proposed pre-zoning? Can

pre-zoning decisions be reversed? Why isn't there any recourse for individual property owners facing corporate development projects on their block and the year-long disruptions and community resources they require? Again, I only see corporate benefits to this proposal.

Also legal concerns, such as: Can City Council remove the entire Zoning Approval Process (aka 'pre-zoning') in favor of corporate property developers over communities? Can governments make broad land-use decisions on unceded, non-treaty land where land title is unclear?

I appreciate your service to the community and have nothing but respect for the work you do.

However, I have strong concerns about the Accelerator Program and "pre-zoning" city blocks without any community input/notification. The historical Zoning Approval Process has worked for the community to this point. I'll be attending the meeting Monday, hoping for more information.

Regards,

Sheila Lechner  
1xx Seventh Avenue

S.22(1) Personal Information

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:03 AM  
**To:** 'Michael Hall'  
**Subject:** RE: OCP updates provide more choice to residents

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development Department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Hanieh Berg**  
Corporate Officer

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

---

**From:** Michael Hall **S.22(1) Personal Information**  
**Sent:** January 24, 2026 12:12 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>; External-Legislative Services <CorporateOfficer@newwestcity.ca>  
**Subject:** [EXTERNAL] OCP updates provide more choice to residents

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Dear Mayor and Council,

I am writing to voice my strong support for these OCP updates — both those that are mandated by the province, and those that were initiated and/or shaped by New Westminster.

I think the updates are great because they provide people with choice. Right now, significant swaths of the city are zoned for only detached housing. Even if a small fraction are converted to multiplex upon redevelopment, this is locking tremendous portions of the city into the most expensive form of housing possible. Some people want this, and can afford it! That's great! Those people are still within their right to stay in their property and not sell it, or even purchase a property and build a detached home. That power is not going away, and no one's detached home is being condemned for anything. But allowing more options for housing in (some of) the city like townhouses and 6-storey buildings is an important step forward. Now people will have the power to live in more affordable housing — even if it isn't "Affordable Housing", it will be more affordable than the detached homes land is currently restricted to.

Similarly, providing more housing near public transit provides people with more choice in how they get around. New West is already quite transit dependent — just the other day I saw 18 people waiting for the 106 bus Uptown (I counted). But if you live far from a good bus route or SkyTrain Station, you still may have no choice but to drive. If there is more housing, and more types of housing near rapid transit, that gives people the real, viable option to use a different form of transportation. We will never reduce traffic in our city by encouraging people to live anywhere but near good transit. People will always still have the option to drive, but if housing near good transit is not prioritized, then they are not being given any other options.

**One thing that should be improved upon: there are still lots of restrictions on non-profit housing**

The allowance for non-profit housing construction should be expanded city-wide. It's great to see the removal of regulatory hurdles to build 6-storey non-profit housing in some parts of the city. But this allowance should be expanded even more. Why are there parts of the city that we are still effectively saying we don't want non-profit housing? It may not be banned there, but prioritizing it *in only some places* is, in my opinion, an admission that it shouldn't be allowed everywhere. Similarly, when staff presented on this many months ago, their slide deck still gave me the impression that the city is approaching this kind of housing with ways to say "no" to it. There were many, many restrictions still (e.g., setbacks, heights, location, Floor Area Ratios). In my opinion, non-profit housing is what everyone truly wants, even if they don't know it. It's housing that even if not subsidized, is being built *for people* and not profit. My view is: why are there any restrictions at all on housing of this type?

Thank you,

Michael Hall

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:16 AM  
**To:** 'Mark Lechner'  
**Subject:** RE: Transit Oriented Development Areas Proposal

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Mark Lechner **S.22(1) Personal Information**  
**Sent:** Saturday, January 24, 2026 8:33 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Transit Oriented Development Areas Proposal

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Dear Mayor and City Council of New Westminster,

After recently reading Our City Our Homes Implementation report I am rather worried about how this proposal will simply aid land speculation in New West. While this seems like it is meant to supplement housing density near transit (mostly skytrain stops), these are massive developments that completely change the nature of the community and landscape. The housing provided is rarely affordable and they do nothing to alleviate the affordability and housing crisis in this city. The disruption to roadways is already happening and while it might seem minor, residents of the city bear the burden of inconvenience while developers reap financial rewards from afar and do not stay in the city.

The notification and consultation process provided by the city for residents seems designed to avoid any real input or full sharing of information. For example, what defines non-profit? Why do we need pre-zoning? Is our zoning process broken or is it simply too cumbersome for banks and real estate developers to realize quick new financial gains. Hundreds of properties are impacted and with a February 24, 2026 deadline for

approval with no ability to raise concerns after that date, this really feels like the city is rushing ahead at best and doing something on the sly at worst.

Please consider a more respectful and informative process for changes that will transform our community with no looking back after it happens.

Thanks,

Mark

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:17 AM  
**To:** 'Mark Lechner'  
**Subject:** RE: Townhouse Development/Accelerator Program

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

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---

**From:** Mark Lechner S.22(1) Personal Information  
**Sent:** Sunday, January 25, 2026 9:12 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Townhouse Development/Accelerator Program

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Dear Mayor and City Council of New Westminster,

I've read the Our City Our Homes Implementation report (Dec. 15). However, I have strong concerns about the Accelerator Program and "pre-zoning" city blocks with barely any community input/notification.

I disagree that circumventing the existing Zoning Approval Process (aka 'pre-zoning') will lead to affordable housing or a decrease in homelessness in New West. The Accelerator Program is exclusively designed to benefit corporate property developers. This is not streamlining for residents, but rather for the developers and real estate industry. Property owners of "pre-zoning" areas aren't even being specifically notified (general mailer only, unspecific). HAF is pretty unique and seems designed to directly provide monetary incentive to get the city to act quickly on behalf of the real estate developers and lender/speculation market. One might ask why such accelerator programs have not been created to increase daycare or tree canopy coverage, among other things, in New Westminster. Probably because these do not enrich a select group of people and their long-term benefits do not keep making someone money.

The process for proposing such a dramatic increase in pre-zoned townhouses (nearly 1000!) leaves very little room and time for the residents and community of New West to provide input. I shocked that residents on specific blocks mapped out for this pre-zoning were not notified. And there is much that is unclear in this proposal such as: what is a non-profit? This sounds good, but it is so vague as to mean nothing to anyone. Can property owners be exempted from the proposed pre-zoning? Can pre-zoning decisions be reversed? Where is the plan for all the new laneways or traffic control? What determines the number and location of the non-profit, affordable housing units? (actually shouldn't we propose that they are all affordable?) Why can't Council consider any more input after the January 26 hearing?

I am not against townhomes, but these are major changes to the Official Community Plan and are being done in such a way that seems to be extremely rushed and motivated mostly for the money.

Regards,

Mark Lechner, resident

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:26 AM  
**To:** 'Ed Zacharuk'  
**Subject:** RE: [EXTERNAL] Comments and Concerns Regarding the Proposed 2026 Updates to the New Westminster Official Community Plan

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Ed Zacharuk **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 10:37 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Comments and Concerns Regarding the Proposed 2026 Updates to the New Westminister Official Community Plan

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Dear Mayor and Council,

We are writing to share our concerns regarding the proposed 2026 amendments to the New Westminister Official Community Plan (OCP) and the related zoning changes scheduled for Public Hearing on Monday, January 26, 2026. Our intention is not to oppose growth or new housing, but to highlight several planning and process issues that merit further consideration before these amendments are adopted.

First, the current proposal does not clearly demonstrate how infrastructure, public safety, and community services will keep pace with the level of growth anticipated. The City's own 2026 Budget identifies managing growth as a priority, yet the OCP amendments do not provide enough detail on how essential services such as fire protection, schools, parks, and utilities will remain resilient as density increases. Throughout the last few

years we have often heard that "the decision was made by a prior Council with no opportunity to revise". Therefore, these important essential services require some consideration prior to approving these zoning changes.

Second, the broad application of the provincial Transit-Oriented Development boundaries appears to apply a "one-size-fits-all" model that does not fully account for local conditions. New Westminster has varied topography, constrained road networks, limited property for essential services, and established subdivision patterns that may require more tailored approaches to ensure smooth transitions in scale and land use. Additionally, it appears that the City of New Westminster has gone above and beyond the density requirements laid down by the provincial government. Why? We are already one of the most densely populated cities in BC. The City of Burnaby has taken action to try to reduce the zoning that was applied by the province given they have seen what it allows with new builds. Six storey units will restrict sunlight to neighboring properties impacting mental health and impact solar power solutions which may already be in place. We should learn from this.

Third, the City's public engagement results from late 2025 show that 62 percent of residents prioritized high-quality services and infrastructure above other budget considerations. The proposed amendments may be inconsistent with these expressed community values, and we encourage Council to ensure the OCP aligns with the priorities residents have already identified.

We also view the OCP as a long-term social contract between the City and its citizens. Making significant, precedent-setting amendments during a period of rapid legislative change and economic uncertainty risks weakening confidence in this process. A more deliberate and transparent approach would help maintain public trust.

In addition, we respectfully note that Council has a "fiduciary duty" to act in the public interest by ensuring decisions are well-supported, financially responsible, and consistent with long-term community objectives. Proceeding with major land-use changes without a fully developed understanding of infrastructure capacity, affordability outcomes, and service impacts may challenge this obligation to residents. Hopefully the City will commit to ensuring market value property taxes are collected from Non-profit Affordable Housing such that the tax base is not faced with an annuity continuously funding these units proportionate share of property taxes into the future. In our opinion as part of this process ensuring the annuities of costs for every decision should be part of the budgeting process.


Finally, although we support housing growth, it is not clear whether the proposed increases in density will result in direct meaningful improvements in affordability but consider the secondary impact which is often missed. If new supply is market-driven, commitments to non-market or below-market units may not be required as people move closer to these transit areas and areas where people are moving from may experience price reductions as more supply becomes available. Per unit cost estimates for townhouses may not be any more affordable than areas in other parts of New Westminster unless low cost inventory is created thus creating concerns over quality of builds. This must not be rushed.

We appreciate the opportunity to participate in this process. As noted on the City's website, we will attempt to attend the Public Hearing but given current traffic issues that may not be possible.

Thank you for your consideration of these comments. Please confirm receipt.

Sincerely,

Ed and Dina Zacharuk

 Edinburgh Street

New Westminster, BC V3M 2X3

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:25 AM  
**To:** 'Tyee Bridge'  
**Subject:** RE: [EXTERNAL] Land Use Updates

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Tyee Bridge **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 9:24 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Land Use Updates

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Honourable Mayor Johnson and Council,

I am writing to express my support of the [proposed updates](#) to the zoning bylaws and the OCP to allow more Transit Oriented Development Areas, townhouses, infill and non-profit housing.

Metro Vancouver residents need places to live that are not car-dependent. I know from experience that it is difficult to find housing that will suit families, and we need the policies locally that will enable us to build better to suit a diverse urban population.

Density, done well, can work in favour of residents. Affordability, options and low-carbon living can all coexist with the foundations of good planning.

Thank you for your thoughtful consideration of these issues!

Tyee Bridge

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:25 AM  
**To:** 'Anita Carraro'  
**Subject:** RE: OPPOSED to the Construction of Townhouses on 16 hundred block and London St  
New Westminster

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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---

**From:** Anita Carraro S.22(1) Personal Information  
**Sent:** Sunday, January 25, 2026 5:16 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] OPPOSED to the Construction of Townhouses on 16 hundred block and London St New Westminster

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Hello,

My name is Anita, and I am a homeowner in the 16th and London neighborhood, where the City Council is proposing the construction of townhouses. I am writing to formally oppose the proposed townhouse development in this area, specifically along the 1600 block from 10th Avenue down to 8th Avenue, and in particular on my street, London Street.

I have lived in this neighborhood my entire life. I grew up on Dublin Street and am now raising my own family on London Street. One of the main reasons I chose to stay in this community is its quiet, family-oriented nature. These blocks are home to many wonderful families, and we are fortunate to live in a peaceful

residential area. While I understand the need for housing and growth, this location is not suitable for higher-density development for several important reasons.

This area is several blocks away from the SkyTrain and even farther from grocery stores, the city centre, and other essential amenities, making it heavily car-dependent. Parking is already a significant issue, and adding townhouses would introduce more vehicles, further reducing parking availability and creating safety concerns for cyclists.

Additionally, the nearby elementary school is already over capacity. Increased density would worsen congestion in school zones and place further strain on an already overwhelmed school system. Traffic congestion throughout New Westminster is already a challenge, often taking over 25 minutes to travel across the city. Adding more vehicles will only increase congestion, accidents, and shortcutting through residential streets, putting pedestrians and bikers at greater risk.

It is also unclear why development is being concentrated specifically on the 1600 block of this area. This proposal offers no clear benefit to the existing community and instead increases congestion, strains schools and infrastructure, raises noise levels, worsens parking challenges, and negatively impacts our green landscape. This neighborhood was not designed to support high-density living.

I respectfully ask that the City Council reconsider this proposal and explore alternatives that better align with the scale, infrastructure, and long-term needs of our neighborhood. I would also appreciate transparency regarding how resident feedback is being considered in this decision-making process.

Thank you for your time.

Sincerely,  
Anita

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 9:25 AM  
**To:** 'wm s'  
**Subject:** RE: Density/Affordable Housing Request for input

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

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---

**From:** wm s **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 5:10 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Density/Affordable Housing Request for input

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As I understand it, you and your predecessors have made New Westminster the second densest city in Canada. Now you are proposing changing by-laws to allow even more density, particularly for so called "affordable" housing. It is clear you are doing so at the behest of your political masters, the provincial NDP. I am completely opposed to the proposed changes.

The problem is there has been no or little upgrading of infrastructure to support the change in density so making it even more dense would further strain the current limited resources. While I applaud the work being done to upgrade the sewer and water systems -- even though the traffic interruption has been horrendous and there appears to be no coordination of the work to reduce those interruptions --, virtually everything else you have done during this term in office has been to the detriment of New Westminster residents. Your traffic "calming" measures (ie all those ridiculous pylons everywhere has made it impossible to turn right while someone else is going straight through or go around someone turning left) have been a colossal failure. Traffic just builds up. And what happens if an emergency vehicle is trying to get through? It doesn't. Which might be the cause of

someone not getting the medical help they need in a timely way or a fire getting out of control. Did anyone in the planning department consider that when the decision was made to narrow lanes of traffic all over our city? And as for the idiocy of what you've done to the 6th and 6th area, words simply fail me.

Further density would require BETTER traffic flow, not worsening it as you have. Having some bike lanes is fine, but not as many as you've put in. This is a city of hills and it rains here a lot. So, much as you might wish it, getting everyone on to a bike is not going to happen. In any event, given our geographical location, many commuters must go through New Westminster. Why make that more difficult?

Further density would also require more schools, more hospital capacity, more parks (particularly if everyone is living in a highrise), more swimming pools, ice rinks, community centers etc etc. Just where would any of those go if all land is developed for more housing? The city would also need more police, doctors, dentists, accountants, etc. What plans do you have to attract those people? Perhaps as much thought has been given to that as you gave to who was going to maintain the silly rain gardens you have installed all over the west end of the city ie "we have no budget or plan for that". By the way, the rain gardens near my house on Nanaimo St didn't seem to work at all but instead had large pools of water in them during our last heavy rain storm. Maybe a regularly cleared drain system would have been a better use of the money you've spent installing those rain gardens, which have had the added detriment of eliminating parking spots.

In short, I am opposed to all of the bylaws you are proposing that will be the subject of the Public Hearing on Jan 26. I don't think for a moment you will listen to any of the negative feedback. But you ignore it at your peril. There is an election this year.

Wendy Stephen  
 Nanaimo Street

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 9:24 AM  
**To:** 'Anne Marie Tang'  
**Subject:** RE: [EXTERNAL] Opposed Townhouse Accelerator Program

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminister City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Anne Marie Tang **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 3:08 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Opposed Townhouse Accelerator Program

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Dear Mayor and Council,

I am writing to provide comments for the Public Hearing on the Townhouse Accelerator Program, scheduled for January 26, 2026. The City's proposal would apply the "Residential — Townhouse" designation to approximately 900 properties and pre-zone around 570 of them in order to streamline townhouse development across the city. This is intended to increase ground-oriented, family-friendly housing options.

While I support thoughtfully increasing housing choice, I am concerned that moving forward with broader townhouse zoning at this time fails to adequately consider the **current capacity crisis in our schools**.

New Westminister schools are already operating beyond facility capacity, with many buildings exceeding provincial area standards and limited space for additional students. District projections indicate a shortfall of over 2,200 student spaces by 2037 if only previously approved expansions proceed. Eleven of 12 school sites

are undersized compared to provincial standards, and enrollment continues to grow, particularly in younger age groups.

Although the Province has committed to adding a new 605-seat elementary school and other expansions, this does not fully resolve overcrowding across all levels.

My main concerns are:

1. **School Overcrowding:** Increasing residential density without corresponding school capacity planning risks forcing families to send children outside their neighbourhood catchments or drive longer distances to access schooling. Many families choose New Westminster so their children can **walk to local schools**, supporting community cohesion and environmental goals.

2. **Infrastructure Strain:** Townhouse developments could add more families with school-aged children to a system already stretched beyond limits, resulting in increased reliance on portables and temporary solutions rather than long-term capacity.

3. **Environmental Impact:** Without sufficient local school capacity, families like mine may have no choice but to drive our children to school each day, which counters local goals around walkability and reduced transportation emissions.

Before expanding zoning to allow more townhomes, I urge Council to:

- Ensure **alignment with the School District's capacity planning and facility growth strategy;**
- Confirm funding and timelines for additional school spaces that can reasonably absorb future student demand;
- Work with the province and school district to synchronize housing and education infrastructure planning.

Thank you for considering the impacts on school infrastructure and neighbourhood livability as part of the decision on the Townhouse Accelerator Program.

Anne Tang  
Sent from my iPhone

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:24 AM  
**To:** 'Monica Tang'  
**Subject:** RE: [EXTERNAL] Townhouse accelerator program concern

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Monica Tang **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 3:02 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Townhouse accelerator program concern

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---

Dear Mayor and Council,

I am writing to share my concerns regarding the proposed Townhouse Accelerator Program currently before Council. As outlined on the City's website, this program would apply a new "Residential – Townhouse" designation to approximately 900 properties and pre-zone around 570 of them to streamline townhouse development across neighbourhoods in New Westminster.

While I appreciate the intent to increase housing choice and ground-oriented options, I am concerned that our small city's existing infrastructure—particularly schools—is

already at capacity. Many families, including mine, chose to live here because our neighbourhoods allow children to walk to their local schools and participate in their community. Increasing housing density without ensuring sufficient school capacity risks pushing students out of their neighbourhood catchments, forcing parents to drive longer distances and undermining the environmental and social benefits of walkable communities.

Given that New Westminster's schools are currently crowded, adding more families without clear plans for additional school space may exacerbate this challenge rather than solve it. I urge Council to carefully consider impacts on school infrastructure and neighbourhood livability before approving further expansion of townhouse zoning.

Thank you for your time and consideration.

Sincerely,

Monica Tang

Sent from my iPhone

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:24 AM  
**To:** 'Brian Fee'  
**Subject:** RE: [EXTERNAL] Density Increases for the West End.

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

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-----Original Message-----

From: Brian Fee S.22(1) Personal Information  
Sent: Sunday, January 25, 2026 2:38 PM  
To: Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
Subject: [EXTERNAL] Density Increases for the West End.

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Mr. Johnstone and Councillors,

Here we go again. In general terms, you and your council are again planning to bring unwanted changes to the west end. The changes are drastic in nature and have already been reviled in adjacent cities like Burnaby. I am not referring to townhouses or duplexes as such, if kept to a reasonable height and size they could be seen as an intelligent use of space. However, as stated in reference to the parking issues on London St., residents have no faith in this council. We don't trust our own council that many of us voted for to limit the size and height of anything.

Politically you haven't taken care to show all of New Westminster sharing the density increases or any of the pain that comes with it.

You praise Massey Heights as a neighbourhood that seldom complains and Queens Park as an area protected due to heritage designations. Walk through these areas and there are very few changes going on - except maybe a \$10M expenditure on fancy streetlights or more houses reaching protected heritage status. Zoning, if all neighbourhoods were treated equally, could be more conservative and thus describe housing that is less obtrusive and more palatable. The west end is being singled out and we are carrying more of the density quota the provincial government is asking for. You

and council rationalize this inequity due to our proximity to the Skytrain. However, New Westminster is surrounded by 5 Skytrain Stations and many of these areas are more conducive to increases in density. Many of these areas contain unsightly warehouses and business buildings covering large swaths of land. Malls and shopping centres are in decline and thus could be open to sale and development. Displaced retail could then be put back into the lower floors. If you need ideas, look at the development in Vancouver at 4th Avenue and Vine Street. The Safeway and its parking lot will soon disappear and a large rental suite tower will take its place with Safeway occupying the first floor. Now go take a look at the McBride Safeway acreage.

Other drastic changes are the 6 story structures that are proposed for our area. Even if you or some of your council members are not homeowners, I think you could predict the blowback from citizens that saw one of these structures being built next door.

I'm sure you are aware that most lower mainland mayors are pushing back on these kinds of radical density increases. Other mayors are aware that homeowners value their privacy, parking, family legacy, quiet side streets, sunlight, gardens... All could be negatively affected by a large structure or structures being built close by. This is what my wife and I get for our \$10,000/year tax bill?

I think most mayors realize radical changes to neighborhoods are political poison for civic politicians. Because we love the West End, I think you can see how the next election, civic and provincial, could be fought exclusively around density and zoning changes. What else could be this close to home?

We hope the upcoming meetings help council to understand what we are fighting for. It isn't rain gardens or cement picnic tables. Big picture, we are fighting for a neighbourhood that isn't destroyed for generations by one misguided city council that never ran on these radical changes.

The way your letter described the changes coming to our area read like a warning to the average homeowner to get out quick before our property becomes devalued. On the other hand, if addressing more profit minded folks, it read like an opportunity to assemble land and sell to a developer. Those are the 2 prevailing sentiments we hear from West Enders. Both impressions could easily be characterized as mean spirited and disruptive to our community. Once again, just like the London Street parking issue, a good reason to organize against your party's council.

Sincerely,  
Brian and Lori Fee

Sent from my iPhone

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:23 AM  
**To:** 'Pratima Tripathy'  
**Subject:** RE: Re. Townhouse program in our home

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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---

**From:** Pratima Tripathy **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 2:11 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>; External-Post Master - Pln <plnpost@newwestcity.ca>  
**Subject:** [EXTERNAL] Re. Townhouse program in our home

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Hello,

We have few curiosities re. this plan as we have recently received a mail from the city stating that our property has been identified as a site that is proposed to be both designated and pre zoned for townhouses. New West is our home and we love to live here with our family. It's already one of the densest cities, we have hard time finding spots in our own community centre, to find the spot cross boundary of school in our own city, our kid's classes are over crowded, the traffic is horrible, accidents are happening everyday due to congestion, to get to our work, we need a huge travel time and gas. Since, these development doesn't require parking spots, parking on the street at our place is done and we don't even have space to put our waste bins on our pick up days. Do you have any planned infrastructure such as schools, parks, firehalls etc ? This increased density proposal will make our home an unattractive place to be. Did you receive the feedbacks from the residents before taking this decision because we are the home owners here and we don't want to move out just because of this decision. Also, does it mean we'll pay higher taxes even if we don't build just because of our property's future


potential ? Suppose, our neighbor decides to sell around us, then we will be the one with big townhouse beside us because we get held out and we are forced to follow the trend though we love our home as it is. How fair is it ? Again, New west is too dense of a city already for all these. Could you please kindly clear our confusion or if any misunderstanding !

Thank you so much for listening,

Best regards,

Nirmal Gyawali

Pratima Tripathy

 Eighth ave., New Westminster  
V3L1X8

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:22 AM  
**To:** 'Lynda Klein'  
**Subject:** RE: Letter Opposing Zoning Change

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

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**From:** Lynda Klein S.22(1) Personal Information  
**Sent:** Sunday, January 25, 2026 12:24 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Letter Opposing Zoning Change

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---

Lynda Klein  
S.22(1)PI Colborne Street  
New Westminster, BC

Jan 19.2026  
Serena Trachta  
Acting Director, Planning and Development  
Legislative Services  
511 Royal Avenue

New Westminster, BC

V3L 1H9

**Subject: Opposition to Proposed Rezoning**

**Re: Townhouse Program**

Upcoming official community plan and zoning by law amendments affecting property

Dear Members of the Planning and Development

Department

I am writing to formally express my strong opposition to the proposed rezoning of my property which has been noted as a site that is proposed to be both designated and prezone for townhouses.

As a resident and property owner, I believe this change will negatively impact our area because:

- **Traffic and Parking:** The increased density will create further congestion and volume of current traffic conditions and exacerbate any potential traffic problems.
- **Neighborhood Character:** The proposal for rezoning is incompatible with the existing single-family nature of our community. I have lived in New Westminster since the 1990s and the character and sense of community is by far the strength of New Westminster. The heritage and history would be affected and the green space. New Westminster has always had the small town feeling in a big city.
- **Infrastructure Stress:** The local infrastructure, including schools and utilities, is not equipped to handle this added capacity. Schools are already over the capacity.

I urge the Planning Board to vote against this application to protect the integrity, safety, and quality of life in our neighborhood.

Sincerely,

Lynda Klein

 Colborne Street

New Westminster, BC

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:22 AM  
**To:** 'baljit ghai'  
**Subject:** RE: For town house on west end good project

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

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**From:** baljit ghai **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 11:52 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] For town house on west end good project

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Respected mayor and councillors,

I am from west end . I am living here more than 20 years . We received latter for townhouse in this area I think it's very good program .i know lots people wants to live in Newwest and city always welcome here for that we definitely need more houses . I wana add some thing in this designated area in this area add some commercial place to allow some

Property to use commercial land like corner coffee house or some thing we can use as a Buiness some corner for restaurants or coffee houses it will be more helpful for community . I am requesting please allow some hoses to use commercial because when we allow more people in city we need more Buiness here . I think you everyone think about this plan . Even city doing very good job thanks for development in this area thank you

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## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:21 AM  
**To:** 'Barb MacKay'  
**Subject:** RE: [EXTERNAL] Townhouse Accelerator Program

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

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T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Barb MacKay **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 11:38 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Townhouse Accelerator Program

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Dear Mayor and Councillors,

I am writing to express my concerns regarding the proposed zoning changes that would further allow townhouses throughout New Westminster.

My understanding is that New Westminster is already meeting, and in some cases exceeding, its housing density targets. At the same time, it remains unclear how many duplexes, fourplexes, and sixplexes will be constructed under the recently introduced provincial regulations. These changes are still unfolding, and their impact on our neighbourhoods has not yet been realized. After looking at some of the construction that is happening in Burnaby, I, personally, am not enthusiastic about seeing the same type of buildings pop up in my neighbourhood.

Many residents are already experiencing the effects of increased density: decreased livability, crowded schools, strained community amenities, heavier traffic, and a noticeable rise in rat-running through residential streets. These impacts affect daily life and the character of established neighbourhoods.

Given this uncertainty, I urge Council to proceed more cautiously. Allowing additional forms of density before fully understanding the consequences of changes already in place feels premature. Once zoning decisions are made, they are difficult—if not impossible—to undo.

I ask that Council consider slowing the pace of further changes, closely monitoring the effects of current regulations, and ensuring that infrastructure, schools, transportation, and amenities can truly support additional growth before moving ahead. There does seem to be no plan for additional schools, parking, or community amenities that would be so important with an increased population.

Thank you for taking the time to consider the concerns of residents who care deeply about the long-term livability of New Westminster.

Sincerely,  
Barb MacKay

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 9:21 AM  
**To:** 'Pam Byers'  
**Subject:** RE: TOD areas

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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---

**From:** Pam Byers **S.22(1) Personal Information**  
**Sent:** Sunday, January 25, 2026 11:28 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] TOD areas

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I am writing to express my dismay at the proposed development for Columbia Square.

Tall towers do not make a neighbourhood regardless of community space in between - people who live in towers seldom become friends or even community - I know, I live in a tower not nearly as tall as those proposed.

The number and height of towers is overwhelming for the neighbourhood - already we have pedestrians wandering across Carnarvon and 10<sup>th</sup> Streets at no particular crossing - with additional residents this will be unworkable.

New Westminster already has an extremely high density - does it need to be that much higher?

I would ask that the Mayor and Councillors consider scaling back the proposed development.

Thank you  
Pamela Byers

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:30 AM  
**To:** S.22(1) Personal Information  
**Cc:** External-Post Master - Pln  
**Subject:** FW: [EXTERNAL] Our City, Our Homes

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

City of New Westminster | Legislative Services  
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**From:** Phillip Arsenault S.22(1) Personal Information  
**Sent:** Sunday, January 25, 2026 5:15 PM  
**To:** External-Post Master - Pln <[plnpost@newwestcity.ca](mailto:plnpost@newwestcity.ca)>  
**Subject:** [EXTERNAL] Our City, Our Homes

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Hello,

My name is Phillip Arsenault and I'm emailing in to share my thoughts on the Our City, Our Homes community plan. I'm unable to make it to the meeting on Monday, but wanted to say that I'm interested and care about how the city staff and elected officials take action regarding these issues.

I'm a worker at the local food bank providing healthy and nutritious food to people in need in our community. I see the impacts of housing affordability on our clients on a daily basis and it's one of the main reasons they seek our help. I'm also impacted by the expensive rents in our city because I work for a non-profit and am a low wage earner, myself.

Any steps the city can take to alleviate the negative effects of the housing affordability crisis would go a long way to improving the quality of life for myself and others impacted by the stress that it causes.

Building co-ops and adopting renter protections like the city of Burnaby has would go a long way to improve the issues I've outlined. I'm also concerned about the disappearing affordable rental stock when older buildings are torn down. I'm fortunate and grateful to live close to a Skytrain station and will be impacted by the Provincial mandate to build around transit hubs.

Thank you for considering my concerns,  
Phillip Arsenault

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** January 26, 2026 9:27 AM  
**To:** 'iris morrow'  
**Subject:** RE: Rezoning for Townhomes-petition of opposition

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

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**From:** iris morrow **S.22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 8:41 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Rezoning for Townhomes-petition of opposition

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---

Hello,

Please find attached petition that I plan to present at the council meeting this evening.

Regards,

Iris Morrow

To Mayor Johnstone and City of New Westminster Council Members

Jan 26 2026

Hello, my name is Iris Morrow

I am coming before you as a 25yr resident of New West, 19 years of which I have been a proud owner of a 1930 home that I have lovingly restored, one broken stain glass window, by one vintage light fixture at a time.

I am here today to ask council to **slow down and reconsider the proposed pre-approved rezoning for townhouses.**

After living in other cities within Metro Vancouver, I chose to make New West my home as it had the same community feel of the gulf island that I grew up on. We love living in this city as it still has the sense of community that so many cities surrounding us have lost due to the wrong kind of over densification. I felt safe having my children walk to school, as I knew they would be walking past the many homes on each street where we know the people who live there. This was not the case in other cities I lived in before. I have grave concerns that we will be losing this community, the beautiful heritage character and adding to our already stretched thin city infrastructure and over capacity schools (don't get me started on the five-block schedule at NWSS due to the school being at 131% of capacity).

If this proposed preapproved rezoning for townhouses is passed. We will become just another city full of cookie cutter boxes. While I understand the need for affordable housing, this is not the way to do it. Let's make legal suites or laneway house permits easier and more affordable to obtain.

And if affordable housing is stated as one the reasons for this rezoning, why is the affordable rental housing permitting process not changing? Who is this really benefiting besides increasing the tax base or developers? Speaking of developers, it boggles my mind why would you want to shift all the power directly to them? We all know that they have too much power in our community as it is. Why give away what little power you still have left here at city hall?

Each re-zoning should be considered on a case-by-case basis, with advance notice to not only the direct neighbours, but also the rest of the city as we are all part of one community and we will all be negatively affected by it.

I was very disappointed with the lack of notice that I received regarding this rezoning meeting (less than 2 weeks) It feels like this is being pushed through under the radar and without being given the time to fully think through the impacts. I question was there notification to all of New West or just the affected properties? as many people I have spoken to have no idea this rezoning was happening. Are we not all one community that has the right to the same information?

As the notice was short, I was only able to speak to my direct neighbours, every single one that was home on my block signed a petition that this rezoning is not what we want. While it only represents one block, through my conversations with people in other areas of new west, I believe it is a fair representation of the concerns of the general population of this fine city.

Some of my other concerns are that even if my neighbours don't sell to developers, the property will still be valued as if it were to be used for townhouses, therefore the taxes would increase even further. How will I be able to afford to stay in my home? The taxes have more than doubled since we moved here, and more and more of our neighbours are being forced out of their homes and community due to over taxation already.

I am also concerned by the affect on sunlight- I work in down town New West, where the sun doesn't shine on some entire streets because of the over densification. If this was in my backyard, how would it affect my outdoor space or garden, even a small 3 story townhouse next door to me, it would affect my outdoor space drastically.

I'm not against creating affordable housing, but this is not the right way to go about it. There is value in more than just the land, there is value in the quirky history filled streets of old homes with squeaky wood floors and cracked coved ceilings, there is value in knowing your neighbours' names, there is value in community. I feel strongly enough that this is such an important topic in our little town surrounded by cities, and that is why I came to my first council meeting.

Thank you for your time, and hearing my concerns, I hope that you will slow this process down and take the time to hear what your residents want and need from their greater community. This rezoning is something we do NOT want.

While I understand this rezoning is in reaction to the push from the provincial level, as we are already the 2<sup>nd</sup> densest city in Canada, and we have already surpassed our past housing targets, it's time to push back against these unrealistic provincial targets. Mayor Johnston and council, we voted for you to represent our interests at the provincial table and now it's time for you to do that, just as other cities are doing with their opposition of over densification. We are counting on you to represent us.

Thank you, I would like to present this petition signed by every single property that was home for me to speak to this weekend in my block.

Iris Morrow

S.22(1) Sixth Ave

New Westminster, BC V3L 1T3

S.22(1) Personal Information

S.22(1) Personal Information

To The City of New Westminster Mayor and Council

As Owner/Resident of an affected property of the OCP Bylaw No 7925 Amendment Bylaw (Townhouse Accelerator Initiative) No 8547, 2025 and Zoning Bylaw No. 6680, 2001 Amendment Bylaw (Townhouse Zoning Update) No. 8524, 20025 I am AGAINST these changes.

Name	Address	Owner/Renter/Family Member of Owner	Phone Number	Email Address
Hal Hamilton	S.22(1) Person 1st St. New West	S.22(1) Personal Information		
Jessica Hamilton	1st St New West			
Sylvester Hamilton	11th St New West			
Kim Greaves	15th St New Westminster			
Ross Hamilton	157 St New West			
Ann Lee	1st St. New West			
Coralyn Schell	6th Avenue New West			
Merlin Schell	6th Ave, New West			
Monica Schell	6th Ave, New West			
Colton Schell	" "			
HELEN SCOTT	1st STREET			
DON BOWMAN	1st St.			
Kelly + Spencer England	S.22(1) Person First			
Lori-Ann + Dale England	S.22(1) Person First			
Mike Macdonald	S.22(1) Personal Info First St.			
MIKE MACDONALD	S.22(1) Person 1st Street			
IAN SHAMITZ	S.22(1) Person 1st street			
OUT OF TOWN	S.22(1) Person 7th			
Allan Flemings	S.22(1) Person Seventh Ave			
Lisa Pedrini	SEVENTH AVE			
Gina Jones	SEVENTH AVE			
Des Solven	SEVENTH AVE			
Allison Solven	S.22(1) Person Seventh Ave			
Daniela Mohim	S.22(1) Personal Info Colborne St			

S.22(1) Personal Information

To The City of New Westminster Mayor and Council

As Owner/Resident of an affected property of the OCP Bylaw No 7925 Amendment Bylaw (Townhouse Accelerator Initiative) No 8547, 2025 and Zoning Bylaw No. 6680, 2001 Amendment Bylaw (Townhouse Zoning Update) No. 8524, 20025 I am AGAINST these changes.

Name	Address	Owner/Renter/Family Member of Owner	Phone Number	Email Address
Lauren Boggio	Colborne Street	S.22(1) Personal Information		
Samantha Ward	First St	S.22(1) Personal Info		
Lynda Klein	Colborne St.			
Tom Klein	Colborne St			
Tyson Whyte	SIXTH AVENUE	S.22(1) Personal		
Anjali Vyas	SIXTH AVENUE			
Dr. Russel Killough	SIXTH AVE	S.22(1) Personal		
B. Paul Kennedy	Colborne St	S.22(1) Pers		
Lucas Smitzky	Colborne St	S.22(1) Personal Inf		
	7th Ave north	S.22(1) Pers		
	7th Ave north	S.22(1) Pers		
	1st St in 8	S.22(1) Pers		
Liz Freeman	Princess St	S.22(1) Pers		
Brad Atchison	Princess St	S.22(1) Pers		
Madison Love	Seventh Avenue.	S.22(1) Pers		
Sharon Harkin	1st Street	S.22(1) Pers		
Virginia Ayers	SIXTH AVE	S.22(1) Pers		
Iris Morrow	"			
Karen Morrow	"			
Elle Morrow	"			
Ether Morrow	"			

S.22(1) Personal Information

via text



## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 11:21 AM  
**To:** 'P Gandhi'  
**Subject:** RE: [EXTERNAL] Public Hearing Submission – OCP & Zoning Amendments (Transit-Oriented/Townhouse Development)

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** P Gandhi S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 11:18 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Public Hearing Submission – OCP & Zoning Amendments (Transit-Oriented/Townhouse Development)

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Dear Mayor Johnston and Members of Council,

I am writing as a resident living within 800 metres of a SkyTrain station to provide comments on the proposed Official Community Plan and Zoning Bylaw amendments related to Transit-Oriented and Townhouse Development.

I recognize the need for increased housing supply and understand the legislative and funding pressures driving these changes. I am not opposed to density in principle, and I appreciate the City's efforts to take a measured approach at this stage.

My concerns relate primarily to uncertainty and neighbourhood integration. In my immediate area, apartments and a designated heritage home already create a clear transition between higher-density areas near transit and lower-scale residential uses. I ask that Council ensure these existing forms are respected through strong height

transitions, setbacks, and design guidelines as TOD policies are implemented.

As my area is not a clear redevelopment site (it consists of detached homes, and a low-rise residential area with heritage presence), I am also seeking clarity around land assembly expectations in mixed-form areas. Clear communication from the City about whether these areas are intended for redevelopment would help reduce speculation and anxiety for existing homeowners.

Finally, as non-profit housing is accelerated, I encourage Council to ensure strong building management standards, tenant supports, and neighbourhood integration measures are in place so that livability and community stability are maintained for all residents.

Thank you for considering these comments as you move this work forward.

Sincerely,

P G

New Westminster

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 11:50 AM  
**To:** 'Inbar Yekuel'  
**Subject:** RE: [EXTERNAL] Re: Zoning Amendment Bylaw No. 8528, 2025

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
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**From:** Inbar Yekuel **S.22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 11:46 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Re: Zoning Amendment Bylaw No. 8528, 2025

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### Non-Profit Affordable Housing of Up to Six Storeys in Transit Oriented Development Areas

Dear Mayor and Council,

I write in strong support of Zoning Amendment Bylaw No. 8528, which would allow non-profit affordable housing projects of up to six storeys in Transit Oriented Development Areas without requiring rezoning.

New Westminster's **37.5% immigrant population** [[Statistics Canada, 2021 Census](#)] includes many families who arrived with professional credentials, life savings, and dreams - only to find that Metro Vancouver's housing costs consume most of their income while they work to rebuild their careers. For these residents, and for the many low and moderate-income households born here, non-profit affordable housing represents the difference between stability and precarity, between putting down roots and perpetual displacement.

Locating affordable housing near SkyTrain stations is not merely convenient - it is transformative. When a working family can live affordably near transit, both parents can access employment without the crushing cost

of car ownership. Children can get to school and activities independently. Seniors can reach medical appointments at Royal Columbian Hospital without relying on others for transportation. The entire household gains access to the full life of the city.

The streamlined approval process this bylaw enables is crucial. In Canada, non-profit housing providers rely heavily on time-limited funding programs from federal and provincial governments, which come with strict eligibility windows and delivery deadlines. This means projects often have to move quickly to align with program timelines or risk losing crucial capital and operating support. By allowing six-storey non-profit projects to proceed without rezoning in TOD areas, this bylaw removes a barrier that has cost our community affordable homes.

Every month that an affordable housing project is delayed by unnecessary process is a month that families remain in overcrowded conditions, that seniors choose between medication and rent, that workers endure punishing commutes because they cannot afford to live near their jobs. This bylaw amendment will help non-profit providers deliver homes faster—homes that will serve our community for generations.

I urge you to vote in favour of this bylaw amendment.

Respectfully submitted,

Inbar Yekuel

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 11:52 AM  
**To:** 'Inbar Yekuel'  
**Subject:** RE: [EXTERNAL] Re: Official Community Plan Bylaw No. 7925, 2017 Amendment Bylaw No. 8522, 2025

Good morning,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Inbar Yekuel **S.22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 11:48 AM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Re: Official Community Plan Bylaw No. 7925, 2017 Amendment Bylaw No. 8522, 2025

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### Transit Oriented Development Areas and Housing Needs Report Integration

Dear Mayor and Council,

I write in strong support of Amendment Bylaw No. 8522, which would enable Transit Oriented Development Areas near SkyTrain stations and integrate the City's Interim Housing Needs Report into the Official Community Plan.

Transit Oriented Development creates the kind of city where success does not depend on car ownership. When housing is built near SkyTrain stations, residents can reach Royal Columbian Hospital, Douglas College, employment centres across Metro Vancouver, and essential services without the **\$10,000+ annual cost of vehicle ownership** [[Statistics Canada, 2021 Census](#)].

This accessibility is also critical for newcomer families working to establish themselves, for young people entering the workforce, and for seniors who may no longer drive. Dense, walkable neighbourhoods near transit allow seniors to age in place with dignity and independence, rather than being isolated or forced into institutional care. For many residents, proximity to transit is not a lifestyle preference - it is an economic necessity that determines access to employment, healthcare, education, and community services.

In addition, research demonstrates that people who live in walkable, transit-rich neighbourhoods enjoy better [health outcomes](#), [stronger social connections](#), and [greater economic mobility](#).

The integration of the Housing Needs Report ensures that our planning is grounded in evidence about who needs housing and where. **New Westminster must accommodate 27,523 new housing units by 2044** [[City of New Westminster, Interim Housing Needs Report 2024-2044](#)]. Building this housing near transit stations - where infrastructure already exists and where residents can access the city without cars - is not only efficient planning but also creates opportunity for those who need it most.

This bylaw amendment reflects the understanding that a good city is one that gives everyone - regardless of income, age, or ability - access to the full life of the community. Transit Oriented Development is not about density for its own sake; it is about creating a city where proximity replaces the need for a car, where community is built through daily encounters, and where opportunity is genuinely accessible to all.

I urge you to vote in favour of this bylaw amendment.

## Mayor and Councillors

---

**From:** Tracy Ayotte S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 11:59 AM  
**To:** Mayor and Councillors  
**Subject:** [EXTERNAL] Infill housing in new Westminster

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I have a few questions that were not able to be addressed at the information session I attended at təməsewtx<sup>w</sup> Aquatic center.

I have been watching these 6 unit infill "houses" being built in north Burnaby. I'm sure you have seen them too. They are building 6 large units 4 stories high. They cover the entire property. Front setbacks are gone. The 4-car garage is built up to the property line.

Questions

1. Parking - 4 spaces, 6 units. If each family has 2 cars, where are they all going to park? On the street?  $6 \times 2 = 12 - 4(\text{garage}) = 8$  more cars parking on street. According to what I could find, these complexes would be allowed 1 street spot per unit. Still less than 8. There is no room in the lane behind the garage. This will impact the other residents, their neighbors. Imagine if two or more of these 6-unit builds are on the same block.
2. Property assessments. Will having these complexes have no effect on property values of close neighbors? According to your "Our city, our homes" video states that "infill design guidelines and zoning rules will make sure they fit well in neighborhoods." 4 stories will block the light to neighboring homes front and back, side by side. They do not "fit well in the neighborhoods "
3. Tree canopy. New Westminster used to want to increase the tree canopy in the city. There are no room for trees on the builds. For every protected tree cut down for a build, 2 were to be planted to replace them. Has that been thrown out? Was it actually ever monitored that it was done and the trees survived.
4. Utilities/ sewer/water

Years ago, there was a fuss about illegal suites putting a strain on the sewer and water system, having too many people living on a single-family zoned property. Has this issue been resolved?

5. Strata or not strata? Will these complexes be owned solely and rented at market rates. Or is each unit owned separately creating a Strata.

6. FSR

I haven't been able to find the updates FSR for infill housing.

Height restrictions?

I know the city is reacting to the mandate from provincial. But can't we put restrictions on the size of the 6 units.

Last question. What would be your reactions and thoughts if these were built next to your home.

Looking forward to some feedback

Tracy  
Ayotte

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## Mayor and Councillors

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**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 12:15 PM  
**To:** 'Agnes Black'  
**Subject:** RE: [EXTERNAL] Time sensitive: input on tonight's (Jan 26) public hearing meeting

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)  
T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

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**From:** Agnes Black **S.22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 11:22 AM  
**To:** External-Legislative Services <CorporateOfficer@newwestcity.ca>  
**Subject:** [EXTERNAL] Time sensitive: input on tonight's (Jan 26) public hearing meeting

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Honourable Mayor Johnstone and Council,

I am writing to express my support of the [proposed updates](#) to the zoning bylaws and the OCP to allow more Transit Oriented Development Areas, townhouses, infill and non-profit housing.

I have been a Queens Park resident for over 20 years, and I believe the heritage character of our neighbourhood can be preserved, while also allowing for townhome developments. New West and all other metro Vancouver residents need places to live that are not car dependent. It can be difficult to find housing that will suit families, especially for young families just starting out, and we need local policies that will enable us to build better to suit a diverse urban population.

Density, done well, can work in favour of residents! Affordability, options and low-carbon living can all coexist with the foundations of good planning.

Thank you for your thoughtful consideration of these issues!

Agnes T Black, RN MPH

Adjunct Professor, School of Nursing, UBC  
Research Associate, Centre for Advancing Health Outcomes  
BC Representative, Canadian Association of Nurses for the Environment



## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 12:29 PM  
**To:** 'Devin Hentschel'  
**Subject:** RE: [EXTERNAL] Time sensitive: Input on tonight's public hearing meeting

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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**From:** Devin Hentschel S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 12:22 PM  
**To:** External-Legislative Services <CorporateOfficer@newwestcity.ca>  
**Subject:** [EXTERNAL] Time sensitive: Input on tonight's public hearing meeting

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---

Honourable Mayor Johnstone and Council,

I am writing to express my support of the proposed updates to the zoning bylaws and the OCP to allow more Transit Oriented Development Areas, townhouses, infill and non-profit housing.

Metro Vancouver residents need places to live that are not car dependent. I know from experience that it is difficult to find housing that will suit families, and we need local policies that will enable us to build better to suit a diverse urban population.

Density, done well, can work in favour of residents. Affordability, options and low-carbon living can all coexist with the foundations of good planning.

Thank you for your thoughtful consideration of these issues.  
Devin Hentschel

**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 1:58 PM  
**To:** 'gayle azyan'  
**Subject:** RE: [EXTERNAL] townhouse development info card #2

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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**From:** gayle azyan S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 1:35 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] townhouse development info card #2

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---

Hi, I just received this card around last week and have been looking at the different areas. I live in the Queens Park area and I'm an avid walker all over New West. I'm very disappointed that council is thinking that it's ok to demolish beautiful homes, (some large and some small) so that we can cram in townhouses. I live close to the 1st Street from 6th to 8th Ave homes - it would be terrible to knock these homes down! When did owning a home become such a bad thing?? Knocking down perfectly good homes and putting up townhouses will not make them more affordable. Drive around New West - lots of people who have garages and off street parking still park on the street. There's no way to enforce that people won't park on the street. Gayle

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 1:59 PM  
**To:** 'carly.moberg@portvancouver.com'  
**Subject:** FW: Response Letter: City of New Westminster Official Community Plan Amendments  
**Attachments:** 2026-01-26 VFPA Response Letter - City of New Westminster OCP Referral.pdf

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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---

**From:** Moberg, Carly <Carly.Moberg@portvancouver.com> **On Behalf Of** Rawle, Theresa  
**Sent:** Monday, January 26, 2026 1:37 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Cc:** Rendek, Karen <Karen.Rendek@portvancouver.com>; Horsford, Naomi <Naomi.Horsford@portvancouver.com>; Dulay, Rhona <Rhona.Dulay@portvancouver.com>; Serena Trachta <strachta@newwestcity.ca>; Rupinder Basi <rbasi@newwestcity.ca>; Lynn Roxburgh <lroxburgh@newwestcity.ca>; Samuel Austin <saustin@newwestcity.ca>; Jodee Ng <jng@newwestcity.ca>  
**Subject:** [EXTERNAL] Response Letter: City of New Westminster Official Community Plan Amendments

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---

Good afternoon,

Thank you for the opportunity to provide comment on the City of New Westminster's Official Community Plan (OCP) amendments. Please see attached letter for your consideration.

Please reach out if further information is required.

Kind regards,

**Theresa Rawle**, MBA (she/her)  
Director, Planning and Development



The Vancouver Fraser Port Authority's Vancouver offices sit on the traditional territory of the x̱w̱məθkʷəy̱əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səilwətał (Tsleil-Waututh) Nations.



**From:** Nicolas Huige <[nhuige@newwestcity.ca](mailto:nhuige@newwestcity.ca)>  
**Sent:** January 5, 2026 12:20 PM  
**To:** Land Use Plan <[landuseplan@portvancouver.com](mailto:landuseplan@portvancouver.com)>  
**Cc:** Samuel Austin <[saustin@newwestcity.ca](mailto:saustin@newwestcity.ca)>; Serena Trachta <[strachta@newwestcity.ca](mailto:strachta@newwestcity.ca)>  
**Subject:** [External] - Project Update - Official Community Plan Amendments: Integrating Provincial Housing Legislation, Townhouse Program and Affordable Housing Initiative

You don't often get email from [nhuige@newwestcity.ca](mailto:nhuige@newwestcity.ca). [Learn why this is important](#)

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Hello,

The purpose of the attached letter is to provide an update regarding the City of New Westminster's ongoing process in updating its Official Community Plan (OCP) to comply with changes by the Province related to the *Local Government Act* and to implement other housing initiatives.

Public Hearings for each OCP Amendment Bylaw will be held at **6pm on Monday, January 26, 2026** in Council Chamber, Second Floor, at New Westminster City Hall, located at 511 Royal Avenue. Should Vancouver Fraser Port Authority be interested in providing feedback on the proposed bylaws to Council for their consideration, details to participate can be found in the attached letter.

Please see the attached letter for more information.

Respectfully,

**Nic Huige** (he/him) | Planning Analyst  
T 778.312.1516 | E [nhuige@newwestcity.ca](mailto:nhuige@newwestcity.ca)

City of New Westminster | Planning and Development  
511 Royal Avenue, New Westminster, BC V3L 1H9  
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*We recognise and respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.*

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PORT of  
vancouver

Vancouver Fraser  
Port Authority

January 26, 2026

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

Delivered by email: [mayorandcouncillors@newwestcity.ca](mailto:mayorandcouncillors@newwestcity.ca)

Dear Mayor and Councillors:

**Re: City of New Westminster Official Community Plan Amendments**

Thank you for providing the Vancouver Fraser Port Authority (the port authority) with the opportunity to comment on the City of New Westminster's Official Community Plan (OCP) amendments.

Port authority staff have reviewed the proposed amendments and support the City's goals (including OCP Policy 3.2) which aim to "protect the industrial land base" by retaining industrial areas, better utilizing existing industrial lands, and removing ancillary residential (e.g., caretaker units) from the Commercial, Mixed Employment and Industrial designations.

Thank you for the opportunity to provide comments on the City of New Westminster's OCP amendments. We look forward to working with the City of New Westminster on planning initiatives of shared interest, and to ongoing consultation as the City of New Westminster continues to refine updates to the OCP. If you have any additional questions, please reach out and we will be pleased to discuss them further.

Sincerely,

A handwritten signature in black ink that reads "Theresa Rawle".

Theresa Rawle  
Director, Planning & Development  
Vancouver Fraser Port Authority

cc Karen Rendek, Manager, Land Use Planning, Vancouver Fraser Port Authority  
Naomi Horsford, Manager, Municipal & Stakeholder Relations, Vancouver Fraser Port Authority  
Rhona Dulay, Land Use Planner, Land Use Planning, Vancouver Fraser Port Authority  
Serena Trachta, Acting Director, Planning and Development, City of New Westminster  
Rupinder Basi, Deputy Director of Planning, City of New Westminster  
Lynn Roxburgh, Manager of Housing and Land Use Planning, City of New Westminster  
Samuel Austin, Senior Land Use Planner, City of New Westminster  
Jodee Ng, Senior Housing Planner, City of New Westminster

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 2:00 PM  
**To:** 'Hugh Brown'  
**Subject:** RE: [EXTERNAL] Support for proposed updates to zoning bylaws

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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---

**From:** Hugh Brown **S.22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 12:40 PM  
**To:** External-Legislative Services <CorporateOfficer@newwestcity.ca>  
**Subject:** [EXTERNAL] Support for proposed updates to zoning bylaws

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Dear Mayor and Council:

My name is Hugh Brown. I have lived and raised a family in New Westminster for almost 20 years. I am writing to let you know I want to see the proposed modifications to zoning bylaws and the OCPs (<https://www.beheardnewwest.ca/en-CA/projects/ourcityourhomes>) to allow more townhouses, non-profit housing, transit-oriented development areas, and infill housing.

I'm fortunate enough to have a car -- but I do not want that to be a requirement for living in New West. It's important to me that the city makes it easier for those without cars to live and thrive here; the updates to the OCP to support Transit-Oriented Development will help with that.

Increased density through townhouses and infill housing is not only possible, but it can also help new residents. More non-profit housing options will make the city more affordable.

As a city, we don't need to choose between affordability and low-carbon housing. The policies that have been proposed will give us be a more affordable community, and one that remains livable and safe for all people. Please vote to accept these policies.

Sincerely,

Hugh Brown  
[REDACTED]-18 Jack Mahony Place  
New Westminster, BC  
V3L 5V8

--

<https://saintaardvarkthecarpeted.com>

Because the plural of Anecdote is Myth.

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 3:15 PM  
**To:** 'Laura Jones'  
**Subject:** RE: [EXTERNAL] Time Sensitive: Input on tonight's public hearing meeting

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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**From:** Laura Jones **S.22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 3:02 PM  
**To:** External-Legislative Services <CorporateOfficer@newwestcity.ca>  
**Subject:** [EXTERNAL] Time Sensitive: Input on tonight's public hearing meeting

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Honourable Mayor Johnstone and Council,

As a member of New West Climate Action Hub, I am writing to express my support of the [proposed updates](#) to the zoning bylaws and the OCP to allow more Transit Oriented Development Areas, townhouses, infill and non-profit housing.

Metro Vancouver residents need places to live that are not car dependent. I know from experience that it is difficult to find housing that will suit families, and we need local policies that will enable us to build better to suit a diverse urban population.

Density, done well, can work in favour of residents. Affordability, options and low-carbon living can all coexist with the foundations of good planning.

Thank you for your thoughtful consideration of these issues!

Sincerely,  
Laura Jones

**Mayor and Councillors**

**From:** S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 2:08 PM  
**To:** Mayor and Councillors  
**Subject:** [EXTERNAL]


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In regards to the  
Official Community plan and zoning updates.  
My self and I believe the citizens of New Westminster want you to do nothing!  
It certainly won't be worse than all the other changes you have perpetrated on the  
citizens!  
Most importantly, doing nothing will save us money, which you have so readily  
expropriated from us!  
I suggest to all go on vacation!  
The people of New West are sick and tired of what you have done thus far.  
Sincerely D. Webb  
Resident of New Westminster for over 50 years!

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**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 3:26 PM  
**To:** S.22(1) Personal Information  
**Subject:** RE: [EXTERNAL] Official Community Plan and Zoning Updates -comments for Public Hearing

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

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---

**From:** S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 3:24 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Official Community Plan and Zoning Updates -comments for Public Hearing  
**Importance:** High

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To the Mayor and Councillors,

Thank you for providing an opportunity to comment about the official community plan and zoning updates to implement housing initiatives. We sincerely hope that you will seriously consider what you hear from residents of New Westminster as you amend the OCP. We understand that the majority of Council are in agreement with the Provincial housing legislation and there is evidence that increasing density has been a priority (for example, Sapperton Green development) for this Council for some time. Our ongoing primary concerns are:

1. There seems to be no proportional matching of density and infrastructure/amenity development. We are constantly paying the price for this way of city planning. Some examples include: overcrowding of École Qayqayt school, which now has eight portables taking up the only playing space available on the school grounds. t̄m̄s̄ew̄tx̄<sup>w</sup> Aquatic and Community Centre is so well used that parking is difficult to find any night of the week. Although the provincial government wants more housing, our understanding is there is

no financial support plan for infrastructure development and we have seen that building schools, for example, takes years, long after residents need them. When Sapperton Green was approved for 5,000-6,000 new residences, there were few amenities built in; no school, no overpass for pedestrian safety through a major traffic corridor, and expected overflow into Hume Park due to limited green space. And we know that highrises house families much more than in the past. We continue to be concerned that developers are not contributing adequately to amenities when they do build.

2. Quality of life -At what point is quality of life and liveability negatively impacted by density? We are interested in knowing what Council thinks about this. New Westminster is smaller than most other municipalities at 15.62 square kilometres and yet the **second densest city in Canada** (2021 Census). At what point is New Westminster maxed to the limit? Does New Westminster keep building forever, because people will always be attracted to our mild climate and desire to live here? The provincial legislation affects every city in B.C. and other places have more land; surely, Council has some ability to negotiate with their own NDP party for a more measured build rate given the lack of usable land?

We believe that quality of life and health can exist with accessible (for all ages) green spaces, parks, recreation centres, art galleries, libraries, theatres, shops and schools with adequate outdoor/indoor spaces for everyone. One thing that we experienced during Covid and heat waves was how important accessible shaded parks were for liveability. We live near Royal Columbian Hospital and have seen substantial development in the last decade with more to come. We water and tend city trees on our street while seeing them die on East Columbia. We see the benefit of mixed types of housing as folks from the highrises walk their dogs on the streets with houses and gardens. We are grateful that the existing older apartments are still here, providing more affordable rents, including one co-op building. The neighbourhood will change, hopefully with quality of life in the minds of our city officials and planners.

In conclusion, we appreciate your time in reading our email and considering our questions and concerns. You play such an important role in creating a liveable city for all kinds of people, and we hope that you will advocate on our behalf to avoid New Westminster becoming the densest city in Canada with not enough amenities and parks for its citizens.

Sincerely,  
Diane Jansen and Mike Budzik

**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 4:40 PM  
**To:** 'Kristen Andrews'  
**Subject:** RE: [EXTERNAL] Time sensitive: input on tonight's public hearing meeting

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminister City Council.

**Karon Blandino** (she/her)

City of New Westminister | Legislative Services  
511 Royal Avenue, New Westminister, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

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---

**From:** Kristen Andrews **S.22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 4:17 PM  
**To:** External-Legislative Services <CorporateOfficer@newwestcity.ca>; Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Time sensitive: input on tonight's public hearing meeting

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---

Honourable Mayor Johnstone and Council,

I am writing to express my support of the [proposed updates](#) to the zoning bylaws and the OCP to allow more Transit Oriented Development Areas, townhouses, infill and non-profit housing.

Metro Vancouver residents need places to live that are not car dependent. I know that it is difficult to find affordable housing, a variety of housing types, and housing that will suit families. I see the challenges through my daughters who are in their twenties. We need local policies that will enable us to build better to suit a diverse population.

I currently live in a single family home that is proposed for townhouse designation. I'm not looking for an immediate change at my property, but I support the proposed updates because I know it's good for the community and the changes will happen over time.

From a climate perspective I'm a big fan of density and walkable communities. I know that density, done well, can work in favour of residents. Affordability, options and low-carbon living can all coexist with the foundations of good planning.

Thank you for your thoughtful consideration of these issues!

Kristen Andrews (she/her)

**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 4:40 PM  
**To:** 'Joe Wang'  
**Subject:** RE: [EXTERNAL] Public hearing on JAN 26: Transit-Aligned Townhouse Corridor Consideration – Canada Way / Tenth Avenue

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
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---

**From:** Joe Wang S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 4:22 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Public hearing on JAN 26: Transit-Aligned Townhouse Corridor Consideration – Canada Way / Tenth Avenue

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Dear Planning Department,

My name is **Joe Wang**, and I am a homeowner in New Westminster. I am writing to express my support for the City's townhouse implementation program under *Our City, Our Homes* and to respectfully propose consideration of the **Canada Way / Tenth Avenue corridor** as a future townhouse designation area, based on transit alignment, frequent transit connectivity, and the current pattern of townhouse designation along Tenth Avenue.

Based on my review of **Bylaw No. 8547, 2025**, I note that the City has focused townhouse designation primarily on portions of Tenth Avenue near the intersections of **First to Fifth Streets** and **Sixteenth to Eighteenth Streets**. While I support this approach, I

respectfully observe that the **middle segment of Tenth Avenue between Tenth Street and Eighth Street** — including the Canada Way / Tenth Avenue corridor — is not currently included, despite sharing many of the same planning characteristics and redevelopment potential.

Canada Way and Tenth Avenue are both served by TransLink's **Frequent Transit Network (FTN)**, with bus service operating at least every 15 minutes in both directions for much of the day, providing reliable east-west connectivity across New Westminster and into neighbouring communities. The FTN framework reflects regional planning priorities to concentrate higher-density housing near frequent transit service, extending transit-oriented growth beyond SkyTrain stations to include high-frequency bus corridors.

From a land-use perspective, this corridor presents a strong planning rationale for townhouse development due to its flat topography, arterial function, and role as a transition zone between higher-traffic corridors and interior residential neighbourhoods. Directing townhouse forms to arterial frequent-transit corridors would improve alignment with regional transit investment, strengthen the deliverable portion of the City's housing supply strategy, and reduce redevelopment pressure on more sensitive interior residential blocks.

I respectfully encourage staff to consider the area from Tenth st to Eight st on Tenth Avenue corridor as part of future townhouse framework refinements or site-specific policy evaluations. I would welcome the opportunity to provide additional observations or meet with staff for further discussion at an appropriate time.

Thank you for your time and consideration.

Sincerely,

**Joe Wang**

S.22(1) Personal Information

---

**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 4:41 PM  
**To:** 'Samuel Johnson'  
**Subject:** RE: [EXTERNAL] Support for Townhouse Accelerator Initiative

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

Karon Blandino (she/her)

City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9 [www.newwestcity.ca](http://www.newwestcity.ca)

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-----Original Message-----

From: Samuel Johnson **S.22(1) Personal Information**  
Sent: Monday, January 26, 2026 4:40 PM  
To: Mayor and Councillors <[mayorandcouncillors@newwestcity.ca](mailto:mayorandcouncillors@newwestcity.ca)>  
Cc: Sweeney Main **S.22(1) Personal Information**  
Subject: [EXTERNAL] Support for Townhouse Accelerator Initiative

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To the mayor and council,

Our family lives in one of the affected properties of the townhouse accelerator (between Sapperton and Massey Victory Heights, corner of E 8th and Braid) and we are in full support of this initiative.

Let us be clear, we love our home and our neighbourhood. However, the option of forming a development agreement with our neighbours has always been of interest to us, and this makes that process easier. If that doesn't eventuate then we are happy to stay where we are and make it our own, and we are appreciative of the fact that the pre-zoning does not affect the current use of the property.

We want to make sure others understand how this can affect their outlook. We encourage homeowners in affected properties to research how groups of neighbouring owner-developers stand to benefit from density uplift compared to other situations, such as signing an option agreement with commercial developers. If the council is familiar with how these scenarios compare, then feel free to enlighten the audience. It is our understanding that the business case can change substantially.

We look forward to watching tonight's hearing via zoom, and appreciate the work you're doing to accelerate housing in the city.

Very best regards,  
Sam Johnson, Sweeney Main, and family  
[REDACTED] East 8th Ave, New Westminster

**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 4:43 PM  
**To:** 'Karen Crosby'  
**Subject:** RE: [EXTERNAL] Time sensitive: input on tonight's public hearing meeting

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

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**From:** Karen Crosby S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 4:40 PM  
**To:** External-Legislative Services <CorporateOfficer@newwestcity.ca>  
**Subject:** [EXTERNAL] Time sensitive: input on tonight's public hearing meeting

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Honourable Mayor Johnstone and Council,

I am writing to express my support of the [proposed updates](#) to the zoning bylaws and the OCP to allow more Transit Oriented Development Areas, townhouses, infill and non-profit housing.

Our city's residents need places to live that are not car dependent. I know from experience that it is difficult to find housing that will suit families, and we need local policies that will enable us to build better to suit a diverse urban population.

Density, done well, can work in favour of residents. Affordability, options and low-carbon living can all coexist with the foundations of good planning. Our future will be brighter as our city becomes even more walkable than it already is.

Thank you for your thoughtful consideration of these issues!

Karen Crosby (she/her)



**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 4:51 PM  
**To:** 'Tony Black'  
**Subject:** RE: Transit Oriented Development Areas Townhouse Development

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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---

**From:** Tony Black S.22(1) Personal Information  
**Sent:** Monday, January 26, 2026 4:44 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Transit Oriented Development Areas Townhouse Development

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---

Mayor and Councillors,

I was born and raised in New Westminster. I believe that your update to the OCP implementing the pre-approved changes to Zoning in the TOD areas is akin to putting the proverbial cart before the horse. It is quite easy to change Zoning for increase in housing development after the required infrastructure and amenities for the area have been improved for that amount of increase in population. Ours schools are at maximum capacity now, with portables taking place of playgrounds in most, if not all our elementary schools. Our Transit system needs to be fixed before increasing the population dramatically. Our transit system only works well if you are withing walking distance of a Skytrain station and don't want to travel in the evening or night. The bus system in New Westminster alone is inadequate to get across town reliably. Our road system in New Westminster cannot handle the proposed increase in vehicle traffic and will spill onto residential streets making it unsafe for children living in that area. Unfortunately, many of the people living in the proposed townhouse developments will not be able work in New Westminster and will have to travel to get to work. Until the transit system is revamped or repaired that will mean many more cars on our roads. This is just two of the many systems that should be improved before implementing a change to our community plan and zoning bylaws.

Tony Black.  
S.22(1) P.010 Edinburgh Street

**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 5:23 PM  
**To:** 'Ian Isbister'  
**Subject:** RE: [EXTERNAL] Proposed Townhouse Development

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

Karon Blandino (she/her)

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-----Original Message-----

From: Ian Isbister S.22(1) Personal Information  
Sent: Monday, January 26, 2026 4:55 PM  
To: Mayor and Councillors <[mayorandcouncillors@newwestcity.ca](mailto:mayorandcouncillors@newwestcity.ca)>  
Subject: [EXTERNAL] Proposed Townhouse Development

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- Parking is a frustrating issue throughout New Westminster. Any new developments should have a minimum requirement of 1 off street parking stall per bedroom.

- Some of the proposed areas are not suitable. It doesn't make sense to encourage the destruction of fully functional (and in many cases, beautiful) houses. An example is 1000 block Hamilton. Think of landfill costs, waste, heritage destruction.

Ian Isbister

**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 5:23 PM  
**To:** 'Ian Isbister'  
**Subject:** RE: [EXTERNAL] Re: Proposed Non-profit affordable housing

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

Karon Blandino (she/her)

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-----Original Message-----

From: Ian Isbister S.22(1) Personal Information  
Sent: Monday, January 26, 2026 5:01 PM  
To: Mayor and Councillors <[mayorandcouncillors@newwestcity.ca](mailto:mayorandcouncillors@newwestcity.ca)>  
Subject: [EXTERNAL] Re: Proposed Non-profit affordable housing

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> Parking is an issue throughout New Westminster. Any new developments should have a minimum parking requirement of at least 1 stall per unit.

>

> Ian Isbister

>

**Karon Blandino**

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 5:24 PM  
**To:** 'Walter Opmeer'  
**Subject:** RE: [EXTERNAL] Monday January 26 Public Hearing

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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**From:** Walter Opmeer **S.22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 5:04 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Monday January 26 Public Hearing

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Greetings Mayor Johnstone and Honourable members:

Thank you for your efforts to activate, connect and nurture "community" in our communities. I have been a neighbor in a neighborhood of NW since Fall of 2020.

I am against Transit Oriented Development (TOD) for two reasons. One: It does not guarantee "community" in our communities. It only guarantees an increase in density, not neighbors. If density is the necessity, there is a cost. The second reason is the real cost down the road. Given the current traffic burden on our bus routes now, you will have to significantly increase bus traffic and decrease car traffic. the eventual result is tolls or other incentives to not drive there. It is a necessity in other major cities in the world. Seen without bias, it will happen on TOD routes as a minimum. If housing density is a required goal there will be a cost.

I live near Cumberland and Eighth Ave, a block from several of the proposed changes. I am watching the near completion of a large In-fill property on Eighth. Likely six suites, with at best 4 parking spaces, three saved trees, and maybe some square metres of lawn to come. There is no guarantee that anyone living there now will be

taking transit. There is no street parking on the busy bus route route, or along the side of the property. At only two cars per family that is 12 cars to park, somewhere. Density has a cost.

To summarize: In our current, always hectic, financially stressed and more argumentative than ever before culture, we don't only need parks and events across town. We need neighborhoods with backyards where we can invite and learn to make neighbors. We may not be moving towards "15 minute" cities, or "incentives" to reduce traffic as in the center of London England. But I cannot see traffic density getting any better without further regulations or personal vehicular costs down the road.

Thank you for your hard work on our behalf.

Sincerely,

Walter E Opmeer  
New Westminster

ps. I will be happy to entertain any followup, and regret not being able to come in person tonight



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## Mayor and Councillors

---

**From:** Mayor and Councillors  
**To:** Hanieh Berg  
**Subject:** RE: [EXTERNAL] Letter for Public Hearing January 26, 2026 - regarding OCP and Zoning Bylaw changes to allow more Townhouse

**From:** Tamara Hunter s.22(1) Personal Information  
**Sent:** Sunday, January 25, 2026 5:50 PM  
**To:** Patrick Johnstone <[pjohnstone@newwestcity.ca](mailto:pjohnstone@newwestcity.ca)>; Ruby Campbell <[rcampbell@newwestcity.ca](mailto:rcampbell@newwestcity.ca)>; Daniel Fontaine <[dfontaine@newwestcity.ca](mailto:dfontaine@newwestcity.ca)>; Tasha Henderson <[thenderson@newwestcity.ca](mailto:thenderson@newwestcity.ca)>; Jaimie McEvoy <[jmcevoy@newwestcity.ca](mailto:jmcevoy@newwestcity.ca)>; Paul Minhas <[pminhas@newwestcity.ca](mailto:pminhas@newwestcity.ca)>; Nadine Nakagawa <[nnakagawa@newwestcity.ca](mailto:nnakagawa@newwestcity.ca)>  
**Subject:** [EXTERNAL] Letter for Public Hearing January 26, 2026 - regarding OCP and Zoning Bylaw changes to allow more Townhouse

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I write as a resident and home owner in New Westminster, regarding the proposed changes to the OCP and Zoning Bylaw which would allow townhouses to be built on some lots within the New Westminster Queen's Park Heritage Conservation Area.

As a homeowner in New Westminster, and a former owner of a heritage home in Queen's Park, I am opposed to the proposed changes.

Homeowners within the Heritage Conservation Area pay a premium price when purchasing a home in the area because of the heritage look and feel of the neighbourhood. Such homeowners are limited and controlled by the City regarding the changes they may make to their homes. When my former home on Regina Street was undergoing a kitchen renovation, we were forced to incur additional costs and hassle in order for our proposed renovation to be approved - we accepted this as the natural consequence of living in a heritage neighbourhood.

I am aware of other homeowners in the neighbourhood being required to jump through numerous bureaucratic hoops, and to incur significant additional costs, when rebuilding a home on a lot within the Heritage Conservation Area.

For City Council to now decide that townhouses may be built on these lots is outrageously unfair. Not only will this lower the value of other properties in the neighbourhood, it will result in the builders of these townhouses not being held to the same heritage standard that long time property owners have been required to meet. I saw nothing in the proposed zoning bylaw change that would require the townhouses to meet the heritage conservation standards and requirements.

I ask the Mayor and Councillors to vote against the proposed zoning bylaw change.

Sincerely,

Tamara Nielsen

s.22(1) Personal Information

s.22(1) 114 Park Row

New Westminster, BC

V3L 2J6

## Mayor and Councillors

---

**From:** Legislative Services  
**Sent:** Monday, January 26, 2026 6:23 PM  
**To:** 'Karin Roberts'  
**Subject:** RE: [EXTERNAL] Time sensitive: input on tonight's public hearing meeting

Good afternoon,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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---

**From:** Karin Roberts **S22(1) Personal Information On Behalf Of** Karin Roberts  
**Sent:** Monday, January 26, 2026 6:14 PM  
**To:** External-Legislative Services <CorporateOfficer@newwestcity.ca>  
**Subject:** [EXTERNAL] Time sensitive: input on tonight's public hearing meeting

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---

Honourable Mayor Johnstone and Council,

I am writing to express my support of the [proposed updates](#) to the zoning bylaws and the OCP to allow more Transit Oriented Development Areas, townhouses, infill and non-profit housing.

Metro Vancouver residents need places to live that are not car dependent. As a longterm resident of New Westminster, I have witnessed over and over again that It is difficult to find housing that will suit families. We need local policies that enable us to build better to suit a diverse urban population.

Density, done well, can work in favour of residents. Affordability, options and low-carbon living can all coexist with the foundations of good planning.

Thank you for your thoughtful consideration of these issues!

Karin Roberts



## Mayor and Councillor

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 6:53 PM  
**To:** 'Alex Pichler'  
**Subject:** RE: [EXTERNAL] Zoning Updates - In Favour

Good evening,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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**From:** Alex Pichler **S22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 6:51 PM  
**To:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Zoning Updates - In Favour

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---

Hello, I am writing to share that I am strongly in favour of the proposed OCP and Zoning updates. I live at **S22(1) b5** Carnarvon, and would like to see more housing options for families and young adults. When I heard that the province was changing their land use policy, I was encouraged about the potential for new builds in New West. I hope to see these land use changes in our city in the near future.

Best,

Alex Pichler

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 10:00 PM  
**To:** 'Elliot Rossiter'  
**Subject:** RE: [EXTERNAL] Speaking at Public Hearing

Good evening,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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**From:** Elliot Rossiter **S22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 9:58 PM  
**To:** Legislative Services <legislativeservices@newwestcity.ca>  
**Subject:** Re: [EXTERNAL] Speaking at Public Hearing

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---

Thanks, here's the feedback:

I'm writing in support of the proposed Townhouse and Affordable Housing Accelerator Initiatives.

As someone who recently looked fruitlessly for a year for an affordable townhouse within walking distance of uptown and downtown New West, I'd ask council to support the townhouse initiative to help increase zoned capacity for townhouses within central New Westminster. In general, the supply of family-friendly housing that is not unattainable single-family homes is woefully inadequate in the city.

The Affordable Housing Accelerator Initiative also deserves support (and is perhaps the most important part of the proposed set of OCP changes in my mind). I've had many conversations with individuals unable to obtain affordable and adequate housing, and the predominant emotions that I've observed are despair and isolation. By contrast, the Moytel Lalem development on Sixth Street in Uptown New West is a breath of fresh air in the way that it facilitates hope and connection amongst those who live there. I'm fortunate to know and love multiple people who live in that building and even more fortunate to be inspired by the ways that they pour themselves out for our community in ways that make it a more welcoming and just place.

We need many more of these types of development: while funding from senior levels of government is crucial for building this type of non-market housing, the city can do its part by helping to provide greater permitting certainty for these developments (that helps make pro formas more viable and rents ultimately lower for occupants).

Hope this is in time!

Best,  
Elliot

On Mon, Jan 26, 2026 at 9:38 PM Legislative Services <[legislativeservices@newwestcity.ca](mailto:legislativeservices@newwestcity.ca)> wrote:

If you do wish to write in, please do it promptly as we cannot accept the correspondence once the public hearing concludes.

Thank you for your interest in participating.

Regards,

**Karon Blandino** (she/her) | Manager, Information, Privacy, & Records

T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

**From:** Elliot Rossiter S22(1) Personal Information  
**Sent:** Monday, January 26, 2026 9:36 PM  
**To:** Legislative Services <[legislativeservices@newwestcity.ca](mailto:legislativeservices@newwestcity.ca)>  
**Subject:** Re: [EXTERNAL] Speaking at Public Hearing

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---

Okay, thanks for letting me know!

On Mon, Jan 26, 2026 at 9:35 PM Legislative Services <[legislativeservices@newwestcity.ca](mailto:legislativeservices@newwestcity.ca)> wrote:

Hello Elliot,

Unfortunately, speaking at the public hearing virtually required advanced registration.

While the public hearing is still ongoing, you can still submit correspondence regarding the Townhouse and Affordable Housing Accelerator Fund initiatives and it will be brought to Council's attention.

Best regards,

**Karon Blandino** (she/her) | Manager, Information, Privacy, & Records

T 604.515.3828 | E [kblandino@newwestcity.ca](mailto:kblandino@newwestcity.ca)

**From:** Elliot Rossiter **S22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 9:30 PM  
**To:** Legislative Services <[legislativeservices@newwestcity.ca](mailto:legislativeservices@newwestcity.ca)>  
**Subject:** [EXTERNAL] Speaking at Public Hearing

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---

Hello,

I'm presuming that it's too late to speak online at the public hearing tonight, but if it's not too late, I'd be interested in participating.

I realize this is a long shot, so no worries at all if this doesn't work!

Thanks,  
Elliot

## Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Monday, January 26, 2026 7:08 PM  
**To:** 'Joe Wang'  
**Subject:** RE: [EXTERNAL] Re: Public hearing on JAN 26: Transit-Aligned Townhouse Corridor Consideration – Canada Way / Tenth Avenue

Good evening,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor, and will form part of the public record of the January 26, 2026 Public Hearing. In addition, your email will be shared with the Planning and Development department.

Thank you again for taking the time to share your views with New Westminster City Council.

**Karon Blandino** (she/her)

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---

**From:** Joe Wang **S22(1) Personal Information**  
**Sent:** Monday, January 26, 2026 7:07 PM  
**To:** Joe Wang **S22(1) Personal Information**  
**Cc:** Mayor and Councillors <mayorandcouncillors@newwestcity.ca>  
**Subject:** [EXTERNAL] Re: Public hearing on JAN 26: Transit-Aligned Townhouse Corridor Consideration – Canada Way / Tenth Avenue

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Dear planner and councillors

I would also like to specifically highlight the section of Canada Way between Tenth Avenue and Eighth Avenue, which is currently one of the few corridors in close proximity to schools, parks, and major retail amenities that

has not yet been pre-designated for townhouse development. This area is uniquely well suited for family-oriented ground-oriented housing. Compared to aging single-detached homes that often require significant maintenance and reinvestment, modern townhouses would better serve families seeking safe, low-maintenance homes near schools, community facilities, and green spaces.

In addition, while the City has identified approximately 900 homes for potential townhouse zoning, actual redevelopment may be significantly lower in practice, as many owners may choose not to rebuild even when zoning permits townhouse development. As a result, the effective supply of new family-oriented ground-oriented housing may fall short of projected targets. By also considering the pre-zoning of the Canada Way and Tenth Avenue corridor, the City would create a broader and more realistic pipeline of redevelopment opportunities. This would increase the likelihood that sufficient townhouse projects can be delivered over time, particularly in a location well suited for families due to its close proximity to parks, schools, and shopping amenities. Expanding the designated townhouse areas in this corridor would strengthen the City's ability to meet family housing needs and ensure that zoning capacity translates into actual housing supply.

Regards

Joe Wang

On Jan 26, 2026, at 4:22 PM, Joe Wang S22(1) Personal Information wrote:

Dear Planning Department,

My name is **Joe Wang**, and I am a homeowner in New Westminster. I am writing to express my support for the City's townhouse implementation program under *Our City, Our Homes* and to respectfully propose consideration of the **Canada Way / Tenth Avenue corridor** as a future townhouse designation area, based on transit alignment, frequent transit connectivity, and the current pattern of townhouse designation along Tenth Avenue.

Based on my review of **Bylaw No. 8547, 2025**, I note that the City has focused townhouse designation primarily on portions of Tenth Avenue near the intersections of **First to Fifth Streets** and **Sixteenth to Eighteenth Streets**. While I support this approach, I respectfully observe that the **middle segment of Tenth Avenue between Tenth Street and Eighth Street** — including the Canada Way / Tenth Avenue corridor — is not currently included, despite sharing many of the same planning characteristics and redevelopment potential.

Canada Way and Tenth Avenue are both served by TransLink's **Frequent Transit Network (FTN)**, with bus service operating at least every 15 minutes in both directions for much of the day, providing reliable east-west connectivity across New Westminster and into neighbouring communities. The FTN framework reflects regional planning priorities to concentrate higher-density housing near frequent transit service, extending transit-oriented growth beyond SkyTrain stations to include high-frequency bus corridors.

From a land-use perspective, this corridor presents a strong planning rationale for townhouse development due to its flat topography, arterial function, and role as a transition zone between higher-traffic corridors and interior residential neighbourhoods. Directing townhouse forms to arterial frequent-transit corridors would improve alignment with regional transit investment, strengthen the deliverable portion of the City's housing supply strategy, and reduce redevelopment pressure on more sensitive interior residential blocks.

I respectfully encourage staff to consider the area from Tenth st to Eight st on Tenth Avenue corridor as part of future townhouse framework refinements or site-specific policy evaluations. I would welcome the opportunity to provide additional observations or meet with staff for further discussion at an appropriate time.

Thank you for your time and consideration.