

PUBLIC HEARING AGENDA

Monday, December 6, 2021, 6:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

We recognize and respect that New Westminster is on the unceded and unsurrendered 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.

LIVE WEBCAST: Please note City Council Meetings, Public Hearings, Council Workshops and some Special City Council Meetings are streamed online and are accessible through the City's website at <http://www.newwestcity.ca/council>

Pages

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair will open the meeting and provide a land acknowledgement.

2. STATEMENT CONCERNING THE PROPOSED BYLAW AND THE CONDUCT OF THE PUBLIC HEARING

The Chair will provide a statement regarding the bylaws under consideration, the conduct of the public hearing, and the expected conduct of all participants.

3. Crisis Response Bylaw Amendments and Housing Projects in Downtown and Queensborough

Purpose: The City of New Westminster is bundling three separate, but closely related projects into one review and consultation process in the interest of moving quickly to meet funding deadlines, as well as respond more readily to urgent needs in the community.

3.a. Proposal Information

1. Notices of Public Hearing

1. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021 and Zoning

	Amendment Bylaw (City-wide Crisis Response) no. 8286, 2021	
2.	Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for supportive housing on Province-owned Land	8
3.	Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land	10
2.	Bylaws	
1.	Official Community Plan Amendment Bylaw (City-wide Crisis Response) no. 8285, 2021	12
2.	Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021	14
3.	Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021	16
4.	Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for supportive housing on Province-owned land	18
5.	Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021	23
6.	Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land	26
3.	Decisions, Reports and Related Documents	
1.	Official Community Plan Amendment Bylaw (City-wide Crisis Response No. 8285, 2021) and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021	
1.	Index for City-Wide Crisis Response Amendments	31
2.	Previous Decisions, Reports and Related Documents	
1.	R-1 Minutes Extracts	32

2.	R-2 Council Report - September 13, 2021	39
3.	R-3 Council Presentation - September 13, 2021	61
4.	R-4 Advisory Planning Commission Report - September 21, 2021	72
5.	R-5 Council Report - September 27, 2021	109
6.	R-6 Affordable Housing and Child Care Advisory Committee Presentation - November 9, 2021	158
7.	R-7 Council Report - November 15, 2021	204
2.	Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for supportive housing on Province-owned land	
1.	Index for 60-68 Sixth Street	308
2.	Previous Decisions, Reports and Related Documents	
1.	R-1 Minutes Extracts	309
2.	R-2 Council Report - September 13, 2021	315
3.	R-3 Council Presentation - September 13, 2021	337
4.	R-4 Advisory Planning Commission Report - September 21, 2021	348
5.	R-5 Presentation - BC Housing - September 27, 2021	385
6.	R-6 Council Report - September 27, 2021	397
7.	R-7 Council Report - November 15, 2021	446
3.	Official Community Plan Amendment Bylaw (350- 366 Fenton Street No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land	
1.	Index for 350-366 Fenton Street	550
2.	Previous Decisions, Reports and Related Documents	
1.	R-1 Minutes Extracts	551

2.	R-2 Council Report - October 28, 2019	
3.	R-3 Presentation - Virtual Info Session - July 8, 2020	568
4.	R-4 Council Report - July 13, 2020	588
5.	R-5 Council Report - August 10, 2020	610
6.	R-6 NWDP Report and Design Package - September 22, 2020	632
7.	R-7 NWDP On Table Items - September 22, 2020	663
8.	R-8 NWDP Applicant Presentation - September 22, 2020	666
9.	R-9 Council report - September 13, 2021	689
10.	R-10 Presentation to Council - September 13, 2021	711
11.	R-11 APC September 21, 2021	722
12.	R-12 Council Report (First Reading) - September 27, 2021	759
13.	R-13 Council Report (Second Reading) - November 15, 2021	808

4. Public Input

Public Input received up until 5:00 p.m. on December 1, 2021, will be distributed with the Public Hearing Agenda. Later public input will be distributed on table at the Public Hearing.

1.	Public Input Submissions	
1.	City-Wide Crisis Response	
1.	Index	912
2.	Public Input Submissions	
2.	60-68 Sixth Street	
1.	Index	913
2.	Public Input Submissions	
1.	C-1 C Miller	914
3.	350-366 Sixth Street	

1.	Index	915
2.	Public Input Submissions	
3.b.	Overview of the Proposal (Climate Action, Planning and Development Department) Climate Action, Planning and Development staff will provide a description of the proposal.	
1.	ON TABLE Staff PowerPoint for Crisis Response Bylaw Amendments	916
3.c.	Opportunity to Speak to Council Anyone who believes they are affected by the proposal will have five minutes to speak to Council. Registered speakers will be called first. If you have not registered, the Mayor will call for more speakers at the end of the registered speakers list, and you can speak to Council at that time.	
1.	ON TABLE BC Housing PowerPoint for 68 Sixth Street Proposed Supportive Housing	935
4.	<u>END OF PUBLIC HEARING</u>	

*Some personal information is collected and archived by the City of New Westminster under Section 26(g)(ii) of the Freedom of Information and Protection of Privacy Act and for the purpose of the City's ongoing commitment to open and transparent government. If you have any questions about the collection of personal information please contact Legislative Services, 511 Royal Avenue, New Westminster, V3L 1H9, 604-527-4523.

PUBLIC HEARING

MONDAY, DECEMBER 06, 2021 AT 6:00 PM

Meeting held electronically and open to public attendance in Council Chamber, City Hall

Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough

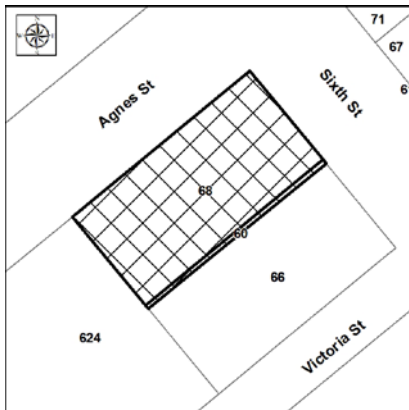
- **Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021;**
- **Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for supportive housing on Province-owned land (OCP00038) and REZ00218); and**
- **Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land (OCP00034)(REZ00203)**

WHAT ARE THESE BYLAWS ABOUT?

The City of New Westminster is bundling three separate, but closely related projects into one review and consultation process in the interest of moving quickly to meet funding deadlines, as well as respond more readily to urgent needs in the community.

Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021 to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.

An Official Community Plan (OCP) amendment is proposed to permit, in all land use designations, uses addressing needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. The general Zoning Bylaw amendment is proposed to add a definition for Crisis Response Use, outlines transportation related provisions for Crisis Response Uses, permits Crisis Response Uses in all zoning districts, and outlines criteria with which Crisis Response Uses must comply.

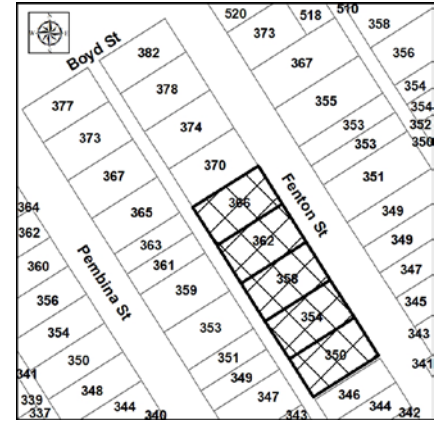


Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for Supportive Housing on Province-owned land at 60-68 Sixth Street.

A supportive housing project is proposed by BC Housing at 60-68 Sixth Street. The proposed project includes approximately 52 modular units with supports for adults at risk or experiencing homelessness. An experienced non-profit housing operator would be selected, and their staff would be on site 24/7 to support residents and provide services. BC Housing would own the building. The Official Community Plan (OCP) amendment would remove the requirement for at-grade commercial. The zoning amendment would change the zoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a zoning district unique to this site.

Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land.

The City is proposing an affordable housing project at 360-366 Fenton Street. The proposed project includes approximately 58 units in a three-storey building above Flood Construction Level, with a mix of studio, one, and two bedroom units. The building would be operated by Vancouver Native Housing Society on land owned by the City. The OCP amendment would change the land use from RL (Residential – Low Density) to RM (Residential – Multiple Unit Buildings). The zoning amendment would change the zoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a zoning district unique to this site.



HOW DO I GET MORE INFORMATION?

From November 19 to December 06, 2021, copies of the proposed bylaws and related material are available for inspection at Legislative Services, City Hall from 8:30 am to 4:30 pm Monday to Friday, and online at: newwestcity.ca/publicnotices

HOW CAN I BE HEARD? Share your thoughts in the following ways:

- Written submissions by email, post, or dropping off at the mailbox on the north side of City Hall are welcome and encouraged.
- Speak at the meeting by computer, smart device or phone via Zoom (encouraged):
 1. **Computer, Smartphone or Tablet:** go to newwestcity.ca/council#JoinAMeeting, and click or tap the Meeting ID button
 2. **Phone:** Call 778-907-2071. Enter meeting ID **655 9404 5919**, followed by #.
- Speak in person at the meeting. A mask is required.

Starting at 8:30 am on November 19, 2021, register online at speakers.newwestcity.ca, or contact Legislative Services to register to speak:

Phone: 604-527-4523

Email: clerks@newwestcity.ca

Legislative Services Department,

511 Royal Avenue, New Westminster, BC V3L 1H9

MEETING ID:
655 9404 5919

Written comments received by 5pm, three business days before the meeting will be included in the agenda package. Later comments received until the close of the hearing will be distributed on table at the meeting. All comments are published.

Jacque Killawee, City Clerk

NOTICE OF PUBLIC HEARING

MONDAY, DECEMBER 06, 2021 AT 6:00 PM

Meeting held electronically and open to public attendance in Council Chamber, City Hall

Official Community Plan Amendment Bylaw No. 8283, 2021 and Zoning Amendment Bylaw No. 8284, 2021 for Supportive Housing on Province-owned land at 60-68 Sixth Street.

A supportive housing project is proposed by BC Housing at 60-68 Sixth Street. The proposed project includes approximately 52 modular units with supports for adults at risk or experiencing homelessness. An experienced non-profit housing operator would be selected, and their staff would be on site 24/7 to support residents and provide services. BC Housing would own the building. The Official Community Plan (OCP) amendment would remove the requirement for at-grade commercial. The zoning amendment would change from Downtown Mixed Use Districts (High Density C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94) (a zoning district unique to this site).

These are two of six separate, but closely related bylaws, called the Crisis Response Bylaw Amendments & Housing Projects the City of New Westminster is bundling into one public hearing and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. The other four bylaws will also be considered on December 6, 2021 at the same Public Hearing.

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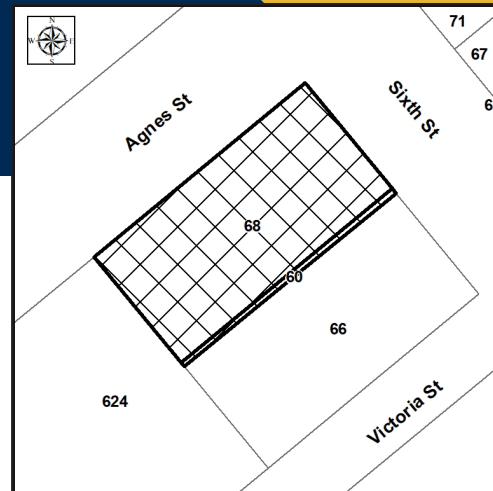
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File No. OCP00038 and REZ00218

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Jacque Killawee, City Clerk

NOTICE OF PUBLIC HEARING

IMPORTANT INFORMATION. Please have this translated.

此信息非常重要, 请找人帮您翻译。

此乃重要資訊, 請找人翻譯。

MAHALAGA ANG IMPORMASYONG ITO. Mangyaring ipasalin ito.

IL S'AGIT DE RENSEIGNEMENTS IMPORTANTS. Veuillez les faire traduire.

중요한 내용이므로 영어를 아는 분에게 읽어달라고 하시기 바랍니다.

ਇਹ ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਦਾ ਉਲਥਾ ਕਰਵਾਉ।

ACESTE INFORMATII SUNT IMPORTANTE. Va rugam sa solicitati o traducere.

**ДАННЫЙ ДОКУМЕНТ СОДЕРЖИТ ВАЖНУЮ ИНФОРМАЦИЮ. Просьба
обеспечить его перевод.**

ESTA INFORMACION ES IMPORTANTE. Pida que alguien se la traduzca.

Please note that the City of New Westminster deems any response to this notification to be public information. If you have a financial interest in the land subject to this Public Hearing and have contracted to sell or lease all or part of your property to any person, firm or corporation, we strongly urge you to deliver this notification, as soon as possible to the prospective buyer or tenant.

OCCUPANT
402 SECOND ST
NEW WESTMINSTER BC V3L 2L2

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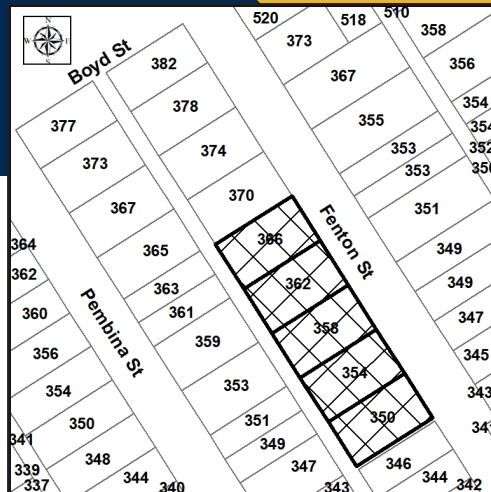
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File No. OCP00034 and REZ00203

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ДАННЫЙ ДОКУМЕНТ СОДЕРЖИТ ВАЖНУЮ ИНФОРМАЦИЮ. Просьба

обеспечить его перевод.

ESTA INFORMACION ES IMPORTANTE. Pida que alguien se la traduzca.

Please note that the City of New Westminster deems any response to this notification to be public information. If you have a financial interest in the land subject to this Public Hearing and have contracted to sell or lease all or part of your property to any person, please contact the City of New Westminster as soon as possible to request a confidential hearing. We strongly urge you to deliver this notification, as soon as possible to the prospective buyer or tenant.

OCCUPANT
402 SECOND ST
NEW WESTMINSTER BC V3L 2L2

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
- 2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

*** Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
15th day of November, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
 _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
 _____, 2021.

 MAYOR JONATHAN X. COTE

 JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 “Institutional Off-street Parking Space Requirements” table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

- d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, accessible off-street parking shall be provided to the satisfaction of the Director of Engineering.

- e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) immediately after the Section 150.7 “Recreation, Assembly and Institutional Bicycle Parking Requirements” table:

Crisis Response Uses Bicycle Parking Requirements

150 .7 .1 For *crisis response uses*, off-street bicycle parking shall be provided to the satisfaction of the Director of Engineering.

- f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, off-street loading shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this 15th day of November, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021".
2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
____ 27th _____ day of _____ September _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
____ 15th _____ day of _____ November _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
_____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this 15th day of November, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

- 1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

- 1094 .6 For a *supportive housing* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
15th day of November, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
_____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this 15th day of November, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021

Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

**Previous Decisions and Reports for
Official Community Plan Amendment Bylaw (City Wide Crisis Response)
No. 8285, 2021 and Zoning Amendment (City Wide Crisis Response) No. 8286, 2021
December 6, 2021**

Report Author	Meeting/Document/Date	#
Clerks	Minutes Extracts	R-1
Development Services	Regular, Report, September 13, 2021	R-2
Development Services	Regular, Presentation, September 13, 2021	R-3
Development Services	Advisory Planning Commission, Report September 21, 2021	R-4
Development Services	Regular, Report, September 27, 2021	R-5
Development Services	Affordable Housing and Child Care Advisory Committee, Presentation November 9, 2021	R-6
Development Services	Regular, Report, November 15, 2021	R-7

Previous Decisions
Official Community Plan Amendment Bylaw (City Wide Crisis Response)
No. 8285, 2021 and Zoning Amendment (City Wide Crisis Response) No. 8286, 2021
December 6, 2021

R-2 September 13, 2021 – City Council – Report

R-3 September 13, 2021 – City Council - Presentation

3.3 Crisis Response Bylaw Amendments

a. Presentation, Director of Development Services

Emilie Adin, Director of Development Services, provided a presentation that provided Council with options for responding to local and regional crises with City-wide bylaw amendments to enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350-366 Fenton Street and 68 Sixth Street.

In response to Council questions and concerns, Ms. Adin provided the following information:

- The recommendation is to separate out publicly owned lands to start, and then have a broader community conversation about other opportunities; and,
- Staff have done their analysis in terms of this kind of housing being urgently needed, and not temporary in nature.

In discussion, Council members noted:

- The community needs to fully understand that these changes are permanent changes; • The changes will allow the City and proponents to access grants more quickly;
- The City needs to be able to respond to a variety of needs in a nimble and flexible way to address urgent issues; and,
- The City needs to be very supportive when other proponents want to purchase a site for housing and need assistance in making it through the process.

b. Crisis Response Bylaw Amendments

MOVED AND SECONDED

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;

ii. Direct staff to advise and consult with:

a. The following nations:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation;

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

1. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
2. any greater boards or improvement districts, as none are considered to be affected by this application;
3. any other provincial or federal agency, as none are considered to be affected by this application;
4. Greater Vancouver Sewerage and Drainage District Board; and,
5. Councils of immediately adjacent municipalities;

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

Carried.

All members present voted in favour of the motion
(Councillor Puchmayr absent for the vote due to Conflict of Interest)

R-4 September 21, 2021 – Advisory Planning Commission – Report

These minutes are in draft form and have not been adopted:

3.2 Crisis Response Bylaw Amendments & Housing Projects in Downtown Queensborough

Emilie Adin, Director of Development Services, summarized the Council report dated September 13, 2021 and provided a PowerPoint presentation regarding crisis response bylaw amendments which outlined:

- Background and context
- Existing opportunity to be responsive: 350-366 Fenton Street
- New opportunity to be responsive: 68 Sixth Street
- Next steps

In response to questions from the Commission, Ms. Adin provided the following information:

- Consultation will take place with the City’s COVID-19 At-Risk and Vulnerable Populations and Seniors and Persons Living with Disabilities Task Forces and non-profit organizations in the fall. Discussions will continue with neighbours and key stakeholders in the specific sites mentioned;
- As senior levels of government deem responses to the housing and overdose crises as temporary, staff have opted to not put time limits on these responses such as what would be in place with Temporary Use Permits where approval would only be received for three years or less at a time;
- Senior levels of government need to know that their investment in things such as modular housing will assist them in achieving their goals and are wise investments;
- Currently, there is no consideration of separating purely temporary land uses from urgent land uses;
- A zoning bylaw sets out what uses are permitted and not permitted and they all transition over time. Many municipalities have a section of their zoning bylaw outlining uses permitted in any zone; however, New Westminster currently adds items to zones individually which takes a long time;

- Many discussions have taken place with the Provincial Government regarding changes that could be made to facilitate quick responses to crisis situations; and,
- While it would take years to have the Emergency Program Act updated, this is something that the City can address with the Provincial Government; and,
- If staff are going to Council with a rezoning or Official Community Plan amendment report, the Development Permit Application is often included, although staff do have delegated authority over them.

Members of the Commission provided the following comments:

- It is exciting to be moving forward with these positive proactive changes which will enable the City to address issues, such as those that we have experienced in the last year, more quickly;
- It is concerning that the four conditions are not land use conditions, they are ownership and funding conditions and zoning is for land use; and,
- Suggestions for additions to the Emergency Program Act include the addition of pandemic to the list of emergencies and allowance for mayors and councils to acquire or use any land considered necessary to respond to or alleviate the effects of an emergency.

R-5 September 27, 2021 – City Council – Report

3.2 Crisis Response Bylaw Amendments: Bylaws for First Reading and Engagement Plan Approval, Director of Development Services

a. Presentation: 68 Sixth Street Proposed Supportive Housing, Sara Jellicoe and Tsitsi Watt, BC Housing

Sara Jellicoe and Tsitsi Watt, both from BC Housing, provided a presentation on the proposed supportive housing project at 68 Sixth Street, including the requirements for future residents.

In response to questions and concerns from Council, Ms. Jellico, Ms. Watt, and Maria Rogrio, also from BC Housing, provided the following information:

- BC Housing will prioritize people experiencing homelessness in the community;
- Rent rates for supportive housing is the maximum shelter rate for income assistance; and,
- BC Housing Staff will assist tenants in applying for assistance so they receive the shelter rate to pay their rent.

b. Report: Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval

MOVED AND SECONDED

THAT Council approve the proposed Public Engagement Approach, as described in the September 27, 2021, report entitled "Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval", for three separate but closely related projects that are being bundled together as the Crisis Response Bylaw Amendments;

THAT Council give consideration to First Reading of the following six Bylaws:

1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
2. Zoning Amendment Bylaw (350-366) Fenton Street) No. 8282, 2021.
3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021.
4. Zoning Amendment Bylaw 60-68 Sixth Street) No. 8284, 2021
5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021.
6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021.

Carried.

All members present voted in favour of the motion.

R-6 November 9, 2021 – Affordable Housing and Child Care Advisory Committee – Presentation

These minutes are in draft form and have not been adopted:

5.2 Crisis Response Bylaw Amendments Update

Claudia Freire, Housing/Social Planner, provided a presentation on the Crises Amendment Bylaw Update in which the City will bundle three closely related projects in the interest of more quickly responding to urgent needs in the community and meeting current and near-future funding deadlines. The intent of these amendments is to enable urgent and time-sensitive needs relating to the pandemic, recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis and any other future crises to be met more readily by successful adoption of bylaw amendments. The projects include:

- City wide crisis response bylaw amendments;
- 60-68 6th Street Supportive Housing Project; and,
- 350-366 Fenton Street Affordable Housing Project.

In response to questions from the Committee, Ms. Freire provided the following comments:

- Regarding the proposed 52 new supportive housing units at 68 Sixth Street, information on the process to select an operator is not yet available, but when it is, staff will report back to the committee; and,
- Staff leading the Sixth Street project will be made known of the Committee's suggestion to address resident and business concerns in the downtown area prior to the project moving forward.

In discussion, Committee members noted that engagement and education with communities with respect to why emergency and supportive housing is needed and how it will ultimately benefit the community must be undertaken.

R-7 November 15, 2021 – City Council – Report

These minutes are in draft form and have not been adopted:

6.7 Crisis Response Bylaw Amendments: Consultation Summary and Second Reading of Bylaws

MOVED AND SECONDED

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

Carried.

All members present voted in favour of the motion.

(Councillor Puchmayr absent for the vote due to Conflict of Interest)

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 13, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-346

Subject: Crisis Response Bylaw Amendments

RECOMMENDATION

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

- i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
- ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation

- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation;

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

- a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
- b. any greater boards or improvement districts, as none are considered to be affected by this application;
- c. any other provincial or federal agency, as none are considered to be affected by this application;
- d. Greater Vancouver Sewerage and Drainage District Board; and,
- e. Councils of immediately adjacent municipalities;

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

PURPOSE

To provide Council with options for responding to local and regional crises with potential City-wide bylaw amendments. These bylaw amendments would enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350–366 Fenton Street and 68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is not only working to provide a coordinated response to addressing business and resident complaints related to homelessness, but the City is also working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are a number of existing and new funding opportunities by senior levels of government. The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for our local residents who are in need of housing and services.

New Westminster and other municipalities in British Columbia have looked to change our zoning bylaws from time to time to respond to urgent needs. In its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources and to pursue other opportunities to secure development of below- and non-market housing, which is in critical short supply in the city.

As part of the City's Small Sites Affordable Housing Program, there is an opportunity to achieve significant funding for indigenous housing on City-owned lands at 350-366 Fenton Street. Staff advise that there is also an opportunity currently for the City to partner in getting a significant grant with which to provide a supportive housing project on lands at 68 Sixth Street, which are owned by BC Housing. Due to the competitive nature of applying and receiving grant funding, rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) is considered essential. In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, it is clear that the public engagement processes for these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments that are being proposed would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

The “social benefits land uses” proposed for further exploration in 2022 and beyond would be broader in scope and would include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

BACKGROUND

In this section of the report, a number of issues and opportunities that inform this work will be explored.

Provincial State of Emergency Declarations

The BC government will from time to time declare a state of emergency across the entire province or in an area of the province. Once a state of emergency has been declared, Provincial and local governments will address the unfolding crisis and try to respond to urgent needs. State of emergency declarations usually relate to a natural disaster such as an earthquake or such as the recent BC wildfires. Note that even when a crisis occurs in a different part of the Province, the effects of the crisis could reach cities as far away as New Westminster. In some cases of rampant wild fires in the interior, for example, air quality in our city could be seriously affected by wildfire smoke. Another good example of a potential State of Emergency Declaration could be the Province instituting a high level response to a future serious heat dome or heat wave event.

BC Public Health Emergency Declarations

Public health emergencies are declared whenever a serious public health emergency is detected by health authorities. Examples include significant outbreaks of infectious disease, such as the recent Public Health Emergency Declaration to address the COVID-19 pandemic, and can include more long-standing but exacerbated crises such as the Opioid Crisis.

Regional Crises

From time to time, there are widely recognized crises affecting the Metro Vancouver area. Regional crises, such as the affordable housing crisis, and the extreme weather events that are caused by climate change, are defined as crises that are recognized by multiple member municipalities, including the City of New Westminster.

Homelessness Crisis

Based on the March 2020 Homeless Count, 41 unsheltered and 82 sheltered homeless people were enumerated in New Westminster, for a total of 123 homeless people. As with all homeless counts, this is likely a significant undercount of the true extent of homelessness. In April 2020, BC Housing conducted a survey of service providers, and based on this survey, it estimated the size of the unsheltered homeless population at about 50 people. Given the ongoing COVID-19 pandemic, local outreach workers have stated that this number is likely significantly higher.

Businesses and residents are increasingly raising concerns about homelessness and other social issues, particularly in the Downtown. These concerns include: individuals sleeping in alcoves and doorways; castoff containers and food resulting from takeaway meals; increasing public drug use and discarded needles and other drug paraphernalia; and the presence of human waste associated with limited access to toilet facilities. Through experience, the City has found that increased enforcement only shifts the issue from one area or neighbourhood to another but does not lead to any real resolution. Additionally, recent court cases and challenges limit the ability of both Police and Bylaw Enforcement to act, particularly with regard to homelessness and other social issues.

In response, the City has established a COVID-19 At-Risk and Vulnerable Populations Task Force, which has realized \$874,323 in foundation and senior government funding to address the basic needs of the unsheltered, and a City of New Westminster Inter-Departmental Working Group on Homelessness, which is providing a coordinated response to addressing business and resident complaints related to homelessness and other social issues. The City is also working with the senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing, with 52 new supportive housing units potentially available within the next 14 to 18 months.

Canada Mortgage and Housing Corporation and Provincial Funding Opportunities

As part of staff's Inter-Governmental Relations work, advocacy for affordable housing continues to be a priority. Due to the competitive nature of applying and receiving grant funding, advocacy, development of partnerships (including non-profit and senior levels of government) and rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) are considered essential. During the scoring of grant submissions, having the right zoning in place, and the City's initial approval on other land use regulatory aspects of a project, would enable the City to achieve a higher score, and does increase the likelihood of receiving a grant.

The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for the local residents who are in need of housing and services.

Rapid Housing Initiative (Federal)

The Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), launched the Rapid Housing Initiative (RHI) in October 2020. The initial funding for this initiative was \$1 billion to help address urgent housing needs of vulnerable Canadians, especially in the context of COVID-19, through the rapid construction of affordable housing. The first round of RHI exceeded its initial target of creating up to 3,000 new affordable units and will support the construction of more than 4,700 units across Canada.

The first round of RHI was greatly oversubscribed and the City of New Westminster was advised the federal government needed more time to secure funding for additional much needed projects. Many of the BC projects were also given the same notice.

The Federal Budget 2021 provided an additional investment of \$1.5 billion in new funding for the Rapid Housing Initiative in 2021-22. This new funding will add a minimum of 4,500 new affordable units to Canada's housing supply to address the urgent housing needs of vulnerable Canadians. At least 25 per cent of this funding will go towards women-focused housing projects.

In an effort to meet the housing needs of our most vulnerable populations, the City, in partnership with Vancouver Native Housing Association, has applied under RHI for a project in Queensborough (350-366 Fenton Street). The City anticipates applying, in partnership with BC Housing, for a second project (68 6th Street) later in 2021. While the RHI grant has a very aggressive timeframe, with eligible projects having year for completion, up to 100% of project costs can be covered through the grant.

Regulatory Context

When a land use is not explicitly permitted in a zone, a zoning amendment bylaw is required. A zoning amendment bylaw may change the regulations on one property, or throughout one or more zones, or in all areas of the municipality. An example of the latter is how some municipalities have instituted bylaws that allow group child care facilities in all City zones, as long as they can meet certain conditions. As a recent example in New Westminster, many single detached dwelling zones were amended to permit accessory laneway homes and coach houses, without the need for an individual site rezoning application.

Bylaw amendments that specifically respond to urgent needs have previously been adopted by the City of New Westminster. For example, Bylaw No. 6492, 1998, allows transition houses for women and children fleeing abusive situations as an outright permitted use in single detached dwelling zones. This, in response to a widely recognized crisis of gender-based violence, is occurring in many places in the world.

Other municipalities in British Columbia have also looked to change their zoning bylaws to respond to urgent needs. In 2018, the District of Squamish adopted a zoning amendment to permit, in all zones, several crisis response land uses including emergency shelters and supportive housing. In Spring 2021, City of Victoria Council directed their staff to prepare amendments to their Zoning Bylaw to enable rapid deployment of affordable housing in all residential zones across the city, without the need for site-specific rezoning processes.

Policy Context

A summary of all the City policies that support the recommendations put forward in this report will be provided in a subsequent report to Council.

DISCUSSION

Small Sites Affordable Housing: Program Overview

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction was made in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

On October 28, 2019 Council directed in principle the use of the City-owned properties at:

- 350 to 362 Fenton Street (located in Queensborough)
- 2035 London Street and 2038 Ninth Avenue (located in Connaught Heights)

On July 12, 2021, Council directed staff not to proceed with the Connaught Heights Small Site Affordable Housing Project at this time due to several key factors that have changed since the launch of the project; namely the current high cost of construction, and the implications of the potential funding timeline on the development review process. The top proponent withdrew their application with similar concerns. Staff continue to monitor the situation with the intent of identifying new opportunities and changing circumstances that may allow for the relaunch of this project.

In January 2020, the City issued a Request for Proposals inviting housing providers to describe how they would develop the Fenton Street sites for affordable housing. Seven proposals were received, with Council endorsing in principle the proposal received from Vancouver Native Housing Society (VNHS). VNHS proposed a three story apartment building designed to appear as attached townhouses, with one level of underground parking. The building included 51 units, with a mix of studio, one-, two- and three-bedroom units. The target population would be low- to moderate-income singles and families with a focus on Indigenous singles and families.

In fall 2020, in light of the findings of a preliminary geotechnical investigation, VNHS and the City made the decision not to move forward with the application in its current form.

Proposed Project: 350 - 366 Fenton Street

In partnership with VNHS, the City has continued work on developing a non-market affordable housing project for indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Rapid Housing Initiative Round Two, and updated site information on geotechnical construction technology, a modified project that meets the new program requirements is proposed. The project team

sought the advice of an independent geotechnical engineer, and their review – based on preliminary information – concluded that technical solutions exist that could work to address existing site constraints (namely construction using piles as the building foundation).

The project would be situated on just over four of the 9 City-owned lots along Fenton Street, and include 58-units, 88 beds for indigenous individuals including providing spaces for women and children. Concept drawings for the revised project have been prepared for the grant, which was submitted in August 2021. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. See Attachment 1 for concept drawings. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed; studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

Past Consultation on the Project

The City hosted a Virtual Information Session in the summer of 2020 once the Small Sites Affordable Housing Initiative was announced (prior to VNHS being selected as the project operator). The purpose of the event was to provide an overview of the small-sites affordable housing initiative, the evaluation criteria that was developed to review the proposals, and the process to explore affordable housing on the site. A total of 15 community members joined the meeting.

Community consultation process for a previous iteration of the project was launched in fall 2020. The following is a summary of the community and stakeholder consultation that had been completed to date:

- *Residents Association Consultation:* VNHS organized a special meeting with the Queensborough Residents Association executive. Two members attended and provided feedback on the project.

- *Stakeholder Consultation:* Due to the required Official Community Plan (OCP) amendment, all First Nations with an interest in New Westminster, the Ministry of Transportation and Infrastructure, and the School District were identified as stakeholders and were invited to provide feedback on the proposal. At that time, support was received from Cowichan Tribes and Tsleil-Waututh Nations. Tsleil-

Waututh Nations also noted the possibility of archaeological deposits on the site and requested that the proponent follow archaeological and environmental best management practices, which VNHS had committed to doing.

- *Project Webpage:* Both the City and the applicant launched project webpages with details about the application. The City's webpage notes the consultation events have been postponed.

Proposed Project: 68 Sixth Street

A supportive housing project is being explored by the City and BC Housing, with the intention to submit a grant application in 2021 to CMHC's third round of Rapid Housing Initiative. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street, which is a small strip of land the City owns adjacent to 68 Sixth Street. The concept includes a four storey modular building that BC Housing is repurposing from a project that did not proceed. The project would provide 52 supportive housing units along with limited exterior programming space (e.g. a gazebo for residents to smoke). BC Housing anticipates having two on-site staff for the project, as well as other building support staff as needed (e.g. cook, cleaners). Very limited, if any, parking would be able to be accommodated on-site.

The project would require a site consolidation, rezoning and OCP amendment. 68 Sixth Street is currently zoned Commercial (C-4) and designated Mixed Use High Density in the Downtown Community Plan, which includes "mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses)". As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade and offices above. Across Sixth Street to the east are two storey commercial buildings.

General Crisis Response Bylaw Amendments

Should Council support rapid processing of zoning bylaw and OCP amendments to enable the indigenous housing project proposed at 350 Fenton Street and the supportive housing project proposed at 68 Sixth Street, it is clear that the public engagement processes for

these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

What follows are some examples of how current land uses as set out in the Zoning Bylaw could stymie urgent response to Provincial and regional emergencies:

- Should the City or a public agency need to situate a cooling centre due to a heat wave, or an air centre due to extreme wildfire smoke, in a commercial building where institutional uses are not permitted;
- Should the Province need to create a rapid testing or vaccination clinic or emergency care beds by repurposing an industrial warehouse;
- Should a business need to relocate its sale of basic goods and groceries to an institutional or residential property so as to continue sales on an emergency basis, after the properly zoned grocery store has been compromised by an earthquake.

In any of the cases outlined above, there would not be sufficient time to pursue a site-specific zoning or even a temporary use permit to allow for these land uses.

Given the importance of land uses that generate significant public benefit, Council may wish to direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

However, there are time-sensitive social, physical and health needs that may need to be addressed in the interim. Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments.

Given the enabling policy set out in the City’s Official Community Plan, the priorities laid out in the Strategic Plan, the recently completed Housing Needs Assessment, and the data that has been presented to Council in a report titled, “Homelessness Action Strategy: Workplan and Timeframe” and dated September 13, 2021, staff advise that Council give consideration to bylaws that will enable rapid response crisis services and rapid deployment of affordable housing going forward.

Crisis Response Bylaw Amendments are proposed to be narrower in scope than the bylaw amendments that might be considered in future to permit a broader range of projects that generate public benefit. In the shorter term, what is being proposed are City-wide amendments to the Official Community Plan and zoning bylaw that would allow projects and uses proposed in direct response to an identified crisis to proceed more rapidly. The amendments would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. The “s land uses” proposed for further exploration in 2022 would be broader in scope and include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

Should Council support OCP and Zoning Bylaw amendments to better allow Crisis Response Land Uses to proceed more rapidly, the bylaws would not only apply to projects fitting all four of the criteria laid out above, but they would also be subject to further Council approval. As the property owner, the City would still have the authority to approve and proceed with the proposed land use, including setting any appropriate conditions on the use (e.g. duration of the use).

NEXT STEPS

Crisis Response Bylaw Amendments Review and Engagement

On June 21, 2021, Council approved an update to the Development Review Process which put emphasis on increased, earlier public consultation, including both City-led public consultation and applicant-led consultation. While some timing efficiencies have been achieved in recent development review process updates, and despite the City’s commitment to increased, earlier public consultation, the Crisis Response Bylaw Amendments outlined above will need to be processed in an expedited manner.

Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

Initial staff planning suggests that several information and feedback sessions would be scheduled and broadly advertised, with the goal of offering residents multiple opportunities to learn more about and ask questions on the proposed City-wide zoning and OCP bylaw amendments that would allow for crisis-response projects on government-owned land, as well as the two specific proposed projects at 350-366 Fenton and 68 Sixth. The Be Heard New West platform would also be used to share information with and collect feedback from residents.

Official Community Plan Consultation Requirements

Sections 475 and 476 of the *Local Government Act* identifies specific requirements for consultation that must occur prior to final consideration of an Official Community Plan (OCP) Amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP Amendment. Staff has provided a recommendation for Council’s consideration for each of the identified groups:

a) The Board of the Regional District in which the area covered by the OCP is located.
Consultation with Metro Vancouver is not recommended given the proposed OCP amendment does not seek to address lands owned by the Regional District.

b) The board of any regional district that is adjacent to the area covered by the plan
Consultation with other Regional Districts is not recommended as the proposed amendment is not considered to affect adjacent Regional Districts.

c) The Council of any municipality that is adjacent to the area covered by the plan.
Consultation is not recommended as the proposal is not considered to have any negative impact on adjacent municipalities.

d) First Nations

The City is currently in the process of establishing strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regard to Official Community Plan Amendments, as well as other planning notifications. Until such time as this work is in place and adopted by Council, staff recommends consultation with the following nations which have been identified in the past by the City:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation

e) Greater Boards and Improvement Boards.

The Greater Vancouver Sewer and Drainage District Board oversee operation of regional utilities in New Westminster. Consultation is not recommended given the proposed OCP amendment is not considered to affect this Board.

f) The Provincial and Federal governments and their agencies.

Consultation with the Ministry of Highways and Infrastructure is recommended since this Ministry has jurisdiction over lands within New Westminster, including the controlled access highways (e.g. Queensborough Bridge).

Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.

g) Board of Education and School District No. 40

Consultation is required with the Board of Education of School District No. 40.

Staff will seek input from the parties by sending a letter requesting written comments or inviting participation on public consultation events.

FINANCIAL IMPLICATIONS

The City worked with VNHS to develop a new concept plan for the project at 350 - 366 Fenton Street. The grant submission was for approximately \$32,000,000 which is anticipated to be 100% of the capital required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project. If the City is successful in the grant application, the majority of municipal costs associated with this project will be recovered. Some fees waived such as Development Cost Charges will require an alternate funding source.

Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate having an approximate project value in October – November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council direct staff to follow standard development review procedures for the crisis response projects and processes outlined in the subject report.
2. That Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.
3. That Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 68 Sixth Street and 350 Fenton Street, to present for first reading at a future Council meeting.
4. That in regard to the proposed Official Community Plan Amendments, Council:
 - i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
 - ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
 - Penelakut Tribe
 - Qayqayt First Nation
 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tseil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. the Board of Education of School District 40;

- iii. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;
 - c. any other provincial or federal agency, as none are considered to be affected by this application;
 - d. Greater Vancouver Sewerage and Drainage District Board; and,
 - e. Councils of immediately adjacent municipalities.
- 5. That Council Direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”
- 6. That Council provide staff with alternative direction.

Staff recommends Options 2, 3, 4 and 5.

ATTACHMENTS

Attachment 1 – 350 Fenton Street Concept Drawings

APPROVALS

This report was prepared by:
Emilie K. Adin, Director of Development Services

This report was reviewed by:
Carolyn Armanini, Planner
Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action
Claudia Freire, Housing/Social Planner
Rupinder Basi, Supervisor of Development Planning
Jennifer Miller, Manager of Public Engagement
Blair Fryer, Manager Communications and Economic Development

This report was approved by:
Emilie K. Adin, Director of Development Services
Lisa Spitale, Chief Administrative Officer

Attachment 1
Concept Drawings





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NOTES



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350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

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CHECKED BY: Checker
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JOB NUMBER: 20009

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TOTAL AREA
GROUND LEVEL- 14,136 SF
LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN

STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



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350-362 FENTON ST

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LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

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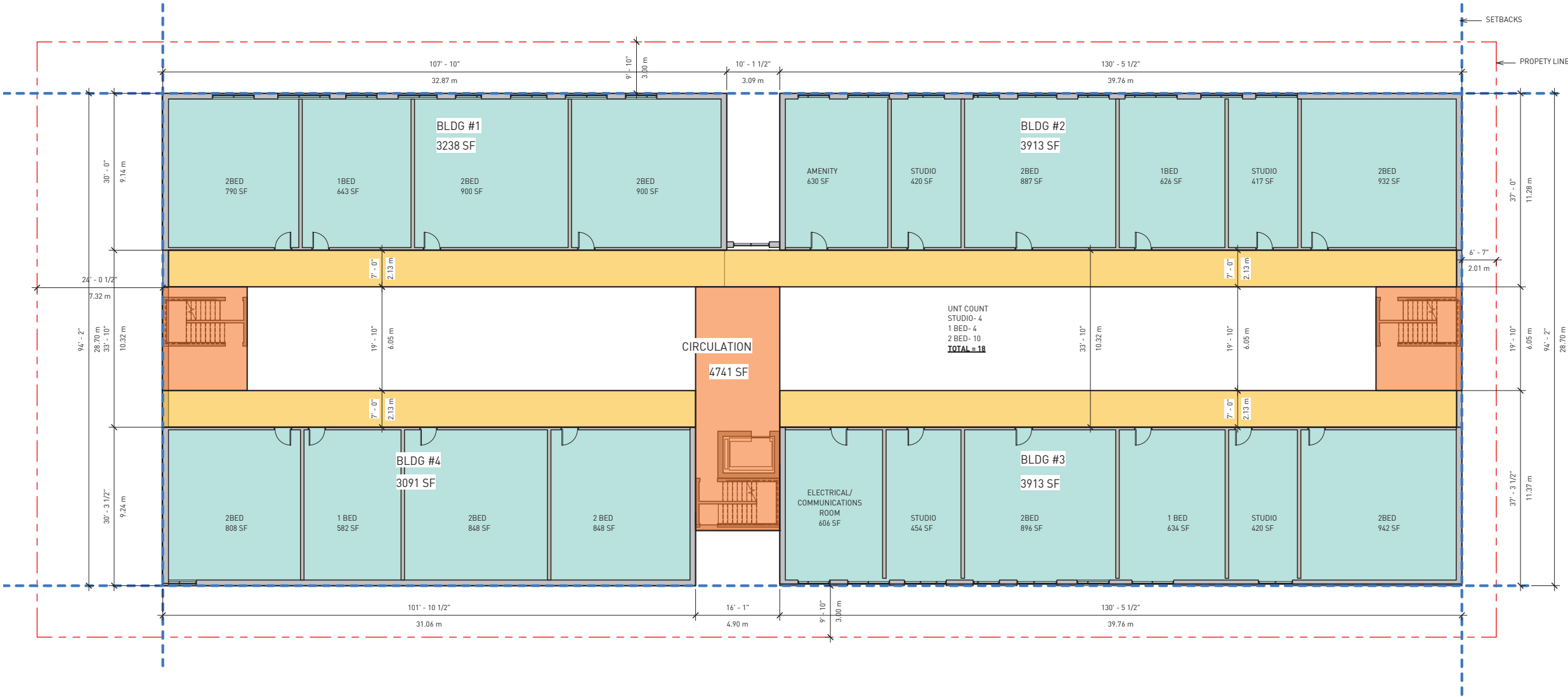
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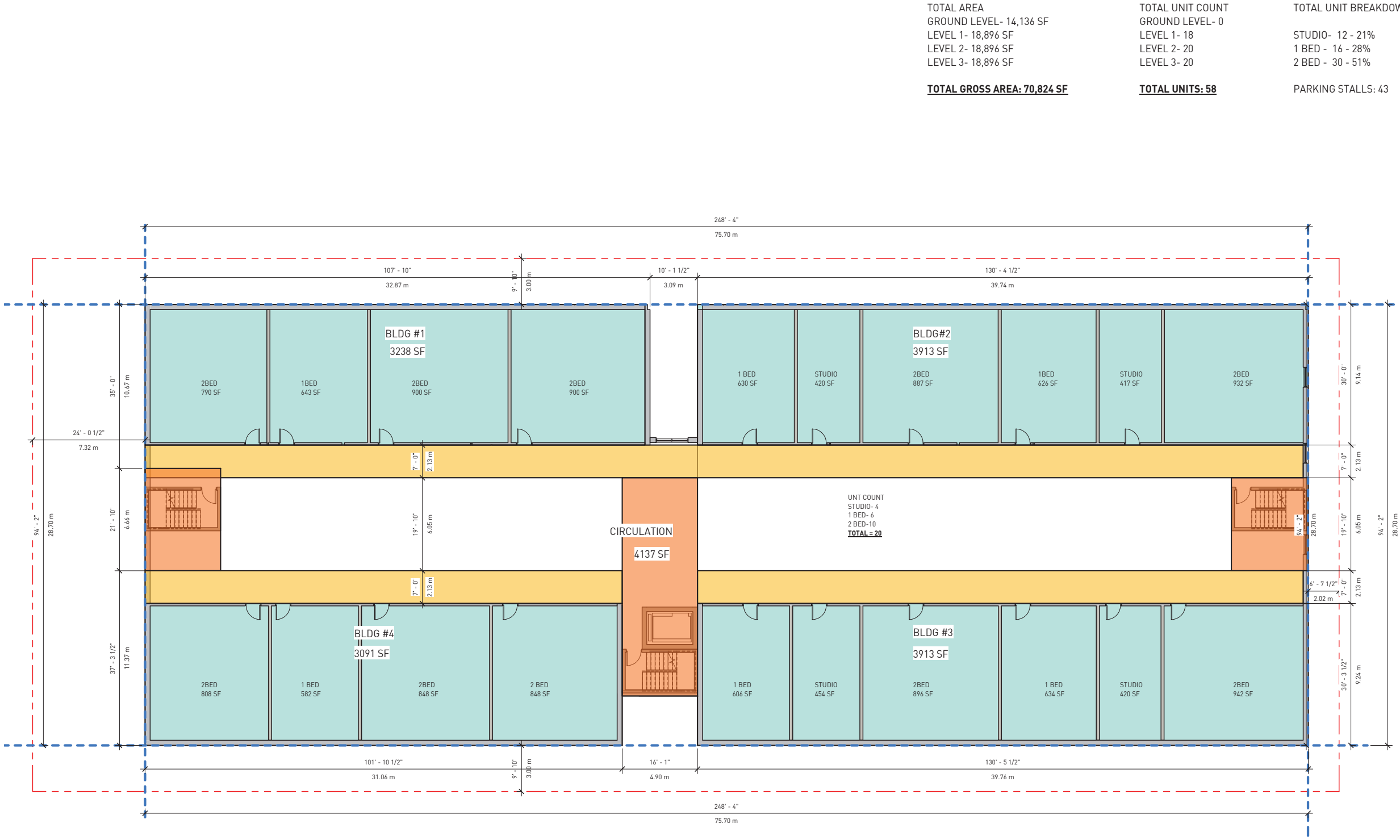
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LEVEL 3- 18,896 SF
TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
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LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20
TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
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2 BED - 30 - 51%

PARKING STALLS: 43

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LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
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1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



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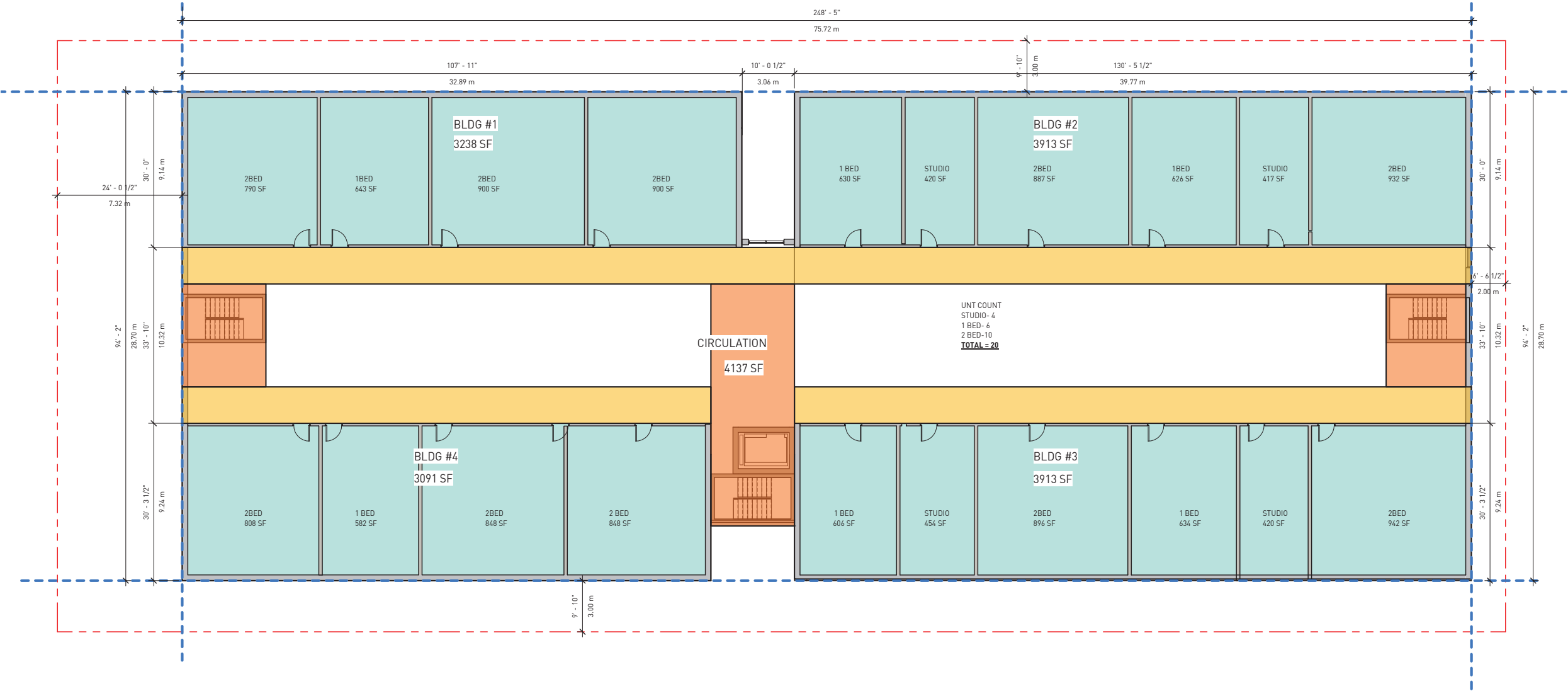
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Preliminary Report and Presentation: Crisis Response Bylaw Amendments

Presentation Outline

Background / Context

Existing Opportunity to be Responsive: 350-366 Fenton

New Opportunity to be Responsive: 68 Sixth Street

Preparing for Future Opportunities to be Responsive

Next Steps



Background

Provincial State of Emergency Declarations
BC Public Health Emergency Declarations
Regional Crises such as Homelessness Crisis

CMHC and Provincial Funding Opportunities
Rapid Housing Initiative

2019 – 2022 Strategic Plan
Regulatory Context

Small Sites Affordable Housing Program

October 2019 Council support in principle for use of following sites

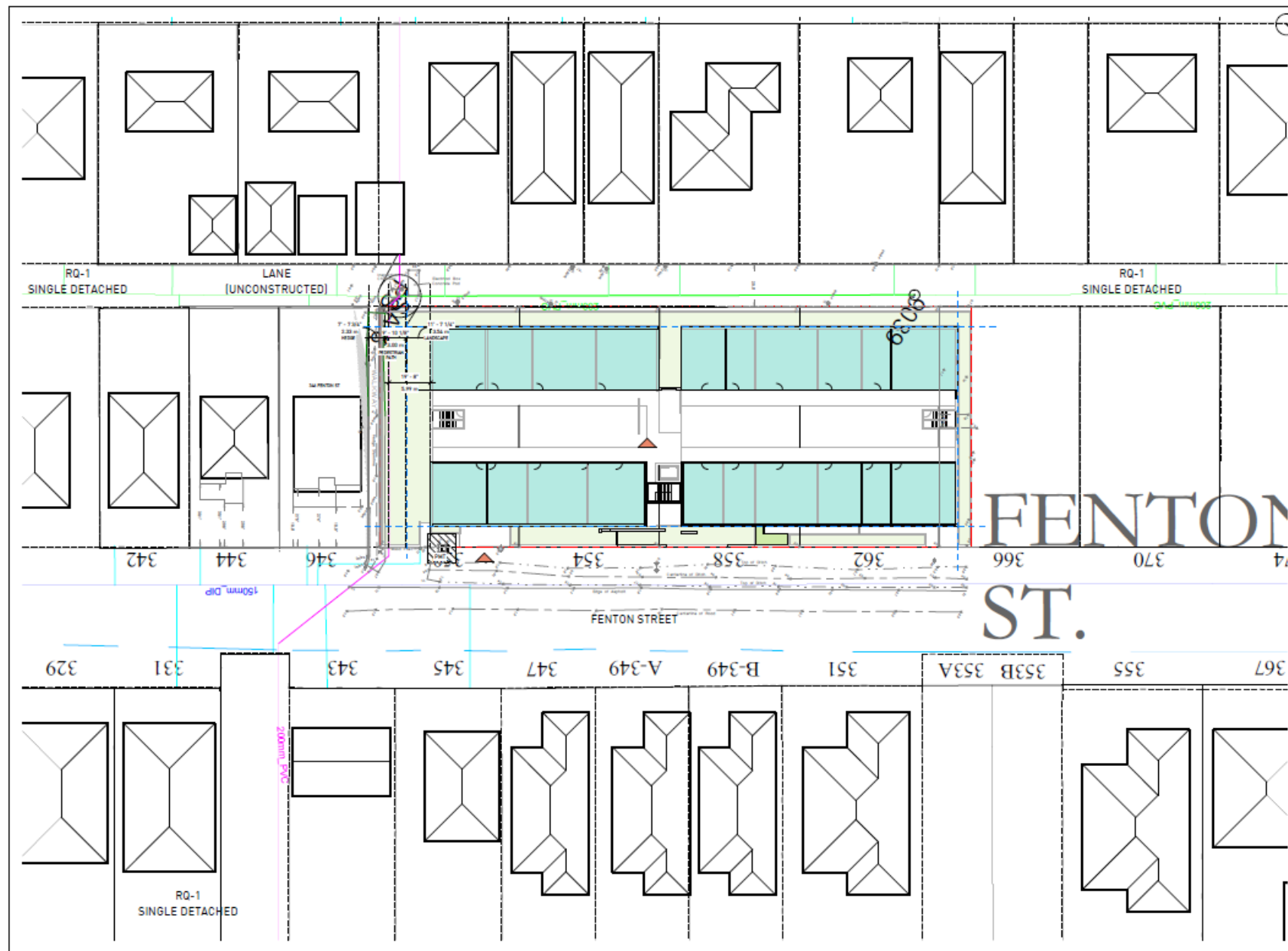
- 350 to 362 Fenton St. (Queensborough)
- 2035 London & 2038 Ninth (Connaught Heights)

Connaught Heights site subsequently excluded (July 2021)

350-366 Fenton Street

Indigenous Housing
Vancouver Native Housing Society
City-Owned Land
CMHC Funding - Capital
BC Housing - Operating





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New Opportunity for Crisis Response Project

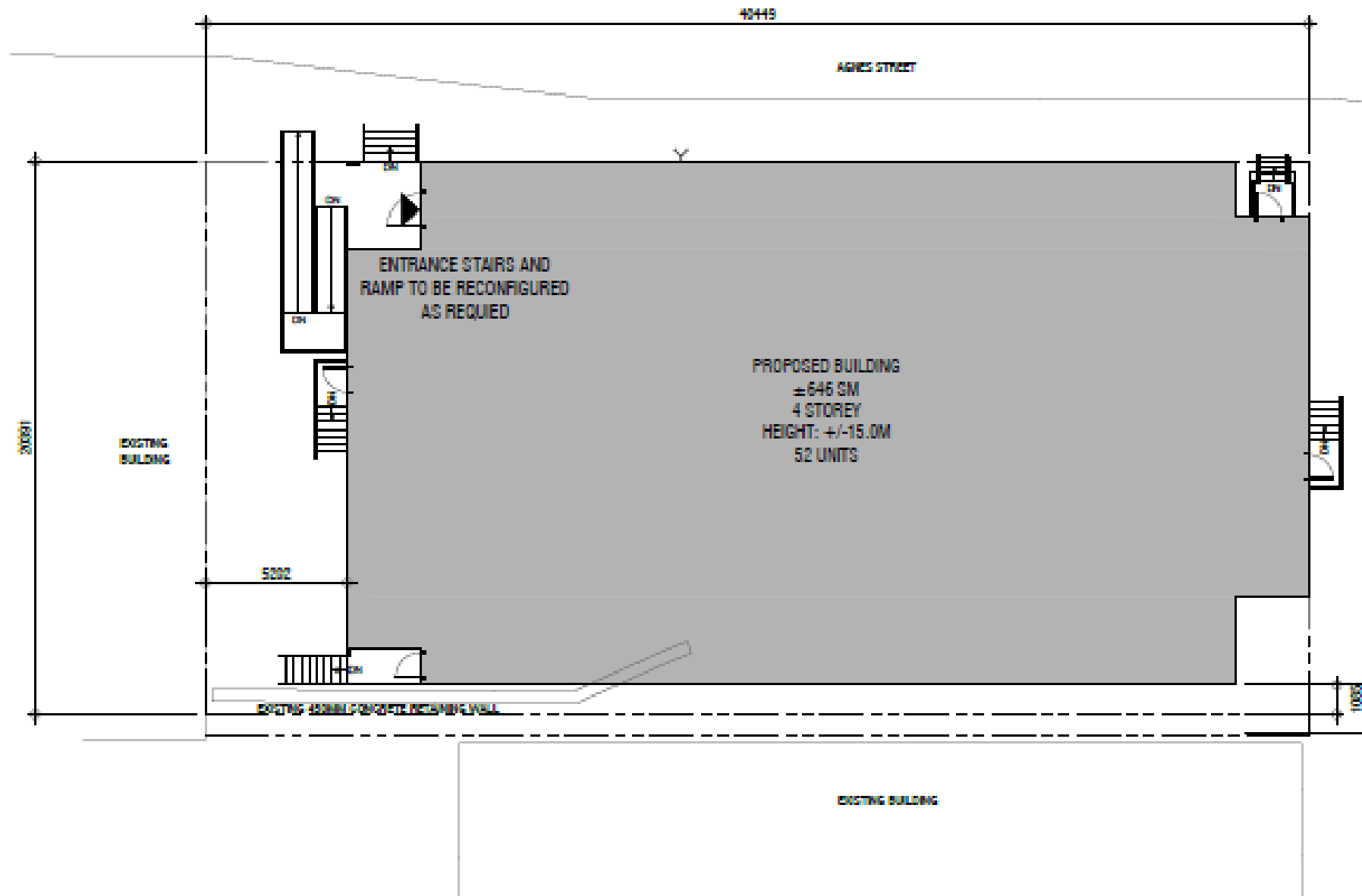
68 Sixth Street

Partnership between City
and BC Housing
Supportive Housing
(On-Site Staff)
Repurposed Modular Building

Provincially Owned Land

CMHC Funding Sought
Tight Timelines (anticipated application in 2021)





To Address Future Opportunities: Crisis Response Bylaw Amendments

Responding to time-sensitive social, physical and health needs

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Additional conditions/criteria



Additional Criteria for permitted projects under the proposed Crisis Response Bylaw Amendments

1. Must be government-owned or under long-term lease;
2. Must be government agency funded; and
3. Must be operated by registered non-profit society or public agency.

All projects would also be subject to Council approval, controls and conditions.

What about “Social Benefit Land Uses” that don’t meet those criteria?

- Broad multi-year public policy and engagement project is proposed
- Examining land uses that generate significant public benefit
- Recommendation to refer to the 2022 Budget Review Process

Next Steps

Preliminary Report to Council (*we are here*)

Agency Referrals

Initial Bylaw Reading(s) and Engagement Plan Approval

Advisory Planning Commission

Public Engagement Events

Report of Public Feedback to Council

Public Hearing

Memorandum

To: Advisory Planning Commission Date: September 13, 2021

From: Emilie Adin, File: 13.2525.01, 13.2680.20,
Director of Development Services OCP00034, OCP00038,
REZ00203, REZ00218

Subject: Crisis Response Bylaw Amendments & Housing Projects in Downtown
and Queensborough

PURPOSE

The purpose of this report is to seek input from the Advisory Planning Commission regarding proposed bylaw amendments to allow the City to be more nimble in responding to emergencies and identified crises (such as COVID-19 Pandemic, recent fires and heat waves as well as future crises) and to facilitate two affordable housing projects at 350 – 366 Fenton Street and 68th Sixth Street.

Overview of amendments

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. These amendments were brought forward to Council on September 13, 2021. At this meeting, Council directed Staff to proceed with these amendments as outlined in the attached Staff Report and Presentation (Appendix A and Appendix B). These attachments provide further information on the proposed amendments. In summary the three proposed changes are as follows:

1. **Potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis:** Adoption of some general bylaw amendments would offer a way for the City to respond more quickly to current crises such as the COVID-19 pandemic, recent fires and heat waves, the overdose crisis, the regional homelessness crisis - and any other future crises. The proposed Official Community Plan and zoning bylaw amendments would be limited by projects that meet four prescribed criteria outlined in the attached report (e.g. owned by the City or other government agency, project funded by the government, project operated by a non-profit or public agency, project addressing needs identified through a Provincial emergency declaration or

public crisis).

2. **Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough:** Rezoning and an Official Community Plan amendment are required to allow for this proposed partnership between the City and Vancouver Native Housing Society. The proposed project includes 58 units in a three-storey mutli-unit building with a mix of studios, one and two bedroom units. The building would be for Indigenous individuals and families, including providing spaces for women and children.
3. **Supportive housing on Province-owned land at 68 Sixth Street in Downtown:** Rezoning and an Official Community Plan amendment are required to allow for this proposed project of 52-units of modular homes with supports for adults at risk or experiencing homelessness. An experienced housing operator would be selected, and staff would be on site 24/7 to support residents and provide services. BC Housing would own the building.

ATTACHMENTS

Appendix A: Staff Report to Council, September 13, 2021

Appendix B: Staff Presentation to Council, September 13, 2021

Appendix A

Staff Report to Council September 13, 2021

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 13, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-346

Subject: Crisis Response Bylaw Amendments

RECOMMENDATION

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

- i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;*
- ii. Direct staff to advise and consult with:*
 - a. The following nations:*
 - Cowichan Tribes*
 - Halalt First Nation*
 - Hwlitsum First Nation*
 - Katzie First Nation*
 - Kwantlen First Nation*
 - Kwikwetlem First Nation*
 - Lake Cowichan First Nation*

- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation;

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

- a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
- b. any greater boards or improvement districts, as none are considered to be affected by this application;
- c. any other provincial or federal agency, as none are considered to be affected by this application;
- d. Greater Vancouver Sewerage and Drainage District Board; and,
- e. Councils of immediately adjacent municipalities;

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

PURPOSE

To provide Council with options for responding to local and regional crises with potential City-wide bylaw amendments. These bylaw amendments would enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350–366 Fenton Street and 68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is not only working to provide a coordinated response to addressing business and resident complaints related to homelessness, but the City is also working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are a number of existing and new funding opportunities by senior levels of government. The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for our local residents who are in need of housing and services.

New Westminster and other municipalities in British Columbia have looked to change our zoning bylaws from time to time to respond to urgent needs. In its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources and to pursue other opportunities to secure development of below- and non-market housing, which is in critical short supply in the city.

As part of the City's Small Sites Affordable Housing Program, there is an opportunity to achieve significant funding for indigenous housing on City-owned lands at 350-366 Fenton Street. Staff advise that there is also an opportunity currently for the City to partner in getting a significant grant with which to provide a supportive housing project on lands at 68 Sixth Street, which are owned by BC Housing. Due to the competitive nature of applying and receiving grant funding, rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) is considered essential. In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, it is clear that the public engagement processes for these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments that are being proposed would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

The “social benefits land uses” proposed for further exploration in 2022 and beyond would be broader in scope and would include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

BACKGROUND

In this section of the report, a number of issues and opportunities that inform this work will be explored.

Provincial State of Emergency Declarations

The BC government will from time to time declare a state of emergency across the entire province or in an area of the province. Once a state of emergency has been declared, Provincial and local governments will address the unfolding crisis and try to respond to urgent needs. State of emergency declarations usually relate to a natural disaster such as an earthquake or such as the recent BC wildfires. Note that even when a crisis occurs in a different part of the Province, the effects of the crisis could reach cities as far away as New Westminster. In some cases of rampant wild fires in the interior, for example, air quality in our city could be seriously affected by wildfire smoke. Another good example of a potential State of Emergency Declaration could be the Province instituting a high level response to a future serious heat dome or heat wave event.

BC Public Health Emergency Declarations

Public health emergencies are declared whenever a serious public health emergency is detected by health authorities. Examples include significant outbreaks of infectious disease, such as the recent Public Health Emergency Declaration to address the COVID-19 pandemic, and can include more long-standing but exacerbated crises such as the Opioid Crisis.

Regional Crises

From time to time, there are widely recognized crises affecting the Metro Vancouver area. Regional crises, such as the affordable housing crisis, and the extreme weather events that are caused by climate change, are defined as crises that are recognized by multiple member municipalities, including the City of New Westminster.

Homelessness Crisis

Based on the March 2020 Homeless Count, 41 unsheltered and 82 sheltered homeless people were enumerated in New Westminster, for a total of 123 homeless people. As with all homeless counts, this is likely a significant undercount of the true extent of homelessness. In April 2020, BC Housing conducted a survey of service providers, and based on this survey, it estimated the size of the unsheltered homeless population at about 50 people. Given the ongoing COVID-19 pandemic, local outreach workers have stated that this number is likely significantly higher.

Businesses and residents are increasingly raising concerns about homelessness and other social issues, particularly in the Downtown. These concerns include: individuals sleeping in alcoves and doorways; castoff containers and food resulting from takeaway meals; increasing public drug use and discarded needles and other drug paraphernalia; and the presence of human waste associated with limited access to toilet facilities. Through experience, the City has found that increased enforcement only shifts the issue from one area or neighbourhood to another but does not lead to any real resolution. Additionally, recent court cases and challenges limit the ability of both Police and Bylaw Enforcement to act, particularly with regard to homelessness and other social issues.

In response, the City has established a COVID-19 At-Risk and Vulnerable Populations Task Force, which has realized \$874,323 in foundation and senior government funding to address the basic needs of the unsheltered, and a City of New Westminster Inter-Departmental Working Group on Homelessness, which is providing a coordinated response to addressing business and resident complaints related to homelessness and other social issues. The City is also working with the senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing, with 52 new supportive housing units potentially available within the next 14 to 18 months.

Canada Mortgage and Housing Corporation and Provincial Funding Opportunities

As part of staff's Inter-Governmental Relations work, advocacy for affordable housing continues to be a priority. Due to the competitive nature of applying and receiving grant funding, advocacy, development of partnerships (including non-profit and senior levels of government) and rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) are considered essential. During the scoring of grant submissions, having the right zoning in place, and the City's initial approval on other land use regulatory aspects of a project, would enable the City to achieve a higher score, and does increase the likelihood of receiving a grant.

The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for the local residents who are in need of housing and services.

Rapid Housing Initiative (Federal)

The Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), launched the Rapid Housing Initiative (RHI) in October 2020. The initial funding for this initiative was \$1 billion to help address urgent housing needs of vulnerable Canadians, especially in the context of COVID-19, through the rapid construction of affordable housing. The first round of RHI exceeded its initial target of creating up to 3,000 new affordable units and will support the construction of more than 4,700 units across Canada.

The first round of RHI was greatly oversubscribed and the City of New Westminster was advised the federal government needed more time to secure funding for additional much needed projects. Many of the BC projects were also given the same notice.

The Federal Budget 2021 provided an additional investment of \$1.5 billion in new funding for the Rapid Housing Initiative in 2021-22. This new funding will add a minimum of 4,500 new affordable units to Canada's housing supply to address the urgent housing needs of vulnerable Canadians. At least 25 per cent of this funding will go towards women-focused housing projects.

In an effort to meet the housing needs of our most vulnerable populations, the City, in partnership with Vancouver Native Housing Association, has applied under RHI for a project in Queensborough (350-366 Fenton Street). The City anticipates applying, in partnership with BC Housing, for a second project (68 6th Street) later in 2021. While the RHI grant has a very aggressive timeframe, with eligible projects having year for completion, up to 100% of project costs can be covered through the grant.

Regulatory Context

When a land use is not explicitly permitted in a zone, a zoning amendment bylaw is required. A zoning amendment bylaw may change the regulations on one property, or throughout one or more zones, or in all areas of the municipality. An example of the latter is how some municipalities have instituted bylaws that allow group child care facilities in all City zones, as long as they can meet certain conditions. As a recent example in New Westminster, many single detached dwelling zones were amended to permit accessory laneway homes and coach houses, without the need for an individual site rezoning application.

Bylaw amendments that specifically respond to urgent needs have previously been adopted by the City of New Westminster. For example, Bylaw No. 6492, 1998, allows transition houses for women and children fleeing abusive situations as an outright permitted use in single detached dwelling zones. This, in response to a widely recognized crisis of gender-based violence, is occurring in many places in the world.

Other municipalities in British Columbia have also looked to change their zoning bylaws to respond to urgent needs. In 2018, the District of Squamish adopted a zoning amendment to permit, in all zones, several crisis response land uses including emergency shelters and supportive housing. In Spring 2021, City of Victoria Council directed their staff to prepare amendments to their Zoning Bylaw to enable rapid deployment of affordable housing in all residential zones across the city, without the need for site-specific rezoning processes.

Policy Context

A summary of all the City policies that support the recommendations put forward in this report will be provided in a subsequent report to Council.

DISCUSSION

Small Sites Affordable Housing: Program Overview

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction was made in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

On October 28, 2019 Council directed in principle the use of the City-owned properties at:

- 350 to 362 Fenton Street (located in Queensborough)
- 2035 London Street and 2038 Ninth Avenue (located in Connaught Heights)

On July 12, 2021, Council directed staff not to proceed with the Connaught Heights Small Site Affordable Housing Project at this time due to several key factors that have changed since the launch of the project; namely the current high cost of construction, and the implications of the potential funding timeline on the development review process. The top proponent withdrew their application with similar concerns. Staff continue to monitor the situation with the intent of identifying new opportunities and changing circumstances that may allow for the relaunch of this project.

In January 2020, the City issued a Request for Proposals inviting housing providers to describe how they would develop the Fenton Street sites for affordable housing. Seven proposals were received, with Council endorsing in principle the proposal received from Vancouver Native Housing Society (VNHS). VNHS proposed a three story apartment building designed to appear as attached townhouses, with one level of underground parking. The building included 51 units, with a mix of studio, one-, two- and three-bedroom units. The target population would be low- to moderate-income singles and families with a focus on Indigenous singles and families.

In fall 2020, in light of the findings of a preliminary geotechnical investigation, VNHS and the City made the decision not to move forward with the application in its current form.

Proposed Project: 350 - 366 Fenton Street

In partnership with VNHS, the City has continued work on developing a non-market affordable housing project for indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Rapid Housing Initiative Round Two, and updated site information on geotechnical construction technology, a modified project that meets the new program requirements is proposed. The project team

sought the advice of an independent geotechnical engineer, and their review – based on preliminary information – concluded that technical solutions exist that could work to address existing site constraints (namely construction using piles as the building foundation).

The project would be situated on just over four of the 9 City-owned lots along Fenton Street, and include 58-units, 88 beds for indigenous individuals including providing spaces for women and children. Concept drawings for the revised project have been prepared for the grant, which was submitted in August 2021. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. See Attachment 1 for concept drawings. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed; studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

Past Consultation on the Project

The City hosted a Virtual Information Session in the summer of 2020 once the Small Sites Affordable Housing Initiative was announced (prior to VNHS being selected as the project operator). The purpose of the event was to provide an overview of the small-sites affordable housing initiative, the evaluation criteria that was developed to review the proposals, and the process to explore affordable housing on the site. A total of 15 community members joined the meeting.

Community consultation process for a previous iteration of the project was launched in fall 2020. The following is a summary of the community and stakeholder consultation that had been completed to date:

- *Residents Association Consultation:* VNHS organized a special meeting with the Queensborough Residents Association executive. Two members attended and provided feedback on the project.

- *Stakeholder Consultation:* Due to the required Official Community Plan (OCP) amendment, all First Nations with an interest in New Westminster, the Ministry of Transportation and Infrastructure, and the School District were identified as stakeholders and were invited to provide feedback on the proposal. At that time, support was received from Cowichan Tribes and Tsleil-Waututh Nations. Tsleil-

Waututh Nations also noted the possibility of archaeological deposits on the site and requested that the proponent follow archaeological and environmental best management practices, which VNHS had committed to doing.

- *Project Webpage:* Both the City and the applicant launched project webpages with details about the application. The City's webpage notes the consultation events have been postponed.

Proposed Project: 68 Sixth Street

A supportive housing project is being explored by the City and BC Housing, with the intention to submit a grant application in 2021 to CMHC's third round of Rapid Housing Initiative. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street, which is a small strip of land the City owns adjacent to 68 Sixth Street. The concept includes a four storey modular building that BC Housing is repurposing from a project that did not proceed. The project would provide 52 supportive housing units along with limited exterior programming space (e.g. a gazebo for residents to smoke). BC Housing anticipates having two on-site staff for the project, as well as other building support staff as needed (e.g. cook, cleaners). Very limited, if any, parking would be able to be accommodated on-site.

The project would require a site consolidation, rezoning and OCP amendment. 68 Sixth Street is currently zoned Commercial (C-4) and designated Mixed Use High Density in the Downtown Community Plan, which includes "mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses)". As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade and offices above. Across Sixth Street to the east are two storey commercial buildings.

General Crisis Response Bylaw Amendments

Should Council support rapid processing of zoning bylaw and OCP amendments to enable the indigenous housing project proposed at 350 Fenton Street and the supportive housing project proposed at 68 Sixth Street, it is clear that the public engagement processes for

these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

What follows are some examples of how current land uses as set out in the Zoning Bylaw could stymie urgent response to Provincial and regional emergencies:

- Should the City or a public agency need to situate a cooling centre due to a heat wave, or an air centre due to extreme wildfire smoke, in a commercial building where institutional uses are not permitted;
- Should the Province need to create a rapid testing or vaccination clinic or emergency care beds by repurposing an industrial warehouse;
- Should a business need to relocate its sale of basic goods and groceries to an institutional or residential property so as to continue sales on an emergency basis, after the properly zoned grocery store has been compromised by an earthquake.

In any of the cases outlined above, there would not be sufficient time to pursue a site-specific zoning or even a temporary use permit to allow for these land uses.

Given the importance of land uses that generate significant public benefit, Council may wish to direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

However, there are time-sensitive social, physical and health needs that may need to be addressed in the interim. Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments.

Given the enabling policy set out in the City’s Official Community Plan, the priorities laid out in the Strategic Plan, the recently completed Housing Needs Assessment, and the data that has been presented to Council in a report titled, “Homelessness Action Strategy: Workplan and Timeframe” and dated September 13, 2021, staff advise that Council give consideration to bylaws that will enable rapid response crisis services and rapid deployment of affordable housing going forward.

Crisis Response Bylaw Amendments are proposed to be narrower in scope than the bylaw amendments that might be considered in future to permit a broader range of projects that generate public benefit. In the shorter term, what is being proposed are City-wide amendments to the Official Community Plan and zoning bylaw that would allow projects and uses proposed in direct response to an identified crisis to proceed more rapidly. The amendments would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. The “s land uses” proposed for further exploration in 2022 would be broader in scope and include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

Should Council support OCP and Zoning Bylaw amendments to better allow Crisis Response Land Uses to proceed more rapidly, the bylaws would not only apply to projects fitting all four of the criteria laid out above, but they would also be subject to further Council approval. As the property owner, the City would still have the authority to approve and proceed with the proposed land use, including setting any appropriate conditions on the use (e.g. duration of the use).

NEXT STEPS

Crisis Response Bylaw Amendments Review and Engagement

On June 21, 2021, Council approved an update to the Development Review Process which put emphasis on increased, earlier public consultation, including both City-led public consultation and applicant-led consultation. While some timing efficiencies have been achieved in recent development review process updates, and despite the City’s commitment to increased, earlier public consultation, the Crisis Response Bylaw Amendments outlined above will need to be processed in an expedited manner.

Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

Initial staff planning suggests that several information and feedback sessions would be scheduled and broadly advertised, with the goal of offering residents multiple opportunities to learn more about and ask questions on the proposed City-wide zoning and OCP bylaw amendments that would allow for crisis-response projects on government-owned land, as well as the two specific proposed projects at 350-366 Fenton and 68 Sixth. The Be Heard New West platform would also be used to share information with and collect feedback from residents.

Official Community Plan Consultation Requirements

Sections 475 and 476 of the *Local Government Act* identifies specific requirements for consultation that must occur prior to final consideration of an Official Community Plan (OCP) Amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP Amendment. Staff has provided a recommendation for Council’s consideration for each of the identified groups:

a) The Board of the Regional District in which the area covered by the OCP is located.
Consultation with Metro Vancouver is not recommended given the proposed OCP amendment does not seek to address lands owned by the Regional District.

b) The board of any regional district that is adjacent to the area covered by the plan
Consultation with other Regional Districts is not recommended as the proposed amendment is not considered to affect adjacent Regional Districts.

c) The Council of any municipality that is adjacent to the area covered by the plan.
Consultation is not recommended as the proposal is not considered to have any negative impact on adjacent municipalities.

d) First Nations

The City is currently in the process of establishing strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regard to Official Community Plan Amendments, as well as other planning notifications. Until such time as this work is in place and adopted by Council, staff recommends consultation with the following nations which have been identified in the past by the City:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation

e) Greater Boards and Improvement Boards.

The Greater Vancouver Sewer and Drainage District Board oversee operation of regional utilities in New Westminster. Consultation is not recommended given the proposed OCP amendment is not considered to affect this Board.

f) The Provincial and Federal governments and their agencies.

Consultation with the Ministry of Highways and Infrastructure is recommended since this Ministry has jurisdiction over lands within New Westminster, including the controlled access highways (e.g. Queensborough Bridge).

Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.

g) Board of Education and School District No. 40

Consultation is required with the Board of Education of School District No. 40.

Staff will seek input from the parties by sending a letter requesting written comments or inviting participation on public consultation events.

FINANCIAL IMPLICATIONS

The City worked with VNHS to develop a new concept plan for the project at 350 - 366 Fenton Street. The grant submission was for approximately \$32,000,000 which is anticipated to be 100% of the capital required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project. If the City is successful in the grant application, the majority of municipal costs associated with this project will be recovered. Some fees waived such as Development Cost Charges will require an alternate funding source.

Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate having an approximate project value in October – November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council direct staff to follow standard development review procedures for the crisis response projects and processes outlined in the subject report.
2. That Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.
3. That Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 68 Sixth Street and 350 Fenton Street, to present for first reading at a future Council meeting.
4. That in regard to the proposed Official Community Plan Amendments, Council:
 - i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
 - ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
 - Penelakut Tribe
 - Qayqayt First Nation
 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tsleil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. the Board of Education of School District 40;

- iii. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;
 - c. any other provincial or federal agency, as none are considered to be affected by this application;
 - d. Greater Vancouver Sewerage and Drainage District Board; and,
 - e. Councils of immediately adjacent municipalities.
- 5. That Council Direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”
- 6. That Council provide staff with alternative direction.

Staff recommends Options 2, 3, 4 and 5.

ATTACHMENTS

Attachment 1 – 350 Fenton Street Concept Drawings

APPROVALS

This report was prepared by:
Emilie K. Adin, Director of Development Services

This report was reviewed by:
Carolyn Armanini, Planner
Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action
Claudia Freire, Housing/Social Planner
Rupinder Basi, Supervisor of Development Planning
Jennifer Miller, Manager of Public Engagement
Blair Fryer, Manager Communications and Economic Development

This report was approved by:
Emilie K. Adin, Director of Development Services
Lisa Spitale, Chief Administrative Officer

Attachment 1
Concept Drawings

Fenton Affordable Housing Project





GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
TEL: 604 736 1156
FAX: 604 731 5279

NOTES



REVISIONS

No.	Date	Description

350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

DATE: 8/11/2021 7:56:45 PM
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CHECKED BY: Checker
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JOB NUMBER: 20009

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TOTAL AREA	TOTAL UNIT COUNT	TOTAL UNIT BREAKDOWN
GROUND LEVEL- 14,136 SF	GROUND LEVEL- 0	STUDIO- 12 - 21%
LEVEL 1- 18,896 SF	LEVEL 1- 18	1 BED - 16 - 28%
LEVEL 2- 18,896 SF	LEVEL 2- 20	2 BED - 30 - 51%
LEVEL 3- 18,896 SF	LEVEL 3- 20	
TOTAL GROSS AREA: 70,824 SF	TOTAL UNITS: 58	PARKING STALLS: 43

GBL ARCHITECTS INC.

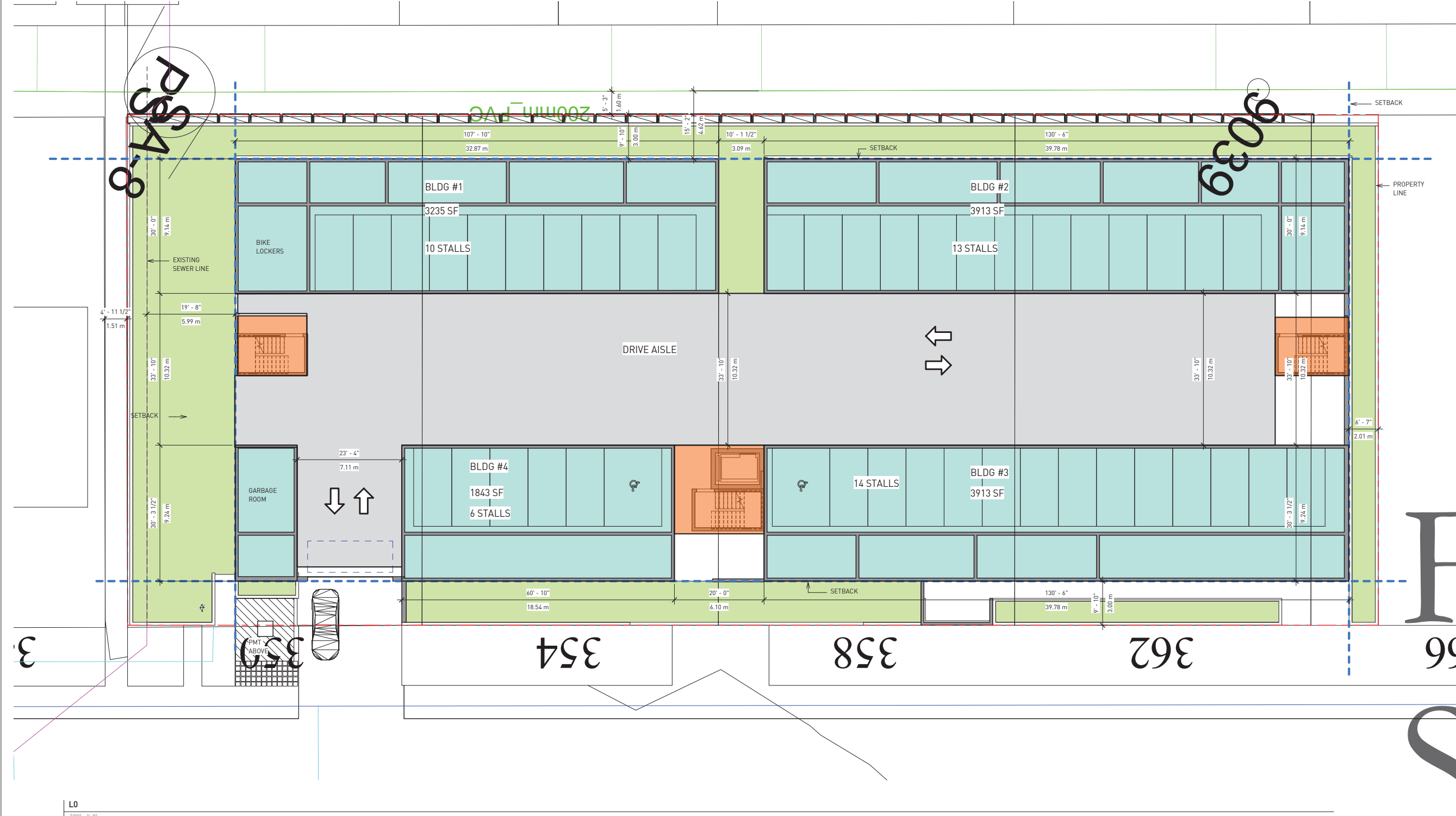
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5

TEL: 604 736 1156
FAX: 604 731 5279

DISCLAIMER: THIS PLAN AND DESIGN ARE MADE BY GBL. THESE DESIGNS ARE THE SOLE PROPERTY OF GBL ARCHITECTS INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

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350-362 FENTON ST

FEASIBILITY STUDY

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JOB NUMBER

20009

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Page 82 of 243



TOTAL AREA
GROUND LEVEL- 14,136 SF
LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



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TEL: 604 736 1156
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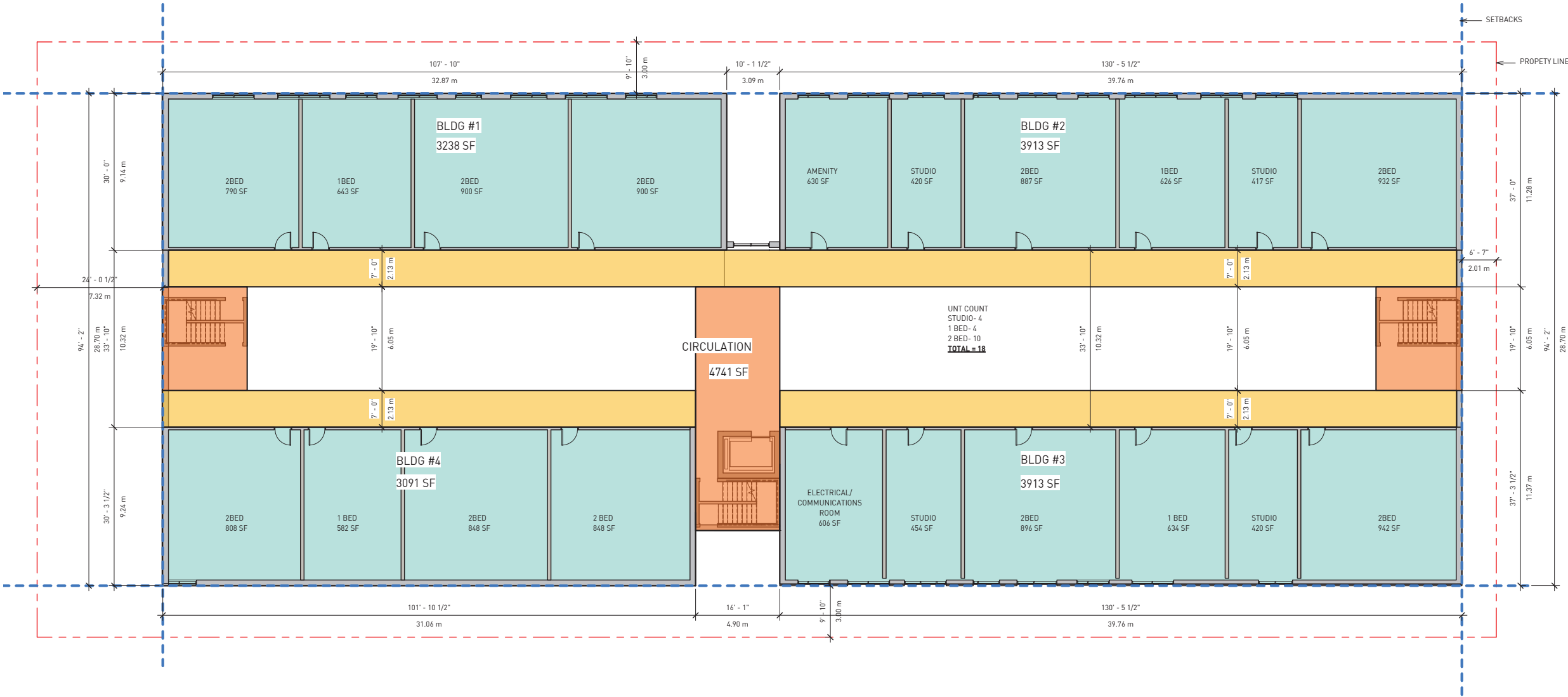
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350-362 FENTON ST

FEASIBILITY STUDY

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TOTAL AREA
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LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



gbl ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
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FAX: 604.731.5279

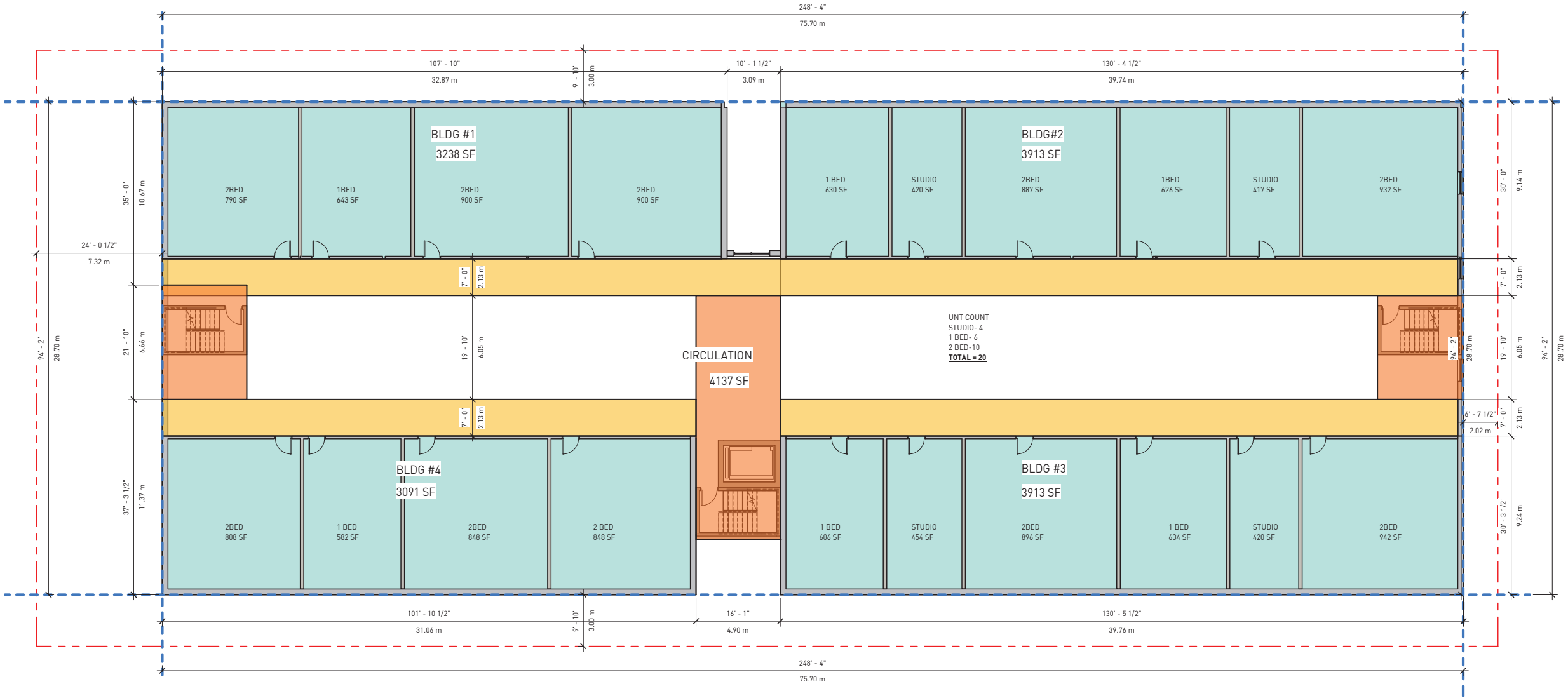
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NOTES



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L2
3/32" = 1'-0"

UNIT COUNT
STUDIO- 4
1 BED- 6
2 BED-10
TOTAL = 20

350-362 FENTON ST

FEASIBILITY STUDY

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TOTAL AREA
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LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



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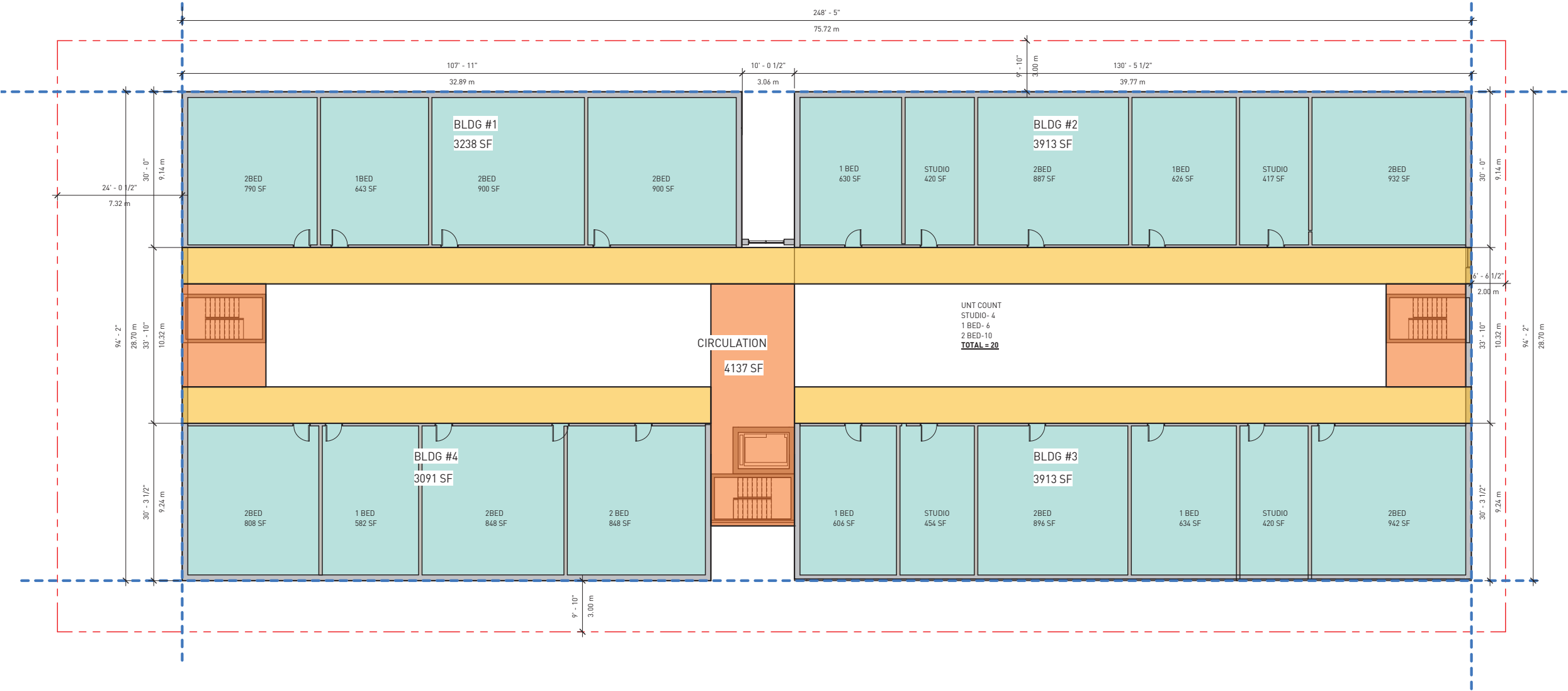
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FEASIBILITY STUDY

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Appendix B

Staff Presentation to Council September 13, 2021



Preliminary Report and Presentation: Crisis Response Bylaw Amendments

Presentation Outline

Background / Context

Existing Opportunity to be Responsive: 350-366 Fenton

New Opportunity to be Responsive: 68 Sixth Street

Preparing for Future Opportunities to be Responsive

Next Steps



Background

Provincial State of Emergency Declarations
BC Public Health Emergency Declarations
Regional Crises such as Homelessness Crisis

CMHC and Provincial Funding Opportunities
Rapid Housing Initiative

2019 – 2022 Strategic Plan
Regulatory Context

Small Sites Affordable Housing Program

October 2019 Council support in principle for use of following sites

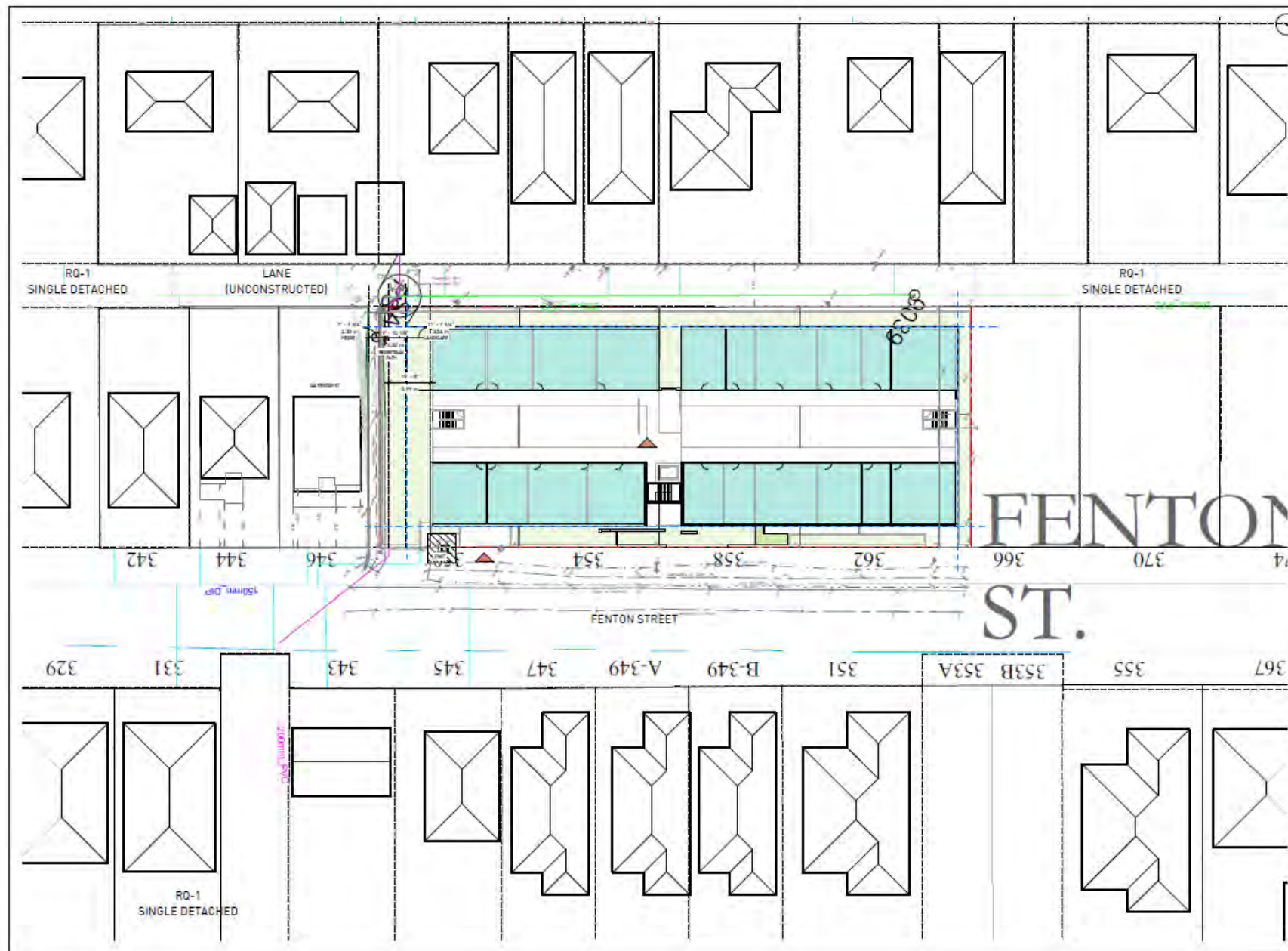
- 350 to 362 Fenton St. (Queensborough)
- 2035 London & 2038 Ninth (Connaught Heights)

Connaught Heights site subsequently excluded (July 2021)

350-366 Fenton Street

Indigenous Housing
Vancouver Native Housing Society
City-Owned Land
CMHC Funding - Capital
BC Housing - Operating





gbl

100 JENNIFER AVE.
SUITE 200
VANCOUVER, BC V6M 1H1
TEL: 604-271-1111
FAX: 604-271-1112
WWW.GBLVANTAGE.COM

MAKOLA
DEVELOPMENT
SERVICES



DATE: 2009-09-14
TIME: 10:00 AM

350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

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CHECKED BY: [Name]
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JOB NUMBER: 20009

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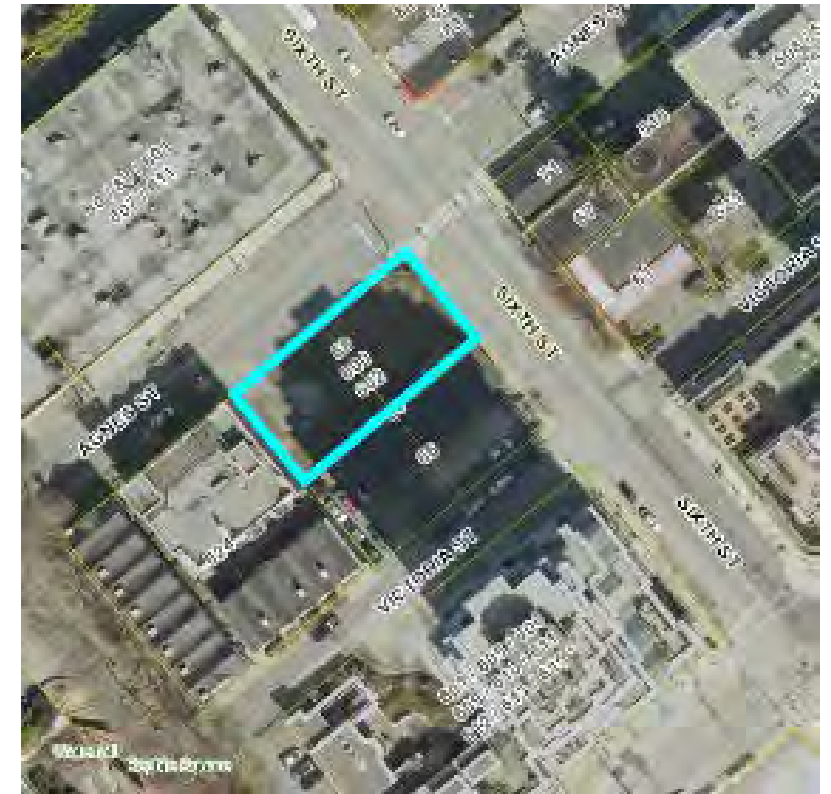
New Opportunity for Crisis Response Project

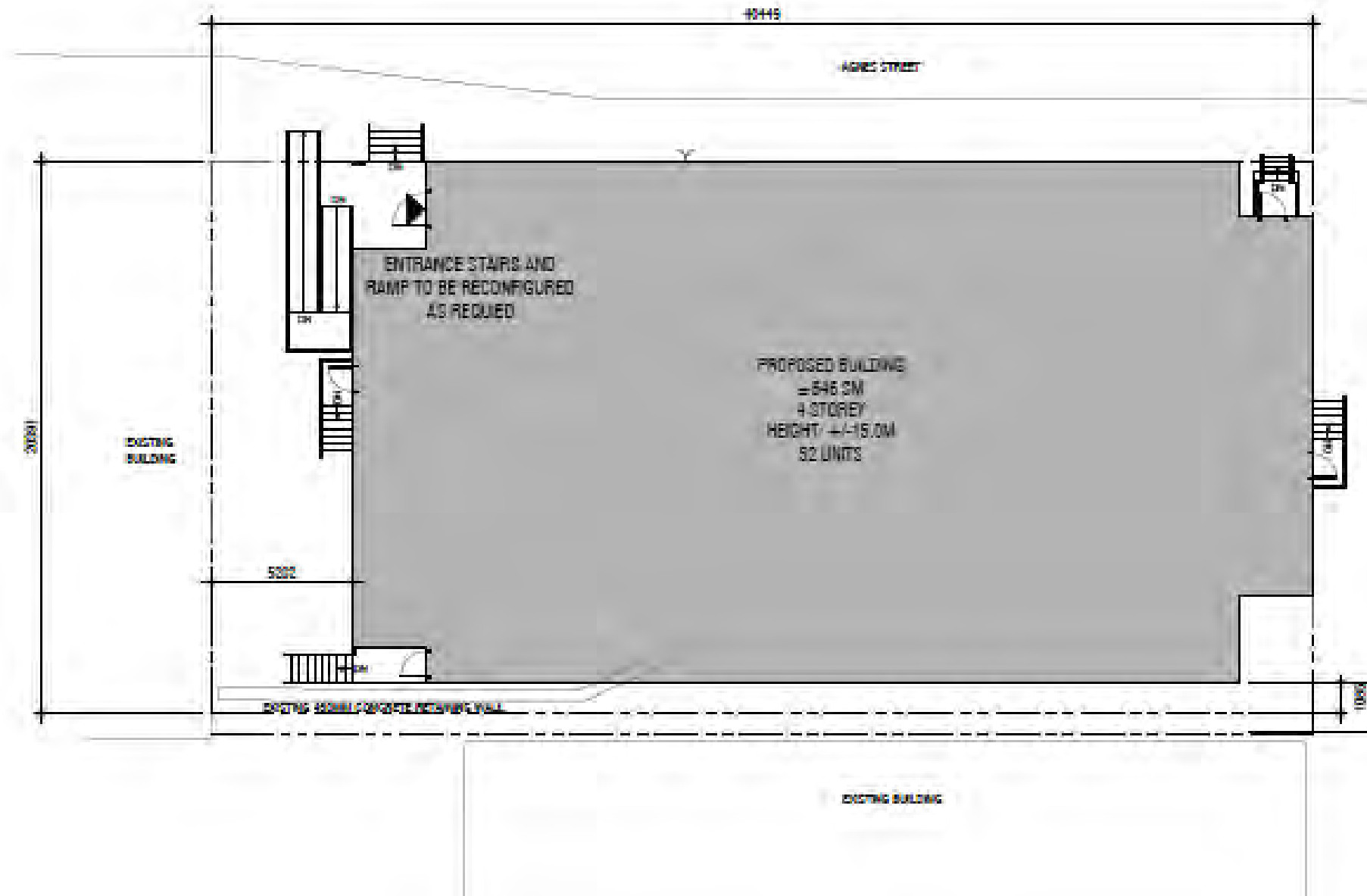
68 Sixth Street

Partnership between City
and BC Housing
Supportive Housing
(On-Site Staff)
Repurposed Modular Building

Provincially Owned Land

CMHC Funding Sought
Tight Timelines (anticipated application in 2021)





To Address Future Opportunities: Crisis Response Bylaw Amendments

Responding to time-sensitive social, physical and health needs

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Additional conditions/criteria



Additional Criteria for permitted projects under the proposed Crisis Response Bylaw Amendments

1. Must be government-owned or under long-term lease;
2. Must be government agency funded; and
3. Must be operated by registered non-profit society or public agency.

All projects would also be subject to Council approval, controls and conditions.

What about “Social Benefit Land Uses” that don’t meet those criteria?

- Broad multi-year public policy and engagement project is proposed
- Examining land uses that generate significant public benefit
- Recommendation to refer to the 2022 Budget Review Process

Next Steps

Preliminary Report to Council (*we are here*)

Agency Referrals

Initial Bylaw Reading(s) and Engagement Plan Approval

Advisory Planning Commission

Public Engagement Events

Report of Public Feedback to Council

Public Hearing

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 27, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-371

Subject: Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval

RECOMMENDATION

THAT Council approve the proposed Public Engagement Approach, as described in this report, for three separate but closely related projects that are being bundled together as the *Crisis Response Bylaw Amendments*;

THAT Council give consideration to First Reading of the following six Bylaws:

1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
 2. Zoning Amendment Bylaw (350-366) Fenton Street) No. 8282, 2021
 3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 4. Zoning Amendment Bylaw 60-68 Sixth Street) No. 8284, 2021
 5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
-

PURPOSE

To present to Council:

- 1) a thorough rationale for the crisis response bylaw amendment;
- 2) a proposed Public Engagement approach for Council consideration and potential approval;

- 3) six bylaws (three amendments to the Zoning Bylaw and three amendments to the Official Community Plan) for consideration of First Reading.

Proposed bylaw amendments would enable urgent housing and time-sensitive crisis services, including opportunities for an affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is working to provide a coordinated response to addressing business and resident concerns related to homelessness, and working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are several imminent funding opportunities by senior levels of government that would enable affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic.

Staff have also identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises.

In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, the public engagement processes for these two projects have been necessarily abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit. This is the rationale behind the future-oriented crisis response bylaw amendments (i.e., Bylaws 8285 and 8286), which would ensure a nimble response but also different dialogue opportunities with the community in relation to urgently needed services and land uses that arise in the future.

BACKGROUND

On September 13, 2021, Council passed the following resolution:

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

1. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
2. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
 - Penelakut Tribe
 - Qayqayt First Nation
 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tsleil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. The Board of Education of School District 40;
3. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;

- c. *any other provincial or federal agency, as none are considered to be affected by this application;*
- d. *Greater Vancouver Sewerage and Drainage District Board; and,*
- e. *Councils of Immediately adjacent municipalities;*

More background on the issues and opportunities that inform this work, and more information about the three projects being proposed, can be found in the September 13, 2021, report.

DISCUSSION

Crises Affecting Our Community

As seen during the response to the COVID-19 pandemic, the BC government may declare a state of emergency or a public health emergency during times of urgent crisis. There are also other widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, extreme weather events caused by climate change, and the opioid crisis. In relation to the latter, the City is not only working to provide a coordinated response to addressing business and resident concerns related to homelessness and opioid addiction, but is also working with senior levels of government to develop strategic responses, health contact centres, additional emergency shelter capacity and new supportive and non-market housing opportunities. A detailed needs assessment, including references to below noted stats, is included as Attachment 1.

Climate Crisis

The extreme heat events of late June 2021, which set all-time record temperatures for many locations in Western Canada, resulted in 445 deaths in BC, including 38 deaths in New Westminster. Seniors and people living in apartments were disproportionately impacted; 34 out of the 38 deaths in New Westminster were in multi-family housing. According to the Intergovernmental Panel on Climate Change (IPCC), it is very likely that extreme heat waves will become much more common due to climate change and global warming.

Similarly, the wildfire situation in BC and around the world has become increasingly severe. The three years on record with the highest amount of land burned by wildfires in British Columbia have occurred within the past five years. The wildfires in 2021 in BC also resulted in approximately 32,000 people displaced during the course of the wildfire season. According to the IPCC, there will be continued increases in wildfires in Western North America as the climate warms. Although most of the wildfire activity in BC has been in the Interior and not in Metro Vancouver, the air quality impact from smoke has been significant. During certain days in September 2020 and again in August 2021, Metro Vancouver had the worst air quality of any major world city due to wildfire smoke from the Western USA (in the case of 2020) and the Interior of BC and Washington State (in the case of 2021).

As hotter, drier summers are predicted to become the norm, the impacts from increased wildfire risks to parks, stress on City trees, and human health impacts will also increase. The direct and indirect impacts from climate-related events on human health and well-being are wide including respiratory issues, inability to seek refuge from extreme temperatures, less exercise from decreased outdoor activity, impact on outdoor workers, and mental health changes. Additionally, these impacts are not evenly distributed with some populations being disproportionately impacted: seniors, individuals experiencing or at risk of homelessness; lower income populations. Part of increasing our local resiliency is developing municipal capacity to ensure a nimble response to the increasing incidence of climate-related events and health emergencies, and prioritizing the consideration of these impacts to different populations.

Overdose Epidemic

Starting in the mid-2010s, increased concentrations of fentanyl and carfentanil in the illicit drug supply has resulted in increasing numbers of overdoses and deaths in BC and Canada. While various programs resulted in decreasing drug toxicity deaths in 2019, a sharp increase in drug toxicity deaths and drug toxicity overdoses occurred in 2020 and 2021, due to physical distancing requirements of the COVID-19 pandemic, the social isolation and mental health impacts of the pandemic, as well as an increasingly toxic drug supply. Indigenous individuals and those experiencing homelessness are particularly at risk for drug toxicity deaths¹, with both populations experiencing increased rates over the general population.

In 2020, 35 New Westminster residents died of drug toxicity, compared with 20 in 2019. Based on January to June 2021 data, both New Westminster (projected at 48 deaths for 2021) and BC (projected at 2,039 deaths for 2021) are on track for record high numbers of drug toxicity deaths in 2021. BC Ambulance attended 275 overdose events in New Westminster from January to June 2021.

COVID-19 Pandemic and Homelessness

The COVID-19 pandemic has taken a significant toll in BC: as of September 14, 2021, there have been 9,227 COVID-19 related hospitalizations in British Columbia, as well as 1,866 confirmed COVID-19 related deaths. According to the federal government, those who experience homelessness may be at higher risk of contracting COVID-19 or developing complications due to pandemic-related barriers to accessing regular services and resources. Furthermore, the report stated that those experiencing homeless may also be at higher risk of developing COVID-19 related complications, as a higher proportion report having an underlying chronic health condition compared to the general population. The Public Health Agency of Canada's report on how COVID-19 has particularly impacted Indigenous people across Canada found that Indigenous

¹ In 2020, First Nations people in BC were 5.3 times more likely to die of an overdose than the general population. A study from the BC Ministry of Public Safety and Solicitor General and the BC Coroner's Service in 2016 and 2017, found that 9% of all people who died from drug toxicity in BC in those years were homeless.

individuals have faced additional challenges, with the pandemic exacerbating existing issues of inadequate housing, homelessness and racism, along with a lack of cultural safety in the health care system.

Housing Affordability Crisis

Compounding the above two challenges is the housing affordability crisis. Housing affordability has been a challenge in New Westminster and Metro Vancouver long before the COVID-19 pandemic. According to the 2016 Census, 40.3% of tenant households in New Westminster spent 30% or more of their before-tax household income on housing costs. Finding non-market rental housing is difficult, with 562 households on the BC Housing Wait List for New Westminster as of June 2020.

For Indigenous residents of New Westminster, these challenges are compounded by higher poverty rates² and racism in the housing market³. For people experiencing homelessness in New Westminster, low incomes, a lack of supportive housing, and housing discrimination are significant barriers to housing.

In addition to the long-standing regional housing crisis, COVID-19 protocols created additional pressure by decreasing the number of housing options for residents, including couch-surfing and finding roommates.

Identification of Need

350-366 Fenton Street

Currently there is no existing Indigenous-specific housing locally, despite New Westminster having 2,295 Indigenous residents according to the 2016 Census. Regionally, there is currently no existing Indigenous-specific housing in Metro Vancouver outside of First Nations Reserves, the City of Surrey and the City of Vancouver, although 61,455 Indigenous residents reside in Metro Vancouver according to the 2016 Census.

68 Sixth Street

Studies have shown homelessness costs more to society compared with providing housing to individuals experiencing homelessness. A 2005 study by Pomeroy in Canada found that the cost of unsheltered homelessness cost \$66,000 to \$120,000 per year per unsheltered person (from higher rates of hospitalization and incarceration) whereas providing supportive and transitional housing cost \$13,000 to \$18,000 per year per person. With medical systems currently under significant pressure due to COVID-19 and the overdose epidemic, providing supportive housing may help to

² According to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents.

³ According to a survey by the Native Women's Association of Canada, 44.6% of participants in the survey in Canada had experienced discrimination from a landlord when trying to rent.

alleviate pressure on the health care system due to lower hospitalization rates resulting from housing people experiencing homelessness.

Policy Context and Project Partner Information

There are many policies that actively support the City's advancement of the Crisis Response Bylaw Amendments. A full listing of all of these enabling and action-focused policies is Attachment 1 to the report.

The City's project partners have prepared correspondence and information sheets to distribute to project neighbours and community members. See Attachment 2 to the report.

Proposed Public Engagement Approach

The City is committed to increased, early public consultation; however, the Crisis Response Bylaw Amendments need to be processed in an expedited manner to meet funding requirements.

As a result of these requirements, staff have developed a series of public engagement events that aim to provide the community with multiple opportunities to gather information, ask questions and provide feedback on the proposed projects.

The following events and activities are proposed:

- Virtual information sessions –
 - Crisis Response, Sixth Street and Fenton Street – October 5, 2021
 - 60-68 Sixth Street – October 19, 2021
 - 350-366 Fenton Street – October 20, 2021
 - Crisis Response, Sixth Street and Fenton Street – October 21, 2021;
- Advertising via local newspaper and City's social media channels;
- Be Heard New West platform to share information with and collect feedback from community members;
- Online comment form – October 1 to October 24, 2021;
- Postcards mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street;
- Emails to Residents Associations and other local stakeholder groups such as Business Improvement Associations, etc;
- Letters sent to First Nations, Ministry of Transportation and Infrastructure; the Board of Education of School District 40.

As with standard practice, community members can also submit comments via email, mail, or request a one-to-one meeting with City staff.

Bylaws Presented for Consideration of First Reading

A municipality's Development Review Procedures change over time. The City's Development Review Procedures have changed in different ways over the past three years, often for different reasons:

- To gain efficiencies when application review timelines were unduly increasing;
- To address the constraints, challenges and opportunities created by the COVID-19 pandemic;
- To support the corporate effort to streamline City advisory committees and to make best use of the volunteer committee members' time; and, most importantly,
- To add early public engagement opportunities, i.e., early enough that designs could still be amended and concerns could more readily be mitigated; (this, as opposed to the public hearing process set out by Provincial statute, when projects are generally "locked in" in terms of not being easily amended without the need for an additional public hearing to be held).

With respect to the Crisis Response Bylaw Amendments, staff propose a departure from typical review procedures toward fast-tracking. Key among these departures from procedure is Council's early consideration of First Reading of the bylaws, prior to the bulk of public engagement occurring. These proposed changes to typical development/project review procedures arise for a number of reasons:

- In the interest of moving quickly to meet current and near-future funding deadlines;
- In the interest of moving quickly to address the scale of current needs and crises in the New Westminster community;
- In the interest of moving quickly given the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local;
- To demonstrate the City's deep commitment to partnering with other levels of government to address crises that are affecting our businesses and our residents; and
- To ensure that, during the shortened time frame for public engagement on the Crisis Response Bylaw Amendments, the public is really clear on what exactly is being proposed, as they have seen the actual bylaws that have been drafted and are under active consideration by Council.

In view of all that is outlined above, staff recommend that Council give First Reading to the following bylaws, included as attachments to this report:

- **Attachment 3:** Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021

- **Attachment 4:** Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- **Attachment 5:** Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- **Attachment 6:** Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- **Attachment 7:** Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- **Attachment 8:** Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

NEXT STEPS

On September 13, 2021, Council directed staff to bundle the review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.

The following application review process for the Crisis Response Bylaw Amendments is proposed:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents' Association, Business Association, etc.); (September 20-24, 2021);
3. Advisory Planning Commission consideration (September 21, 2021);
4. Council consideration of First Reading of Zoning and OCP amendment bylaws (**we are here**);
5. City and project-partner consultation; (October 5 – 24, 2021);
 - a. Crisis Response – October 5, 2021
 - b. 60-68 Sixth Street – October 19, 2021
 - c. 350-366 Fenton Street – October 20, 2021
 - d. Crisis Response – October 21, 2021
6. Council consideration of Second Reading of Zoning and OCP amendment bylaws; (anticipated November 15, 2021)
7. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (to be determined);
8. Adoption of Zoning Amendment (to be determined).

FINANCIAL IMPLICATIONS

In 2021 the Fenton Property is vacant land, and therefore, does not draw on current city services, nor contribute to the City's Financial Plan via Property Taxes. The 68 Sixth street property currently zoned as a Class 6 and the City is collecting ~\$40K annually for Property Taxes based on the assessed land value of \$2.65M.

An OCP amendment and a rezoning for the Fenton Street properties from single-family zoning in order to enable affordable Indigenous housing will not only accelerate the City's ability to address the Housing Crisis, but will also add density and increased property taxes as a result of the development of multiple units.

Alternatively, the OCP amendment and rezoning for 60-68 Sixth Street to enable the proposed supportive housing project will result in increased density via development of housing units and wraparound services, however, the assessed value of the property will become \$1. Therefore, this reduced value of the land will trigger a net reduction in property taxes of ~\$40K dollars immediately, with some impact to the long range financial plan. However, staff acknowledge the current draw on other City services, such as bylaw enforcement, Fire and Police services, due to addressing issues related to homelessness and the opioid crisis. It is anticipated that the net financial impact will be to improve the current City costs incurred in those service areas. Therefore, staff will work to manage the net financial impact within existing budgets as we move the dial on addressing the homeless and opioid crises.

Subject to the approval of the proposed OCP and zoning bylaw amendments, staff will continue working with Vancouver Native Housing Society to develop the concept plan for the project at 350 - 366 Fenton Street. The grant submission was for ~\$32M, which is anticipated to be 100% of the on-site development costs required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.

Staff from BC Housing and the City are currently working through the project concept development stage for 60-68 Sixth Street and anticipate generating an approximate project value in October/November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these affordable housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the drafting of this report.

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's

Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council approve the proposed Public Engagement Approach, as described in this report, for three separate but closely related projects that are being bundled together as the *Crisis Response Bylaw Amendments*:
2. That Council give consideration to First Reading of the following six Bylaws:
 1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8291, 2021
 2. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
 3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 4. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
 5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
3. That Council provide staff with alternative direction.

Staff recommends Options 1 and 2.

ATTACHMENTS

- Attachment 1 – Supportive Policies and Need
- Attachment 2 – Project partner materials
- Attachment 3 – Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- Attachment 4 – Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- Attachment 5 – Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- Attachment 6 – Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- Attachment 7 – Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- Attachment 8 – Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

APPROVALS

This report was prepared by:

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Attachment #1

Supportive Policies and Need

Supportive Policies and Need – 350 to 366 Fenton St and 68 Sixth St

Supportive Policies – 350 to 366 Fenton Street

Affordable Housing Strategy (2010):

Strategic Direction #3 is to “Facilitate community partnerships”. Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Queensborough Community Plan (2014)

This project aligns with Policy 7.1, which is to “Facilitate the provision of affordable housing options”. Specifically, this project aligns with action 7.1a, which states that:

- *City should continue to implement the strategic directions of the City’s Affordable Housing Strategy.*

Small Sites Affordable Housing Projects:

In order to help address the housing crisis in the region, the City is actively pursuing creative approaches to providing affordable housing in New Westminster. Through the Small Sites Affordable Housing Program, the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City’s Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017):

This project aligns with Policy 8.2 of the City's Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

Supportive Policies – 68 Sixth Street

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Downtown Community Plan (2010)

This project relates to section 8.0 (Community Well-Being). Specifically, it address strategy 8.5 of section 8.0:

- *Address the needs and issues related to homelessness, including business and resident concerns related to street homelessness and its associated impacts.*

Within strategy 8.5, it addresses the following actions:

- *Develop a continuum of housing, including emergency shelter beds as entry points or gateways, and longer-term supportive housing, to permanently transition people out of homelessness.*
- *Facilitate the provision of adequate emergency shelter and supportive housing.*

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key direction:

- *Explore strategies to reduce homelessness, including developing opportunities for supportive housing.*

Identification of Need – 350-366 Fenton Street

The need for housing for Indigenous residents of New Westminster (the group to be served by the proposal for 350 to 366 Fenton Street) is noted as follows:

Higher rates of low income among Indigenous residents:

According to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents. Specifically, there were 460 Indigenous residents in low-income households in New Westminster in 2015. Additionally, there were higher rates of low-income among Indigenous children 0-17 years old (19.5% based on LIM—AT) compared with all children 0-17 years old in New Westminster (16.6%) in 2015. Specifically, there were 80 Indigenous children 0-17 years old in low-income households in New Westminster in 2015.

Higher rates of being in lone parent families among Indigenous children:

According to the 2016 Census, 37.3% of Indigenous children 0-14 years old in New Westminster lived in lone parent households, compared with 14.8% of all children 0-14 years old in New Westminster. Specifically, there were 110 Indigenous children 0-14 years old in New Westminster in lone parent households.

Higher rates of homelessness among Indigenous peoples:

According to the 2020 Metro Vancouver Homeless Count, there were at least 22 Indigenous homeless people in New Westminster. As only 71 out of 123 homeless count respondents in New Westminster answered the question on Indigenous identity and as homelessness has likely increased considerably since the onset of the COVID-19 pandemic, this number is likely a significant undercount. Furthermore, Indigenous homeless people composed 31.0% of the homeless population (based on who answered the question on Indigenous identity) in New Westminster, whereas Indigenous people composed 3.3% of New Westminster's population in the 2016 Census.

Lack of Indigenous-specific housing in New Westminster:

There is currently no existing Indigenous-specific housing in New Westminster, despite New Westminster having 2,295 Indigenous residents according to the 2016 Census. There is currently no existing Indigenous-specific housing in Metro Vancouver outside of First Nations Reserves, the City of Surrey and the City of Vancouver, despite 61,455 Indigenous residents residing in Metro Vancouver according to the 2016 Census.

Long waitlist for affordable housing in New Westminster:

in June 2020, there were 562 households (all households of all ethnic backgrounds) on the BC Housing Wait List in New Westminster, compared with 435 households in June 2015. Furthermore, there were 200 family households (all family households of all ethnic backgrounds) on the BC Housing Wait List in June 2020 in New Westminster, compared with 138 family households in June 2015.

Large future demand for non-market rental housing:

According to the City's Housing Needs Report, there will be a total estimated non-market rental demand of 1,290 units between 2021 and 2026 in New Westminster.

Identification of Need – 68 Sixth Street

The need for supportive housing for people experiencing homelessness in New Westminster (which would be partially addressed through the 68 Sixth Street project) is documented below:

Large homeless population in both Metro Vancouver and New Westminster:

According to the 2020 Metro Vancouver Homeless Count, there were 3,634 people experiencing homelessness in Metro Vancouver and 123 people experiencing homelessness in New Westminster. Among these 123 people in New Westminster, 41 were unsheltered, while 82 were sheltered (including 11 who were in extreme weather response shelters during the Count and likely would have been unsheltered if the extreme weather alert was not in effect during the Count). The actual number of people experiencing homelessness in Metro Vancouver and New Westminster is likely much larger than shown in the Homeless Count, as homeless counts are widely acknowledged as undercounts.

Increasing rate of homelessness calls for service to Licencing and Integrated Services:

in 2020, there were more than twice as many homelessness calls for service made to the City's Licencing and Integrated Services Division, with 152 calls in 2020 compared with 66 calls in 2019. In 2021 to date (January 1–August 31), there have been 144 homelessness calls for service, much higher than during the same period in 2019 (38 homelessness calls for service) and 2020 (114 homelessness calls for service).

Homelessness is very expensive to society compared with providing housing to people experiencing homelessness:

A 2005 study by Pomeroy in Canada found that the cost of unsheltered homelessness costs \$66,000 to \$120,000 per year (from higher rates of hospitalization and incarceration compared with people living in supportive housing) per unsheltered person whereas providing supportive and transitional housing cost \$13,000 to \$18,000 per year per person. Given that this study is 16 years old, it is likely that the discrepancy between the costs has increased considerably due to inflation. Furthermore, with the medical system (hospitals, etc.) in British Columbia (and elsewhere in Canada) under significant pressure due to COVID-19 and the overdose epidemic, providing supportive housing would help to alleviate some extra pressure on the health care system due to lower hospitalization rates of people experiencing homelessness once they are housed.

Other Crises

The challenging situation facing Indigenous residents (who would be housed at 350-366 Fenton Street) and residents experiencing homelessness (who would be housed at 68 Sixth Street) is compounded by three concurrent crises: the COVID-19 pandemic, the overdose epidemic, and the housing affordability crisis.

COVID-19 Pandemic:

After significant decreases in COVID-19 cases in late Spring/early Summer 2021, COVID-19 cases have now increased in New Westminster and provincially as part of a fourth wave of COVID-19. In August 2021, New Westminster had 171 new COVID-19 cases, a large increase from the 23 new COVID-19 cases in July 2021. The COVID-19 pandemic has taken a significant toll on British Columbia's health care system and resident health: as of September 14, 2021, there have been 9,227 COVID-19 related hospitalizations in British Columbia since the beginning of the pandemic, as well as 1,866 confirmed COVID-19 related deaths in British Columbia. A report entitled "What we heard: Indigenous Peoples and COVID-19: Public Health Agency of Canada's companion report", Indigenous peoples in Canada faced additional challenges related to the COVID-19 pandemic including a lack of affordable and safe homes, with the pandemic exacerbating issues of inadequate housing and homelessness and racism and a lack of cultural safety in the health care system. According to the "Guidance for providers of services for people experiencing homelessness (in the context of COVID-19)" produced by the Federal Government of Canada, "those who experience homelessness may be at higher risk of contracting COVID-19 or developing complications due to COVID-19 barriers to accessing traditional services and standard resources." Furthermore, according to this Federal Government of Canada report, "those who experience homelessness may also be at higher risk of developing complications due to COVID-19, as they are more likely to report having an underlying chronic condition (particularly asthma, chronic obstructive pulmonary disease, and heart conditions) compared to the general population."

Overdose Epidemic:

Starting in the mid-2010s, increased concentrations of fentanyl and carfentanil in the illicit drug supply resulted in increasing numbers of drug toxicity deaths and drug toxicity overdoses responded to by first responders in British Columbia and Canada. Various programs in British Columbia resulted in some progress in decreasing drug toxicity deaths in 2019. However, the physical distancing requirements of the COVID-19 pandemic in 2020 and 2021 and an increasingly toxic drug supply, as well as the social isolation and mental health impacts of the pandemic, resulted in a sharp increase in drug toxicity deaths and drug toxicity overdoses in 2020 and 2021 compared with 2019. In 2020, 35 New Westminster residents died of drug toxicity, compared with 20 in 2019. Based on January to June 2021 data, both New Westminster (projected 48 deaths for all of 2021 based on 24 deaths in the first six months of 2021) and British Columbia (projected 2,039 deaths for all of 2021 based on 1,011 deaths in the first six months of 2021) are on track for record high numbers of drug toxicity deaths in 2021. Furthermore, BC Ambulance attended 275 drug toxicity events (overdoses) in New Westminster from

January to June 2021. Indigenous residents are especially at risk for drug toxicity deaths: in 2020 in British Columbia, First Nations people died of drug toxicity at a rate that was 5.3 times higher than the general population with 254 First Nations people dying of drug toxicity in British Columbia in 2020. People experiencing homelessness are also at increased risk of drug toxicity deaths: a study from the BC Ministry of Public Safety and Solicitor General and the BC Coroner's Service in 2016 and 2017, found that 9% of all people who died from drug toxicity in British Columbia in those years were homeless. According to data from Statistics Canada Population Estimates and the Canadian Observatory on Homelessness Research Paper, "The State of Homelessness in Canada 2016", approximately 0.7% of Canadians experienced homelessness in 2016. Assuming a similar proportion of the population experienced homelessness during that year in British Columbia (as in Canada), this means that people experiencing homelessness were 12.9 times more likely to die of drug toxicity than residents of British Columbia as a whole.

Housing Affordability Crisis:

Compounding the above two challenges is the housing affordability crisis. When the COVID-19 pandemic emergency was declared in March 2020, concerns about contracting the COVID-19 virus decreased the number of housing options for residents, including couch-surfing and finding roommates. However, housing affordability has been a challenge in New Westminster and Metro Vancouver long before the COVID-19 pandemic. According to the 2016 Census, 40.3% of tenant households in New Westminster spent 30% or more of their before-tax household income on housing costs. Finding market rental housing can be extremely difficult: according to Canada Mortgage and Housing Corporation, in October 2020, New Westminster had a rental vacancy rate of 1.6% (well below the bottom limit of 3.0% for a balanced vacancy rate). Getting into non-market rental housing is difficult as well, with 562 households on the BC Housing Wait List for New Westminster as of June 2020. For Indigenous residents of New Westminster, these challenges are compounded by higher poverty rates (according to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents) and racism in the housing market (according to a survey by the Native Women's Association of Canada, 44.6% of participants in the survey in Canada had experienced discrimination from a landlord when trying to rent). For people experiencing homelessness in New Westminster, low incomes and a lack of supportive housing (according to BC Housing, there were 95 applicants on the BC Housing Supportive Housing Registry for New Westminster in September 2020, with actual demand likely much higher) are significant barriers to housing, as well as housing discrimination and other challenges.

Attachment #2

Project Partner Material

350 – 366 Fenton St., New Westminster

Long-Term Affordable Housing for Indigenous Singles and Families

The Project

Vancouver Native Housing Society is working with the City of New Westminster to develop approximately 58 homes for Indigenous individuals and families in New Westminster. The new housing will be up to four storeys with:

- A mix of Studio, One and Two Bedroom apartments for a total of 58 affordable rental units offered at rents geared to tenant incomes.
- Energy-efficient construction.
- Culturally-appropriate housing to meet the needs of Metro Vancouver's growing urban indigenous communities.
- 20% of units will be fully accessible.

Supporting Our Urban Indigenous Community

This project is an important opportunity to fill the need for Indigenous Housing in Metro Vancouver. Vancouver Native Housing Society is committed to creating space for urban Indigenous People to practice, honour and celebrate their cultures. The building's architecture, design and landscaping will incorporate Indigenous art, native plants and other Indigenous elements.

About Vancouver Native Housing Society

Vancouver Native Housing Society is a registered charity and non-profit society who is dedicated to providing safe, secure and affordable housing for Indigenous and non-Indigenous individuals and families living in the urban setting. VNHS is proudly governed by an all Indigenous Board of Directors.

This is a proposed project that has not yet been approved by the City of New Westminster and is still submit to Federal approval processes.



68 Sixth Street, New Westminster

Supportive Housing



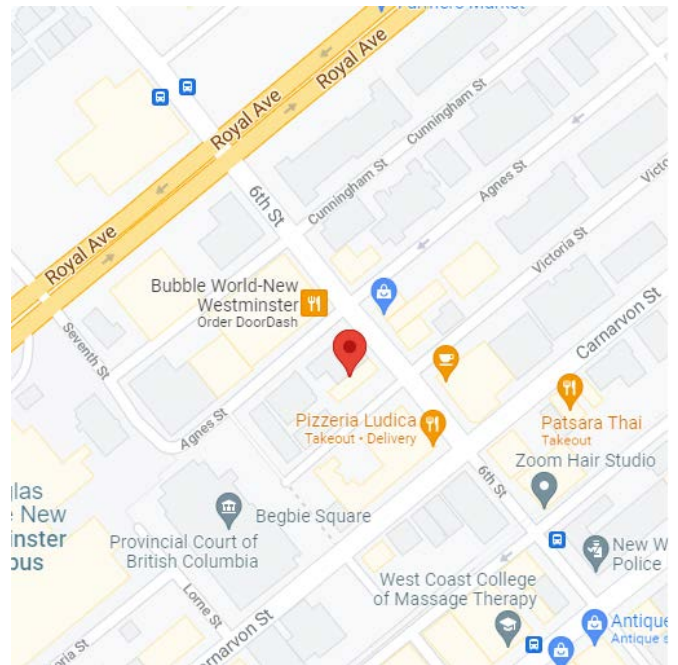
The Project

BC Housing is working with the City of New Westminster to develop approximately 52 new modular homes with supports for adults at **68 Sixth Street**. These proposed new homes will offer safe and secure housing to community members experiencing or at risk of homelessness. Supports would depend on the needs of residents but may include:

- On-site family support workers
- Life skills training
- Employment assistance
- Connection and referral to community services and support groups.

Why does New Westminster Need Supportive Housing?

The number of people experiencing homelessness across the region is rising. Social service providers report more people at risk of homelessness and higher wait lists for social and non-market housing.



Sixth Street Supportive Housing

This modular housing would have self-contained studio homes with various support services provided on-site, to ensure people can achieve and maintain housing stability.

Who would live here?

Adults who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. Priority would be given to residents of New Westminster. BC Housing and the operator would work with local service providers to determine the criteria and select residents. All new residents would pay rent and sign an agreement and good neighbour agreement.

Community safety

We are committed to building a safe community both inside and outside the housing with:

Experience: BC Housing and the operator have extensive experience providing services and housing to people experiencing or at risk of experiencing homelessness across the region.

Staffing: Operator staff would be on-site 24/7 to support residents, manage the building, and be available to respond directly to any related questions that arise, in a timely manner.

Resident Mix: Residents are selected through a thoughtful and thorough assessment process. Every resident is considered on an individual basis to ensure that the housing and services provided by the program match the supports they need.

Property Maintenance: Regular cleanups of property and immediate area would ensure cleanliness.

Design Features: There will be security features in place that will benefit residents and neighbours alike such as a single point of entry, well-lit and fenced grounds, landscaping, and outdoor space

Good Neighbours: Residents would sign an agreement and a good neighbour agreement.

Community Advisory Committee: A Community Advisory Committee would be created to support the successful integration of the building into the community, with anticipated representation from BC Housing, the City of New Westminster, non-profit operator, Fraser Health, community policing, and neighbours.

Next steps

As part of the rezoning process, BC Housing and the City of New Westminster will be hosting several community information sessions this fall to share information and answer questions about the project. Once dates are finalized, they will be added to the Let's Talk website and we will also be reaching out to the community.

Partners & Collaborators

- BC Housing, the City and operator will engage with Fraser Health to discuss support services that could potentially be provided at the site.
- An experienced non-profit operator would manage the housing and provide support services to residents.



Contact Us



For more information about the proposed project visit:

<https://letstalkhousingbc.ca/new-westminister-sixth-street>

and

https://www.beheardnewwest.ca/crisis-response-bylaws/news_feed/68-sixth-street

If you have any questions about the proposed supportive housing please email email: communityrelations@bchousing.org

Attachment #3

*Official Community Plan Amendment
Bylaw (350-366 Fenton Street)
No. 8281, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

Attachment #4

Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021

Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 5

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021".
2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is affordable rental housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment #6

Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

- 1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

- 1094 .6 For a *supportive housing* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment #7

*Official Community Plan Amendment
Bylaw (City-wide Crisis Response)
No. 8285, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
- 2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

*** Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment #8

Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

c) Adding the following under Section 140 (Off-Street Parking):

140 .15 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, accessible off-street parking shall be provided to the satisfaction of the Director of Engineering.

e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) after the first instance of Section 150.8:

150 .8 .1 For *crisis response uses*, off-street bicycle parking shall be provided to the satisfaction of the Director of Engineering.

f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, off-street loading shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK



AFFORDABLE HOUSING AND CHILD CARE ADVISORY COMMITTEE

November 9, 2021 – Meeting Presentation



Agenda

November 9, 2021 – Meeting Presentation

Housing and Other:

Arts Empowerment Initiative - Claudia (25 min)

Homelessness Action Strategy– Anur (25 Min)

Crisis Amendment Bylaw Update- Claudia (15 Min)

Additional Housing Issue Identification

Child Care:

School Age Child Care in Queensborough– Anur Mehdić (15 min)

Additional Child Care Issue Identification





Arts Empowerment Initiative



Arts Empowerment Initiative

Photovoice Project

The City realized a grant through the Community Poverty Reduction Committee, and in collaboration with Douglas College for an arts empowerment initiative.

The project, through photography and storytelling, will highlight the importance of home, belonging and community, and culminate in a virtual and mobile exhibit. The exhibit will facilitate a dialogue about the transformative nature of affordable housing, and address misconceptions and stereotypes about those living in poverty and experiencing homelessness.

Arts Empowerment Initiative

Photovoice Project

The City is in the process of contracting an Artist Mentor with experience in photography and knowledge of photovoice who will work closely with the affordable housing providers and City staff.

This opportunity will be open to up to five tenants from each of the following affordable housing developments, to a maximum of 15 participants:

- Mazarine Lodge (Queensborough)
- 43 Hastings Street
- Lookout Housing and Health Society (Rhoda Kaellis, Cliff Block, Russel)

Arts Empowerment Initiative

Background

Poverty and homelessness continue to be pervasive issues in New Westminster, and have been aggravated by the COVID-19 pandemic. The City is taking an active role in addressing these and other social issues. The City is also partnering with the senior levels of government to realize new affordable housing, which, when combined with supports, lifts people out of poverty and homelessness.

While affordable housing is transformative, it is also potentially contentious. Recently, the Aboriginal Land Trust Society went through a development approvals process for an affordable housing development with 96 units for Indigenous and Swahili community members. While Council approved the application, there was widespread neighbourhood opposition, with some of the feedback being discriminatory and racist.

Arts Empowerment Initiative

Background

The City is embarking on two new affordable housing developments – i.e., one with 52 modular supportive housing units for men and women experiencing homelessness and one with 58 non-market housing unit for Indigenous community members. The City is also embarking on a five-year plan to realize 238 affordable units on an annual basis.

As part of the Affordable Housing and Child Care Task Force, member Councillors have called for a larger, more compassionate and not project specific dialogue regarding the need for affordable housing. The goal is to generate discussion of housing issues at a general level outside the context of specific engagement processes related to the approval of particular sites with strict timelines. Such a dialogue will address the transformative nature of affordable housing and tackle misconceptions and stereotypes regarding those living in poverty and experiencing homelessness, and generate compassion and empathy in the community for such housing.

Arts Empowerment Initiative

Central Themes

This project will build on and reference the innovative work being undertaken by Dr. Elliot Rossiter, Philosophy and Humanities, Douglas College, and titled 'Changing the Conversation.'

It will be intended to elicit greater community support for future affordable housing developments by documenting the transformative nature for tenants of such developments, and through photography and storytelling, facilitate understanding, compassion, empathy and acceptance among community members.

We want to hear from you...

Are there other innovative ideas for expanding and changing the dialogue around affordable housing, living in poverty, and experiencing homelessness that we may want to explore in New Westminster?

Are there examples that you have seen or heard about in other city's?



Homelessness Action Strategy



Homelessness in New Westminster

- Between 2002 and 2008, the unsheltered homeless population increased by 118%.
- In 2006, the City developed a Homelessness Needs Assessment and Action Strategy, and established a Homelessness Coalition.
- Starting in 2008, the City worked with BC Housing and the Coalition to develop 28 emergency shelter beds and 84 transitional and supportive housing units.
- Between 2008 and 2017, the unsheltered homeless population decreased by 58%.
- Homelessness Coalition became a Society in 2012, and develop several action plans to guide its activities over the next five-to-seven year period.
- In 2019, City and Coalition commenced work on new Homelessness Needs Assessment.

Facing a Crisis

The March 2020 Homeless Count enumerated 52 unsheltered and 71 sheltered homeless people in New Westminster.

As with all homeless counts, this is likely a significant undercount of the true extent of unsheltered homelessness.

In September 2021, service providers with a mandate to address homelessness estimated the size of the unsheltered homeless population at three to four times the pre-pandemic number.

Facing a Crisis

Contributing factors include:

- the closure of tent cities in other municipalities (e.g., Crab and Oppenheimer Parks);
- the reduction in shelter capacity due to physical distancing requirements;
- the impacts of the pandemic, including employment and income disruption, which are contributing to mental health and substance misuse issues; and,
- the reluctance on behalf of family members and friends to accommodate people on a temporary basis given fears of virus transmission.

Facing a Crisis

The increase in homelessness is stressing faith-based and non-profit organizations; taxing City staff, and contributing to business and resident complaints, particularly in the Downtown.

The City has found that enforcement action only shifts the issue from one area to another. Additionally, recent court cases and challenges limit the ability of Police and Bylaw Enforcement to act when it comes to social issues such as homelessness.

Taking Action

In response to this increase in unsheltered homelessness, the City has taken a number of actions, including:

- established a COVID-19 At-Risk and Vulnerable Populations Task Force, which has received \$365,000 in City funding and \$874,323 in foundation and senior government funding to address the essential needs of the food insecure and unsheltered;
- established an Inter-Departmental Working Group on Homelessness to address business and resident complaints related to homelessness and other social issues; and,
- working with BC Housing and Canada Mortgage and Housing Corporation to develop an additional up to 50 emergency shelter mats or beds and 52 new supportive housing units at 68 Sixth Street.

Taking Action

On October 18, 2021, Council received a report entitled '**Downtown Liveability Initiatives**,' which outlined 24 immediate and short-term actions categorized as follows:

- Improve general cleanliness and provide 24-hour public toilets.
- Enhance homeless outreach and augment emergency shelter capacity.
- Respond to the Opioid Epidemic.
- Work with Fraser Health to address mental health issues.
- Support and engage local businesses.

Committee Feedback

1. What are your observations with regard to the homelessness situation in New Westminster?
2. What factors do you believe are contributing to the increase in homelessness in New Westminster?



Homelessness Action Strategy

Purpose and Key Objectives

The Homelessness Action Strategy will provide a vision and plan for addressing homelessness and related issues for the next five years.

The strategy, and the needs assessment in which it is based, will:

- empower and engage people with lived and living experience in homelessness;
- identify needs and gaps, and inform actions and interventions;
- assist the City, and the faith-based and non-profit sector, in applying for foundation and senior government funding and grants;
- facilitate collaboration and partnership building; and,
- prioritize actions, and inform advocacy, including with the senior levels of government.



Homelessness Action Strategy

Key Partners

The strategy will be done in-house and with the assistance of the:

- Homelessness Coalition Society (The Homelessness Coalition)
- Community Action Network (CAN Leaders)
- UBC School of Community and Regional Planning (SCARP Students)

Homelessness Action Strategy

Working Group

- Representation from the City, including Community Planning, Integrated Services and Police.
- Representation from the Homelessness Coalition, CAN and SCARP.
- Representation from organizations mandated to address homelessness related to Indigenous peoples, newcomers, seniors, youth, and women, including those fleeing abuse.
- Representation from business and resident interests.
- Representation from faith-based and non-profit organizations.
- Representation from health focused organizations.

Homelessness Action Strategy

Three Phases and Proposed Timeline

The strategy will have the following three phases:

- **Phase 1:** Information Gathering, including case study research and engagement (October to December 2021)
- **Phase 2:** Vision and Strategy Development, including defining a desired role for the City, the Coalition, and the senior levels of government (January to March 2022)
- **Phase 3:** Presentation, Implementation, Monitoring and Evaluation (April 2022 to March 2027)

We want to hear from you...

1. Are you in general agreement with the proposed approach?
2. Are there perspectives or voices that are missing?
3. Are there any other innovative ideas in other municipalities that we may want to explore in New Westminster?

Questions?



Crisis Amendment Bylaw Update



Crisis Response Bylaw Amendments

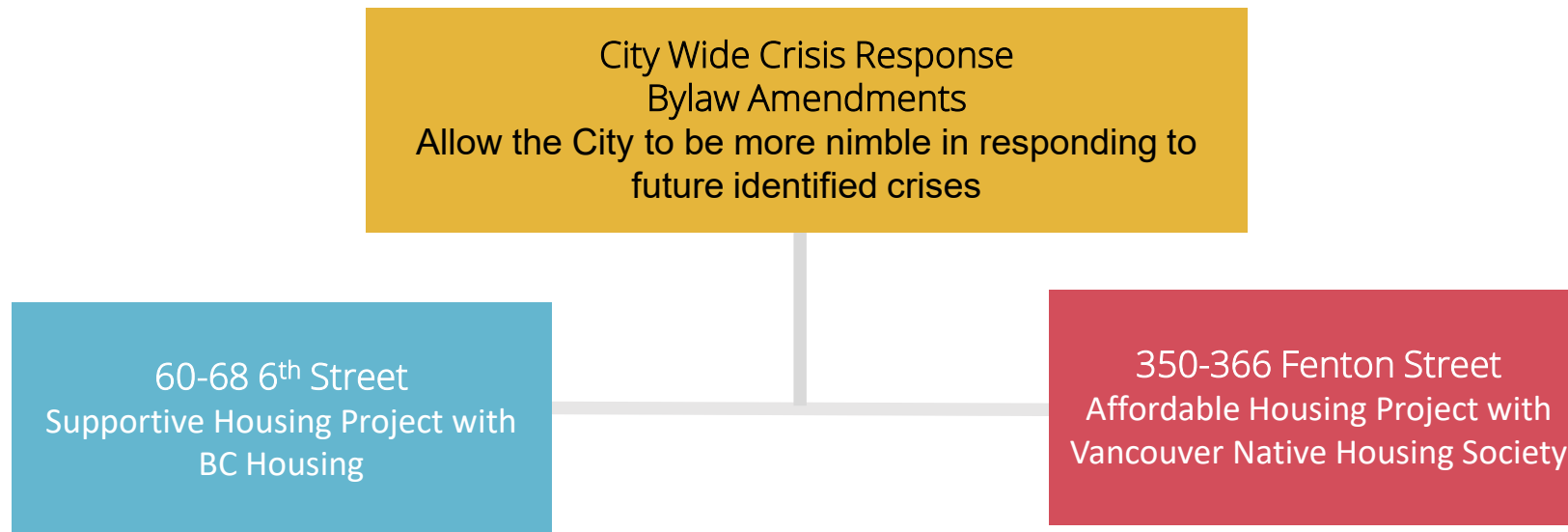
Project Intent

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community.

The intent of these amendments is to enable urgent and time-sensitive needs relating to the pandemic, recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – to be met more readily by successful adoption of bylaw amendments.

Crisis Response Bylaw Amendments

These three projects include:





Background

- Provincial State of Emergency Declarations
- BC Public Health Emergency Declarations
- Regional Crises such as Homelessness Crisis
- CMHC and Provincial Funding Opportunities - Rapid Housing Initiative
- 2019 – 2022 City Council Strategic Plan

Crisis Response Bylaw Amendments

Background

Responding to time-sensitive social, physical and health needs

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Additional conditions/criteria

Crisis Response Bylaw Amendments

Additional Criteria for Permitted Projects

1. Must be government-owned or under long-term lease;
2. Must be government agency funded; and
3. Must be operated by registered non-profit society or public agency.

All projects would also be subject to Council approval, controls and conditions.



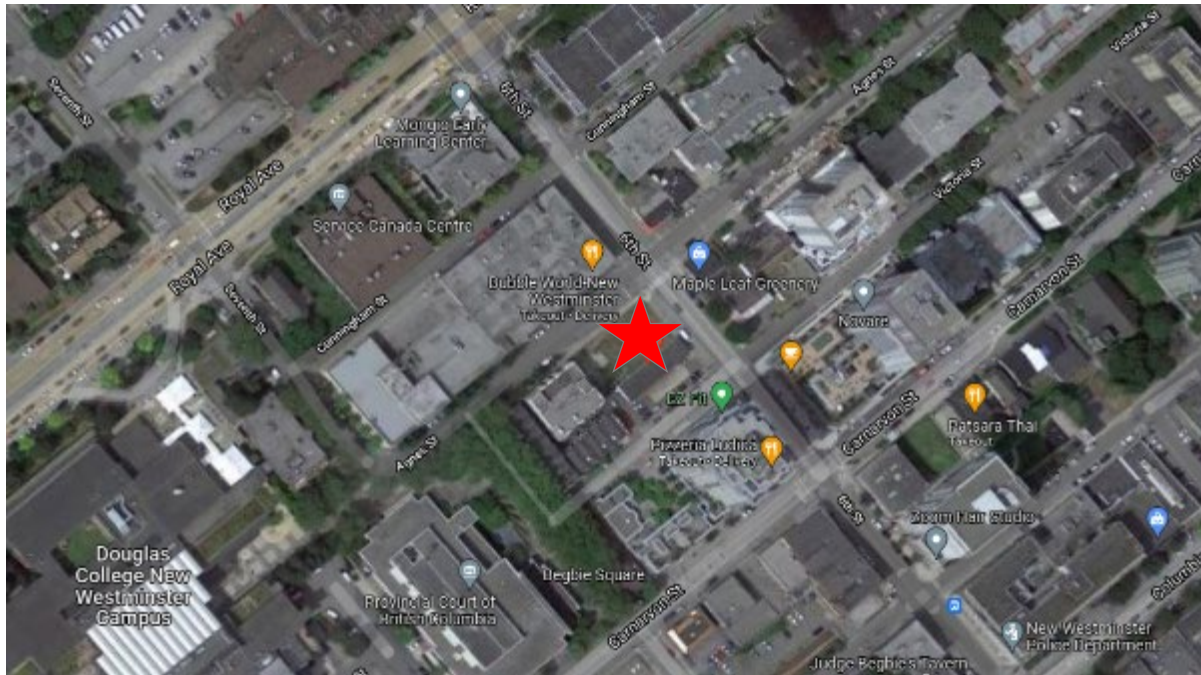
Crisis Response Bylaw Amendments

What about “Social Benefit Land Uses” that do not meet those criteria?

- Broad multi-year public policy and engagement project is proposed
- Examining land uses that generate significant public benefit
- Council referred this to the 2022 Budget Review Process

Crisis Response Bylaw Amendments

60 – 68 Sixth Street Supportive Housing



Proposed Housing

- Province owned land- BC Housing
- Approx. 52-units of modular homes with supports
- Staffed 24/7
- Experienced operator to be selected later this fall
- Estimated completion: late 2022

Crisis Response Bylaw Amendments

What Supports are Typically Available?



Crisis Response Bylaw Amendments

Small Sites Affordable Housing Program

October 2019 Council support in principle for

- 350 to 362 Fenton St. (Queensborough)
- 2035 London & 2038 Ninth (Connaught Heights) - subsequently excluded, July 2021

350 - 366 Fenton Street

- Partnership between Vancouver Native Housing Society & City
- City-Owned Land
- CMHC Funding - Capital
- BC Housing - Operating





Crisis Response Bylaw Amendments

350 - 366 Fenton Street

Vancouver Native Housing Society is working with the City of New Westminster to develop approximately 58 homes for Indigenous individuals and families in Queensborough.

- Proposed development includes three storeys of residential, above flood construction level
- Mix of studio, one and two-bedroom apartments
- Affordable Rental rates geared to tenant incomes
- Culturally-appropriate housing to meet the needs of New Westminster's and the region's growing urban Indigenous communities
- 20% fully accessible
- Energy-efficient construction

Process and Next Steps



We want to hear from you...

Questions or comments?



Additional Issue Identification – Affordable Housing

Does the AHCC Committee have additional **affordable housing** issues to identify, which staff could present to the AHCC Task Force, or bring back to the AHCC Committee in 2022?





School Age Care in Queensborough



School Age Care in Queensborough

- The COVID-19 Child Care Task Force has established a sub-committee, comprised of the City, the School District and Westminster Children's After School Society (WCAS), which is actively exploring options for new group school age care spaces in Queensborough.
- Between November 2020 and August 2021, there was a 80.7% increase in licensed child care spaces in Queensborough, compared to a 4.5% increase for the city-as-a-whole.
- Between November 2020 and August 2021, there was a 95.2% increase in group school age care spaces in Queensborough, compared to a 5.8% increase for the city-as-a-whole.

School Age Care in Queensborough

Sub-Area	Group - Under 36 months	Group - 30-60 Months	Group - School Age	All Other	Total
Downtown	96	224	130	50	500
East End	91	158	187	57	493
Queensborough	20	58	42	15	135
Uptown	204	407	226	174	1,011
West End	48	126	191	108	473
Total	459	973	776	404	2,612

November 2020

Sub-Area	Group - Under 36 months	Group - 30-60 Months	Group - School Age	All Other	Total
Downtown	96	224	130	50	500
East End	91	176	202	40	509
Queensborough	56	83	82	23	244
Uptown	212	411	216	164	1,003
West End	40	126	191	116	473
Total	495	1,020	821	393	2,729

August 2021

School Age Care in Queensborough

- WCAS, due to child care licensing regulation changes, has created an additional 16 group school age care spaces in Queensborough for a total of 88 group school age care spaces.
- Currently, WCAS has 162 children on its waitlist for its 88 group school age care spaces in Queensborough; however, only 59 children are eligible to currently attend their program (i.e., aged 5 to 12 years). 29 additional children are eligible to start in September 2022, with the remainder beyond September 2022.
- Another up to 25 group school age care spaces could be created at the Queensborough Community Centre, and potentially be operational by September 2022. Update will be provided in Spring 2022.



School Age Care in Queensborough

- The Parks and Recreation Department, based on a new recreation care category, is exploring a recreational-based program which could provide a flexible option for families with school age children. This program could be operational in Queensborough by September 2022. Update will be provided in Spring 2022.
- The Seamless Day Kindergarten pilot program has officially expanded to include SD 40. This is centered on the use of existing classrooms outside of school hours.
- City staff continue to work with the School District, WCAS and other non-profit child care providers to increase the supply of group school age care spaces in Queensborough.

We want to hear from you....

1. Does the Committee have ideas for City staff with regard to communicating the status of school age care in Queensborough?
2. Does the Committee see benefit in conducting a parent survey to get a greater understanding of the status of School Age Care City wide. If so, what are some important question to ask?

Additional Issue Identification – Affordable Child Care

Does the AHCC Committee have additional **affordable child care** issues to identify, which staff could present to the AHCC Task Force, or bring back to the AHCC Committee in 2022?





How will the Supportive Housing be Managed?





ABOUT VANCOUVER NATIVE HOUSING SOCIETY



**M'AKOLA
DEVELOPMENT
SERVICES**

Vancouver Native Housing Society (VNHS) is dedicated to providing safe, secure, affordable housing, principally for individuals and families of the urban Indigenous community. Since 2001, our reputation and experience have also inspired other mainstream housing providers to contract with us to manage and operate their properties for them.

VNHS works in partnership with municipal, federal and provincial government agencies to subsidize tenant rent contributions and achieve affordability for individuals and families with low incomes.

VNHS is a registered charity and non-profit society and is proudly governed by an all-Indigenous Board of Directors.

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K Adin, MCIP
Director, Climate Action, Planning and Development **File:** 13.2680.20
OCP00038 &
REZ00218
OCP00034 &
REZ00203

Item #: 2021-546

Subject: Crisis Response Bylaw Amendments: Consultation Summary and Second Reading of Bylaws

RECOMMENDATION

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021

- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

PURPOSE

To present to Council with a summary of public feedback for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments.' Staff is seeking Second Readings and forwarding to a Public Hearing of the six related bylaws, including for an Indigenous affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The City of New Westminster, along with its project partners, has bundled three separate but closely related projects into one review process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. The three projects are:

- 1. City-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.**
 - an OCP amendment to permit, in all land use designations, any land uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster;
 - a general Zoning Bylaw amendment that includes a definition for Crisis Response Use, outlines transportation related provisions for Crisis Response Use, permits Crisis Response Uses in all zoning districts and outlines criteria with which Crisis Response Uses must comply;
- 2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.**
 - an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings;
 - a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site;

3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

- an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing;
- a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The City and project partners have undertaken public consultation including four virtual information sessions. The proposal was also presented to the Advisory Planning Commission.

There are several imminent funding opportunities by senior levels of government that would contribute to affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications, and resulting condensed public engagement phase by the City on these three projects, reflect the understanding by all levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Should the projects receive funding, it would be significant investment into New Westminster in support of affordable housing for some of our vulnerable populations.

BACKGROUND

Policy Context

There are many policies that actively support the City's advancement of the Crisis Response Bylaw Amendments. An overview of these enabling and action-focused policies, as well as information about site characteristics, context, proximity to transit and supportive policies for 350-366 Fenton and 60-68 Sixth Street, are included in Attachment 1 to the report.

Project Descriptions

1. City-Wide Crisis Bylaw Amendments

The proposed adoption of some general Official Community Plan and Zoning Bylaw amendments would offer a way for the City to respond more quickly to possible future and current crises such as the COVID-19 pandemic, recent fires and heat waves, the overdose crisis, the regional homelessness crisis. The proposed OCP and zoning bylaw amendments would be limited to projects that meet all four of the following criteria:

- a) The property/properties must be owned or under long-term lease by the City, BC Housing, or another public agency;
- b) The project(s) must be government agency funded;
- c) The project(s) must be non-profit society or public agency operated; and

- d) The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

Future projects that meet all of the criteria would no longer need a rezoning. However, projects would still be subject to other City approvals. Application review would follow the City's typical development review process, including public notification and an opportunity to comment, though special consideration for waiving certain steps may be considered on a case-by-case basis. For projects on City-owned land, the City would still have the authority as landowner to approve the proposed land use, including setting any appropriate conditions on the use (e.g. limiting the use to a specific time period).

The proposed Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021 which relate to this project are included as Attachment 2. Since 1st Reading of the Zoning Bylaw amendment, a subsequent amendment to the Zoning Bylaw has been brought forward which has resulted in a minor adjustment to the numbering of the Off-Street Parking section for this Zoning Bylaw amendment. The change is as follows:

- c) Adding the following under Section 140 (Off-Street Parking):

140 .15 .1 For crisis response uses, off-street parking shall be provided to the satisfaction of the Director of Engineering.

Revised To:

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 "Institutional Off-street Parking Space Requirements" table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

2. 350-366 Fenton Street

In partnership with Vancouver Native Housing Society, the City has continued work on developing a non-market affordable housing project for Indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Canada Mortgage and Housing Corporation's Rapid Housing Initiative Round Two, and updated information on site geotechnical and construction technology, a modified project that meets the funding program requirements is proposed, including:

- Culturally-appropriate housing to meet the needs of urban Indigenous individuals and families, including a target of 50% units for women and children;
- Three-storey 58-unit building built above the Flood Construction Level;

- Mix of studios, one and two bedroom units with rents geared to tenant incomes;
- 20% fully accessible units;
- A central elevator, which would provide access to all floors and units;
- Common laundry and green space;
- Property management services, including a building maintenance worker;
- Reduced building siting and off-street parking and loading requirements;
- Aiming for high environmental design standard and energy efficiency.

The project would require an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings; and a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021, both of which relate to this project, are included as Attachment 3.

3. 60-68 Sixth Street

A supportive housing project is being proposed by the City and BC Housing, with the intention to submit a grant application in 2021 to Canada Mortgage and Housing Corporation's [Rapid Housing Initiative](#) program. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street (owned by the City). The concept includes:

- Four-storey modular building with approximately 52 supportive housing units, some exterior programming space (e.g. a smoking gazebo), and no commercial at grade;
- 100% Deep Subsidy Income Limit with monthly rents set at the maximum Income Assistance Shelter rate, which is currently \$375;
- Resident supports including: meal programs, laundry facilities, 24/7 support staff, life skills and employment training, referrals to other community services, and on-site medical and other health support;
- BC Housing would have multiple on-site staff to operate the building, as well as other building support staff as needed (e.g. cook, cleaners);
- Limited, if any, parking would be accommodated on-site.

An Open Request for Proposals for operators is expected to be issued in the coming months.

The project would require an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing; and, a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 which relate to this project are included as Attachment 4. On review of the bylaws between 1st and 2nd reading, a wording change in the OCP Bylaw has been made to ensure language consistency with the Zoning Bylaw. The change is as follows:

- *Section 2. Affordable rental housing changed to supportive housing*

DISCUSSION

City-Wide Crisis Response Bylaw Amendments

Staff considers that the proposed City-wide Crisis Response OCP and Zoning Bylaw amendments to be reasonable as they would:

- Proactively respond to the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local – by "pre-approving" specific land uses on publicly-owned/leased land that respond to these emergency situations;
- Increase the City's and/or future project partners' chances of successful senior government grant applications, thus resulting in increased amounts of investment in New Westminster in support of affordable housing and urgently needed services for some of our vulnerable populations;
- Facilitate the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Align with the mandate of the Strategic Plan to create a welcoming, inclusive, and accepting community that promotes a deep understanding and respect for all cultures; and with the City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative;
- Demonstrate the City's deep commitment to partnering with other levels of government to address crises that are affecting our community.

350-366 Fenton Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- House multigenerational members of the Indigenous community including Elders, families, and individuals, aligning with the City's reconciliation initiative;
- Contribute City-owned land for the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster;
- Provide affordable housing units in Queensborough, which has the lowest number of non-market housing units by sub-area in New Westminster;
- Be consistent with affordable housing principles regarding locating projects near everyday needs, services and amenities such as Queensborough Landing Shopping Centre, parks, bus stops, schools and Queensborough Community Centre.

If funding is successful and the project proceeds, staff would work with the applicant to refine the proposal during the site and building design development phase, including exploring:

- Architectural design that appropriately transitions the building to the neighbouring properties;
- Encouraging and supporting walking, cycling and transit transportation demand management measures;
- Achieving a reasonable amount of on-site parking (the design concept currently includes proposed onsite parking availability at approximately 0.5 /unit ratio).

60-68 Sixth Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- Allow the use of existing, new modular units which, though they cannot accommodate commercial uses at grade, would make the project feasible within the limited site size, and support the City's Climate Action goals by eliminating the need for new wood-frame construction to achieve the project;
- Be consistent with good planning principles regarding locating density along a major transportation corridor and within service centres, such as the downtown regional centre;

- Be consistent with good planning principles regarding locating residential density close to residents' everyday needs (shops, services, transit and other amenities) – particularly important for projects housing those with lower incomes;
- Deliver much needed supportive housing units in New Westminster, in response to the regional housing crisis, the Provincial opioid crisis and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Result in a significant amount of Provincial investment in New Westminster in support of affordable housing for some of our vulnerable populations.

The site is located along Sixth Street, which is a Great Street identified in the City of New Westminster's Master Transportation Plan and OCP. Allocation for loading and parking for staff would be explored during the detailed building design phase. In many supportive housing buildings, very few residents have vehicles. With the proximity to transit and services, the need for resident parking is anticipated to be low.

CONSULTATION

Public Consultation

The City has received feedback on this application through the public engagement approach endorsed by Council at the September 27, 2021 Council meeting. Comments received included correspondence or phone calls submitted directly to staff and Council, through the Be Heard New West engagement page, and during four virtual information sessions. All of the feedback received has been reviewed by staff and is summarized in Attachment 5.

City Notifications: Per City practice, postcards were mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street; emails were sent to Residents Associations and other local groups such as Business Improvement Associations; project information signs were placed on-site at 350-366 Fenton Street and 60-68 Sixth Street; and advertising for the information sessions and the projects' Be Heard webpage were conducted via the local newspaper and the City's social media channels.

Be Heard New West Project Webpage: Be Heard New West is the City's online community engagement space. A Be Heard page specific to this project was launched on October 1, 2020. The webpage saw more than 450 visitors as of October 24, 2021. A summary of the content is included in Attachment 6.

Other feedback: A number of emails have been sent directly to the City regarding the projects and are included in Attachment 7. Feedback submitted by phone is incorporated into the summary in Attachment 5.

BC Housing: BC Housing also prepared correspondence and information sheets that were distributed to project neighbours and community members, and will continue to engage with stakeholders if this project moves forward. BC Housing staff were also

available to meeting with anyone who wanted to discuss the project outside of the virtual information sessions. A project page on the BC Housing Let's Talk website went live on September 20, 2021. As of October 27, 2021, there have been a total of 35 views from 29 unique visitors. A summary from BC Housing is included in Attachment 8.

Stakeholder Consultation

The Local Government Act includes specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The Act requires the municipality to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed amendment. At their meeting on September 27, 2021 Council endorsed consultation with the New Westminster Board of Education and with First Nations which have been identified as having an interest in New Westminster through the Province's Consultative Area Database (CAD).

Acknowledges of receipt for request for consultation were received from the Qayqayt First Nation, Kwantlen First Nation Council and Tsleil-Waututh Nation.

Committee Consultation

Advisory Planning Commission: The project was presented for information to the Advisory Planning Commission on September 21, 2021 and was received positively by members.

FINANCIAL IMPLICATIONS

Senior government funding is being sought for both of the site-specific housing projects, and the City's expediting of the OCP amendments and rezonings support these funding requests by signaling the emergency nature of these proposals, and the level of commitment the City has to addressing the housing crisis.

1. The grant submission for 350-366 Fenton Street was for approximately \$32M which was requested to cover 100% of the capital required for this project. While the City would be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.
2. Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate submitting a grant application in winter 2021/2022.

ADOPTION REQUIREMENTS

Prior to the adoption of the proposed Zoning Bylaw Amendment, the City's project partners will need to register a Section 219 Restrictive Covenant (No Build Covenant) which is to the satisfaction of staff and which outlines that the following requirements must be met prior to any construction on the site:

- Enter into a legal agreement that would secure the rental units; and
- Enter into a Works and Services Agreement.

NEXT STEPS

On September 13, 2021 Council directed staff to use the following application review process, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents Associations, Business Associations, etc.) and other consultation stakeholders (School District, First Nations, etc.); (September 20-24, 2021);
3. Advisory Planning Commission consideration (September 21, 2021);
4. Council consideration of First Reading of Zoning and OCP amendment bylaws (September 27, 2021);
5. City and project-partner consultation; (October 5 – 24, 2021);
 - a. Crisis Response – October 5, 2021
 - b. 60-68 Sixth Street – October 19, 2021
 - c. 350-366 Fenton Street – October 20, 2021
 - d. Crisis Response – October 21, 2021
6. Council consideration of Second Reading of Zoning and OCP amendment bylaws; (anticipated November 15, 2021) (**we are here**)
7. Formal referral and consultation with School District, First Nations and Ministry of Transportation and Infrastructure;
8. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (estimated December 6, 2021);
9. Adoption of all bylaws that are given Third Reading (to be determined).

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the advancement of the Crisis Response Bylaw Amendments initiative. Staff working on the Affordable Housing Portfolio include staff from Parks & Recreation, Finance, Engineering Services,

Electrical, Planning & Development, Mayor's Office, and Office of the CAO. The policy and projects were also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are offered for Council's consideration:

1. That Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';
2. That Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:
 - a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
 - b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
 - c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
 - e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 - f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
3. That Council consider:
 - a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
 - b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

4. That Council provide staff with alternate direction.

Staff recommend Options 1, 2 and 3.

ATTACHMENTS

Attachment 1: Policy and Site Context

Attachment 2: Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

Attachment 3: Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

Attachment 4: Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

Attachment 5: Summary of Community Feedback

Attachment 6: Be Heard New West Feedback

Attachment 7: Verbatim Written Correspondence

Attachment 8: BC Housing Summary

Attachment 9: Official Community Plan Amendment Memos

APPROVALS

This report was prepared by:

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This report was reviewed by:

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This report was approved by:

Emilie Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

Attachment 1

Policy and Site Context

CONTEXT INFORMATION: 350- 366 Fenton Street

Site Context

Site Characteristics and Context

The project site is located in the Queensborough neighbourhood. It is approximately 3,789 square metres (40,784 sq. ft.) in size consisting of just over four (4) of 9 City-owned properties which are each zoned to allow for a single detached dwelling. The site is relatively flat.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

The site is located within walking distance of the Queensborough Landing Shopping Centre (1.0 km away), which has a full range of shopping amenities. Furthermore, the Fenton Street site will be located within walking distance (0.88 km) of the Queensborough Eastern Node shopping area at Mercer Street between Ewen Avenue and Duncan Street once the Queensborough Eastern Node project is completed. The site is also located within a short walk (0.45 km) from Old Schoolhouse Park, which has a wide range of amenities, including a playground, nature play area, basketball court, tennis court, sports field, picnic shelter and outdoor fitness circuit.

The site is a short walk away from the bus stop, which provides access to two schools (Queen Elizabeth Elementary School and Queensborough Middle School), three parks (Ryall Park, Port Royal Park and Port Royal Riverfront Walk) and the many amenities (library, fitness centre, community centre, and meeting rooms) of the Queensborough Community Centre).

Proximity to Transit Service and Other Sustainable Transportation Options

Transit Facility	Frequency	Distance
Bus Service (104 – 22nd St Station/Annacis Island)	Approximately 13 minutes during peak hours	330-400 metres (0.33 – 0.4km) to the bus stop located on Ewen Avenue.

The 104 bus, which operates every 13 minutes during peak hours, also connects the Fenton Street site with the Skytrain System (at 22nd Street) and workplaces on Annacis Island.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is (RL) (Residential Low Density). The purpose of this designation is to allow single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.

The proposed building form (three storeys above the Flood Construction Level) is not consistent with the Official Community Plan (OCP) land use designation. An amendment to the OCP would be required to change the land use designation to (RM) Residential – Multiple Unit Buildings. The principal forms and uses permitted in this land use designation include a mix of small to moderate sized multiple unit residential buildings

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned RQ-1 (Single Detached) which would permit single detached dwellings and secondary suites. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (350-366 Fenton Street) (CD-50), a zoning district that would be created specifically for this project.

Policy Context

Affordable Housing Strategy (2010)

Strategic Direction #3 is to “Facilitate community partnerships”. Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Queensborough Community Plan (2014)

This project aligns with Policy 7.1, which is to “Facilitate the provision of affordable housing options”. Specifically, this project aligns with action 7.1a, which states that:

- *City should continue to implement the strategic directions of the City’s Affordable Housing Strategy.*

Small Sites Affordable Housing Projects

In order to help address the housing crisis in the region, the City is actively pursuing creative approaches to providing affordable housing in New Westminster. Through the Small Sites Affordable Housing Program, the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

Community Poverty Reduction Strategy (2016)

This project aligns with section 7.3 (Housing and Shelter) of the City’s Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.2 of the City’s Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019)

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

CONTEXT INFORMATION: 60-68 Sixth Street

Site Context

Site Characteristics and Context

The project site is located in the Downtown neighbourhood. It is approximately 843 square metres (9072 sq. ft.) in size. The sites are relatively flat and are zoned to allow mixed use development at a high density.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade, and offices above. Across Sixth Street to the east are two storey commercial buildings.

Proximity to Transit Service and Other Sustainable Transportation Options

Being located in the Downtown, the site is well-served by transit, including multiple bus routes and SkyTrain, as well as greenways and cycling routes, providing access to services and amenities throughout the city. The site is within a five minute walking distance to SkyTrain to Columbia Street Station and 260 New Westminster Station and is located directly on Sixth Street which is part of the Frequent Transit Network.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is Mixed Use High Density. The purpose of this designation is to allow mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses). As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

An amendment to the OCP would be required to change the land use designation to include text that the requirement for at grade commercial does not apply if all housing on the two sites are affordable rental housing (RM) Residential – Multiple Unit Buildings.

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted for staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address

any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned Commercial (C-4) which use development at a high density. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (60-68 Sixth Street) (CD-94), a zoning district that would be created specifically for this project.

Policy Context

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Downtown Community Plan (2010)

This project relates to section 8.0 (Community Well-Being). Specifically, it address strategy 8.5 of section 8.0:

- *Address the needs and issues related to homelessness, including business and resident concerns related to street homelessness and its associated impacts.*

Within strategy 8.5, it addresses the following actions:

- *Develop a continuum of housing, including emergency shelter beds as entry points or gateways, and longer-term supportive housing, to permanently transition people out of homelessness.*
- *Facilitate the provision of adequate emergency shelter and supportive housing.*

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key direction:

- *Explore strategies to reduce homelessness, including developing opportunities for supportive housing.*

Supportive Policies – City-Wide Crisis Response Bylaw Amendments

2019-2022 Strategic Plan

Council's strategic plan, which acts as the road map for steering the City's activities, lays out the vision for New Westminster: A vibrant, compassionate, sustainable city that includes everyone. The Plan also includes core values that are interwoven into everything the City does towards fulfilling the vision. One of these core values is: Inclusion - we place high value on the principles of equality and equity and strive to build an environment where everyone is included, valued, and treated with dignity and respect.

The principle of equity is key in the way the City provides services that ensure our community is safe, healthy, and meets our residents' needs. Equity requires fair treatment according to each person's needs and situation, which is different from equality which involves everyone receiving exactly the same treatment. Equality only works if everyone starts from the same place. Equity recognizes that everyone does not.

The City, in facilitating the provision of affordable housing, gives equal consideration to the full spectrum of housing needs, from non- and below-market housing through to affordable home ownership. Through that the City identifies where there are gaps in housing types along the spectrum, and work to create policy and facilitate projects to fill those gaps. One of the gaps identified in the spectrum is housing for at-risk and vulnerable populations who have more difficulty than others in accessing affordable housing in New Westminster, and across the region.

The principle of equity requires that more support be given to accommodate persons with multiple barriers to housing, which is why many of the affordable housing projects in the City are focused on groups such as women and their children fleeing abusive situations, persons living with disabilities, and those who are homeless or at risk of homelessness. It is only by providing the most assistance to those having more barriers to housing that the City will be able to achieve our vision of a vibrant, compassionate, inclusive and sustainable city.

Affordable Housing Strategy (2010):

Strategic Direction #3 is to "Facilitate community partnerships". Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve*

partnership with other levels of government and identification of priority target groups.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017):

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

This project aligns with Policy 8.2 of the City's Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Attachment 2

*Official Community Plan Amendment (City-wide
Crisis Response) No. 8285, 2021 and
Zoning Amendment Bylaw (City-wide Crisis
Response) No. 8286, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
- 2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

*** Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
 _____ 27th _____ day of _____ September _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
 _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
 _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
 _____, 2021.

 MAYOR JONATHAN X. COTE

 JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 “Institutional Off-street Parking Space Requirements” table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

- d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, accessible off-street parking shall be provided to the satisfaction of the Director of Engineering.

- e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) immediately after the Section 150.7 “Recreation, Assembly and Institutional Bicycle Parking Requirements” table:

Crisis Response Uses Bicycle Parking Requirements

150 .7 .1 For *crisis response uses*, off-street bicycle parking shall be provided to the satisfaction of the Director of Engineering.

- f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, off-street loading shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment 3

*Official Community Plan Amendment Bylaw
(350-366 Fenton Street) No. 8281, 2021
and Zoning Amendment Bylaw (350-366
Fenton Street) No. 8282, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this day of
, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021

Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 4

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021 and
Zoning Amendment Bylaw (60-68 Sixth
Street) No. 8284, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021".
2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
____ 27th _____ day of _____ September _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
_____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

- 1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

- 1094 .6 For a *supportive housing* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 5

Summary of Community Feedback

Overall Summary of Community Feedback

Introduction

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community.

1. Potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.
2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.
3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

The City hosted four different virtual information sessions to present the three proposed projects, address questions and hear from community members. Attendance (excluding staff and project partners) across the four sessions was as follows.

- October 5, 2021 (Presentation on all three projects) – 9 participants
- October 19, 2021 (Focus on 60-68 Sixth Street) – 26 participants
- October 20, 2021 (Focus on 250-366 Fenton Street) – 12 participants
- October 21, 2021 (Presentation on all three projects) – 10 participants

The community was also able to provide their feedback on the proposed projects by:

- Completing an online Comment Form on Be Heard New West;
- Submitting comments via BC Housing's Let's Talk webpage for 60-68 6th Street;
- Emailing their comments to City staff;
- Requesting a phone or in-person meeting with City staff; or
- Mail a letter to City Hall.

City staff has summarized the feedback received through Be Heard New West, phone calls or correspondence submitted directly to City staff, as well as the comments provided during the Virtual Information Sessions. The primary comments expressed relate to the following:

City-wide Crisis Response Bylaw Amendments

- **Rapid response to community needs** – Comments in support of bylaws that would enable the City to respond more readily in the future to emergency or time-sensitive needs, with set criteria. A comment was also made that the criteria should be expanded.
- **Bundling of projects** – Comments were made that the city-wide bylaws seemed to be over shadowed by the individual projects.
- **Non-support** – Comments were made in non-support of these amendments, citing leaving the current process as-is and providing housing for specific users.

60-68 Sixth Street

- **Unfair burden on neighbours and neighbourhood** – Concerns were raised that this development would be an unfair burden on those who live in close proximity to the development with respect to litter and crime. Comments were made that the Downtown neighbourhood already has a high concentration of services and housing for vulnerable populations and this project would exacerbate nuisance activities. Other comments were received from nearby residents in support of the building.
- **Adjacent uses** – Concerns were raised regarding the adjacency to a cannabis store, liquor stores, daycare, schools and existing shelters/transition housing.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region's housing crisis and a need to increase the amount of affordable housing in the city. Some comments expressed that housing is a human right and should be treated as a priority in the community.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on nearby property values.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.
- **Tenant Agreements/Conduct** – concerns were raised regarding tenant behaviours (in and outside the units/building) and how the operator could enforce the tenant agreements.

350-366 Fenton Street

- **Size/density of the development in relation to the surrounding neighbourhood**– Issues were raised about the overall size and height of the building compared to the surrounding single detached dwellings. Other residents stated the benefits of this project outweigh concerns about the size and fit of the building.

- **Proposed location of the development within the city** – Some residents questioned the appropriateness of this location citing a lack of services and transit as opposed to elsewhere in the city (e.g. on the mainland). Other residents expressed support.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region's housing crisis and a need to increase the amount of affordable housing in the city.
- **Existing infrastructure** – Comments were made that the current infrastructure on Fenton street is inadequate (street lighting, uncovered ditches, localized flooding from blocked culverts, lack of sidewalks). Requests were made for the City to cover the ditches, complete sidewalks and raise street lighting for the entire length of the block.
- **Pedestrian Safety** – Concerns were raised that the street is narrow and in poor condition and sidewalks should be provided to better access transit.
- **Traffic and parking impacts** – Issues were raised about potential impacts to on-street parking. Issues were also raised related to increased traffic volumes in the area.
- **Soil/Settling issues** - Concerns were raised regarding pile driving and potential ground settlement from during construction activities.
- **Increased demand for schools** – Questions were raised regarding the impact of the proposed new units on demand for schools especially given the number of family-friendly units.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on property values nearby.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.

Attachment 6

Be Heard New West Feedback

Attachment 6: Summary of Be Heard New West Feedback

Be Heard New West Feedback

Be Heard New West is the City's new online community engagement space. A Be Heard project page for the overall the Crisis Response Bylaw Amendments initiative was developed, along with specific information on the three related but individual projects. The project page was launched on October 1, 2021 and had 453 total visits, 370 aware participants (viewed a page), 167 informed participants (clicked on something), and 48 engaged participants (provided input), as of October 24, 2021.

The project page included:

- Project Summary – including an outline of what is being proposed, site plan of the proposed development, and information about how to engage.
- Development Review Timeline & Links – outlining the key milestones in the review process, including links to relevant material (e.g. Council reports).
- Community Questions – could be asked through the page. Two questions were asked through the page and are included below.
- Comment Form – comments could be submitted from October 1 to October 24, 2021. A total of 8 comments from unique users were submitted for City-wide Crisis Response, 34 for 60-68 Sixth Street and 14 for 350-366 Fenton Street. The comments received have been included below.
- Location Maps – indicated the location of the proposed projects.
- Project Contact – providing contact details for the Planning Division as well as a link to BC Housing's project webpage.

Below is the input provided by participants who shared their questions and comments on Be Heard. Note that responses are not edited for spelling and grammar – they are reported exactly as entered by participants.

Community Questions Received on Be Heard Project Page

60-68 Sixth Street

Regarding the 68 Sixth St supportive housing, will residents be prohibited (possibly via the mandatory "good neighbour agreement") from recreational substance use (alcohol and marijuana products)? Is it a good idea to build supportive housing less than two blocks from a liquor store and directly across the street from a cannabis retailer?

Many residents in this area have had negative experiences with assisted housing in the neighbourhood (e.g., the area around 740 Carnarvon St has become a hotspot for frequent open displays of substance abuse and petty crime). Calls for assistance from NWPD as a result of break-ins and theft appear to be treated as low-priority or zero priority.

While most can probably get behind helping out those who are less fortunate, community members are understandably concerned by the proposition of this project (which is, of course, slightly different than the one referenced above) and the impact it is going to have on the neighbourhood.

My questions are as follows: What assurances can the City of New Westminster provide to community members that this facility will not become another 'hot spot' of issues that make others in the area feel unsafe or vulnerable? Is NWPD going to be able to take a more active role in policing downtown New Westminster to assist? Do we have sufficient social support to assist the vulnerable in these areas and also make neighbours feel safe?

350-366 Fenton Street

None received.

City-wide Crisis Response Bylaw Amendments

None received.

Comments Received: City-wide Crisis Response Bylaw Amendments

support - very important issue to fast track
I support these amendments and commend the City for recognizing and addressing systemic barriers to quickly address community needs.
This not required. This is political power grab, leave the process as is.
This bylaw amendment is excellent in creating some provisions for emergency response from the public sector. It unfortunately limits the opportunities for other non-governmental agencies, such as non-profit housing providers, to be included in the housing crisis response. Please consider broadening the criteria to include non-profit groups as project and land owners. Additionally, the criterion for government funding excludes the private sector from participating in a response. There are market solutions to the issues being described in the bylaw, which are unfortunately excluded by the restrictive requirements of the bylaw. Due to the severity of the housing crisis, the rigidity of these criteria does not seem appropriate. A case-by-case mechanism for inclusion could alleviate this issue.
Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities)
Fully supportive of this and welcome with open arms to our community.
In full support
Strongly support potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis:

Comments Received: 60-68 Sixth Street

<p>This plan does not care for homeowners around the area. It will definitely have an adverse effect on the homeowners' livelihoods and living standards.</p>
<p>We believe that this location is a bad idea for many reasons: 1) you are right across the street from the cannabis store, 2) only 2 blocks from the local elementary school, 3) 2 blocks from a CEFA school, 4) walking distance to the middle school on 8th Street and 5) 624 Agnes Street houses many single, senior women who are afraid what element of additional security fears this will bring to our neighbourhood. This is not a good location. Agnes Street dead ends into Douglas College and Begbie Steps (Courthouse) where illicit drug activity takes place on a daily basis. This is a bad location.</p>
<p>I am fully in support of this proposal! We absolutely need more housing-first initiatives, especially in downtown and even more especially near Carnarvon. A few questions I have which I hope will be answered in the meeting: what services would the housing staff be providing? Will the occupants be exclusively New West citizens or come from other parts of BC? Will occupancy include families, or single adults or couples only?</p> <p>Thank you!</p>
<p>DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)</p>
<p>Please do not go forward with this. It would be a disaster in the city of new Westminster</p>
<p>Considering the location that homelessness homes, it will be very close to the École Qayqayt Elementary School, the Qayqayt Children's Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St.</p> <p>the students of Douglas college, Fraser River middle school, and qayqayt elementary school can all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.</p> <p>No matter how good you state for the new homes. The homelessness homes at 750 Carvarnon St, it also has some services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from they causing to us, for example, beside the building of 750 Carvarnon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place. Therefore, you guys cannot ensure your promise, the "GOOD" of your saying on the proposal cannot come true!!! we only trust THE FACT!!! the fact from 750 Carvarnon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project. We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver. How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children</p>

<p>who living in this community and requiring the basic clean environment for living. So please create the homelessness homes to another place, Stop doing this project.</p>
<p>Very disappointed with City of NW and BC Housing to create this homelessness homes, that can cause safety and security issues around this community, which already has so many problems causing from homelessness and drug users around this area. this project will bring more and more homelessness and illness people come to this area, what are you doing City and BC Housing????</p>
<p>I live in a nearby building and am fully supportive of this project. I do not like seeing the police force my unhoused neighbours to pack up their tents and tarps when there is only "public/private" outdoor spaces for them to live on. I hope these ones get housed in the new homes. Dignity for all :-)</p>
<p>I am strongly in favour of this project. Supportive housing is one of the best ways of helping people in our community. Doing this downtown, close to services and transportation options, is ideal. I'm not sure how much more needs to be said, but supportive housing for people is a way better use of this space than an empty lot. Let's help our underhoused neighbours by providing this necessary supportive housing!</p> <p>The only thing I would change about this is its size -- if you can make it bigger to help more people find housing, that would be ideal.</p>
<p>I am happy to hear that more supportive housing is coming! My concern is that other related programs receive increased capacity and are sustained. These include things like street clean up, and patrolling to reduce crime. I also believe that there should be a "parklet" type of space (maybe behind this development or behind the Purpose Society?) that could be a safe space to hang out for those who are homeless or whose friends are. This is specifically an idea to reduce the use of sidewalks and private property as a space for loitering. Our neighborhood has been so heavily impacted by increased homelessness, street drug use, crime and litter that our family feels it has become an undesirable place to live.</p>
<p>I'm against this project since the location is too close to the school and residential area. I don't want my kids growing up with this kind of bad influence around them.</p>
<p>This is very bad news for us. New west is already abandoned. The huge increase of homeless from 6th street to the new west Skytrain station. It looks like hastings street. And now, this bad idea of having " supportive housing" in a residential area just confirms that New West is gone.</p> <p>Many people were already planning to leave New West and now, from this new idea, more people is already planning to leave new west.</p> <p>I live in new west for 6 years and it's incredible how the city changed and how the city is crowded of homeless making mess all around the streets.</p> <p>Really cant continue living in a city where the homeless people are taking control of everything. It's not the city I chose in the past to leave., so we will leave the city as so many other residents will as well.</p>

New West is being known as the homeless city.

Hello, I am voicing my apprehension to the building of the supportive housing at 68 6th Street. Putting at risk people in an area that has a cannabis dispensary directly across the street, not to mention extensive drug use and selling around the courthouse steps area, to me is not the best idea. We have chosen to live in an urban area and have put up with people urinating in every corner our complex, not forgetting that Hyack Tire's parking lot is being used as a toilet as well. My question is, are the city or BC Housing going to pay us for the loss when our property values go down?
Thank you

We oppose this plan. Creating one more homeless shelter will make our community to become a gathering place for homeless and drug users. It will ruin our entire life!!

I oppose this plan!!

Are you serious to create homeless shelter near schools? Do you never concern the safety of the kids?

I oppose this plan!!

With this area already having a homeless home located at 750 Carnarvon St, creating another homeless home will add more fire to make this area become a gathering place for homeless and drug users. This plan will damage the reputation and images of this location, destroy our house value, and ruin our family's life in the future.

I oppose this project!!

There are too many schools near to the proposed project. this project will create a huge security risk for our young generation.

We are against this project!!

We shouldn't create homeless shelter near school zone. We need to keep our children safe first and foremost.

I oppose this proposed project!!

Creating homeless shelter near schools will destroy the safety for our children.

We are all against this plan!!

Would you please change the location to somewhere else far away from the school zone

support - housing and services downtown new west are much needed, I am a downtown resident and am happy if this will go ahead to support our unhoused neighbours

I fully support the development of supportive housing on Sixth Street! I live right next door at *Personal Information Removed* Victoria, and I want to make sure that the members of my community are taken care of and have their basic needs met.

The past 18 months has been difficult for everyone, we need to come together to support and protect the most vulnerable. Vancouver already has thousands of people homeless with nowhere to live, let's be part of the solution and support this initiative!

I OPPSE THIS PROJECT!!! this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here.

Hello, I am writing with some concerns about the proposal for supportive housing at 60-68 Sixth Street and what exactly is meant by 24 hour staffing.

While I support the need for supportive housing and homelessness initiatives I am concerned about the concentration of these in both the downtown core and the proximity to schools in general. In the downtown neighbourhood we already have Rhoda Kaellis, the Russell, Genesis House and Maria Keary Cottage (although Genesis is a CRF and is not, strictly speaking, supportive housing).

The Russell is a plague on the neighbourhood and local businesses. It is a hub of stolen goods and drug trafficking and while the police do their best there have been no improvements over the years. I used to attend the local gym across the street and often struggled with interactions with the residents or the people who prey on the residents of the Russell. I have had to help people who have staggered into the middle of the street because they are under the influence, and while everyone deserves caring and compassion, the block around that facility is highly problematic.

In contrast, Rhoda Kaellis and Maria Keary appear to be well run operations. I don't know a lot about RK but I have significant experience with MKC - they do not tolerate criminal behaviour in or around their facility, they have excellent staff and security, and they have demanding standards for their residents. This is probably in large part because they are required to maintain a particularly strict standard to keep their contract with Corrections Canada for the CRF beds on the other side of the house. Overall they provide excellent long term support for their residents.

When you speak of 24 hour staffing I am concerned that you mean the type of staffing and support that places like the Russell and the SRO's in the downtown eastside provide. Which is to say that they advocate for their residents alone and do not give any thought or consideration to the surrounding community. It is not in their mandate. If you want people to support these initiatives then they need to not victimize the neighbourhood. If you are talking about 24 hour staffing such as what MKC provides then this could potentially be a valuable, safe place but we are not talking about such an agency running this facility.

Young children walk past that address to get to the middle school and Qayqayt. 5-15 year olds. I find it an intolerable proposition that they would have to face those same encounters that I have had outside the Russell at that age. Or any age really.

What would be valuable here is more rental inventory, more permanent affordable residences for families, and to ensure that children have safe housing and are elevated out of poverty. I am less supportive of shelter and transient beds for people who have no emotional investment in the community and whose facilities are staffed by people whose are not tasked with a secondary priority to keep the community safe and habitable.

Lastly, I feel like it is all well and good for New Westminster to do its part, but it appears as though we are doing everyone's part. I don't see other municipalities stepping up. We are a tiny city. Burnaby has one supportive housing site in the entire city. Coquitlam has none that I am aware of. Pitt Meadows/Maple Ridge has one, Port Moody has none. This burden does not need to fall solely to New West. And certainly not to the already low-income residents who populate the majority of the Carnarvon/Agnes corridor and can't afford (and are too busy working to survive) to fight back - unlike the more wealthy areas of New West.

Thank you for your time and consideration.

Personal Information Removed

Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities).

I attended the online meeting about the proposal for supportive housing on Sixth Street. To be honest, you could tell by most of the comments from downtown residents that many people are concerned, based on the fact that within a 3 block radius there are 4 other types of transitional/supportive housing systems already here, and that it results in many of the problems that come with drug addiction (such as dangerous discarded needles, petty crime, women feeling like they can't go out after dark, dirtiness etc). You said that this supportive housing will be different, but I really think that if you don't commit future residents to drug rehabilitation, it will be exactly the same as the other housing and the negative effects on our community will be amplified. If we really want to rejuvenate Columbia Street, we really need to focus on enticing businesses and cleaning it up. Businesses will not want to come here if the hard drug scene is further proliferated. It's really not fair for downtown NW residents that we have so many of these types of supportive housing concentrated in such a small area.

I would not be complaining if this were the first one. I am not against supportive housing (although I think there needs to be stricter rules about drug use), but feel like it's not fair that areas like Queens Park, west of the Quay, or Sapperton don't have any or nearly the amount that the tiny downtown core has. When you have to live with this every day, your opinion actually changes. Another problem I thought of, is that if you put these units close to Skytrain stations like Columbia Station, you are increasing the risk of users having to only walk a few blocks to their supply. I have seen drug deals in front of this station, and I've actually been asked myself if I wanted to buy drugs. Having supportive housing so close to this kind of drug hub will do nothing to solve the elephant-in-the-room problem, which is proliferated drug addiction and the challenging impact it is having on our community.

Please consider changing this type of housing, perhaps it could be useful for seniors who need support? Are people with disabilities? And please consider relocating this type of supportive housing to an area that does not have it yet.

Our family will go against BC housing's proposal, during this Covid-19 pandemic time, you guys should take care of people's health, don't bring homelessness to our neighborhood, our house value will going down because of this new housing.
STOP DOING MESS TO THIS BUEATIFUL CITY!!!

we need more green spaces to set off the carbon footprint , from all traffic going thru royal avenue there is already enough supportive housing in metro vancouver
<p>I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC, because there are too many schools near to the proposed project. This proposed project will destroy our community's safety and create a huge risk for our young generation.</p> <p>I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC. This is school area, and creating homeless shelter will cause huge security issue for the kids.</p> <p>We are again this plan. It is crazy to create another homeless shelter in the same area.</p>
<p>I live in the complex next to this proposed site. <i>Personal Information Removed</i> and we have lived in this area more generally for the last six years. I have a great deal invested in this community being a safe supportive and inclusive community and as a result I want to just put forth my whole hearted support for this project. When we support those who are struggling, we build stronger communities, make them safer and support those who need it. I see nothing but good in this initiative. Some have asked me if I am concerned about safety: no! People who struggle with homelessness are not inherently dangerous, and the whole point of this project is to help support them. The evidence of how this sort of project works is evident from other projects I've seen that have had clear benefit for their communities. My kids will be just as safe, if not safer! I am also not concerned with home values: as someone fortunate to own a home, I must care for those less fortunate than myself. This is what it means to be a good citizen. I am so heartened to see such an initiative being proposed and hope that it will be successful. I really just wanted to make sure that it was known that there are people living next door to this project who welcome it and support it. Thank you, <i>Personal Information Removed</i></p>
<p>Why? The City already has the highest per cap shelter rate for the LowerMainland. We can not afford any more. The City would be better served with a regional plan and not centralizing services. Please do not create a new Downtown East Side in New Westminster. This plan has not worked so why are we centralizing services in 6 block area. New Westminster is to small and has reached the max in terms of social services.</p>
<p>As above. All properties should be maintained and cared for to the same degree as if it was the personal home of a proud and responsible homeowner. The residents will be vulnerable members of society and deserve to be treated with dignity and provided with well maintained residences and surroundings that are a source of pride.</p>
<p>Why do you guys do not think about our children who will pass by all these homelessness go to elementary school, and children center, which very close to this new homes. Such a careless considering proposal, we all oppose this project. please stop ruin our life!!!! STOP</p>
<p>I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.</p>
<p>100% support. This project is critical to supporting ALL members of our community.</p>

Supportive housing is desperately needed in this area. I am an employee at a shop on Sixth and Clarkson, and there is consistently 1-2 patrons who sleep in front of the shop and often store their belongings there all day. My boss has taken to providing some of the support and safety that social housing needs to provide. These people are human beings who need a safe place to sleep, be, go to the washroom and bathe, store their belongings and have a sense of home. More needs to be done as the opioid and housing crisis in our area continues on, as well as the challenges the pandemic have caused.
Fully supportive of this and welcome with open arms to our community.
Pls proceed! We need more like this
Obviously we want people to receive help and the big concern is probably that this will lower the value of properties in the surrounding area especially for young people who are relying on reselling their condos either for retirement or when they have families. My second big concern is that it's going to result in a downgrade in the cleanliness of the area and that there will be people lingering outside like The Russel on Carnarvon. It gives the appearance and honestly feels very upsetting to walk by cause even if they're not going to lunge at you or anything I've often had the men make comments as I walk pst and this new location will be in a direct walking/riding route to Douglas college and young people shouldn't have to feel uncomfortable on their way to school. If this is actually a residence and there will be staff 24/7 making sure no ones hanging around and leaving carts of stuff around the building then I guess I don't care but I will care if my safety feels threatened
In full support
Strongly support supportive housing New Westminster. There is a real need for a safe space where people can eat food that's distributed by the Union Gospel Mission. Need space that is next to important social services but not infringing on the space of nearby towers. Need a permanent porta potty.
I would love for this project to be moved forward. I am a local home owner that has lived in downtown new Westminster for the past 7 years, just two blocks from this site. I have seen the increase in people needing housing. The community is only going to benefit from having supportive housing in our community.
Please plant native around the building and have gardening opportunities and opportunity to interact with nature and watch the natives attract pollinators and life bloom.

Comments Received: 350-366 Fenton Street

Will city allow the rezoning for rest of the street? My house is on <i>Personal Information Removed</i> Fenton Street. Am I allowed to get the same rezoning? Is City going to upgrade the sewer system on the street because ditches are flooded in case of rain and residents on this street already complaint so my time to city.
support - housing is much needed and very important to the city
DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)
Against having a 3 storey low rise in a single family home neighborhood
There is a project on 8th and 6th being built for indigenous people, 92-96 units. Two builds only non market priced ONLY for indigenous people is not fair, as there are plenty of low income individuals in need of these units. Open one or both up to everyone. There is no other non market housing for low income in New Westminster.
Ensuring that non profit society has demonstrated capacity and willingness and a legal obligation to adequately repair, maintain, and update housing as necessary.
I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.
100% support. This project is critical to supporting ALL members of our community. Not to mention that New West is built on stolen Indigenous lands.
Fully supportive of this and welcome with open arms to our community.
Ensure that this housing considers how the space being built and how the public spaces around them encourages and integrates the wider community with the marginalized indigenous residents. If there is deficiency in the design of immediate and nearby spaces to allow for the community to welcome and participate in living in harmony with the residents, they will feel isolated and segregated. Public amenities must accommodate the growing and densifying area, and the city must be held accountable to making sure they are balancing and prioritizing public spaces for everyone to meet and coexist.
Pls proceed! We need more like this
In full support
Strongly support new non-market in New Westminster
Please see below e-mails exchanged with the City : First e-mail

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Friday, October 15, 2021 4:27 PM

To: *Personal Information Removed*

Cc: *Personal Information Removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:

It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here: <https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.

The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-

zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned "RQ-1 (Single Detached)" and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: "Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite." A subdivision and consolidation of the sites would also be required. More information about the specific bylaws are available in the Council report here.

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.

The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would

mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ? Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households.

For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Thursday, October 14, 2021 4:01 PM
To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time Topic Zoom Meeting ID Number

Tuesday, October 5

7:00 – 8:30 PM Hear a presentation from staff on all three projects, and participate in a Q&A.
613 7876 2413

Tuesday, October 19

7:00- 8:00 PM This session will focus on the proposed supportive housing project at 60-68
Sixth Street. 694 5265 3302

Wednesday, October 20

7:00- 8:00 PM This session will focus on the proposed long-term affordable housing at 350-
366 Fenton Street. 664 1060 0731

Thursday, October 21

7:00 – 8:30 PM Join us for the final session on all three projects, hear a presentation from
staff and participate in a Q&A. 616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*

Sent: October 13, 2021 12:41 PM

To: External-Dev Feedback <devfeedback@newwestcity.ca>

Cc: *Personal Information Removed*

Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal Information Removed* which is adjacent to the 350-366 Fenton
Street location proposed for the housing project.

I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link
2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.
4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk,

ditches and very low street lighting that is currently leading to a lot of safety concerns ?
7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?
8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?
9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal Information Removed* and would need City's response on all of the above items.

Thanks

Personal Information Removed

Second e-mail

.
From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 6:26 PM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photos removed for privacy*) taken at 5.50pm today. The flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity , has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches , flooding , sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

Personal Information Removed
Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture ((*photos removed for privacy*)) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.

Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*

This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks , street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit.

With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Friday, October 15, 2021 4:27:05 PM

To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:

It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here: <https://www.beheardnewwest.ca/crisis-response-bylaws>.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned "RQ-1 (Single Detached)" and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: "Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite." A subdivision and consolidation of the sites would also be required. More information about the specific bylaws are available in the Council report here.

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ? Please see above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

9. How can council make a decision of site selection without completing the community and

neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Thursday, October 14, 2021 4:01 PM
To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Coun

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

" A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is eminent from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal Information Removed

Attachment 7

Email Correspondence

Verbatim Comments from Correspondence to Staff

In addition to providing feedback and comments on the Be Heard project page, community members were able to contact City Staff and share their input by email. Below are the emails received by staff, sorted by project. Note that responses are not edited for spelling and grammar – they are reported exactly as received.

60-68 Sixth Street

as much as I absolutely agree something should be done in regards to the homelessness because everyone should be entitled to have a home and feel safe and secure i dont agree with this proposal it is not the right place for this - across the street is The Maple Leaf: marijuana shop (get marijanua other goodies edibles gummiesetc...) why would you build modular homes for adults at risk or experiencing homelessness right across the street? It would be the same building modular homes for recovered alcoholics w a liquor store right there - it is actually kind of lack of empathy towards the adults at risks for the City of New Westminster/ BC Housing to even think of doing this at this precise location and there is a daycare just up the street maybe a block and half up corner of sixth street and royal ave - again not the best location for this project.

We the residents (around the area) were never consulted on this (no survey was done or residents were asked about their input) we were put in front the facts after the land was purchased now we are asked our feed back should it not have been the other way around first?

For us owners our properties will go down in value while we are paying huge amount of taxes because taxes are very high in New Westminster.

New Westminster had a huge drug homelessness years and years ago specially downtown new west could not walk there at night or during the day it finally got cleaned up but now the city of New Westminster will be allowing this to happen again.

Going through the parking lot of the Church on Carnavron that leads to the Columbia Skytrain station often drug addicts are there doing their drugs openly a very disturbing sight and I am not being condescending towards drug addicts (I have lost family members to drug addiction)because addiction is a terrible horrible disease and lots homeless people are drug addicts not all them are some are homeless due to complete different circumstances.

The Russel on Carnavron st that side of the street not a safe place to walk around late in the evening or even the day sometimes the same more lilely will happen at this new location on sixth street and we will not be able to sell our homes to get out of the area because BC housing will have made our homes worthless that is really not fair to the residents/owners? but I dont think BC Housing/City of New Westminster gives a crap about that or they would not have purchased the land without input from the residents. Will we have to be afraid to walk around the streets in the evening? the break ins will be even worst? what about the safety of children, eldlerly, women etc.. that does not matter at all to City of New Westminster/BC Housing?

responding to can i be heard

From: "devfeedback" <devfeedback@newwestcity.ca>

To: personal information removed

Sent: Friday, October 1, 2021 3:36:24 PM

Subject: RE: 60-68 sixth street project new westminster

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will also be summarized and included in the report to Council for consideration.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential.

There are over 210 provincially funded supportive housing developments across the province that are within 500 metres of a school, and 52% of these have been operating for 10+ years with limited issues and with support from the community. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing is staffed 24 hours a day, seven days a week. All residents sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

We welcome you to attend one of the upcoming virtual information sessions to find out more about the proposed development and provide any additional comments you may have. In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Thank you for responding.

It really does not matter you asked for feedback because it does not seem that our thoughts, concerns are being taken seriously. BC housing and the city of new westminster bought the land without any consultation from any of the home owners who live near by they did not extend any sort of courtesy at all.....

The project will go ahead and we home owners will have to live with the garbage spued around the area increasing rats, mice, feces etc...needles spread everywhere as it is in most cases, not being able to walk around the area at certain times of day or night, it will be a more likely a nightmare courtesy of BC housing and the City of New Westminster. We won't be able to sell our homes because nobody will want to live near it - so it is a win for BC housing and the city of new westminster but a loss for us tax payers and home owners living around the area.

Again i believe everyone is entitled to live in a safe home and not be homeless but if it comes to the safety and livelihood of others then the location as such must be reconsidered and this is absolutely the case in this one. Why would you even consider having this built across from the marijuana shop that is still baffling?

Condos are being built around there at a very high cost up to the millions but did the city of new westminster inform those potential owners they will be living next door to a homeless shelters and people at risk? more likely no.

i dont need to have another respond from you i know where you stand and how little our concerns will be taken into consideration so it is a dead issue from now on.

Hello,

I am hoping that this letter will be considered by the City when making the decision about 60-68 Sixth Street rezoning.

I really appreciate all the work that the City is doing and am really amazed how all the complaints are taken seriously and resolved in a timely manner.

Unfortunately, potential modular housing is not something I can agree with. I find that the downtown area is already bustling with social housing of similar types and services for people with addiction and it hasn't been working great for the residents or a positive image for the city. I believe that building a 52-unit modular housing will increase crime rate (there has been a lot of research suggesting that there was such increase in other communities), increase the number of homeless people from other areas, increase illegal drugs business, and damage the positive image of the city. The fact that BC Housing will not even require the residents of the site to abstain from drug use, tells me that Agnes street will soon look like Carnarvon (between 6th and 8th), where you can see people injecting drugs on the street. I am already avoiding walking anywhere between 6th and 8th and Carnarvon and Columbia as it seems dangerous even in daylight. I don't want to have the same feeling when I leave my building or when I am at home on the ground floor.

I was present at the zoom meeting regarding this site and found that most arguments about location did not make sense. It seems that the only reason why this site is being proposed here is because the land was still available. What was not considered, is the proximity of cannabis store, multiple daycares and schools, as well as other similar sites on Clarke and Carnarvon. Majority of the comments and questions were against the new modular housing but the session was not recorded and I am not sure that the City will receive the full feedback.

We are a young family that moved to New Westminster from downtown Vancouver before having kids in search of the family oriented community. We bought our place and are paying property taxes. My husband facilitated the move of the main office of the company he works for from Vancouver to New West. I am working from home and expanding my practice with plans of opening an office in New West as soon as pandemic goes away. Our child is enrolled in daycare less than 2 blocks away from the proposed site. As you can see we are a part of this community, we spend most of our time and disposable income here. But if the city will keep neglecting the interests and safety of young families we will have to move elsewhere. I want to assure you that our friends and neighbours have the same opinion. We do agree that homeless and vulnerable people need help, but we also think that by localizing so much help in one area (literally a few blocks) we are attracting more of the same people and changing the demographics of this part of the city.

Just 10 years ago New West didn't have a great reputation, but you worked so hard to make it better. And the New West became so popular again. I know so many families who moved here over the last 5 years attracted by multiple family activities, beautiful Quay, great Community and much cleaner city. But over the last 2 years, the course has changed again. I am really hoping that together we will be able to make this place enjoyable and safe for people and their families.

I would be happy to continue this conversation and will happily provide more facts to support my point of view if this has a real chance to influence the decision of the City. There are many people who want to share their views but might need more time than the October 24 deadline for comments (considering that the info session was only 5 days before deadline).

Finally, I wonder if a petition against this site would make a difference? What is the deadline to submit such a petition and how many signatures from residents and business will you require to even consider?

Best Regards,
Personal information removed

Hello,

We are concerned for a number of reasons by the supportive housing project planned on 68 Sixth Street, New Westminster:

- Too much concentration of problems in few blocks: there are already similar programs and supportive housing in the area, it should be shared among the different neighbourhoods of the city instead of affecting only downtown residents.
- Lot of drugs use around the area already and new tenants will be allowed to use substances in their suite. Not a good idea to concentrate all the users in a same area. Sidewalk will be cleaned only in the vicinity of the supportive housing but there will be even more drug use in the area and neighbours will be the ones having needles and other paraphernalia around on benches and in parks.
- Security/ safety: tenants may sign a good neighbour agreement but not their friends, family and acquaintances visiting, increasing the risk of vandalism in the neighbourhood.
- Trauma for us neighbours: we have witnessed multiple times ambulances and fire services coming and the worst was to see people overdosing from our balcony.
- The coordination of agencies doesn't seem very efficient so far because downtown, vandalism is high, sidewalks and surroundings are constantly dirty, and people use drugs openly making downtown looks really bad. This is prime real estate between the two main skytrain stations of New West and it should look good for residents, visitors and investors.

For all those reasons, we are against this project here and we hope those arguments will make you relocate this project.

Thank you for reading,

Personal information removed and personal information removed

Hello,

I just wanted to send a note saying I support the modular housing development on 6th street and the project in Queensborough with the Vancouver Native Housing Society.

Thanks so much,

Personal information removed

To whom it may concern,

I am writing to express my concern about the proposal for supportive housing at 60-68 Sixth Street which I think would be to the detriment of the City of New Westminster.

I support making available supportive housing within BC and homelessness initiatives. But I am concerned that New West is bearing the brunt of these initiatives within the GVA.

I have myself witnessed appalling and threatening behavior as a result of The Russell and other supportive housing initiatives, being followed home at night and being uncomfortable on 6th street.

As a resident of New West I witnessed multiple times intoxicated behavior from the residents of the Russell and throughout the quayside area. I hesitate to think of children being around these kinds of resident - the proposed development is within blocks of two schools and very close to major public transport hubs.

New West does not have the resources deployed currently to manage the existing supportive housing, let alone provide more spaces in the quayside area.

There are other needs that must also be considered in this area. The people who are in supportive housing have very little hope of finding rental accommodation, given the lack of available rented housing at reasonable costs.

In summary, I am not in support of this initiative. The burden of managing the community impacts of supportive housing is not equally balanced across the tri-cities and wider GVA. New Westminster must refrain from increasing the availability of supportive housing until the city can appropriately mitigate negative impacts from the existing projects i.e. until it is again a safe and welcoming place for all residents including children. It is also unacceptable that schools and supportive housing be placed in such close proximity.

Thanks you for your consideration,
Personal Information removed

Hi,

I'm just writing my respectful objection to putting more supportive housing in downtown New West. This is from an email I wrote before about the proposal for supportive housing on 6th.

I think if we want to revitalize Columbia Street, we really need to focus on attracting businesses, but this won't happen until we clean up the drug problem, dirtiness, and sketchiness, and if we keep putting more shelters (even supervised ones), needle insites and services for homeless people right downtown, they are not only closer to drug dealers around places like Columbia Station, but also will prevent New West residents from wanting to be downtown and businesses, in turn, will not want to open up their doors. There are already a ton of services, transitional homes and shelters for homeless people downtown, and I think putting more and more is a mistake. Honestly, it also feels unfair for downtown residents that we have so many concentrated in our area. I don't see any of these places west of the Quay, in Sapperton, or in the Queens Park area. It really needs to be spread out, and I also wonder why Burnaby doesn't have many of these services.

Sorry, I really think too much is too much, and the small New West downtown core has so many services already.

Thank you for listening,
Personal information removed

Hello,

I am a resident and owner at *Personal information Removed* Victoria Street. We have lived in New Westminster for over ten years. My wife and I understand the need and support for homelessness within the area. We see the need by walking around the area; there seems to have been an uptick recently.

I believe that this proposed property will have a negative effect on the residents nearby because of the consolidation of support buildings already in the area. Spacing out the problem so that it is not solely condensed to one area (our area) will prove to be better planning.

For example, the Cliff Building/shelter is just two blocks away. This property has some serious issues with fights, drug use, crime, and violent incidents. Frequently, we hear yelling and see a lack of respect from these residents for our neighbourhood. The Russel shelter and the Purpose Society are a few blocks away and these properties compound the same negative issues.

We need to look at better city planning; meaning, not having all the shelters within two blocks of each other. I understand and sympathize with the city; there is a need and a lot of the support systems are nearby. But having all the shelters condensed in one area will prove to be a liability. I am afraid to see our four-block radiance turn into a zombie town where the shelter residents continue to litter and cause a negative experience for the other residents.

Is there another site that can be used? I must say, if you continue to have all these support shelters in one area, it will ruin the fabric of the city and make many reconsider staying. After receiving many of these city-led community proposals in the past, this is the FIRST that I felt the need to act on.

Thank you for your time.

Personal information removed

Dear Council,

I am a resident and business owner based in downtown New Westminster and I wanted to voice my whole hearted support for this much needed supportive housing project at 60-68 Sixth Street.

My business has been located *Personal information removed* for 5 years. I've observed the positive changes that can take place for my unhoused neighbours when they have the opportunity to enter this supportive housing facility. I've also witnessed the heartbreaking results of being left without support or care after being evicted from a supportive housing environment. While supportive housing is not the right choice for everyone due to a variety of reasons, these homes improve the quality of life for many who have the opportunity to live there.

My business's front door step has often been a place where underhoused and unhoused people connect with others, take rest, use substances and sleep away from the elements. I never displace these folks as there is nowhere for them to go. Having an additional supportive housing facility will have a positive impact on folks who have no other options but to use these public spaces to meet certain needs. We also need 24/7 shelter services and an indoor "living room" space where folks can spend time together and be supported during the day.

I have spent a lot of time and energy advocating for and supporting my loved ones and community members struggling with mental health and substance use disorders. It is disheartening the severe lack of resources and shelter/housing available to those who are looking and ready for them. This site is a crucial step the City of New Westminster can take to

create more homes and support for those who need them.

We are currently living through multiple crises - a global pandemic, a housing and poverty crisis, a poisoned drug supply crisis and a failed treatment system. I've watched the conditions of the neighbourhood change considerably over the last year and a half during the pandemic. I've also lost friends and familiar faces to the overdose crisis and it has been devastating. We need this supportive housing residence opened in our community as soon as possible for those who are vulnerable and marginalized.

Thank you to BC Housing and the City of New Westminster for increasing our supportive housing units in New Westminster for our loved ones and unhoused neighbours.

Personal information removed

Mayor and Planning Division
City of New Westminster
Sep 29, 2021
Residents of *Personal information removed*
New Westminster, BC *Personal information removed*

Dear Sir or Madam,

We are residents of *Personal information removed*, New Westminster, BC, this letter is in opposition to the BC housing's Supportive Housing plan at 68 6th Street, New Westminster, BC.

We just received the letter from BC housing regarding plan to create 52 modular homes for homelessness at 68 6th Street, New Westminster.

We have been living at Downtown New Westminster for about 15 years, and we love the peaceful and beautiful environment around our house. But unfortunately, this plan will add more fire to create a homelessness and drug users gathering place, will ruin our family's life in the future, our safety will be threatened, thus our house value will go down dramatically, leading to no developer or buyer to purchase our homes in the future.

The location of our house is just beside BC court and has a gorgeous garden view, very quiet and safe when we moved into this location 15 years ago. But now, our families and our neighbors are all concerned about the safety and security issues, especially at this unprecedented Covid-19 pandemic time putting our future housing plan on hold.

Nowadays, more and more drug users and homeless people coming to our areas especially our garden place camping and smoking, drug-using, and defecating under our balconies. Although they could go when we reported them to the police, but these issues still happening with nonstop. There is also a marijuana store located at the corner of Sixth Street and Agnes Street, with this plan will damage the reputation and images of this location.

I understand that you guys' intention for support the homeless and at-risk people, but who will protect and support us? With this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here. We just want a peaceful, drug-free, and clean environment around our houses.

We have our human right that are requiring a peaceful and security life. If this plan threatens our safety and human being right, that obviously break the law.

We need you take care of our issues; Can you guys hear our voice before you plan for create this homes just beside a cannabis store? Now we are all against this plan!! Would you please change the location to somewhere else?

There are tons of vacant land that best suit what BC HOUSING listed, why choose this location? The fact you cannot denied that there is a Cannabis store just located the corner of Sixth St. and Agnes St., and also a homelessness homes located at 750 Carnarvon St. more and more homelessness come to this area, this place will become a gathering location for them.

Considering your plan will leave our houses in the very awkward situation, which neither buyers nor developers would like to buy our houses or creating a new building at our location in the future. Therefore, we are thinking that a good solution would be for either the City, BC housing or a developer to tear down our own building *Personal information removed* and build either another homeless shelter, or a new condominium, which would move us all out of the area, and we would have that capital to move out of Downtown of New Westminster.

Our family members and my neighbours will go against this plan, we want you provide us a safety plan during this Covid-19 pandemic time. Your duties are not only creating the house to support people at risk or experiencing homelessness, but also to support us – the taxpayers and residents of the City of New Westminster.

Based on BC housing response, we need to address our issues more seriously.

We have more questions that need to be answered.

Which phase is this plan at now, is this plan already settle down? Is it a final decision for BC housing and City of New Westminster? We just want to know, do we have right to oppose this plan?

Regarding the value of our houses evaluation, the research that BC HOUSING provided to us is not valid, because this plan contains more worse points than the other homelessness homes, such as it will be very close to another homelessness homes which located at 750 Carnarvon St. and it will be just a next door of a Cannabis store. Our houses value will absolutely going down.

Also, the research is just done by 2019, it won't count since the situation have changed a lots when Covid 19 pandemic starting.

We already see the fact that now days more homelessness and drug users came to the BC court garden, it is visible from our windows, block our view, and they have damaged this garden already, and causing anxiety and depression among the residents at our building.

How do you guys to explain to our young generation, if you put a huge homelessness gathering place in our peaceful community, and a cannabis store?

Just let you guys know that you have responsibilities to ensure a clean environment in our community, you cannot put a huge bomb in the heart of the city.

Sincerely,

Hopefully, you can understand.

We are looking forward to your response. If you have any questions, please feel free to contact us at email *Personal information removed* or call *Personal information removed* at *Personal information removed*.

Sincerely,

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

On Tuesday, October 5, 2021, 04:04:43 p.m. PDT, External-Dev Feedback
<devfeedback@newwestcity.ca> wrote:

Hello *Personal information removed* and residents of *Personal information removed*,

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will be summarized and included in the report to City Council for consideration. I also understand BC Housing has reached out to you directly to set up a meeting, and I hope this will provide more specific information and answer additional questions you may have.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing would be staffed 24 hours a day, seven days a week and all residents would sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

This project is currently in the community input stage of the review process. This project is being combined into a review and consultation process with two other projects in the interest of meeting grant funding deadlines, as well as respond more readily to urgent needs in the community. These Bylaw amendments would enable urgent housing and time-sensitive crisis services, including housing project opportunities at 350–366 Fenton Street and 60-68 Sixth Street.

A summary of the next steps of the review process are:

- Community information sessions and input collection **(October 1 to 24, 2021)** – Event details below and posted on the [Be Heard project page](#).
- Community feedback summarized and presented to City Council **(November, 2021)**
- Public Hearing **(anticipated early December, 2021)** – this is the time where City Council would formally decide on whether or not to approve the project. You can provide feedback directly to Council related to whether or not you support the proposed bylaw changes. You will

receive a letter about the opportunities to provide feedback to Council once the hearing date has been set.

In addition to the individual meeting proposed by BC Housing, we welcome you to attend one of four upcoming virtual information sessions (details below) to find out more about the proposed development and provide any additional comments you may have. **In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

You can join one of the sessions via:

Computer: Open [Zoom](#) and enter Meeting ID when prompted, and click “Join”.

Smartphone/tablet: Download the Zoom Cloud Meetings app, open it, select “Join a meeting”. Enter meeting ID, and select “Join”.

Phone: Call 778-907-2071. Enter the meeting ID followed by #.

Kind regards,

🏡 City of New Westminster
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

Thanks you to give us quick respond, we are appreciated your info that you have provided for us. there are more issues should be seriously addressed as well:

LOCATION, LOCATION, LOCATION!!!!

Considering the location that homelessness homes, it will be very close to the [École Qayqayt Elementary School](#), the Qayqayt Children’s Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St.

Considering of Douglas college, Fraser River middle school, and qayqayt elementary school, students all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.

No matter how good you state for the new homes. The homelessness homes at 750 Carvarnon St, it also has 24 hours services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from they causing to us, for example, beside the building of 750 Carvarnon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place.

Therefore, you guys cannot ensure your promise, the "GOOD" on your proposal cannot come true!!! we cannot trust you but **THE FACT!!!** the fact from 750 Carvarnon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project.

We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver.

How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children who living in this community and requiring the basic clean environment for living.

So please create the homelessness homes to another place, Stop doing this project.

Thank you.

Sincerely,

Personal information removed

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Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

350-366 Fenton Street

Good morning,

My name is *Personal information removed*. My wife and I are homeowners and residents of *Personal information removed* Street. I am writing to express my opposition to the proposed affordable housing development project at 350-366 Fenton Street.

First and foremost, we feel that the occupants of this proposed complex would likely have needs that are better served in a higher density, more urban area that is not car dependent. There is already significant pressure on the public transit that takes one in and out of Queensborough and I am certain you are well aware of the general gridlock along the Howes St/Queensborough connector.

Secondly, this type of development is not consistent with the immediate surrounding area. The single family detached character of the neighborhood should be retained. Residents in the area are generally quite frustrated with the mish mash of land use that seems to garner approval in QB.

It is our understanding that the Vancouver Native Housing Society often lends tenancy to individuals who may suffer from mental health or substance abuse considerations. The supports necessary for such individuals may also be better found in an area that is either quite remote or closer to an urban/high density centre and not right smack in the middle of an area where people are trying to raise young families.

I am curious to know what the City of New Westminster has planned with respect to servicing the demands that this development will place on Queensborough?

Thank you
Personal information removed

Dear Council,

I am a New Westminster resident writing to vocalize my support for the proposed non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.

New Westminster exists upon stolen and unceded Qayqayt, Musqueam, Tsleil-Waututh, Skwxwú7mesh, Katzie, and Kwantlen land. This is a step toward upholding the 94 Calls to Action by the Truth and Reconciliation Commission. As Canada continues its legacy of g*nocide against Indigenous people, it is our responsibility to take individual and collective action by learning and re-educating ourselves, listening and challenging our beliefs as well as increasing our comprehension of and advocacy for upholding these 94 Calls to Actions.

This project addresses the increasing need for affordable housing for families, as well as ending the displacement of people who are at risk, underhoused, or homeless while taking steps towards reconciliation within our community. There is an urgent need for housing that supports Indigenous individuals and families which also offers culturally appropriate support. The approval of this project will work towards meeting those goals and I look forward to seeing it welcome in new residents once it's complete.

Thank you,
Personal information removed

Hi there,

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

" A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is eminent from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This is must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal information removed

From: *Personal information removed*

Sent: October 18, 2021 3:25 PM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal information removed

From: *Personal Information Removed*

Sent: Saturday, October 16, 2021 6:26 PM

To: External-Post Master - Pln

Cc: *Personal Information Removed*

Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photo removed for privacy*) taken at 5.50pm today. The

flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity , has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches , flooding , sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

Personal Information Removed
Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture (*photo removed for privacy*) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.
Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*

This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks , street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit. With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Friday, October 15, 2021 4:27 PM

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:
It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here:
<https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.
The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the

basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required. More information [about the specific bylaws are available in the Council report here.](#)

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange. How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process. The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?

Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households. For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future? A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant

T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*

Sent: October 14, 2021 5:35 PM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Cc: *Personal information removed*

Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal information removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Thursday, October 14, 2021 4:01 PM

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

,

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile *Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough*.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and

participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. **In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*
Sent: October 13, 2021 12:41 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Cc: *Personal information removed*
Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal information removed* Street which is *Personal information removed* to the 350-366 Fenton Street location proposed for the housing project.


I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link

Page not found | Be Heard New West

beheardnewwest.ca/crisis-reponse-bylaws

AppsMSDS OnlineImported From IEIT Service Center


NEW WESTMINSTER

Page not found on www

Unfortunately, we are unable to retrieve the page you requested.

Popular Pages

Perhaps you were looking for one of the following:

- COVID-19 Recovery Engagement
- Electric Mobility Strategy
- 51 Elliot Street Rezoning Application
- 97 Braid Street (Sapperton Greenway)
- Agnes Street Greenway

Try the home page

Or you can simply start again from the home page.

- Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
- What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.

Page 301 of 943

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?
7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?
8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?
9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal information removed* this site and would need City's response on all of the above items.

Thanks

Personal information removed

Attachment 8

BC Housing Summary

BC Housing Summary

The 68 Sixth Street [Let's Talk page](#) on the BC Housing website went live on September 20, 2021. Since then, there have been a total of 35 views from 29 unique visitors. This data is accurate up to October 27, 2021.

There were six inquiries to the Let's Talk page during this time. Three inquisitive and included questions about operations, engagement and development plan. There was one supportive comment and there were two negative comments regarding concern about property values. Additionally, BC Housing and the City of New Westminster did meet virtually with a local resident who was concerned about the location of the proposed supportive housing to answer questions and provide any clarification.

Attachment 9

OCP Memos

Memorandum

To: Jacque Killawee,
City Clerk

Date: November 2, 2021

From: Harji Varn,
CFO/Director of Finance

File: OCP00038
OCP00039

Subject: Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021-2025) Bylaw No.8252, 2021).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Capital Expenditure Program. Accordingly I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Harji Varn,
CFO/Director of Finance

Memorandum

To: Jacque Killawee
City Clerk

Date: November 3, 2021

From: Lisa Leblanc
Director of Engineering Services

File: OCP00038
OCP00039

**Subject: Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the GVRD Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan (both of which were adopted by the Greater Vancouver Regional District after liaison with the City).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Waste Management Plans. Accordingly, I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Lisa Leblanc, P.Eng., M.Sc.
Director of Engineering Services

**Previous Decisions and Reports for
Official Community Plan Amendment Bylaw (60-68 Sixth Street)
No. 8283, 2021 and Zoning Amendment (60-68 Sixth Street) No. 8284, 2021
For Supportive Housing on Province-Owned Land at 60-68 Sixth Street
December 6, 2021**

Report Author	Meeting/Document/Date	#
Clerks	Minutes Extracts	R-1
Development Services	Regular, Report, September 13, 2021	R-2
Development Services	Regular, Presentation, September 13, 2021	R-3
Development Services	Advisory Planning Commission, Report September 21, 2021	R-4
Development Services	BC Housing, Presentation, September 27, 2021	R-5
Development Services	Regular, Report, September 27, 2021	R-6
Development Services	Regular, Report, November 15, 2021	R-7

Previous Decisions
Official Community Plan Amendment Bylaw (60-68 Sixth Street)
No. 8283, 2021 and Zoning Amendment (60-68 Sixth Street) No. 8284, 2021
For Supportive Housing on Province-Owned Land at 60-68 Sixth Street
December 6, 2021

R-2 September 13, 2021 – City Council – Report

R-3 September 13, 2021 – City Council - Presentation

3.3 Crisis Response Bylaw Amendments

a. Presentation, Director of Development Services

Emilie Adin, Director of Development Services, provided a presentation that provided Council with options for responding to local and regional crises with City-wide bylaw amendments to enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350-366 Fenton Street and 68 Sixth Street.

In response to Council questions and concerns, Ms. Adin provided the following information:

- The recommendation is to separate out publicly owned lands to start, and then have a broader community conversation about other opportunities; and,
- Staff have done their analysis in terms of this kind of housing being urgently needed, and not temporary in nature.

In discussion, Council members noted:

- The community needs to fully understand that these changes are permanent changes; • The changes will allow the City and proponents to access grants more quickly;
- The City needs to be able to respond to a variety of needs in a nimble and flexible way to address urgent issues; and,
- The City needs to be very supportive when other proponents want to purchase a site for housing and need assistance in making it through the process.

b. Crisis Response Bylaw Amendments

MOVED AND SECONDED

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;

ii. Direct staff to advise and consult with:

a. The following nations:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation;

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

1. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
2. any greater boards or improvement districts, as none are considered to be affected by this application;
3. any other provincial or federal agency, as none are considered to be affected by this application;
4. Greater Vancouver Sewerage and Drainage District Board; and,
5. Councils of immediately adjacent municipalities;

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

Carried.

All members present voted in favour of the motion
(Councillor Puchmayr absent for the vote due to Conflict of Interest)

R-4 September 21, 2021 – Advisory Planning Commission – Report

These minutes are in draft form and have not been adopted:

3.2 Crisis Response Bylaw Amendments & Housing Projects in Downtown Queensborough

Emilie Adin, Director of Development Services, summarized the Council report dated September 13, 2021 and provided a PowerPoint presentation regarding crisis response bylaw amendments which outlined:

- Background and context
- Existing opportunity to be responsive: 350-366 Fenton Street
- New opportunity to be responsive: 68 Sixth Street
- Next steps

In response to questions from the Commission, Ms. Adin provided the following information:

- Consultation will take place with the City’s COVID-19 At-Risk and Vulnerable Populations and Seniors and Persons Living with Disabilities Task Forces and non-profit organizations in the fall. Discussions will continue with neighbours and key stakeholders in the specific sites mentioned;
- As senior levels of government deem responses to the housing and overdose crises as temporary, staff have opted to not put time limits on these responses such as what would be in place with Temporary Use Permits where approval would only be received for three years or less at a time;
- Senior levels of government need to know that their investment in things such as modular housing will assist them in achieving their goals and are wise investments;
- Currently, there is no consideration of separating purely temporary land uses from urgent land uses;
- A zoning bylaw sets out what uses are permitted and not permitted and they all transition over time. Many municipalities have a section of their zoning bylaw outlining uses permitted in any zone; however, New Westminster currently adds items to zones individually which takes a long time;

- Many discussions have taken place with the Provincial Government regarding changes that could be made to facilitate quick responses to crisis situations; and,
- While it would take years to have the Emergency Program Act updated, this is something that the City can address with the Provincial Government; and,
- If staff are going to Council with a rezoning or Official Community Plan amendment report, the Development Permit Application is often included, although staff do have delegated authority over them.

Members of the Commission provided the following comments:

- It is exciting to be moving forward with these positive proactive changes which will enable the City to address issues, such as those that we have experienced in the last year, more quickly;
- It is concerning that the four conditions are not land use conditions, they are ownership and funding conditions and zoning is for land use; and,
- Suggestions for additions to the Emergency Program Act include the addition of pandemic to the list of emergencies and allowance for mayors and councils to acquire or use any land considered necessary to respond to or alleviate the effects of an emergency.

R-5 September 27, 2021 – City Council – BC Housing Presentation

R-6 September 27, 2021 – City Council – Report

3.2 Crisis Response Bylaw Amendments: Bylaws for First Reading and Engagement Plan Approval, Director of Development Services

a. Presentation: 68 Sixth Street Proposed Supportive Housing, Sara Jellicoe and Tsitsi Watt, BC Housing

Sara Jellicoe and Tsitsi Watt, both from BC Housing, provided a presentation on the proposed supportive housing project at 68 Sixth Street, including the requirements for future residents.

In response to questions and concerns from Council, Ms. Jellico, Ms. Watt, and Maria Rogrigo, also from BC Housing, provided the following information:

- BC Housing will prioritize people experiencing homelessness in the community;
- Rent rates for supportive housing is the maximum shelter rate for income assistance; and,
- BC Housing Staff will assist tenants in applying for assistance so they receive the shelter rate to pay their rent.

b. Report: Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval

MOVED AND SECONDED

THAT Council approve the proposed Public Engagement Approach, as described in the September 27, 2021, report entitled "Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval", for three separate but closely related projects that are being bundled together as the Crisis Response Bylaw Amendments;

THAT Council give consideration to First Reading of the following six Bylaws:

1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
2. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021.
3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021.
4. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021.
6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021.

Carried.

All members present voted in favour of the motion.

R-7 November 15, 2021 – City Council – Report

These minutes are in draft form and have not been adopted:

6.7 Crisis Response Bylaw Amendments: Consultation Summary and Second Reading of Bylaws

MOVED AND SECONDED

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

Carried.

All members present voted in favour of the motion.

(Councillor Puchmayr absent for the vote due to Conflict of Interest)

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 13, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-346

Subject: Crisis Response Bylaw Amendments

RECOMMENDATION

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

- i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
- ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation

- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation;

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

- a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
- b. any greater boards or improvement districts, as none are considered to be affected by this application;
- c. any other provincial or federal agency, as none are considered to be affected by this application;
- d. Greater Vancouver Sewerage and Drainage District Board; and,
- e. Councils of immediately adjacent municipalities;

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

PURPOSE

To provide Council with options for responding to local and regional crises with potential City-wide bylaw amendments. These bylaw amendments would enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350–366 Fenton Street and 68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is not only working to provide a coordinated response to addressing business and resident complaints related to homelessness, but the City is also working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are a number of existing and new funding opportunities by senior levels of government. The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for our local residents who are in need of housing and services.

New Westminster and other municipalities in British Columbia have looked to change our zoning bylaws from time to time to respond to urgent needs. In its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources and to pursue other opportunities to secure development of below- and non-market housing, which is in critical short supply in the city.

As part of the City's Small Sites Affordable Housing Program, there is an opportunity to achieve significant funding for indigenous housing on City-owned lands at 350-366 Fenton Street. Staff advise that there is also an opportunity currently for the City to partner in getting a significant grant with which to provide a supportive housing project on lands at 68 Sixth Street, which are owned by BC Housing. Due to the competitive nature of applying and receiving grant funding, rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) is considered essential. In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, it is clear that the public engagement processes for these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments that are being proposed would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

The “social benefits land uses” proposed for further exploration in 2022 and beyond would be broader in scope and would include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

BACKGROUND

In this section of the report, a number of issues and opportunities that inform this work will be explored.

Provincial State of Emergency Declarations

The BC government will from time to time declare a state of emergency across the entire province or in an area of the province. Once a state of emergency has been declared, Provincial and local governments will address the unfolding crisis and try to respond to urgent needs. State of emergency declarations usually relate to a natural disaster such as an earthquake or such as the recent BC wildfires. Note that even when a crisis occurs in a different part of the Province, the effects of the crisis could reach cities as far away as New Westminster. In some cases of rampant wild fires in the interior, for example, air quality in our city could be seriously affected by wildfire smoke. Another good example of a potential State of Emergency Declaration could be the Province instituting a high level response to a future serious heat dome or heat wave event.

BC Public Health Emergency Declarations

Public health emergencies are declared whenever a serious public health emergency is detected by health authorities. Examples include significant outbreaks of infectious disease, such as the recent Public Health Emergency Declaration to address the COVID-19 pandemic, and can include more long-standing but exacerbated crises such as the Opioid Crisis.

Regional Crises

From time to time, there are widely recognized crises affecting the Metro Vancouver area. Regional crises, such as the affordable housing crisis, and the extreme weather events that are caused by climate change, are defined as crises that are recognized by multiple member municipalities, including the City of New Westminster.

Homelessness Crisis

Based on the March 2020 Homeless Count, 41 unsheltered and 82 sheltered homeless people were enumerated in New Westminster, for a total of 123 homeless people. As with all homeless counts, this is likely a significant undercount of the true extent of homelessness. In April 2020, BC Housing conducted a survey of service providers, and based on this survey, it estimated the size of the unsheltered homeless population at about 50 people. Given the ongoing COVID-19 pandemic, local outreach workers have stated that this number is likely significantly higher.

Businesses and residents are increasingly raising concerns about homelessness and other social issues, particularly in the Downtown. These concerns include: individuals sleeping in alcoves and doorways; castoff containers and food resulting from takeaway meals; increasing public drug use and discarded needles and other drug paraphernalia; and the presence of human waste associated with limited access to toilet facilities. Through experience, the City has found that increased enforcement only shifts the issue from one area or neighbourhood to another but does not lead to any real resolution. Additionally, recent court cases and challenges limit the ability of both Police and Bylaw Enforcement to act, particularly with regard to homelessness and other social issues.

In response, the City has established a COVID-19 At-Risk and Vulnerable Populations Task Force, which has realized \$874,323 in foundation and senior government funding to address the basic needs of the unsheltered, and a City of New Westminster Inter-Departmental Working Group on Homelessness, which is providing a coordinated response to addressing business and resident complaints related to homelessness and other social issues. The City is also working with the senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing, with 52 new supportive housing units potentially available within the next 14 to 18 months.

Canada Mortgage and Housing Corporation and Provincial Funding Opportunities

As part of staff's Inter-Governmental Relations work, advocacy for affordable housing continues to be a priority. Due to the competitive nature of applying and receiving grant funding, advocacy, development of partnerships (including non-profit and senior levels of government) and rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) are considered essential. During the scoring of grant submissions, having the right zoning in place, and the City's initial approval on other land use regulatory aspects of a project, would enable the City to achieve a higher score, and does increase the likelihood of receiving a grant.

The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for the local residents who are in need of housing and services.

Rapid Housing Initiative (Federal)

The Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), launched the Rapid Housing Initiative (RHI) in October 2020. The initial funding for this initiative was \$1 billion to help address urgent housing needs of vulnerable Canadians, especially in the context of COVID-19, through the rapid construction of affordable housing. The first round of RHI exceeded its initial target of creating up to 3,000 new affordable units and will support the construction of more than 4,700 units across Canada.

The first round of RHI was greatly oversubscribed and the City of New Westminster was advised the federal government needed more time to secure funding for additional much needed projects. Many of the BC projects were also given the same notice.

The Federal Budget 2021 provided an additional investment of \$1.5 billion in new funding for the Rapid Housing Initiative in 2021-22. This new funding will add a minimum of 4,500 new affordable units to Canada's housing supply to address the urgent housing needs of vulnerable Canadians. At least 25 per cent of this funding will go towards women-focused housing projects.

In an effort to meet the housing needs of our most vulnerable populations, the City, in partnership with Vancouver Native Housing Association, has applied under RHI for a project in Queensborough (350-366 Fenton Street). The City anticipates applying, in partnership with BC Housing, for a second project (68 6th Street) later in 2021. While the RHI grant has a very aggressive timeframe, with eligible projects having year for completion, up to 100% of project costs can be covered through the grant.

Regulatory Context

When a land use is not explicitly permitted in a zone, a zoning amendment bylaw is required. A zoning amendment bylaw may change the regulations on one property, or throughout one or more zones, or in all areas of the municipality. An example of the latter is how some municipalities have instituted bylaws that allow group child care facilities in all City zones, as long as they can meet certain conditions. As a recent example in New Westminster, many single detached dwelling zones were amended to permit accessory laneway homes and coach houses, without the need for an individual site rezoning application.

Bylaw amendments that specifically respond to urgent needs have previously been adopted by the City of New Westminster. For example, Bylaw No. 6492, 1998, allows transition houses for women and children fleeing abusive situations as an outright permitted use in single detached dwelling zones. This, in response to a widely recognized crisis of gender-based violence, is occurring in many places in the world.

Other municipalities in British Columbia have also looked to change their zoning bylaws to respond to urgent needs. In 2018, the District of Squamish adopted a zoning amendment to permit, in all zones, several crisis response land uses including emergency shelters and supportive housing. In Spring 2021, City of Victoria Council directed their staff to prepare amendments to their Zoning Bylaw to enable rapid deployment of affordable housing in all residential zones across the city, without the need for site-specific rezoning processes.

Policy Context

A summary of all the City policies that support the recommendations put forward in this report will be provided in a subsequent report to Council.

DISCUSSION

Small Sites Affordable Housing: Program Overview

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction was made in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

On October 28, 2019 Council directed in principle the use of the City-owned properties at:

- 350 to 362 Fenton Street (located in Queensborough)
- 2035 London Street and 2038 Ninth Avenue (located in Connaught Heights)

On July 12, 2021, Council directed staff not to proceed with the Connaught Heights Small Site Affordable Housing Project at this time due to several key factors that have changed since the launch of the project; namely the current high cost of construction, and the implications of the potential funding timeline on the development review process. The top proponent withdrew their application with similar concerns. Staff continue to monitor the situation with the intent of identifying new opportunities and changing circumstances that may allow for the relaunch of this project.

In January 2020, the City issued a Request for Proposals inviting housing providers to describe how they would develop the Fenton Street sites for affordable housing. Seven proposals were received, with Council endorsing in principle the proposal received from Vancouver Native Housing Society (VNHS). VNHS proposed a three story apartment building designed to appear as attached townhouses, with one level of underground parking. The building included 51 units, with a mix of studio, one-, two- and three-bedroom units. The target population would be low- to moderate-income singles and families with a focus on Indigenous singles and families.

In fall 2020, in light of the findings of a preliminary geotechnical investigation, VNHS and the City made the decision not to move forward with the application in its current form.

Proposed Project: 350 - 366 Fenton Street

In partnership with VNHS, the City has continued work on developing a non-market affordable housing project for indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Rapid Housing Initiative Round Two, and updated site information on geotechnical construction technology, a modified project that meets the new program requirements is proposed. The project team

sought the advice of an independent geotechnical engineer, and their review – based on preliminary information – concluded that technical solutions exist that could work to address existing site constraints (namely construction using piles as the building foundation).

The project would be situated on just over four of the 9 City-owned lots along Fenton Street, and include 58-units, 88 beds for indigenous individuals including providing spaces for women and children. Concept drawings for the revised project have been prepared for the grant, which was submitted in August 2021. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. See Attachment 1 for concept drawings. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed; studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

Past Consultation on the Project

The City hosted a Virtual Information Session in the summer of 2020 once the Small Sites Affordable Housing Initiative was announced (prior to VNHS being selected as the project operator). The purpose of the event was to provide an overview of the small-sites affordable housing initiative, the evaluation criteria that was developed to review the proposals, and the process to explore affordable housing on the site. A total of 15 community members joined the meeting.

Community consultation process for a previous iteration of the project was launched in fall 2020. The following is a summary of the community and stakeholder consultation that had been completed to date:

- *Residents Association Consultation:* VNHS organized a special meeting with the Queensborough Residents Association executive. Two members attended and provided feedback on the project.

- *Stakeholder Consultation:* Due to the required Official Community Plan (OCP) amendment, all First Nations with an interest in New Westminster, the Ministry of Transportation and Infrastructure, and the School District were identified as stakeholders and were invited to provide feedback on the proposal. At that time, support was received from Cowichan Tribes and Tsleil-Waututh Nations. Tsleil-

Waututh Nations also noted the possibility of archaeological deposits on the site and requested that the proponent follow archaeological and environmental best management practices, which VNHS had committed to doing.

- *Project Webpage:* Both the City and the applicant launched project webpages with details about the application. The City's webpage notes the consultation events have been postponed.

Proposed Project: 68 Sixth Street

A supportive housing project is being explored by the City and BC Housing, with the intention to submit a grant application in 2021 to CMHC's third round of Rapid Housing Initiative. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street, which is a small strip of land the City owns adjacent to 68 Sixth Street. The concept includes a four storey modular building that BC Housing is repurposing from a project that did not proceed. The project would provide 52 supportive housing units along with limited exterior programming space (e.g. a gazebo for residents to smoke). BC Housing anticipates having two on-site staff for the project, as well as other building support staff as needed (e.g. cook, cleaners). Very limited, if any, parking would be able to be accommodated on-site.

The project would require a site consolidation, rezoning and OCP amendment. 68 Sixth Street is currently zoned Commercial (C-4) and designated Mixed Use High Density in the Downtown Community Plan, which includes "mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses)". As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade and offices above. Across Sixth Street to the east are two storey commercial buildings.

General Crisis Response Bylaw Amendments

Should Council support rapid processing of zoning bylaw and OCP amendments to enable the indigenous housing project proposed at 350 Fenton Street and the supportive housing project proposed at 68 Sixth Street, it is clear that the public engagement processes for

these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

What follows are some examples of how current land uses as set out in the Zoning Bylaw could stymie urgent response to Provincial and regional emergencies:

- Should the City or a public agency need to situate a cooling centre due to a heat wave, or an air centre due to extreme wildfire smoke, in a commercial building where institutional uses are not permitted;
- Should the Province need to create a rapid testing or vaccination clinic or emergency care beds by repurposing an industrial warehouse;
- Should a business need to relocate its sale of basic goods and groceries to an institutional or residential property so as to continue sales on an emergency basis, after the properly zoned grocery store has been compromised by an earthquake.

In any of the cases outlined above, there would not be sufficient time to pursue a site-specific zoning or even a temporary use permit to allow for these land uses.

Given the importance of land uses that generate significant public benefit, Council may wish to direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

However, there are time-sensitive social, physical and health needs that may need to be addressed in the interim. Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments.

Given the enabling policy set out in the City’s Official Community Plan, the priorities laid out in the Strategic Plan, the recently completed Housing Needs Assessment, and the data that has been presented to Council in a report titled, “Homelessness Action Strategy: Workplan and Timeframe” and dated September 13, 2021, staff advise that Council give consideration to bylaws that will enable rapid response crisis services and rapid deployment of affordable housing going forward.

Crisis Response Bylaw Amendments are proposed to be narrower in scope than the bylaw amendments that might be considered in future to permit a broader range of projects that generate public benefit. In the shorter term, what is being proposed are City-wide amendments to the Official Community Plan and zoning bylaw that would allow projects and uses proposed in direct response to an identified crisis to proceed more rapidly. The amendments would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. The “s land uses” proposed for further exploration in 2022 would be broader in scope and include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

Should Council support OCP and Zoning Bylaw amendments to better allow Crisis Response Land Uses to proceed more rapidly, the bylaws would not only apply to projects fitting all four of the criteria laid out above, but they would also be subject to further Council approval. As the property owner, the City would still have the authority to approve and proceed with the proposed land use, including setting any appropriate conditions on the use (e.g. duration of the use).

NEXT STEPS

Crisis Response Bylaw Amendments Review and Engagement

On June 21, 2021, Council approved an update to the Development Review Process which put emphasis on increased, earlier public consultation, including both City-led public consultation and applicant-led consultation. While some timing efficiencies have been achieved in recent development review process updates, and despite the City’s commitment to increased, earlier public consultation, the Crisis Response Bylaw Amendments outlined above will need to be processed in an expedited manner.

Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

Initial staff planning suggests that several information and feedback sessions would be scheduled and broadly advertised, with the goal of offering residents multiple opportunities to learn more about and ask questions on the proposed City-wide zoning and OCP bylaw amendments that would allow for crisis-response projects on government-owned land, as well as the two specific proposed projects at 350-366 Fenton and 68 Sixth. The Be Heard New West platform would also be used to share information with and collect feedback from residents.

Official Community Plan Consultation Requirements

Sections 475 and 476 of the *Local Government Act* identifies specific requirements for consultation that must occur prior to final consideration of an Official Community Plan (OCP) Amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP Amendment. Staff has provided a recommendation for Council’s consideration for each of the identified groups:

a) The Board of the Regional District in which the area covered by the OCP is located.
Consultation with Metro Vancouver is not recommended given the proposed OCP amendment does not seek to address lands owned by the Regional District.

b) The board of any regional district that is adjacent to the area covered by the plan
Consultation with other Regional Districts is not recommended as the proposed amendment is not considered to affect adjacent Regional Districts.

c) The Council of any municipality that is adjacent to the area covered by the plan.
Consultation is not recommended as the proposal is not considered to have any negative impact on adjacent municipalities.

d) First Nations

The City is currently in the process of establishing strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regard to Official Community Plan Amendments, as well as other planning notifications. Until such time as this work is in place and adopted by Council, staff recommends consultation with the following nations which have been identified in the past by the City:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation

e) Greater Boards and Improvement Boards.

The Greater Vancouver Sewer and Drainage District Board oversee operation of regional utilities in New Westminster. Consultation is not recommended given the proposed OCP amendment is not considered to affect this Board.

f) The Provincial and Federal governments and their agencies.

Consultation with the Ministry of Highways and Infrastructure is recommended since this Ministry has jurisdiction over lands within New Westminster, including the controlled access highways (e.g. Queensborough Bridge).

Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.

g) Board of Education and School District No. 40

Consultation is required with the Board of Education of School District No. 40.

Staff will seek input from the parties by sending a letter requesting written comments or inviting participation on public consultation events.

FINANCIAL IMPLICATIONS

The City worked with VNHS to develop a new concept plan for the project at 350 - 366 Fenton Street. The grant submission was for approximately \$32,000,000 which is anticipated to be 100% of the capital required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project. If the City is successful in the grant application, the majority of municipal costs associated with this project will be recovered. Some fees waived such as Development Cost Charges will require an alternate funding source.

Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate having an approximate project value in October – November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council direct staff to follow standard development review procedures for the crisis response projects and processes outlined in the subject report.
2. That Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.
3. That Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 68 Sixth Street and 350 Fenton Street, to present for first reading at a future Council meeting.
4. That in regard to the proposed Official Community Plan Amendments, Council:
 - i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
 - ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
 - Penelakut Tribe
 - Qayqayt First Nation
 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tseil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. the Board of Education of School District 40;

- iii. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;
 - c. any other provincial or federal agency, as none are considered to be affected by this application;
 - d. Greater Vancouver Sewerage and Drainage District Board; and,
 - e. Councils of immediately adjacent municipalities.
- 5. That Council Direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”
- 6. That Council provide staff with alternative direction.

Staff recommends Options 2, 3, 4 and 5.

ATTACHMENTS

Attachment 1 – 350 Fenton Street Concept Drawings

APPROVALS

This report was prepared by:
Emilie K. Adin, Director of Development Services

This report was reviewed by:
Carolyn Armanini, Planner
Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action
Claudia Freire, Housing/Social Planner
Rupinder Basi, Supervisor of Development Planning
Jennifer Miller, Manager of Public Engagement
Blair Fryer, Manager Communications and Economic Development

This report was approved by:
Emilie K. Adin, Director of Development Services
Lisa Spitale, Chief Administrative Officer

Attachment 1
Concept Drawings

Fenton Affordable Housing Project





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NOTES



REVISIONS

No.	Date	Description
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350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

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JOB NUMBER: 20009

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TOTAL AREA	TOTAL UNIT COUNT	TOTAL UNIT BREAKDOWN
GROUND LEVEL- 14,136 SF	GROUND LEVEL- 0	STUDIO- 12 - 21%
LEVEL 1- 18,896 SF	LEVEL 1- 18	1 BED - 16 - 28%
LEVEL 2- 18,896 SF	LEVEL 2- 20	2 BED - 30 - 51%
LEVEL 3- 18,896 SF	LEVEL 3- 20	
TOTAL GROSS AREA: 70,824 SF	TOTAL UNITS: 58	PARKING STALLS: 43

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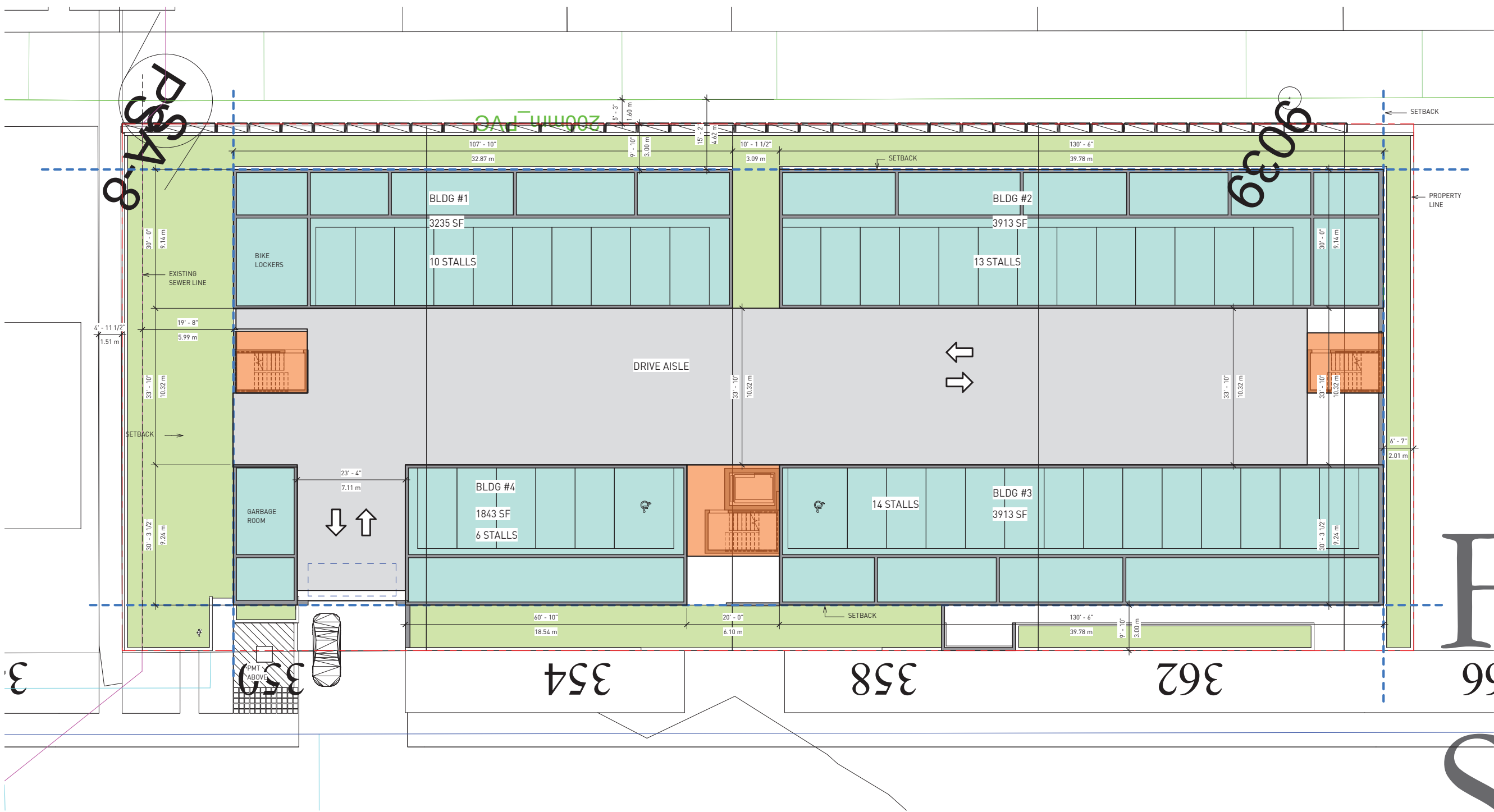
MAKOLA
DEVELOPMENT
SERVICES

Vancouver Native Housing Society

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REVISIONS

No.	Date	Description
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350-362 FENTON ST

FEASIBILITY STUDY

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LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
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PARKING STALLS: 43



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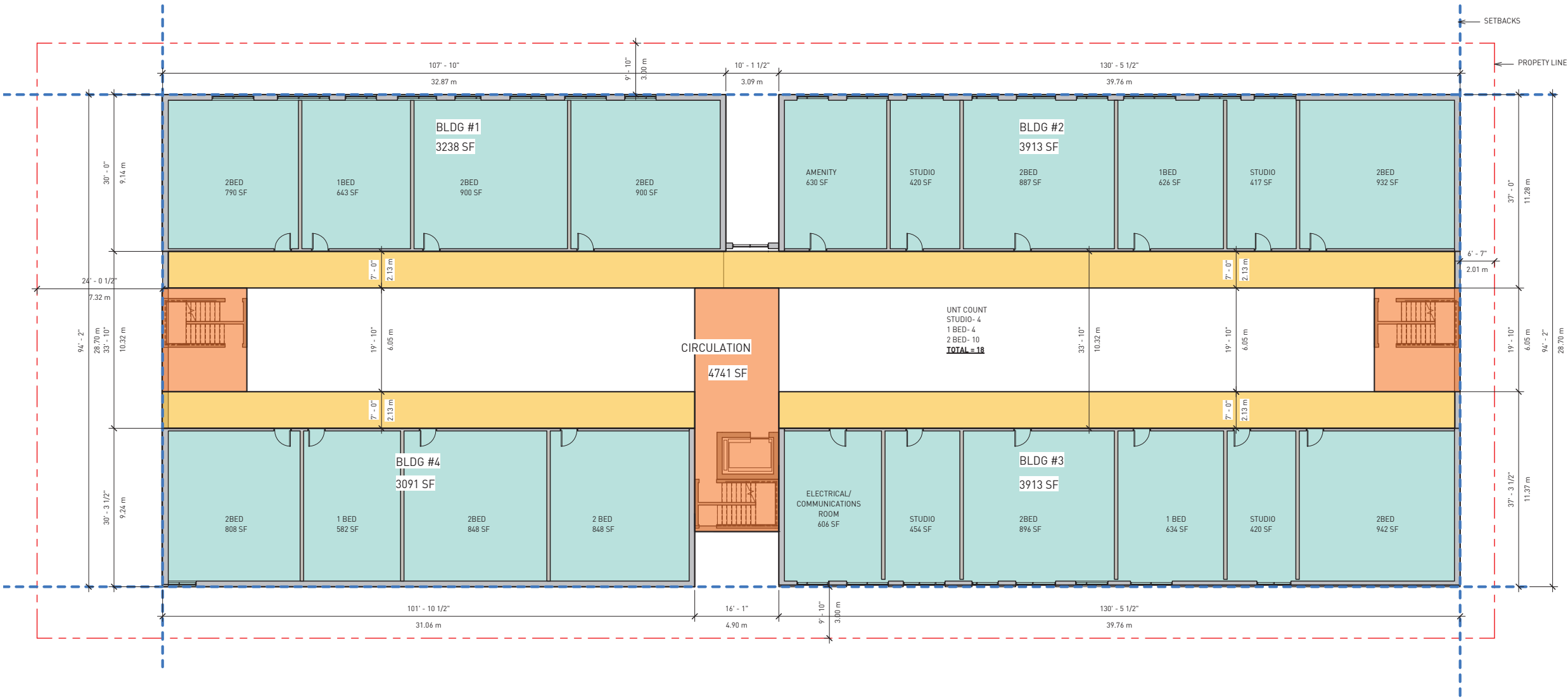
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350-362 FENTON ST

FEASIBILITY STUDY

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LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

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TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
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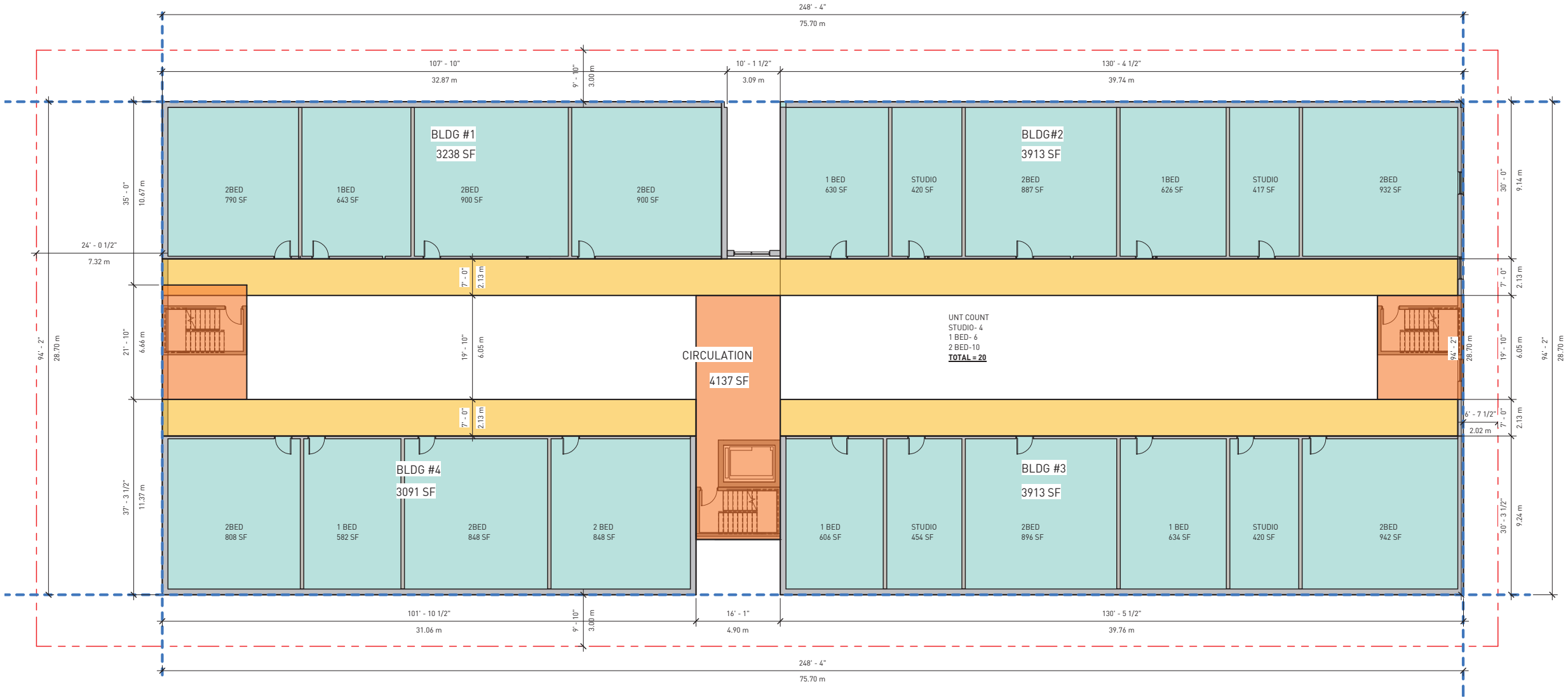
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FEASIBILITY STUDY

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LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
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PARKING STALLS: 43



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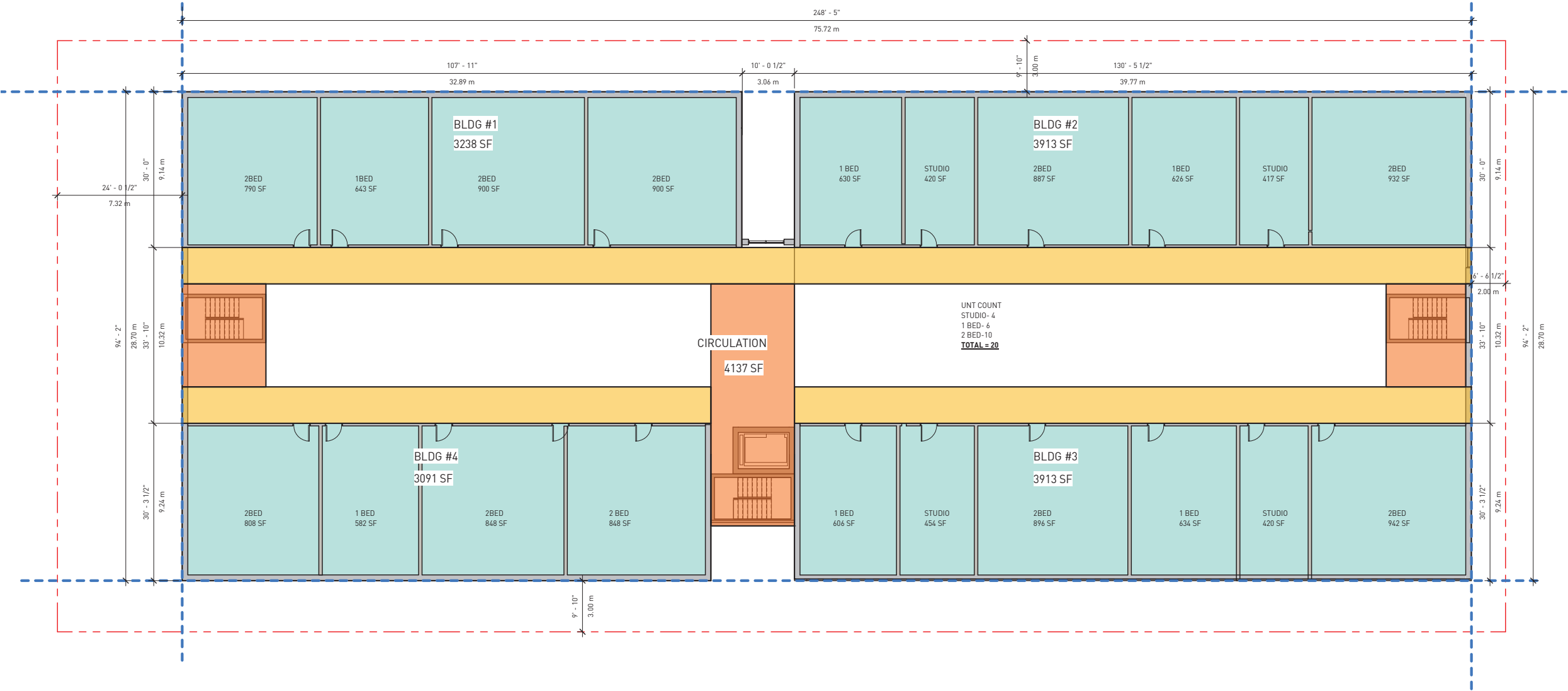
DISCLAIMER: THIS PLAN AND DESIGN ARE PRELIMINARY. THEY REPRESENT THE CURRENT PROPOSAL. THEY ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S CONSENT.

NOTES



REVISIONS

No.	Date	Description
-	-	-



L3

3/32" = 1'-0"

350-362 FENTON ST

FEASIBILITY STUDY

LEVEL 3

DATE 8/11/2021 7:56:47 PM
DRAWN BY Author
CHECKED BY Checker
SCALE 3/32" = 1'-0"

JOB NUMBER 20009

A-1.04



Preliminary Report and Presentation: Crisis Response Bylaw Amendments



Presentation Outline

Background / Context

Existing Opportunity to be Responsive: 350-366 Fenton

New Opportunity to be Responsive: 68 Sixth Street

Preparing for Future Opportunities to be Responsive

Next Steps



Background

Provincial State of Emergency Declarations
BC Public Health Emergency Declarations
Regional Crises such as Homelessness Crisis

CMHC and Provincial Funding Opportunities
Rapid Housing Initiative

2019 – 2022 Strategic Plan
Regulatory Context

Small Sites Affordable Housing Program

October 2019 Council support in principle for use of following sites

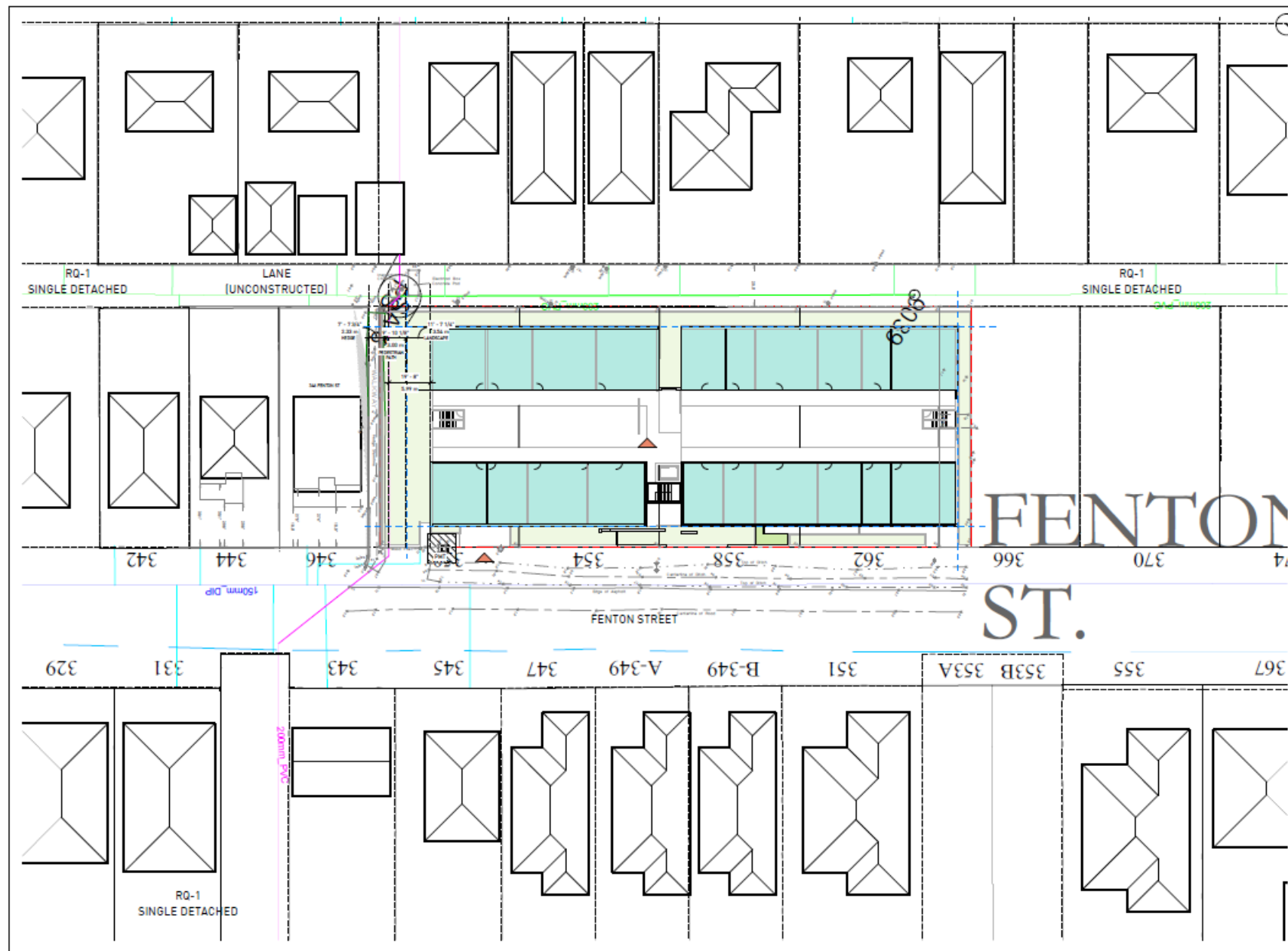
- 350 to 362 Fenton St. (Queensborough)
- 2035 London & 2038 Ninth (Connaught Heights)

Connaught Heights site subsequently excluded (July 2021)

350-366 Fenton Street

Indigenous Housing
Vancouver Native Housing Society
City-Owned Land
CMHC Funding - Capital
BC Housing - Operating





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MAKOLA
DEVELOPMENT
SERVICES



REVISIONS
No. Date Description

350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

DATE: 06/11/2021 1:54:45 PM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1"=30'-0"
JOB NUMBER: 20009

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New Opportunity for Crisis Response Project

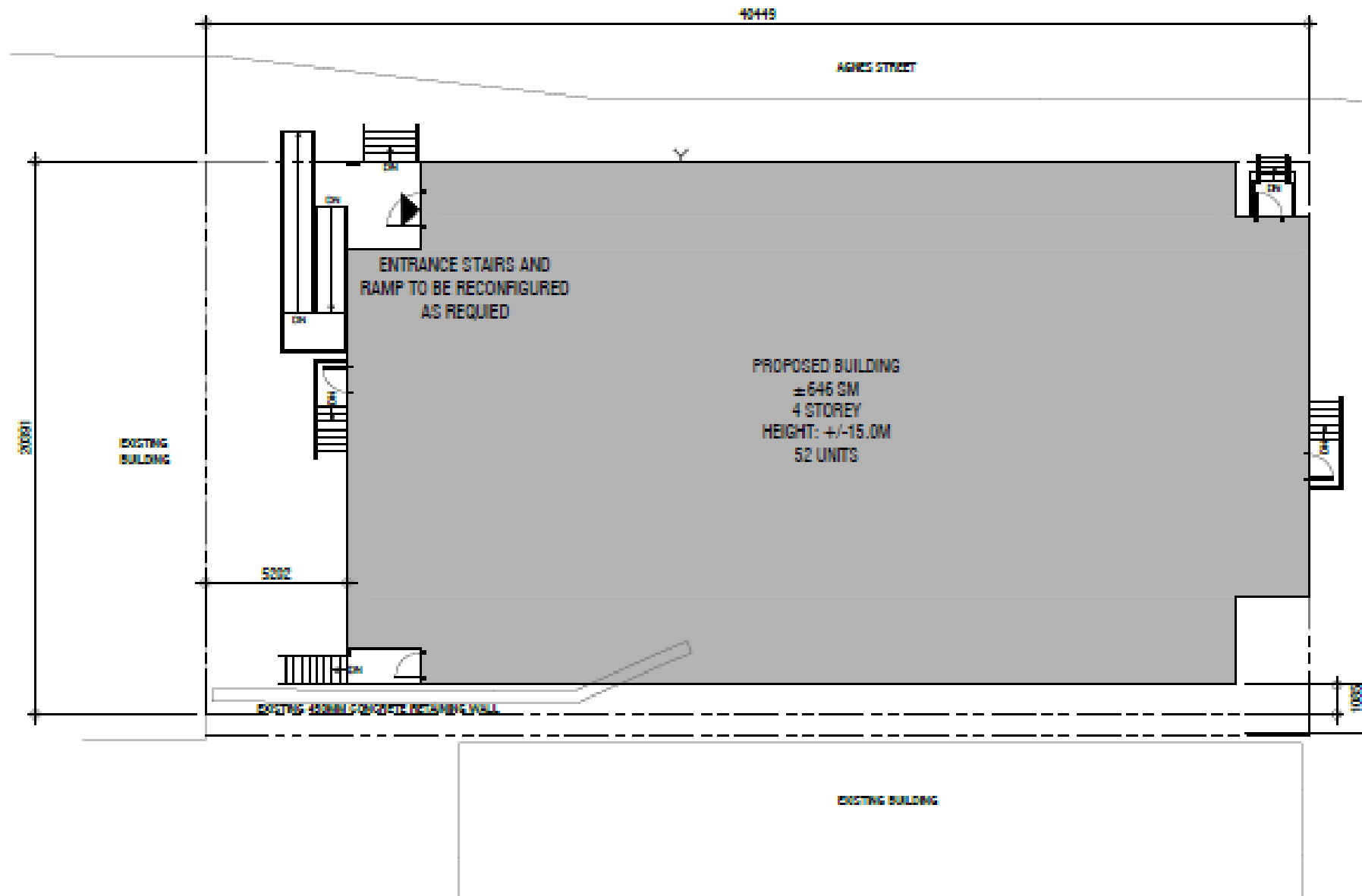
68 Sixth Street

Partnership between City
and BC Housing
Supportive Housing
(On-Site Staff)
Repurposed Modular Building

Provincially Owned Land

CMHC Funding Sought
Tight Timelines (anticipated application in 2021)





To Address Future Opportunities: Crisis Response Bylaw Amendments

Responding to time-sensitive social, physical and health needs

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Additional conditions/criteria



Additional Criteria for permitted projects under the proposed Crisis Response Bylaw Amendments

1. Must be government-owned or under long-term lease;
2. Must be government agency funded; and
3. Must be operated by registered non-profit society or public agency.

All projects would also be subject to Council approval, controls and conditions.

What about “Social Benefit Land Uses” that don’t meet those criteria?

- Broad multi-year public policy and engagement project is proposed
- Examining land uses that generate significant public benefit
- Recommendation to refer to the 2022 Budget Review Process

Next Steps

Preliminary Report to Council (*we are here*)

Agency Referrals

Initial Bylaw Reading(s) and Engagement Plan Approval

Advisory Planning Commission

Public Engagement Events

Report of Public Feedback to Council

Public Hearing

Memorandum

To: Advisory Planning Commission Date: September 13, 2021

From: Emilie Adin, File: 13.2525.01, 13.2680.20,
Director of Development Services OCP00034, OCP00038,
REZ00203, REZ00218

Subject: Crisis Response Bylaw Amendments & Housing Projects in Downtown
and Queensborough

PURPOSE

The purpose of this report is to seek input from the Advisory Planning Commission regarding proposed bylaw amendments to allow the City to be more nimble in responding to emergencies and identified crises (such as COVID-19 Pandemic, recent fires and heat waves as well as future crises) and to facilitate two affordable housing projects at 350 – 366 Fenton Street and 68th Sixth Street.

Overview of amendments

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. These amendments were brought forward to Council on September 13, 2021. At this meeting, Council directed Staff to proceed with these amendments as outlined in the attached Staff Report and Presentation (Appendix A and Appendix B). These attachments provide further information on the proposed amendments. In summary the three proposed changes are as follows:

1. **Potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis:** Adoption of some general bylaw amendments would offer a way for the City to respond more quickly to current crises such as the COVID-19 pandemic, recent fires and heat waves, the overdose crisis, the regional homelessness crisis - and any other future crises. The proposed Official Community Plan and zoning bylaw amendments would be limited by projects that meet four prescribed criteria outlined in the attached report (e.g. owned by the City or other government agency, project funded by the government, project operated by a non-profit or public agency, project addressing needs identified through a Provincial emergency declaration or

public crisis).

2. **Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough:** Rezoning and an Official Community Plan amendment are required to allow for this proposed partnership between the City and Vancouver Native Housing Society. The proposed project includes 58 units in a three-storey mutli-unit building with a mix of studios, one and two bedroom units. The building would be for Indigenous individuals and families, including providing spaces for women and children.
3. **Supportive housing on Province-owned land at 68 Sixth Street in Downtown:** Rezoning and an Official Community Plan amendment are required to allow for this proposed project of 52-units of modular homes with supports for adults at risk or experiencing homelessness. An experienced housing operator would be selected, and staff would be on site 24/7 to support residents and provide services. BC Housing would own the building.

ATTACHMENTS

Appendix A: Staff Report to Council, September 13, 2021

Appendix B: Staff Presentation to Council, September 13, 2021

Appendix A

Staff Report to Council September 13, 2021

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 13, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-346

Subject: Crisis Response Bylaw Amendments

RECOMMENDATION

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

- i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;*
- ii. Direct staff to advise and consult with:*
 - a. The following nations:*
 - Cowichan Tribes*
 - Halalt First Nation*
 - Hwlitsum First Nation*
 - Katzie First Nation*
 - Kwantlen First Nation*
 - Kwikwetlem First Nation*
 - Lake Cowichan First Nation*

- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation;

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

- a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
- b. any greater boards or improvement districts, as none are considered to be affected by this application;
- c. any other provincial or federal agency, as none are considered to be affected by this application;
- d. Greater Vancouver Sewerage and Drainage District Board; and,
- e. Councils of immediately adjacent municipalities;

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

PURPOSE

To provide Council with options for responding to local and regional crises with potential City-wide bylaw amendments. These bylaw amendments would enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350–366 Fenton Street and 68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is not only working to provide a coordinated response to addressing business and resident complaints related to homelessness, but the City is also working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are a number of existing and new funding opportunities by senior levels of government. The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for our local residents who are in need of housing and services.

New Westminster and other municipalities in British Columbia have looked to change our zoning bylaws from time to time to respond to urgent needs. In its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources and to pursue other opportunities to secure development of below- and non-market housing, which is in critical short supply in the city.

As part of the City's Small Sites Affordable Housing Program, there is an opportunity to achieve significant funding for indigenous housing on City-owned lands at 350-366 Fenton Street. Staff advise that there is also an opportunity currently for the City to partner in getting a significant grant with which to provide a supportive housing project on lands at 68 Sixth Street, which are owned by BC Housing. Due to the competitive nature of applying and receiving grant funding, rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) is considered essential. In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, it is clear that the public engagement processes for these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments that are being proposed would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

The “social benefits land uses” proposed for further exploration in 2022 and beyond would be broader in scope and would include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

BACKGROUND

In this section of the report, a number of issues and opportunities that inform this work will be explored.

Provincial State of Emergency Declarations

The BC government will from time to time declare a state of emergency across the entire province or in an area of the province. Once a state of emergency has been declared, Provincial and local governments will address the unfolding crisis and try to respond to urgent needs. State of emergency declarations usually relate to a natural disaster such as an earthquake or such as the recent BC wildfires. Note that even when a crisis occurs in a different part of the Province, the effects of the crisis could reach cities as far away as New Westminster. In some cases of rampant wild fires in the interior, for example, air quality in our city could be seriously affected by wildfire smoke. Another good example of a potential State of Emergency Declaration could be the Province instituting a high level response to a future serious heat dome or heat wave event.

BC Public Health Emergency Declarations

Public health emergencies are declared whenever a serious public health emergency is detected by health authorities. Examples include significant outbreaks of infectious disease, such as the recent Public Health Emergency Declaration to address the COVID-19 pandemic, and can include more long-standing but exacerbated crises such as the Opioid Crisis.

Regional Crises

From time to time, there are widely recognized crises affecting the Metro Vancouver area. Regional crises, such as the affordable housing crisis, and the extreme weather events that are caused by climate change, are defined as crises that are recognized by multiple member municipalities, including the City of New Westminster.

Homelessness Crisis

Based on the March 2020 Homeless Count, 41 unsheltered and 82 sheltered homeless people were enumerated in New Westminster, for a total of 123 homeless people. As with all homeless counts, this is likely a significant undercount of the true extent of homelessness. In April 2020, BC Housing conducted a survey of service providers, and based on this survey, it estimated the size of the unsheltered homeless population at about 50 people. Given the ongoing COVID-19 pandemic, local outreach workers have stated that this number is likely significantly higher.

Businesses and residents are increasingly raising concerns about homelessness and other social issues, particularly in the Downtown. These concerns include: individuals sleeping in alcoves and doorways; castoff containers and food resulting from takeaway meals; increasing public drug use and discarded needles and other drug paraphernalia; and the presence of human waste associated with limited access to toilet facilities. Through experience, the City has found that increased enforcement only shifts the issue from one area or neighbourhood to another but does not lead to any real resolution. Additionally, recent court cases and challenges limit the ability of both Police and Bylaw Enforcement to act, particularly with regard to homelessness and other social issues.

In response, the City has established a COVID-19 At-Risk and Vulnerable Populations Task Force, which has realized \$874,323 in foundation and senior government funding to address the basic needs of the unsheltered, and a City of New Westminster Inter-Departmental Working Group on Homelessness, which is providing a coordinated response to addressing business and resident complaints related to homelessness and other social issues. The City is also working with the senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing, with 52 new supportive housing units potentially available within the next 14 to 18 months.

Canada Mortgage and Housing Corporation and Provincial Funding Opportunities

As part of staff's Inter-Governmental Relations work, advocacy for affordable housing continues to be a priority. Due to the competitive nature of applying and receiving grant funding, advocacy, development of partnerships (including non-profit and senior levels of government) and rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) are considered essential. During the scoring of grant submissions, having the right zoning in place, and the City's initial approval on other land use regulatory aspects of a project, would enable the City to achieve a higher score, and does increase the likelihood of receiving a grant.

The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for the local residents who are in need of housing and services.

Rapid Housing Initiative (Federal)

The Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), launched the Rapid Housing Initiative (RHI) in October 2020. The initial funding for this initiative was \$1 billion to help address urgent housing needs of vulnerable Canadians, especially in the context of COVID-19, through the rapid construction of affordable housing. The first round of RHI exceeded its initial target of creating up to 3,000 new affordable units and will support the construction of more than 4,700 units across Canada.

The first round of RHI was greatly oversubscribed and the City of New Westminster was advised the federal government needed more time to secure funding for additional much needed projects. Many of the BC projects were also given the same notice.

The Federal Budget 2021 provided an additional investment of \$1.5 billion in new funding for the Rapid Housing Initiative in 2021-22. This new funding will add a minimum of 4,500 new affordable units to Canada's housing supply to address the urgent housing needs of vulnerable Canadians. At least 25 per cent of this funding will go towards women-focused housing projects.

In an effort to meet the housing needs of our most vulnerable populations, the City, in partnership with Vancouver Native Housing Association, has applied under RHI for a project in Queensborough (350-366 Fenton Street). The City anticipates applying, in partnership with BC Housing, for a second project (68 6th Street) later in 2021. While the RHI grant has a very aggressive timeframe, with eligible projects having year for completion, up to 100% of project costs can be covered through the grant.

Regulatory Context

When a land use is not explicitly permitted in a zone, a zoning amendment bylaw is required. A zoning amendment bylaw may change the regulations on one property, or throughout one or more zones, or in all areas of the municipality. An example of the latter is how some municipalities have instituted bylaws that allow group child care facilities in all City zones, as long as they can meet certain conditions. As a recent example in New Westminster, many single detached dwelling zones were amended to permit accessory laneway homes and coach houses, without the need for an individual site rezoning application.

Bylaw amendments that specifically respond to urgent needs have previously been adopted by the City of New Westminster. For example, Bylaw No. 6492, 1998, allows transition houses for women and children fleeing abusive situations as an outright permitted use in single detached dwelling zones. This, in response to a widely recognized crisis of gender-based violence, is occurring in many places in the world.

Other municipalities in British Columbia have also looked to change their zoning bylaws to respond to urgent needs. In 2018, the District of Squamish adopted a zoning amendment to permit, in all zones, several crisis response land uses including emergency shelters and supportive housing. In Spring 2021, City of Victoria Council directed their staff to prepare amendments to their Zoning Bylaw to enable rapid deployment of affordable housing in all residential zones across the city, without the need for site-specific rezoning processes.

Policy Context

A summary of all the City policies that support the recommendations put forward in this report will be provided in a subsequent report to Council.

DISCUSSION

Small Sites Affordable Housing: Program Overview

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction was made in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

On October 28, 2019 Council directed in principle the use of the City-owned properties at:

- 350 to 362 Fenton Street (located in Queensborough)
- 2035 London Street and 2038 Ninth Avenue (located in Connaught Heights)

On July 12, 2021, Council directed staff not to proceed with the Connaught Heights Small Site Affordable Housing Project at this time due to several key factors that have changed since the launch of the project; namely the current high cost of construction, and the implications of the potential funding timeline on the development review process. The top proponent withdrew their application with similar concerns. Staff continue to monitor the situation with the intent of identifying new opportunities and changing circumstances that may allow for the relaunch of this project.

In January 2020, the City issued a Request for Proposals inviting housing providers to describe how they would develop the Fenton Street sites for affordable housing. Seven proposals were received, with Council endorsing in principle the proposal received from Vancouver Native Housing Society (VNHS). VNHS proposed a three story apartment building designed to appear as attached townhouses, with one level of underground parking. The building included 51 units, with a mix of studio, one-, two- and three-bedroom units. The target population would be low- to moderate-income singles and families with a focus on Indigenous singles and families.

In fall 2020, in light of the findings of a preliminary geotechnical investigation, VNHS and the City made the decision not to move forward with the application in its current form.

Proposed Project: 350 - 366 Fenton Street

In partnership with VNHS, the City has continued work on developing a non-market affordable housing project for indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Rapid Housing Initiative Round Two, and updated site information on geotechnical construction technology, a modified project that meets the new program requirements is proposed. The project team

sought the advice of an independent geotechnical engineer, and their review – based on preliminary information – concluded that technical solutions exist that could work to address existing site constraints (namely construction using piles as the building foundation).

The project would be situated on just over four of the 9 City-owned lots along Fenton Street, and include 58-units, 88 beds for indigenous individuals including providing spaces for women and children. Concept drawings for the revised project have been prepared for the grant, which was submitted in August 2021. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. See Attachment 1 for concept drawings. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed; studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

Past Consultation on the Project

The City hosted a Virtual Information Session in the summer of 2020 once the Small Sites Affordable Housing Initiative was announced (prior to VNHS being selected as the project operator). The purpose of the event was to provide an overview of the small-sites affordable housing initiative, the evaluation criteria that was developed to review the proposals, and the process to explore affordable housing on the site. A total of 15 community members joined the meeting.

Community consultation process for a previous iteration of the project was launched in fall 2020. The following is a summary of the community and stakeholder consultation that had been completed to date:

- *Residents Association Consultation:* VNHS organized a special meeting with the Queensborough Residents Association executive. Two members attended and provided feedback on the project.

- *Stakeholder Consultation:* Due to the required Official Community Plan (OCP) amendment, all First Nations with an interest in New Westminster, the Ministry of Transportation and Infrastructure, and the School District were identified as stakeholders and were invited to provide feedback on the proposal. At that time, support was received from Cowichan Tribes and Tsleil-Waututh Nations. Tsleil-

Waututh Nations also noted the possibility of archaeological deposits on the site and requested that the proponent follow archaeological and environmental best management practices, which VNHS had committed to doing.

- *Project Webpage:* Both the City and the applicant launched project webpages with details about the application. The City's webpage notes the consultation events have been postponed.

Proposed Project: 68 Sixth Street

A supportive housing project is being explored by the City and BC Housing, with the intention to submit a grant application in 2021 to CMHC's third round of Rapid Housing Initiative. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street, which is a small strip of land the City owns adjacent to 68 Sixth Street. The concept includes a four storey modular building that BC Housing is repurposing from a project that did not proceed. The project would provide 52 supportive housing units along with limited exterior programming space (e.g. a gazebo for residents to smoke). BC Housing anticipates having two on-site staff for the project, as well as other building support staff as needed (e.g. cook, cleaners). Very limited, if any, parking would be able to be accommodated on-site.

The project would require a site consolidation, rezoning and OCP amendment. 68 Sixth Street is currently zoned Commercial (C-4) and designated Mixed Use High Density in the Downtown Community Plan, which includes "mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses)". As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade and offices above. Across Sixth Street to the east are two storey commercial buildings.

General Crisis Response Bylaw Amendments

Should Council support rapid processing of zoning bylaw and OCP amendments to enable the indigenous housing project proposed at 350 Fenton Street and the supportive housing project proposed at 68 Sixth Street, it is clear that the public engagement processes for

these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

What follows are some examples of how current land uses as set out in the Zoning Bylaw could stymie urgent response to Provincial and regional emergencies:

- Should the City or a public agency need to situate a cooling centre due to a heat wave, or an air centre due to extreme wildfire smoke, in a commercial building where institutional uses are not permitted;
- Should the Province need to create a rapid testing or vaccination clinic or emergency care beds by repurposing an industrial warehouse;
- Should a business need to relocate its sale of basic goods and groceries to an institutional or residential property so as to continue sales on an emergency basis, after the properly zoned grocery store has been compromised by an earthquake.

In any of the cases outlined above, there would not be sufficient time to pursue a site-specific zoning or even a temporary use permit to allow for these land uses.

Given the importance of land uses that generate significant public benefit, Council may wish to direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

However, there are time-sensitive social, physical and health needs that may need to be addressed in the interim. Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments.

Given the enabling policy set out in the City’s Official Community Plan, the priorities laid out in the Strategic Plan, the recently completed Housing Needs Assessment, and the data that has been presented to Council in a report titled, “Homelessness Action Strategy: Workplan and Timeframe” and dated September 13, 2021, staff advise that Council give consideration to bylaws that will enable rapid response crisis services and rapid deployment of affordable housing going forward.

Crisis Response Bylaw Amendments are proposed to be narrower in scope than the bylaw amendments that might be considered in future to permit a broader range of projects that generate public benefit. In the shorter term, what is being proposed are City-wide amendments to the Official Community Plan and zoning bylaw that would allow projects and uses proposed in direct response to an identified crisis to proceed more rapidly. The amendments would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. The “s land uses” proposed for further exploration in 2022 would be broader in scope and include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

Should Council support OCP and Zoning Bylaw amendments to better allow Crisis Response Land Uses to proceed more rapidly, the bylaws would not only apply to projects fitting all four of the criteria laid out above, but they would also be subject to further Council approval. As the property owner, the City would still have the authority to approve and proceed with the proposed land use, including setting any appropriate conditions on the use (e.g. duration of the use).

NEXT STEPS

Crisis Response Bylaw Amendments Review and Engagement

On June 21, 2021, Council approved an update to the Development Review Process which put emphasis on increased, earlier public consultation, including both City-led public consultation and applicant-led consultation. While some timing efficiencies have been achieved in recent development review process updates, and despite the City's commitment to increased, earlier public consultation, the Crisis Response Bylaw Amendments outlined above will need to be processed in an expedited manner.

Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

Initial staff planning suggests that several information and feedback sessions would be scheduled and broadly advertised, with the goal of offering residents multiple opportunities to learn more about and ask questions on the proposed City-wide zoning and OCP bylaw amendments that would allow for crisis-response projects on government-owned land, as well as the two specific proposed projects at 350-366 Fenton and 68 Sixth. The Be Heard New West platform would also be used to share information with and collect feedback from residents.

Official Community Plan Consultation Requirements

Sections 475 and 476 of the *Local Government Act* identifies specific requirements for consultation that must occur prior to final consideration of an Official Community Plan (OCP) Amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP Amendment. Staff has provided a recommendation for Council's consideration for each of the identified groups:

a) The Board of the Regional District in which the area covered by the OCP is located.
Consultation with Metro Vancouver is not recommended given the proposed OCP amendment does not seek to address lands owned by the Regional District.

b) The board of any regional district that is adjacent to the area covered by the plan
Consultation with other Regional Districts is not recommended as the proposed amendment is not considered to affect adjacent Regional Districts.

c) The Council of any municipality that is adjacent to the area covered by the plan.
Consultation is not recommended as the proposal is not considered to have any negative impact on adjacent municipalities.

d) First Nations

The City is currently in the process of establishing strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regard to Official Community Plan Amendments, as well as other planning notifications. Until such time as this work is in place and adopted by Council, staff recommends consultation with the following nations which have been identified in the past by the City:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation

e) Greater Boards and Improvement Boards.

The Greater Vancouver Sewer and Drainage District Board oversee operation of regional utilities in New Westminster. Consultation is not recommended given the proposed OCP amendment is not considered to affect this Board.

f) The Provincial and Federal governments and their agencies.

Consultation with the Ministry of Highways and Infrastructure is recommended since this Ministry has jurisdiction over lands within New Westminster, including the controlled access highways (e.g. Queensborough Bridge).

Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.

g) Board of Education and School District No. 40

Consultation is required with the Board of Education of School District No. 40.

Staff will seek input from the parties by sending a letter requesting written comments or inviting participation on public consultation events.

FINANCIAL IMPLICATIONS

The City worked with VNHS to develop a new concept plan for the project at 350 - 366 Fenton Street. The grant submission was for approximately \$32,000,000 which is anticipated to be 100% of the capital required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project. If the City is successful in the grant application, the majority of municipal costs associated with this project will be recovered. Some fees waived such as Development Cost Charges will require an alternate funding source.

Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate having an approximate project value in October – November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council direct staff to follow standard development review procedures for the crisis response projects and processes outlined in the subject report.
2. That Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.
3. That Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 68 Sixth Street and 350 Fenton Street, to present for first reading at a future Council meeting.
4. That in regard to the proposed Official Community Plan Amendments, Council:
 - i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
 - ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
 - Penelakut Tribe
 - Qayqayt First Nation
 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tsleil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. the Board of Education of School District 40;

- iii. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;
 - c. any other provincial or federal agency, as none are considered to be affected by this application;
 - d. Greater Vancouver Sewerage and Drainage District Board; and,
 - e. Councils of immediately adjacent municipalities.
- 5. That Council Direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”
- 6. That Council provide staff with alternative direction.

Staff recommends Options 2, 3, 4 and 5.

ATTACHMENTS

Attachment 1 – 350 Fenton Street Concept Drawings

APPROVALS

This report was prepared by:
Emilie K. Adin, Director of Development Services

This report was reviewed by:
Carolyn Armanini, Planner
Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action
Claudia Freire, Housing/Social Planner
Rupinder Basi, Supervisor of Development Planning
Jennifer Miller, Manager of Public Engagement
Blair Fryer, Manager Communications and Economic Development

This report was approved by:
Emilie K. Adin, Director of Development Services
Lisa Spitale, Chief Administrative Officer

Attachment 1
Concept Drawings

Fenton Affordable Housing Project





GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
TEL: 604 736 1156
FAX: 604 731 5279

NOTES



REVISIONS

No.	Date	Description

350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

DATE	8/11/2021 7:56:45 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 20'-0"
JOB NUMBER	20009

A-1.00

TOTAL AREA	TOTAL UNIT COUNT	TOTAL UNIT BREAKDOWN
GROUND LEVEL- 14,136 SF	GROUND LEVEL- 0	STUDIO- 12 - 21%
LEVEL 1- 18,896 SF	LEVEL 1- 18	1 BED - 16 - 28%
LEVEL 2- 18,896 SF	LEVEL 2- 20	2 BED - 30 - 51%
LEVEL 3- 18,896 SF	LEVEL 3- 20	
TOTAL GROSS AREA: 70,824 SF	TOTAL UNITS: 58	PARKING STALLS: 43

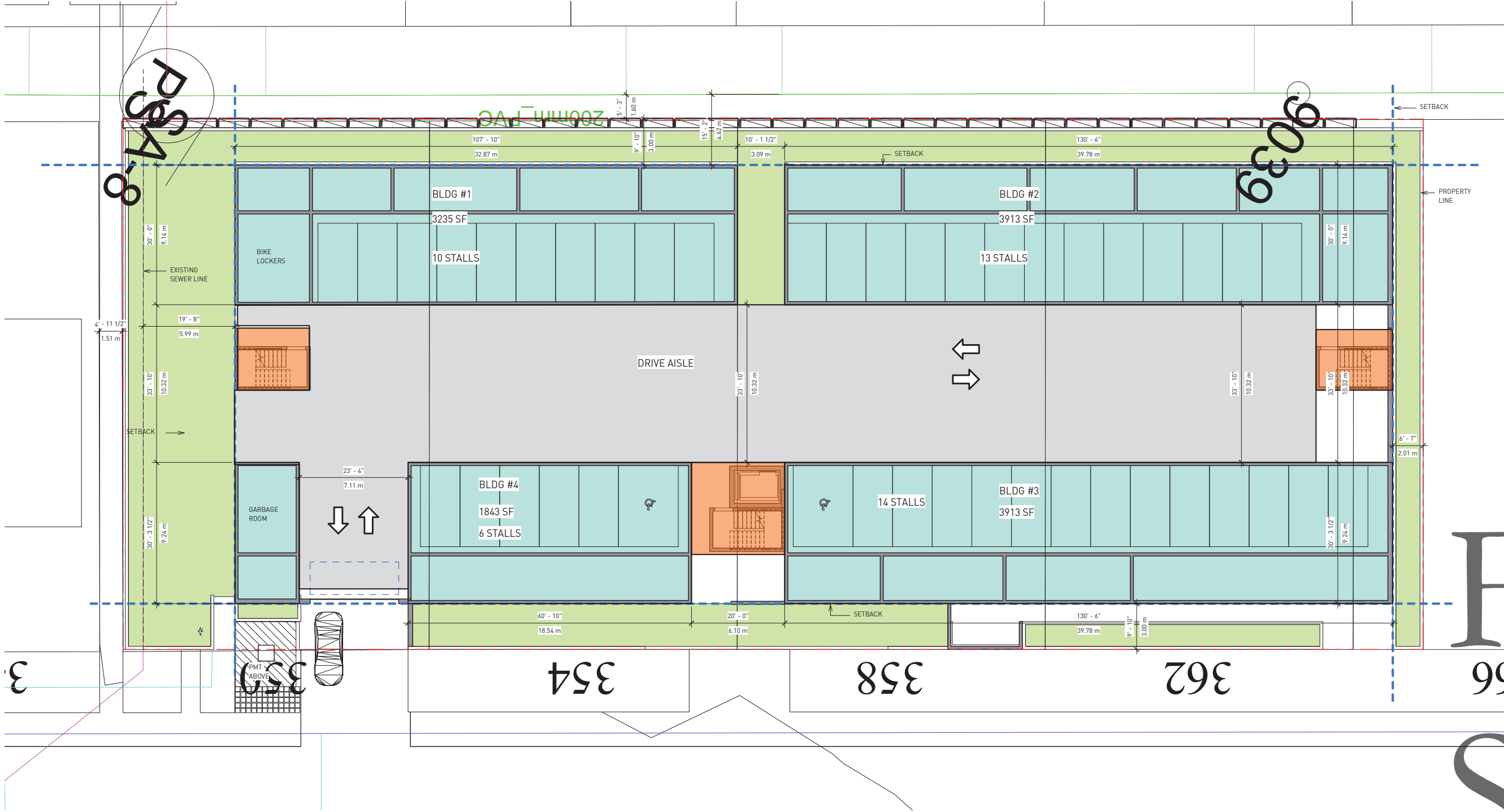
GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5

TEL: 604 736 1156
FAX: 604 731 5279

NOTES

REVISIONS

No.	Date	Description



350-362 FENTON ST

FEASIBILITY STUDY

P1

DATE

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CHECKED BY

SCALE

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JOB NUMBER

20009

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Page 82 of 243



TOTAL AREA
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LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



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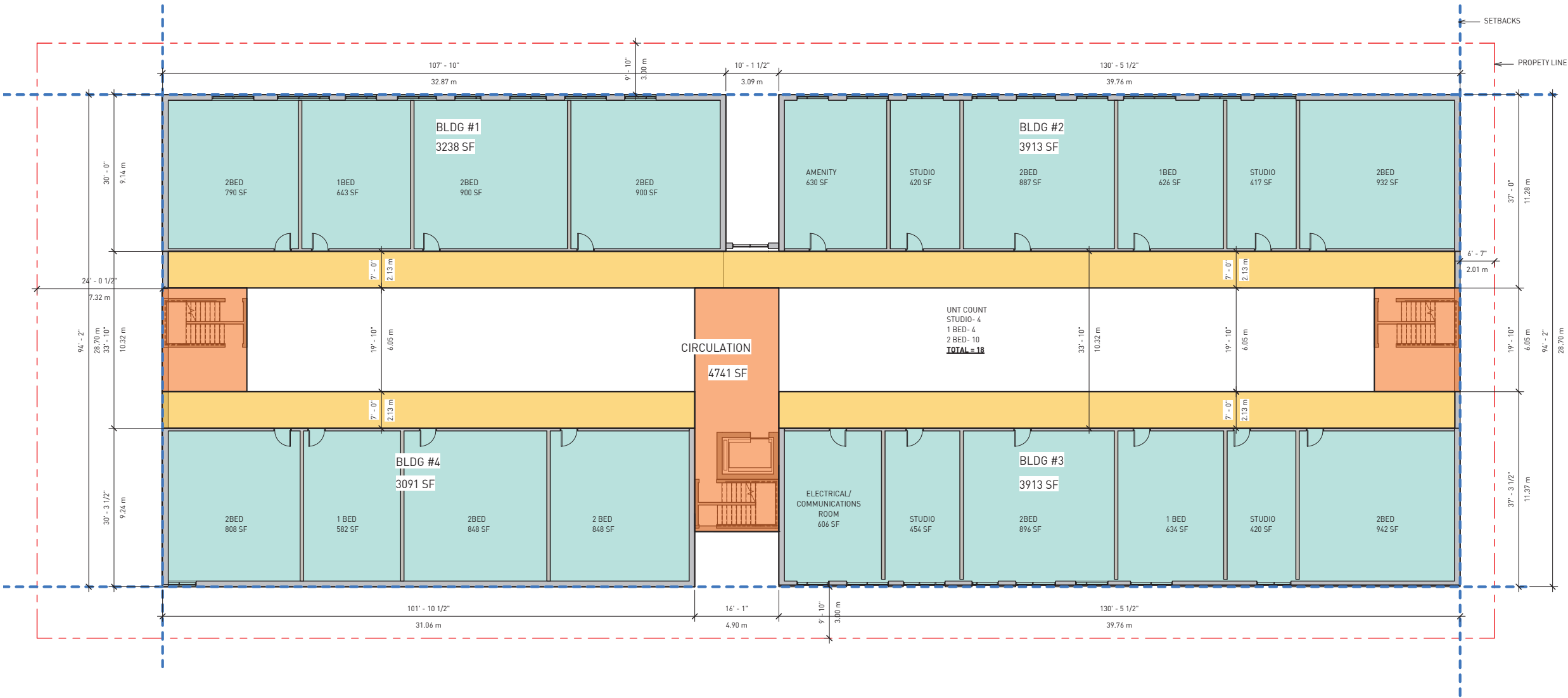
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REVISIONS

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350-362 FENTON ST

FEASIBILITY STUDY

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Page 83 of 243



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LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
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LEVEL 3- 20

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STUDIO- 12 - 21%
1 BED - 16 - 28%
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PARKING STALLS: 43



gbl ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
TEL: 604.736.1156
FAX: 604.731.5279

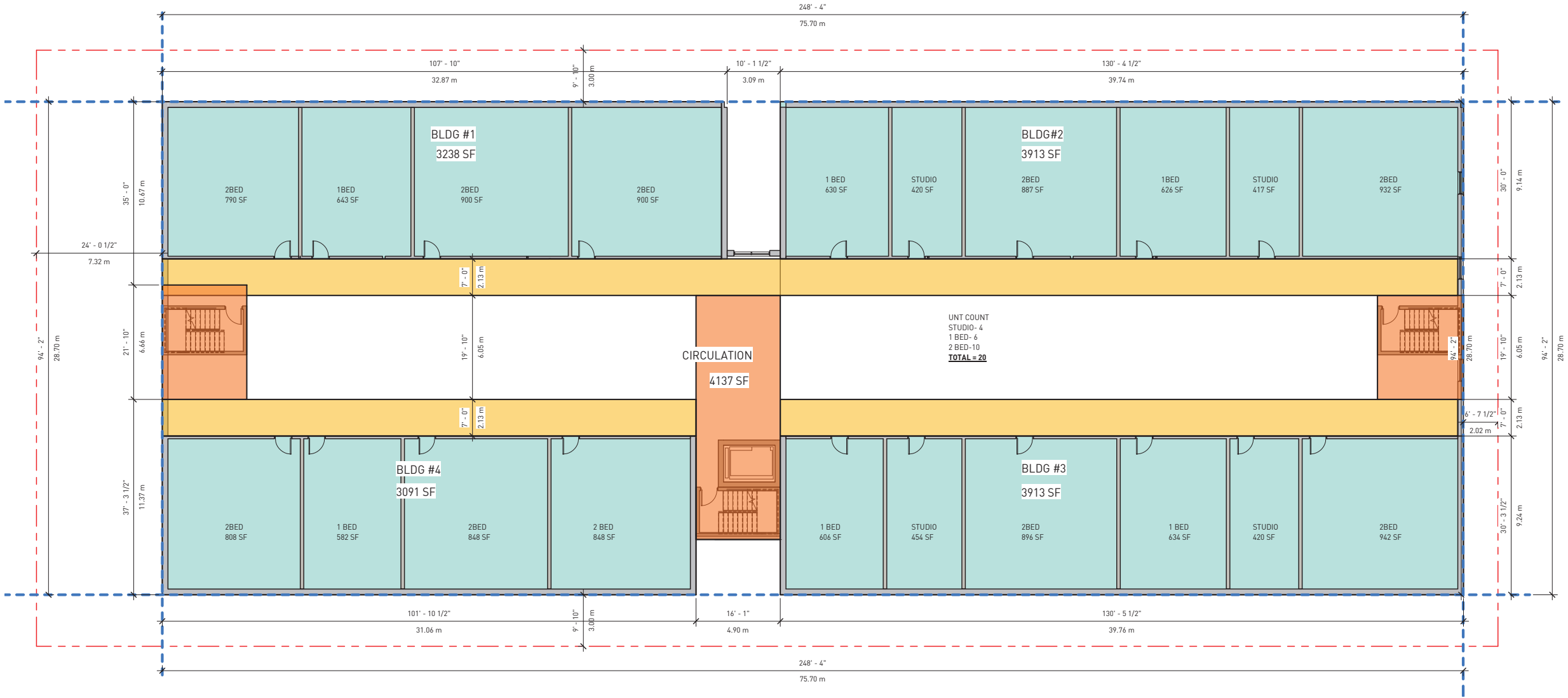
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350-362 FENTON ST

FEASIBILITY STUDY

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JOB NUMBER 20009

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TOTAL AREA
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LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
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PARKING STALLS: 43



■ GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
TEL: 604 736 1156
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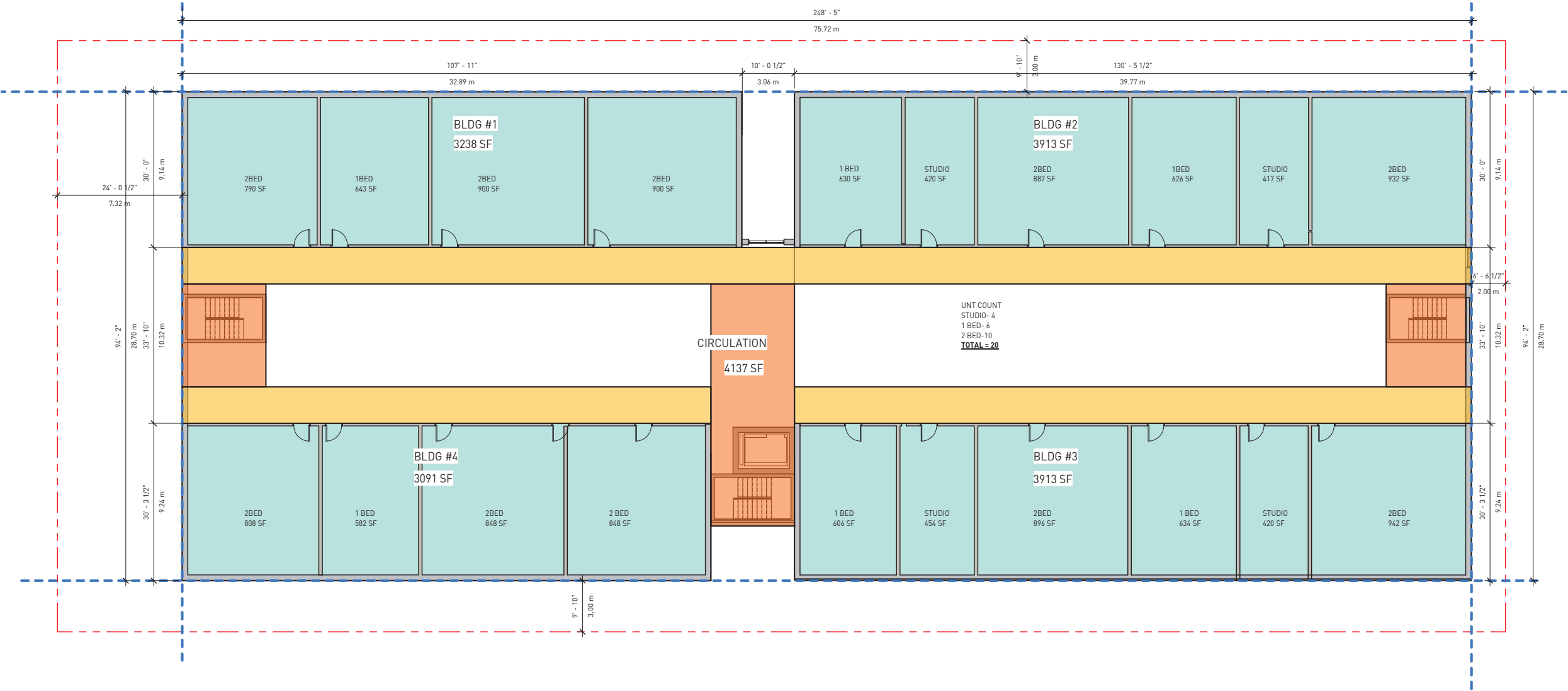
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Appendix B

Staff Presentation to Council September 13, 2021



Preliminary Report and Presentation: Crisis Response Bylaw Amendments

Presentation Outline

Background / Context

Existing Opportunity to be Responsive: 350-366 Fenton

New Opportunity to be Responsive: 68 Sixth Street

Preparing for Future Opportunities to be Responsive

Next Steps



Background

Provincial State of Emergency Declarations
BC Public Health Emergency Declarations
Regional Crises such as Homelessness Crisis

CMHC and Provincial Funding Opportunities
Rapid Housing Initiative

2019 – 2022 Strategic Plan
Regulatory Context

Small Sites Affordable Housing Program

October 2019 Council support in principle for use of following sites

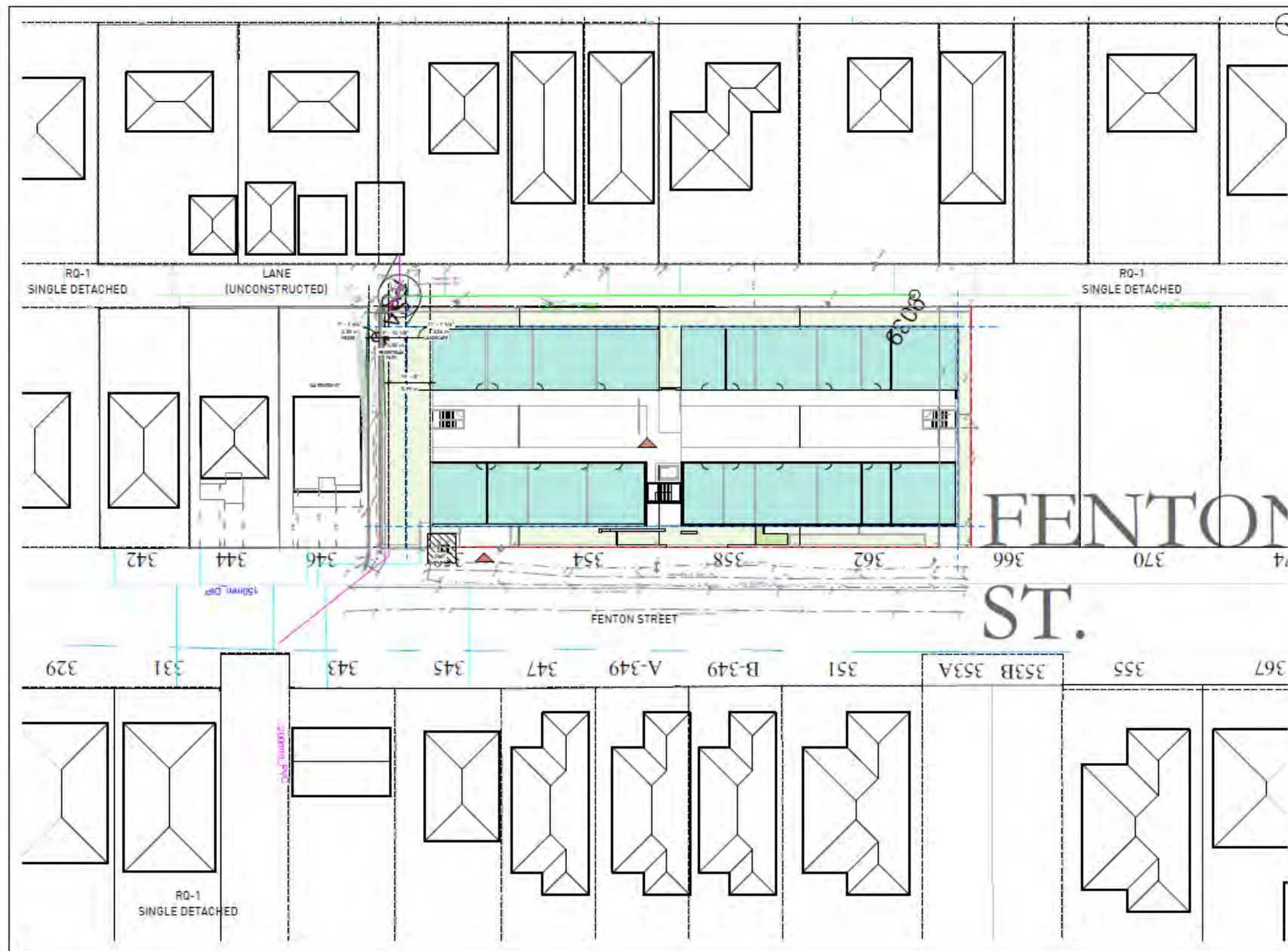
- 350 to 362 Fenton St. (Queensborough)
- 2035 London & 2038 Ninth (Connaught Heights)

Connaught Heights site subsequently excluded (July 2021)

350-366 Fenton Street

Indigenous Housing
Vancouver Native Housing Society
City-Owned Land
CMHC Funding - Capital
BC Housing - Operating





gbl

100 JENNIFER AVE.
SUITE 100
VANCOUVER, BC V6M 1H1
TEL: 604-271-1111
FAX: 604-271-1112
WWW.GBLVANTAGE.COM

MAKOLA
DEVELOPMENT
SERVICES



DATE: 2009-09-14
TIME: 10:00 AM

350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

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CHECKED BY: GBL
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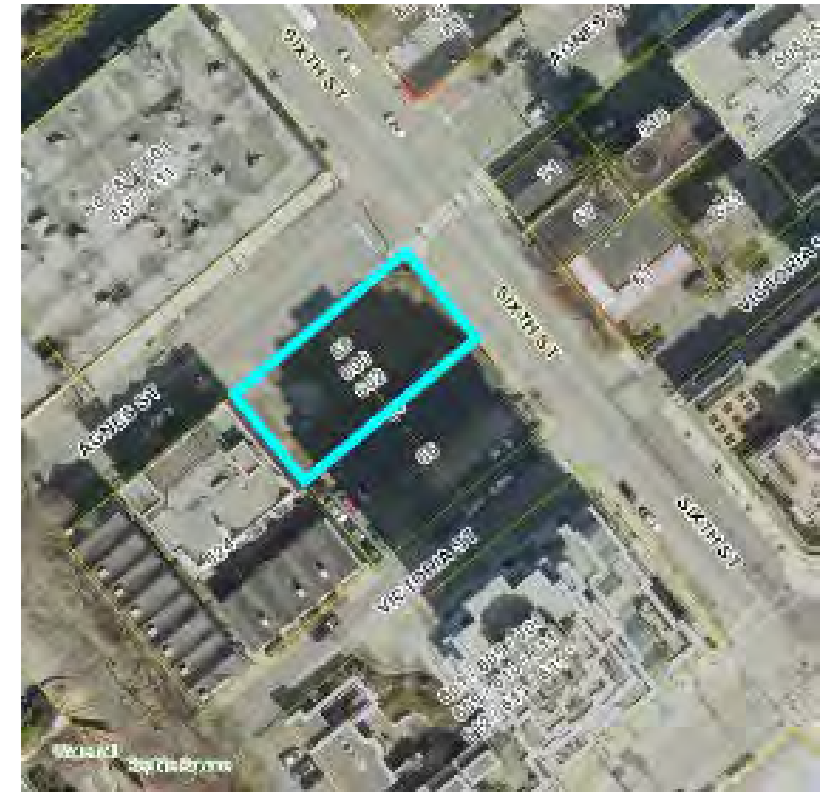
New Opportunity for Crisis Response Project

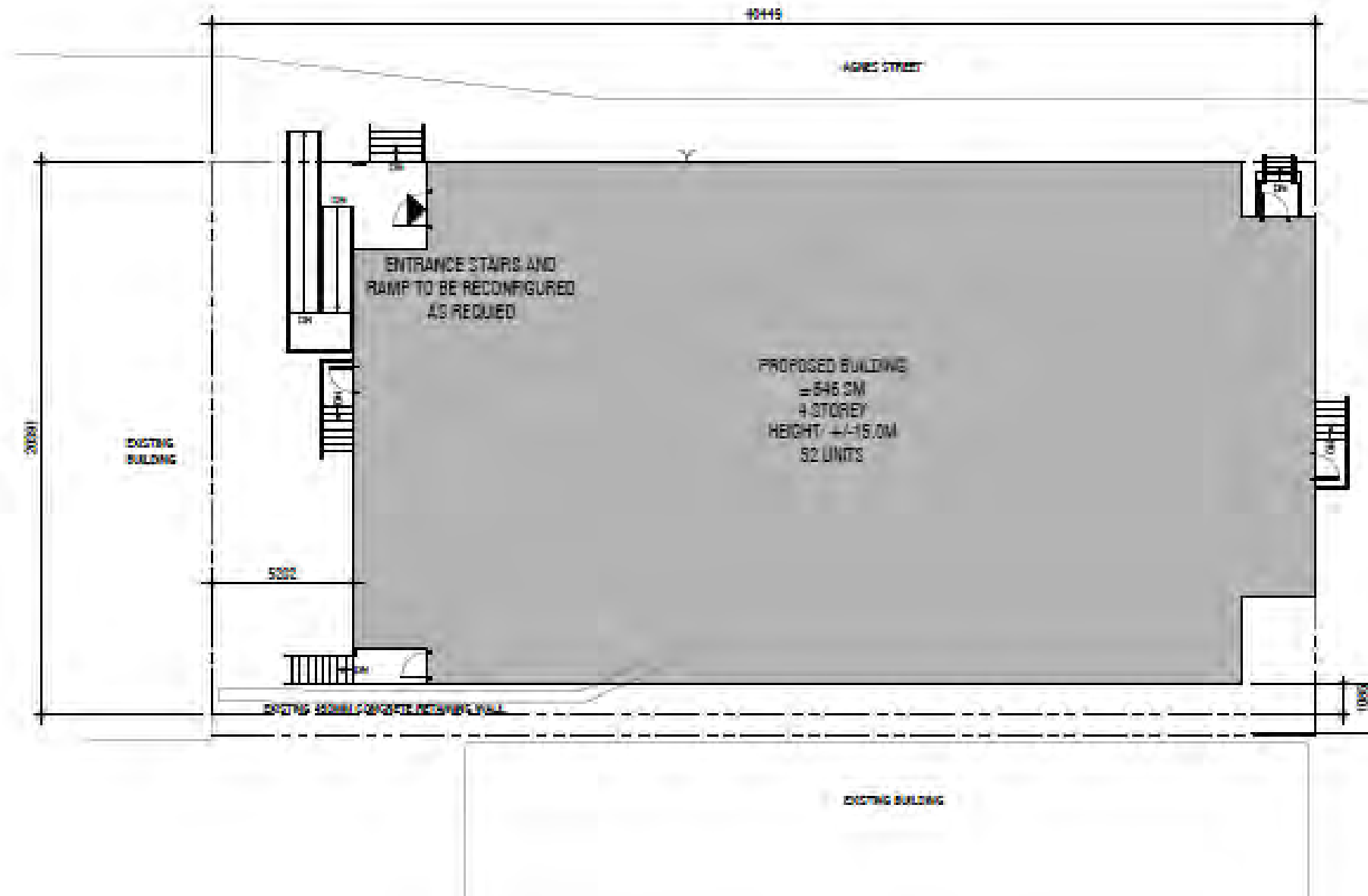
68 Sixth Street

Partnership between City
and BC Housing
Supportive Housing
(On-Site Staff)
Repurposed Modular Building

Provincially Owned Land

CMHC Funding Sought
Tight Timelines (anticipated application in 2021)





To Address Future Opportunities: Crisis Response Bylaw Amendments

Responding to time-sensitive social, physical and health needs

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Additional conditions/criteria



Additional Criteria for permitted projects under the proposed Crisis Response Bylaw Amendments

1. Must be government-owned or under long-term lease;
2. Must be government agency funded; and
3. Must be operated by registered non-profit society or public agency.

All projects would also be subject to Council approval, controls and conditions.

What about “Social Benefit Land Uses” that don’t meet those criteria?

- Broad multi-year public policy and engagement project is proposed
- Examining land uses that generate significant public benefit
- Recommendation to refer to the 2022 Budget Review Process

Next Steps

Preliminary Report to Council (*we are here*)

Agency Referrals

Initial Bylaw Reading(s) and Engagement Plan Approval

Advisory Planning Commission

Public Engagement Events

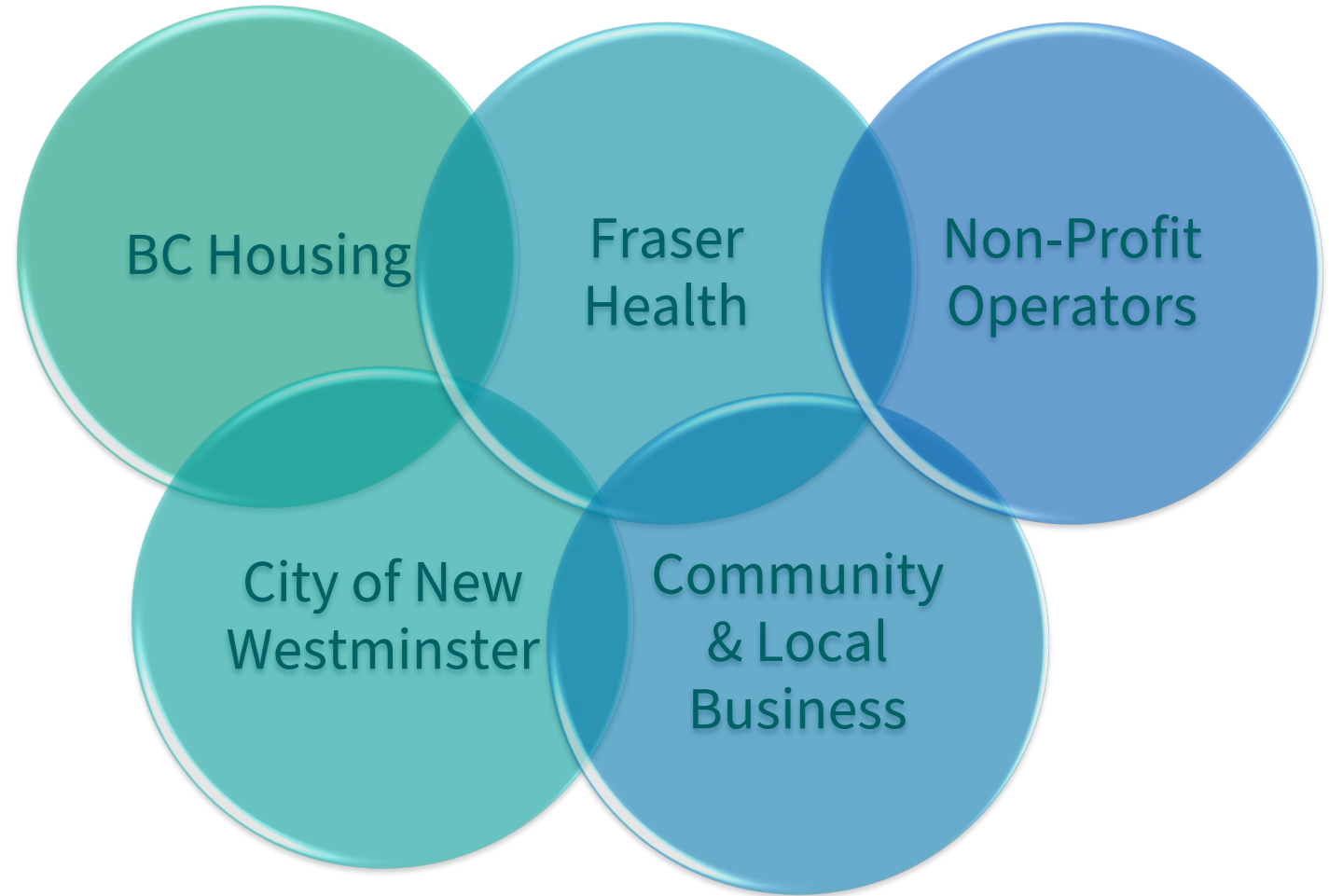
Report of Public Feedback to Council

Public Hearing

68 Sixth Street Proposed Supportive Housing

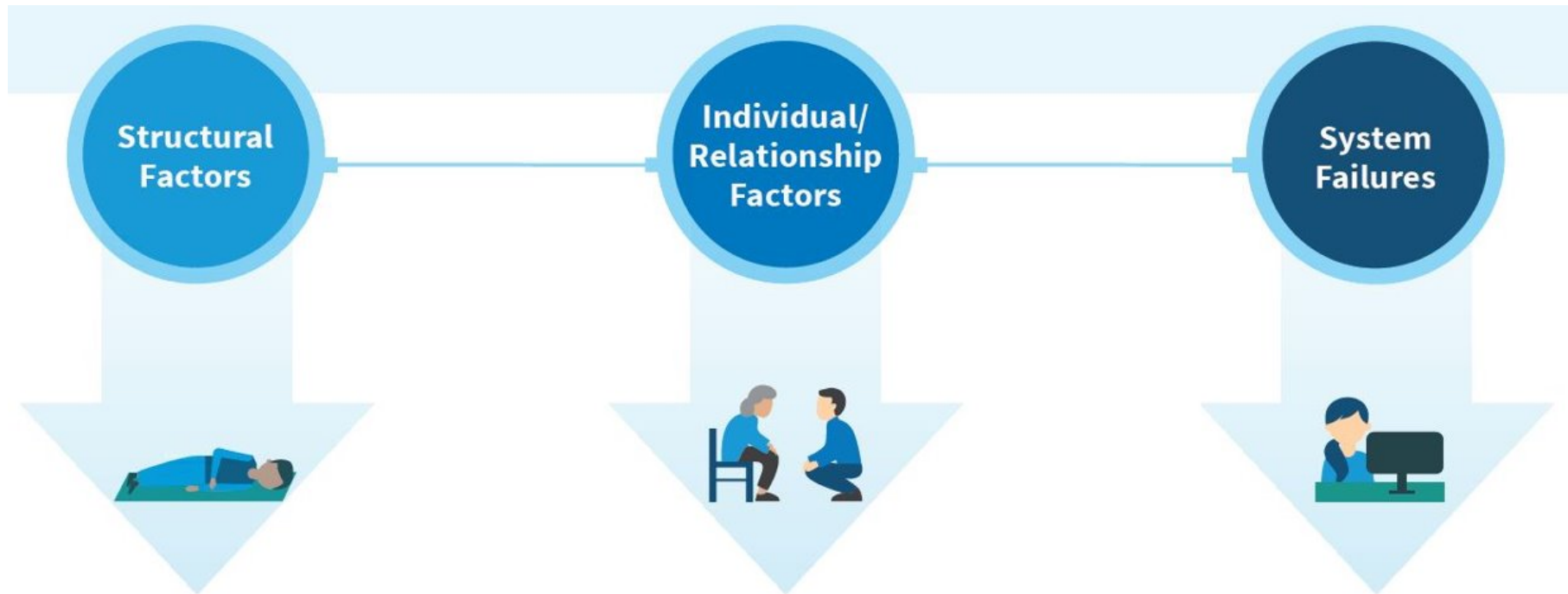
City of New Westminster
September 27, 2021

Collaborative Approach to Addressing Homelessness



Homelessness is on the Rise Across the Region

- 2020 Point in Time count – 123 people reported as homeless in New Westminster.



Who would Live in this Supportive Housing?

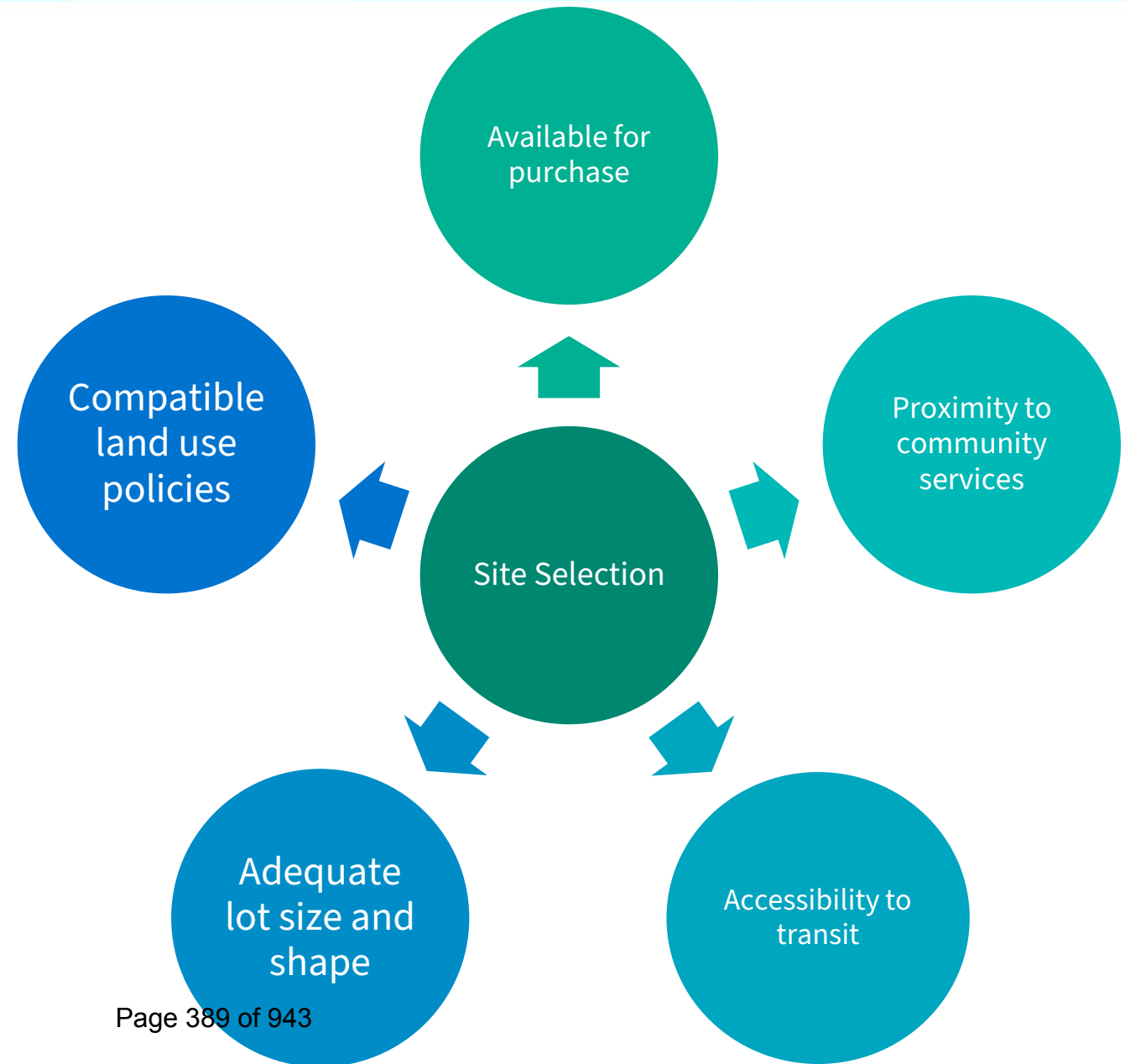
People who apply must be:

- A local resident over the age of 19;
- Experiencing or at risk of homelessness;
- In need additional support to maintain housing;
- Priority given to residents of New Westminster or who work in the City.

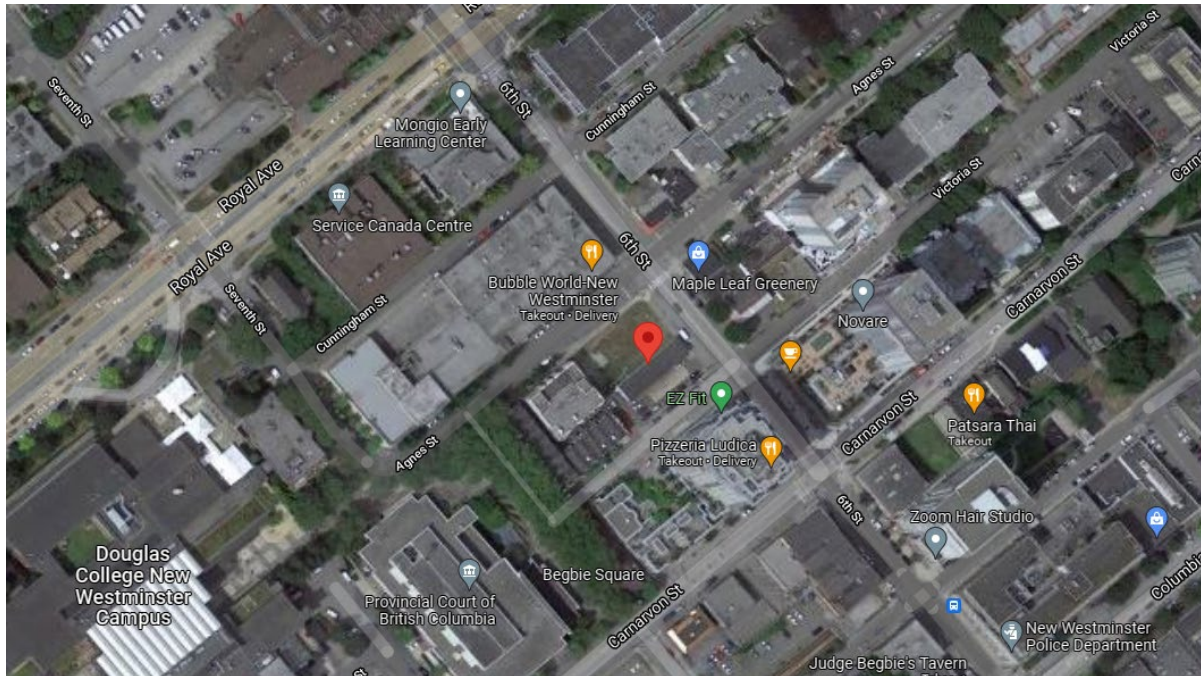
Resident Selection Process

- The operator works with BC Housing and local service providers to match needs of resident to support services provided;
- People are be assessed using a thorough process to determine services need and create healthy resident mix;
- All residents pay rent and sign an agreement around expectations and behaviours.

Site Selection Criteria



68 Sixth Street Supportive Housing



Proposed Housing

- Approx. 52-units of modular homes with supports
- Staffed 24/7
- Experienced operator to be selected through an open Request for Proposals later this fall
- Estimated completion: late 2022

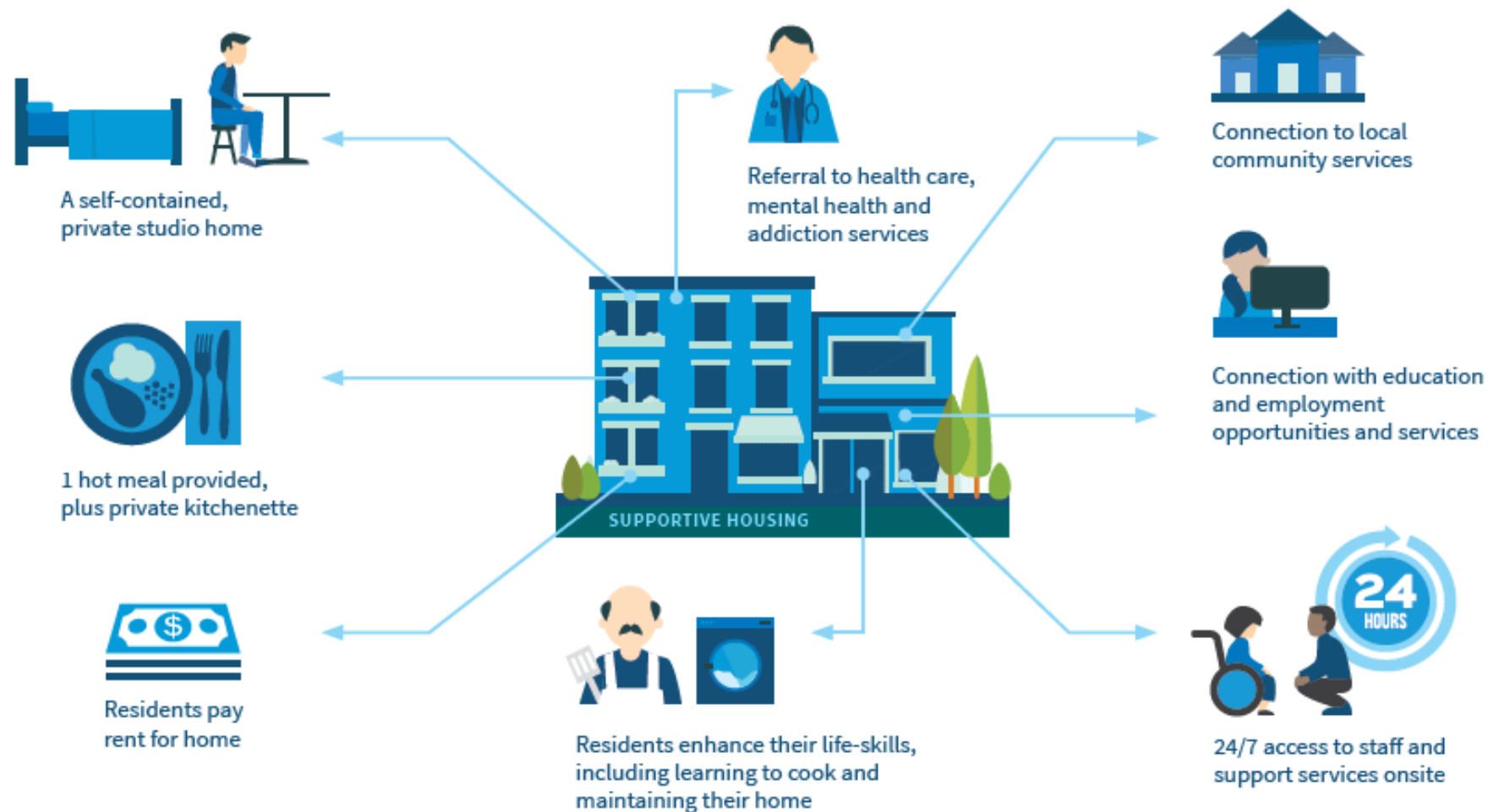
Modular Housing

- Modular housing uses standardized designs that can be easily transported on trucks and quickly assembled onsite
- Cost effective and time efficient construction method of construction
- Minimizes construction disturbances
- Creates less waste



Ewen Avenue, New Westminster

What Supports are Typically Available?



How will the Supportive Housing be Managed?



Being Good Neighbours

BC Housing is committed to being a good neighbour and providing a safe community both inside and outside the building.



***Designated 24/7
Phone***



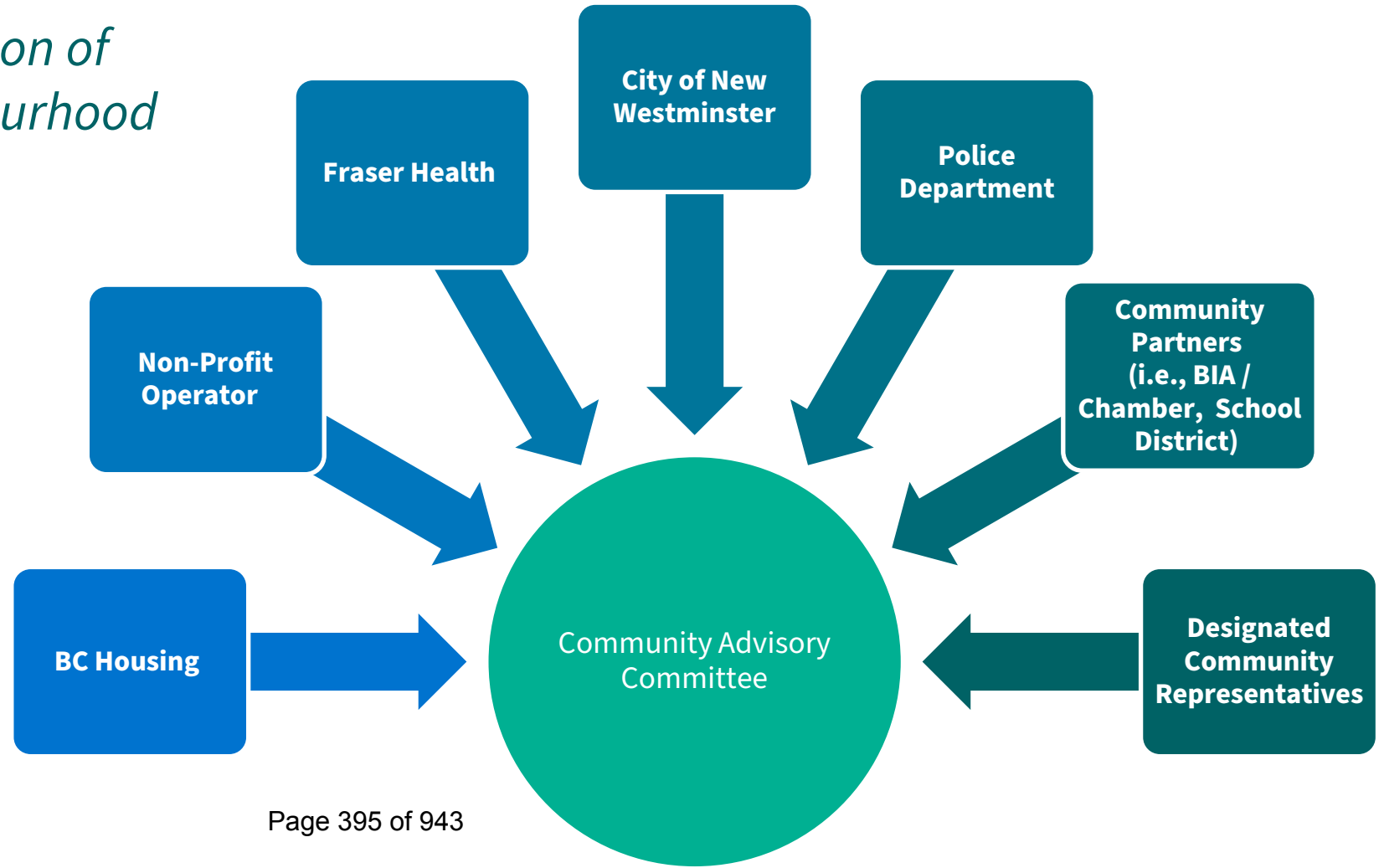
***Clean
Teams***



***Designated CAC
Community / Neighbour
Representative***

Community Advisory Committee

Supports successful integration of the building into the neighbourhood and community.



Questions?

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 27, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-371

Subject: Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval

RECOMMENDATION

THAT Council approve the proposed Public Engagement Approach, as described in this report, for three separate but closely related projects that are being bundled together as the *Crisis Response Bylaw Amendments*;

THAT Council give consideration to First Reading of the following six Bylaws:

1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
 2. Zoning Amendment Bylaw (350-366) Fenton Street) No. 8282, 2021
 3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 4. Zoning Amendment Bylaw 60-68 Sixth Street) No. 8284, 2021
 5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
-

PURPOSE

To present to Council:

- 1) a thorough rationale for the crisis response bylaw amendment;
- 2) a proposed Public Engagement approach for Council consideration and potential approval;

- 3) six bylaws (three amendments to the Zoning Bylaw and three amendments to the Official Community Plan) for consideration of First Reading.

Proposed bylaw amendments would enable urgent housing and time-sensitive crisis services, including opportunities for an affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is working to provide a coordinated response to addressing business and resident concerns related to homelessness, and working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are several imminent funding opportunities by senior levels of government that would enable affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic.

Staff have also identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises.

In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, the public engagement processes for these two projects have been necessarily abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit. This is the rationale behind the future-oriented crisis response bylaw amendments (i.e., Bylaws 8285 and 8286), which would ensure a nimble response but also different dialogue opportunities with the community in relation to urgently needed services and land uses that arise in the future.

BACKGROUND

On September 13, 2021, Council passed the following resolution:

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

1. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
2. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
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 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tsleil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. The Board of Education of School District 40;
3. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;

- c. *any other provincial or federal agency, as none are considered to be affected by this application;*
- d. *Greater Vancouver Sewerage and Drainage District Board; and,*
- e. *Councils of Immediately adjacent municipalities;*

More background on the issues and opportunities that inform this work, and more information about the three projects being proposed, can be found in the September 13, 2021, report.

DISCUSSION

Crises Affecting Our Community

As seen during the response to the COVID-19 pandemic, the BC government may declare a state of emergency or a public health emergency during times of urgent crisis. There are also other widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, extreme weather events caused by climate change, and the opioid crisis. In relation to the latter, the City is not only working to provide a coordinated response to addressing business and resident concerns related to homelessness and opioid addiction, but is also working with senior levels of government to develop strategic responses, health contact centres, additional emergency shelter capacity and new supportive and non-market housing opportunities. A detailed needs assessment, including references to below noted stats, is included as Attachment 1.

Climate Crisis

The extreme heat events of late June 2021, which set all-time record temperatures for many locations in Western Canada, resulted in 445 deaths in BC, including 38 deaths in New Westminster. Seniors and people living in apartments were disproportionately impacted; 34 out of the 38 deaths in New Westminster were in multi-family housing. According to the Intergovernmental Panel on Climate Change (IPCC), it is very likely that extreme heat waves will become much more common due to climate change and global warming.

Similarly, the wildfire situation in BC and around the world has become increasingly severe. The three years on record with the highest amount of land burned by wildfires in British Columbia have occurred within the past five years. The wildfires in 2021 in BC also resulted in approximately 32,000 people displaced during the course of the wildfire season. According to the IPCC, there will be continued increases in wildfires in Western North America as the climate warms. Although most of the wildfire activity in BC has been in the Interior and not in Metro Vancouver, the air quality impact from smoke has been significant. During certain days in September 2020 and again in August 2021, Metro Vancouver had the worst air quality of any major world city due to wildfire smoke from the Western USA (in the case of 2020) and the Interior of BC and Washington State (in the case of 2021).

As hotter, drier summers are predicted to become the norm, the impacts from increased wildfire risks to parks, stress on City trees, and human health impacts will also increase. The direct and indirect impacts from climate-related events on human health and well-being are wide including respiratory issues, inability to seek refuge from extreme temperatures, less exercise from decreased outdoor activity, impact on outdoor workers, and mental health changes. Additionally, these impacts are not evenly distributed with some populations being disproportionately impacted: seniors, individuals experiencing or at risk of homelessness; lower income populations. Part of increasing our local resiliency is developing municipal capacity to ensure a nimble response to the increasing incidence of climate-related events and health emergencies, and prioritizing the consideration of these impacts to different populations.

Overdose Epidemic

Starting in the mid-2010s, increased concentrations of fentanyl and carfentanil in the illicit drug supply has resulted in increasing numbers of overdoses and deaths in BC and Canada. While various programs resulted in decreasing drug toxicity deaths in 2019, a sharp increase in drug toxicity deaths and drug toxicity overdoses occurred in 2020 and 2021, due to physical distancing requirements of the COVID-19 pandemic, the social isolation and mental health impacts of the pandemic, as well as an increasingly toxic drug supply. Indigenous individuals and those experiencing homelessness are particularly at risk for drug toxicity deaths¹, with both populations experiencing increased rates over the general population.

In 2020, 35 New Westminster residents died of drug toxicity, compared with 20 in 2019. Based on January to June 2021 data, both New Westminster (projected at 48 deaths for 2021) and BC (projected at 2,039 deaths for 2021) are on track for record high numbers of drug toxicity deaths in 2021. BC Ambulance attended 275 overdose events in New Westminster from January to June 2021.

COVID-19 Pandemic and Homelessness

The COVID-19 pandemic has taken a significant toll in BC: as of September 14, 2021, there have been 9,227 COVID-19 related hospitalizations in British Columbia, as well as 1,866 confirmed COVID-19 related deaths. According to the federal government, those who experience homelessness may be at higher risk of contracting COVID-19 or developing complications due to pandemic-related barriers to accessing regular services and resources. Furthermore, the report stated that those experiencing homeless may also be at higher risk of developing COVID-19 related complications, as a higher proportion report having an underlying chronic health condition compared to the general population. The Public Health Agency of Canada's report on how COVID-19 has particularly impacted Indigenous people across Canada found that Indigenous

¹ In 2020, First Nations people in BC were 5.3 times more likely to die of an overdose than the general population. A study from the BC Ministry of Public Safety and Solicitor General and the BC Coroner's Service in 2016 and 2017, found that 9% of all people who died from drug toxicity in BC in those years were homeless.

individuals have faced additional challenges, with the pandemic exacerbating existing issues of inadequate housing, homelessness and racism, along with a lack of cultural safety in the health care system.

Housing Affordability Crisis

Compounding the above two challenges is the housing affordability crisis. Housing affordability has been a challenge in New Westminster and Metro Vancouver long before the COVID-19 pandemic. According to the 2016 Census, 40.3% of tenant households in New Westminster spent 30% or more of their before-tax household income on housing costs. Finding non-market rental housing is difficult, with 562 households on the BC Housing Wait List for New Westminster as of June 2020.

For Indigenous residents of New Westminster, these challenges are compounded by higher poverty rates² and racism in the housing market³. For people experiencing homelessness in New Westminster, low incomes, a lack of supportive housing, and housing discrimination are significant barriers to housing.

In addition to the long-standing regional housing crisis, COVID-19 protocols created additional pressure by decreasing the number of housing options for residents, including couch-surfing and finding roommates.

Identification of Need

350-366 Fenton Street

Currently there is no existing Indigenous-specific housing locally, despite New Westminster having 2,295 Indigenous residents according to the 2016 Census. Regionally, there is currently no existing Indigenous-specific housing in Metro Vancouver outside of First Nations Reserves, the City of Surrey and the City of Vancouver, although 61,455 Indigenous residents reside in Metro Vancouver according to the 2016 Census.

68 Sixth Street

Studies have shown homelessness costs more to society compared with providing housing to individuals experiencing homelessness. A 2005 study by Pomeroy in Canada found that the cost of unsheltered homelessness cost \$66,000 to \$120,000 per year per unsheltered person (from higher rates of hospitalization and incarceration) whereas providing supportive and transitional housing cost \$13,000 to \$18,000 per year per person. With medical systems currently under significant pressure due to COVID-19 and the overdose epidemic, providing supportive housing may help to

² According to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents.

³ According to a survey by the Native Women's Association of Canada, 44.6% of participants in the survey in Canada had experienced discrimination from a landlord when trying to rent.

alleviate pressure on the health care system due to lower hospitalization rates resulting from housing people experiencing homelessness.

Policy Context and Project Partner Information

There are many policies that actively support the City's advancement of the Crisis Response Bylaw Amendments. A full listing of all of these enabling and action-focused policies is Attachment 1 to the report.

The City's project partners have prepared correspondence and information sheets to distribute to project neighbours and community members. See Attachment 2 to the report.

Proposed Public Engagement Approach

The City is committed to increased, early public consultation; however, the Crisis Response Bylaw Amendments need to be processed in an expedited manner to meet funding requirements.

As a result of these requirements, staff have developed a series of public engagement events that aim to provide the community with multiple opportunities to gather information, ask questions and provide feedback on the proposed projects.

The following events and activities are proposed:

- Virtual information sessions –
 - Crisis Response, Sixth Street and Fenton Street – October 5, 2021
 - 60-68 Sixth Street – October 19, 2021
 - 350-366 Fenton Street – October 20, 2021
 - Crisis Response, Sixth Street and Fenton Street – October 21, 2021;
- Advertising via local newspaper and City's social media channels;
- Be Heard New West platform to share information with and collect feedback from community members;
- Online comment form – October 1 to October 24, 2021;
- Postcards mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street;
- Emails to Residents Associations and other local stakeholder groups such as Business Improvement Associations, etc;
- Letters sent to First Nations, Ministry of Transportation and Infrastructure; the Board of Education of School District 40.

As with standard practice, community members can also submit comments via email, mail, or request a one-to-one meeting with City staff.

Bylaws Presented for Consideration of First Reading

A municipality's Development Review Procedures change over time. The City's Development Review Procedures have changed in different ways over the past three years, often for different reasons:

- To gain efficiencies when application review timelines were unduly increasing;
- To address the constraints, challenges and opportunities created by the COVID-19 pandemic;
- To support the corporate effort to streamline City advisory committees and to make best use of the volunteer committee members' time; and, most importantly,
- To add early public engagement opportunities, i.e., early enough that designs could still be amended and concerns could more readily be mitigated; (this, as opposed to the public hearing process set out by Provincial statute, when projects are generally "locked in" in terms of not being easily amended without the need for an additional public hearing to be held).

With respect to the Crisis Response Bylaw Amendments, staff propose a departure from typical review procedures toward fast-tracking. Key among these departures from procedure is Council's early consideration of First Reading of the bylaws, prior to the bulk of public engagement occurring. These proposed changes to typical development/project review procedures arise for a number of reasons:

- In the interest of moving quickly to meet current and near-future funding deadlines;
- In the interest of moving quickly to address the scale of current needs and crises in the New Westminster community;
- In the interest of moving quickly given the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local;
- To demonstrate the City's deep commitment to partnering with other levels of government to address crises that are affecting our businesses and our residents; and
- To ensure that, during the shortened time frame for public engagement on the Crisis Response Bylaw Amendments, the public is really clear on what exactly is being proposed, as they have seen the actual bylaws that have been drafted and are under active consideration by Council.

In view of all that is outlined above, staff recommend that Council give First Reading to the following bylaws, included as attachments to this report:

- **Attachment 3:** Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021

- **Attachment 4:** Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- **Attachment 5:** Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- **Attachment 6:** Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- **Attachment 7:** Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- **Attachment 8:** Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

NEXT STEPS

On September 13, 2021, Council directed staff to bundle the review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.

The following application review process for the Crisis Response Bylaw Amendments is proposed:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents' Association, Business Association, etc.); (September 20-24, 2021);
3. Advisory Planning Commission consideration (September 21, 2021);
4. Council consideration of First Reading of Zoning and OCP amendment bylaws (**we are here**);
5. City and project-partner consultation; (October 5 – 24, 2021);
 - a. Crisis Response – October 5, 2021
 - b. 60-68 Sixth Street – October 19, 2021
 - c. 350-366 Fenton Street – October 20, 2021
 - d. Crisis Response – October 21, 2021
6. Council consideration of Second Reading of Zoning and OCP amendment bylaws; (anticipated November 15, 2021)
7. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (to be determined);
8. Adoption of Zoning Amendment (to be determined).

FINANCIAL IMPLICATIONS

In 2021 the Fenton Property is vacant land, and therefore, does not draw on current city services, nor contribute to the City's Financial Plan via Property Taxes. The 68 Sixth street property currently zoned as a Class 6 and the City is collecting ~\$40K annually for Property Taxes based on the assessed land value of \$2.65M.

An OCP amendment and a rezoning for the Fenton Street properties from single-family zoning in order to enable affordable Indigenous housing will not only accelerate the City's ability to address the Housing Crisis, but will also add density and increased property taxes as a result of the development of multiple units.

Alternatively, the OCP amendment and rezoning for 60-68 Sixth Street to enable the proposed supportive housing project will result in increased density via development of housing units and wraparound services, however, the assessed value of the property will become \$1. Therefore, this reduced value of the land will trigger a net reduction in property taxes of ~\$40K dollars immediately, with some impact to the long range financial plan. However, staff acknowledge the current draw on other City services, such as bylaw enforcement, Fire and Police services, due to addressing issues related to homelessness and the opioid crisis. It is anticipated that the net financial impact will be to improve the current City costs incurred in those service areas. Therefore, staff will work to manage the net financial impact within existing budgets as we move the dial on addressing the homeless and opioid crises.

Subject to the approval of the proposed OCP and zoning bylaw amendments, staff will continue working with Vancouver Native Housing Society to develop the concept plan for the project at 350 - 366 Fenton Street. The grant submission was for ~\$32M, which is anticipated to be 100% of the on-site development costs required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.

Staff from BC Housing and the City are currently working through the project concept development stage for 60-68 Sixth Street and anticipate generating an approximate project value in October/November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these affordable housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the drafting of this report.

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's

Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council approve the proposed Public Engagement Approach, as described in this report, for three separate but closely related projects that are being bundled together as the *Crisis Response Bylaw Amendments*:
2. That Council give consideration to First Reading of the following six Bylaws:
 1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8291, 2021
 2. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
 3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 4. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
 5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
3. That Council provide staff with alternative direction.

Staff recommends Options 1 and 2.

ATTACHMENTS

Attachment 1 – Supportive Policies and Need

Attachment 2 – Project partner materials

Attachment 3 – Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021

Attachment 4 – Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

Attachment 5 – Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021

Attachment 6 – Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

Attachment 7 – Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021

Attachment 8 – Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

APPROVALS

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This report was approved by:

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Attachment #1

Supportive Policies and Need

Supportive Policies and Need – 350 to 366 Fenton St and 68 Sixth St

Supportive Policies – 350 to 366 Fenton Street

Affordable Housing Strategy (2010):

Strategic Direction #3 is to “Facilitate community partnerships”. Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Queensborough Community Plan (2014)

This project aligns with Policy 7.1, which is to “Facilitate the provision of affordable housing options”. Specifically, this project aligns with action 7.1a, which states that:

- *City should continue to implement the strategic directions of the City’s Affordable Housing Strategy.*

Small Sites Affordable Housing Projects:

In order to help address the housing crisis in the region, the City is actively pursuing creative approaches to providing affordable housing in New Westminster. Through the Small Sites Affordable Housing Program, the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City’s Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017):

This project aligns with Policy 8.2 of the City's Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

Supportive Policies – 68 Sixth Street

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Downtown Community Plan (2010)

This project relates to section 8.0 (Community Well-Being). Specifically, it address strategy 8.5 of section 8.0:

- *Address the needs and issues related to homelessness, including business and resident concerns related to street homelessness and its associated impacts.*

Within strategy 8.5, it addresses the following actions:

- *Develop a continuum of housing, including emergency shelter beds as entry points or gateways, and longer-term supportive housing, to permanently transition people out of homelessness.*
- *Facilitate the provision of adequate emergency shelter and supportive housing.*

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key direction:

- *Explore strategies to reduce homelessness, including developing opportunities for supportive housing.*

Identification of Need – 350-366 Fenton Street

The need for housing for Indigenous residents of New Westminster (the group to be served by the proposal for 350 to 366 Fenton Street) is noted as follows:

Higher rates of low income among Indigenous residents:

According to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents. Specifically, there were 460 Indigenous residents in low-income households in New Westminster in 2015. Additionally, there were higher rates of low-income among Indigenous children 0-17 years old (19.5% based on LIM—AT) compared with all children 0-17 years old in New Westminster (16.6%) in 2015. Specifically, there were 80 Indigenous children 0-17 years old in low-income households in New Westminster in 2015.

Higher rates of being in lone parent families among Indigenous children:

According to the 2016 Census, 37.3% of Indigenous children 0-14 years old in New Westminster lived in lone parent households, compared with 14.8% of all children 0-14 years old in New Westminster. Specifically, there were 110 Indigenous children 0-14 years old in New Westminster in lone parent households.

Higher rates of homelessness among Indigenous peoples:

According to the 2020 Metro Vancouver Homeless Count, there were at least 22 Indigenous homeless people in New Westminster. As only 71 out of 123 homeless count respondents in New Westminster answered the question on Indigenous identity and as homelessness has likely increased considerably since the onset of the COVID-19 pandemic, this number is likely a significant undercount. Furthermore, Indigenous homeless people composed 31.0% of the homeless population (based on who answered the question on Indigenous identity) in New Westminster, whereas Indigenous people composed 3.3% of New Westminster's population in the 2016 Census.

Lack of Indigenous-specific housing in New Westminster:

There is currently no existing Indigenous-specific housing in New Westminster, despite New Westminster having 2,295 Indigenous residents according to the 2016 Census. There is currently no existing Indigenous-specific housing in Metro Vancouver outside of First Nations Reserves, the City of Surrey and the City of Vancouver, despite 61,455 Indigenous residents residing in Metro Vancouver according to the 2016 Census.

Long waitlist for affordable housing in New Westminster:

in June 2020, there were 562 households (all households of all ethnic backgrounds) on the BC Housing Wait List in New Westminster, compared with 435 households in June 2015. Furthermore, there were 200 family households (all family households of all ethnic backgrounds) on the BC Housing Wait List in June 2020 in New Westminster, compared with 138 family households in June 2015.

Large future demand for non-market rental housing:

According to the City's Housing Needs Report, there will be a total estimated non-market rental demand of 1,290 units between 2021 and 2026 in New Westminster.

Identification of Need – 68 Sixth Street

The need for supportive housing for people experiencing homelessness in New Westminster (which would be partially addressed through the 68 Sixth Street project) is documented below:

Large homeless population in both Metro Vancouver and New Westminster:

According to the 2020 Metro Vancouver Homeless Count, there were 3,634 people experiencing homelessness in Metro Vancouver and 123 people experiencing homelessness in New Westminster. Among these 123 people in New Westminster, 41 were unsheltered, while 82 were sheltered (including 11 who were in extreme weather response shelters during the Count and likely would have been unsheltered if the extreme weather alert was not in effect during the Count). The actual number of people experiencing homelessness in Metro Vancouver and New Westminster is likely much larger than shown in the Homeless Count, as homeless counts are widely acknowledged as undercounts.

Increasing rate of homelessness calls for service to Licencing and Integrated Services:

in 2020, there were more than twice as many homelessness calls for service made to the City's Licencing and Integrated Services Division, with 152 calls in 2020 compared with 66 calls in 2019. In 2021 to date (January 1–August 31), there have been 144 homelessness calls for service, much higher than during the same period in 2019 (38 homelessness calls for service) and 2020 (114 homelessness calls for service).

Homelessness is very expensive to society compared with providing housing to people experiencing homelessness:

A 2005 study by Pomeroy in Canada found that the cost of unsheltered homelessness costs \$66,000 to \$120,000 per year (from higher rates of hospitalization and incarceration compared with people living in supportive housing) per unsheltered person whereas providing supportive and transitional housing cost \$13,000 to \$18,000 per year per person. Given that this study is 16 years old, it is likely that the discrepancy between the costs has increased considerably due to inflation. Furthermore, with the medical system (hospitals, etc.) in British Columbia (and elsewhere in Canada) under significant pressure due to COVID-19 and the overdose epidemic, providing supportive housing would help to alleviate some extra pressure on the health care system due to lower hospitalization rates of people experiencing homelessness once they are housed.

Other Crises

The challenging situation facing Indigenous residents (who would be housed at 350-366 Fenton Street) and residents experiencing homelessness (who would be housed at 68 Sixth Street) is compounded by three concurrent crises: the COVID-19 pandemic, the overdose epidemic, and the housing affordability crisis.

COVID-19 Pandemic:

After significant decreases in COVID-19 cases in late Spring/early Summer 2021, COVID-19 cases have now increased in New Westminster and provincially as part of a fourth wave of COVID-19. In August 2021, New Westminster had 171 new COVID-19 cases, a large increase from the 23 new COVID-19 cases in July 2021. The COVID-19 pandemic has taken a significant toll on British Columbia's health care system and resident health: as of September 14, 2021, there have been 9,227 COVID-19 related hospitalizations in British Columbia since the beginning of the pandemic, as well as 1,866 confirmed COVID-19 related deaths in British Columbia. A report entitled "What we heard: Indigenous Peoples and COVID-19: Public Health Agency of Canada's companion report", Indigenous peoples in Canada faced additional challenges related to the COVID-19 pandemic including a lack of affordable and safe homes, with the pandemic exacerbating issues of inadequate housing and homelessness and racism and a lack of cultural safety in the health care system. According to the "Guidance for providers of services for people experiencing homelessness (in the context of COVID-19)" produced by the Federal Government of Canada, "those who experience homelessness may be at higher risk of contracting COVID-19 or developing complications due to COVID-19 barriers to accessing traditional services and standard resources." Furthermore, according to this Federal Government of Canada report, "those who experience homelessness may also be at higher risk of developing complications due to COVID-19, as they are more likely to report having an underlying chronic condition (particularly asthma, chronic obstructive pulmonary disease, and heart conditions) compared to the general population."

Overdose Epidemic:

Starting in the mid-2010s, increased concentrations of fentanyl and carfentanil in the illicit drug supply resulted in increasing numbers of drug toxicity deaths and drug toxicity overdoses responded to by first responders in British Columbia and Canada. Various programs in British Columbia resulted in some progress in decreasing drug toxicity deaths in 2019. However, the physical distancing requirements of the COVID-19 pandemic in 2020 and 2021 and an increasingly toxic drug supply, as well as the social isolation and mental health impacts of the pandemic, resulted in a sharp increase in drug toxicity deaths and drug toxicity overdoses in 2020 and 2021 compared with 2019. In 2020, 35 New Westminster residents died of drug toxicity, compared with 20 in 2019. Based on January to June 2021 data, both New Westminster (projected 48 deaths for all of 2021 based on 24 deaths in the first six months of 2021) and British Columbia (projected 2,039 deaths for all of 2021 based on 1,011 deaths in the first six months of 2021) are on track for record high numbers of drug toxicity deaths in 2021. Furthermore, BC Ambulance attended 275 drug toxicity events (overdoses) in New Westminster from

January to June 2021. Indigenous residents are especially at risk for drug toxicity deaths: in 2020 in British Columbia, First Nations people died of drug toxicity at a rate that was 5.3 times higher than the general population with 254 First Nations people dying of drug toxicity in British Columbia in 2020. People experiencing homelessness are also at increased risk of drug toxicity deaths: a study from the BC Ministry of Public Safety and Solicitor General and the BC Coroner's Service in 2016 and 2017, found that 9% of all people who died from drug toxicity in British Columbia in those years were homeless. According to data from Statistics Canada Population Estimates and the Canadian Observatory on Homelessness Research Paper, "The State of Homelessness in Canada 2016", approximately 0.7% of Canadians experienced homelessness in 2016. Assuming a similar proportion of the population experienced homelessness during that year in British Columbia (as in Canada), this means that people experiencing homelessness were 12.9 times more likely to die of drug toxicity than residents of British Columbia as a whole.

Housing Affordability Crisis:

Compounding the above two challenges is the housing affordability crisis. When the COVID-19 pandemic emergency was declared in March 2020, concerns about contracting the COVID-19 virus decreased the number of housing options for residents, including couch-surfing and finding roommates. However, housing affordability has been a challenge in New Westminster and Metro Vancouver long before the COVID-19 pandemic. According to the 2016 Census, 40.3% of tenant households in New Westminster spent 30% or more of their before-tax household income on housing costs. Finding market rental housing can be extremely difficult: according to Canada Mortgage and Housing Corporation, in October 2020, New Westminster had a rental vacancy rate of 1.6% (well below the bottom limit of 3.0% for a balanced vacancy rate). Getting into non-market rental housing is difficult as well, with 562 households on the BC Housing Wait List for New Westminster as of June 2020. For Indigenous residents of New Westminster, these challenges are compounded by higher poverty rates (according to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents) and racism in the housing market (according to a survey by the Native Women's Association of Canada, 44.6% of participants in the survey in Canada had experienced discrimination from a landlord when trying to rent). For people experiencing homelessness in New Westminster, low incomes and a lack of supportive housing (according to BC Housing, there were 95 applicants on the BC Housing Supportive Housing Registry for New Westminster in September 2020, with actual demand likely much higher) are significant barriers to housing, as well as housing discrimination and other challenges.

Attachment #2

Project Partner Material

350 – 366 Fenton St., New Westminster

Long-Term Affordable Housing for Indigenous Singles and Families

The Project

Vancouver Native Housing Society is working with the City of New Westminster to develop approximately 58 homes for Indigenous individuals and families in New Westminster. The new housing will be up to four storeys with:

- A mix of Studio, One and Two Bedroom apartments for a total of 58 affordable rental units offered at rents geared to tenant incomes.
- Energy-efficient construction.
- Culturally-appropriate housing to meet the needs of Metro Vancouver's growing urban indigenous communities.
- 20% of units will be fully accessible.

Supporting Our Urban Indigenous Community

This project is an important opportunity to fill the need for Indigenous Housing in Metro Vancouver. Vancouver Native Housing Society is committed to creating space for urban Indigenous People to practice, honour and celebrate their cultures. The building's architecture, design and landscaping will incorporate Indigenous art, native plants and other Indigenous elements.

About Vancouver Native Housing Society

Vancouver Native Housing Society is a registered charity and non-profit society who is dedicated to providing safe, secure and affordable housing for Indigenous and non-Indigenous individuals and families living in the urban setting. VNHS is proudly governed by an all Indigenous Board of Directors.

This is a proposed project that has not yet been approved by the City of New Westminster and is still submit to Federal approval processes.



68 Sixth Street, New Westminster

Supportive Housing



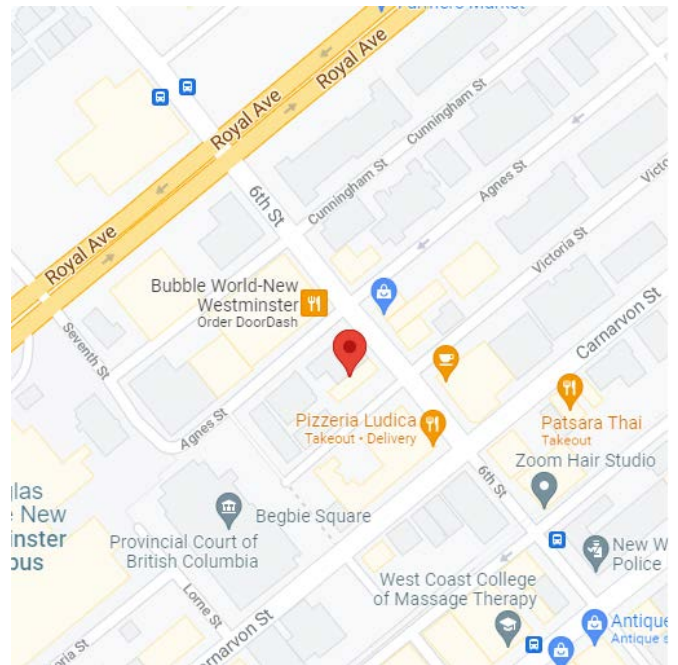
The Project

BC Housing is working with the City of New Westminster to develop approximately 52 new modular homes with supports for adults at **68 Sixth Street**. These proposed new homes will offer safe and secure housing to community members experiencing or at risk of homelessness. Supports would depend on the needs of residents but may include:

- On-site family support workers
- Life skills training
- Employment assistance
- Connection and referral to community services and support groups.

Why does New Westminster Need Supportive Housing?

The number of people experiencing homelessness across the region is rising. Social service providers report more people at risk of homelessness and higher wait lists for social and non-market housing.



Sixth Street Supportive Housing

This modular housing would have self-contained studio homes with various support services provided on-site, to ensure people can achieve and maintain housing stability.

Who would live here?

Adults who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. Priority would be given to residents of New Westminster. BC Housing and the operator would work with local service providers to determine the criteria and select residents. All new residents would pay rent and sign an agreement and good neighbour agreement.

Community safety

We are committed to building a safe community both inside and outside the housing with:

Experience: BC Housing and the operator have extensive experience providing services and housing to people experiencing or at risk of experiencing homelessness across the region.

Staffing: Operator staff would be on-site 24/7 to support residents, manage the building, and be available to respond directly to any related questions that arise, in a timely manner.

Resident Mix: Residents are selected through a thoughtful and thorough assessment process. Every resident is considered on an individual basis to ensure that the housing and services provided by the program match the supports they need.

Property Maintenance: Regular cleanups of property and immediate area would ensure cleanliness.

Design Features: There will be security features in place that will benefit residents and neighbours alike such as a single point of entry, well-lit and fenced grounds, landscaping, and outdoor space

Good Neighbours: Residents would sign an agreement and a good neighbour agreement.

Community Advisory Committee: A Community Advisory Committee would be created to support the successful integration of the building into the community, with anticipated representation from BC Housing, the City of New Westminster, non-profit operator, Fraser Health, community policing, and neighbours.

Next steps

As part of the rezoning process, BC Housing and the City of New Westminster will be hosting several community information sessions this fall to share information and answer questions about the project. Once dates are finalized, they will be added to the Let's Talk website and we will also be reaching out to the community.

Partners & Collaborators

- BC Housing, the City and operator will engage with Fraser Health to discuss support services that could potentially be provided at the site.
- An experienced non-profit operator would manage the housing and provide support services to residents.



Contact Us



For more information about the proposed project visit:

<https://letstalkhousingbc.ca/new-westminister-sixth-street>

and

https://www.beheardnewwest.ca/crisis-response-bylaws/news_feed/68-sixth-street

If you have any questions about the proposed supportive housing please email email: communityrelations@bchousing.org

Attachment #3

*Official Community Plan Amendment
Bylaw (350-366 Fenton Street)
No. 8281, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

Attachment #4

Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021

Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

- 1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

- 1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 5

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021".
2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is affordable rental housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment #6

Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

- 1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

- 1094 .6 For a *supportive housing* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment #7

*Official Community Plan Amendment
Bylaw (City-wide Crisis Response)
No. 8285, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

*** Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment #8

Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

c) Adding the following under Section 140 (Off-Street Parking):

140 .15 .1 For *crisis response uses*, *off-street parking* shall be provided to the satisfaction of the Director of Engineering.

d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, *accessible off-street parking* shall be provided to the satisfaction of the Director of Engineering.

e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) after the first instance of Section 150.8:

150 .8 .1 For *crisis response uses*, *off-street bicycle parking* shall be provided to the satisfaction of the Director of Engineering.

f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K Adin, MCIP
Director, Climate Action, Planning and
Development **File:** 13.2680.20
OCP00038 &
REZ00218
OCP00034 &
REZ00203

Item #: 2021-546

Subject: Crisis Response Bylaw Amendments: Consultation Summary and Second
Reading of Bylaws

RECOMMENDATION

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021

- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

PURPOSE

To present to Council with a summary of public feedback for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments.' Staff is seeking Second Readings and forwarding to a Public Hearing of the six related bylaws, including for an Indigenous affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The City of New Westminster, along with its project partners, has bundled three separate but closely related projects into one review process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. The three projects are:

- 1. City-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.**
 - an OCP amendment to permit, in all land use designations, any land uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster;
 - a general Zoning Bylaw amendment that includes a definition for Crisis Response Use, outlines transportation related provisions for Crisis Response Use, permits Crisis Response Uses in all zoning districts and outlines criteria with which Crisis Response Uses must comply;
- 2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.**
 - an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings;
 - a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site;

3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

- an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing;
- a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The City and project partners have undertaken public consultation including four virtual information sessions. The proposal was also presented to the Advisory Planning Commission.

There are several imminent funding opportunities by senior levels of government that would contribute to affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications, and resulting condensed public engagement phase by the City on these three projects, reflect the understanding by all levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Should the projects receive funding, it would be significant investment into New Westminster in support of affordable housing for some of our vulnerable populations.

BACKGROUND

Policy Context

There are many policies that actively support the City's advancement of the Crisis Response Bylaw Amendments. An overview of these enabling and action-focused policies, as well as information about site characteristics, context, proximity to transit and supportive policies for 350-366 Fenton and 60-68 Sixth Street, are included in Attachment 1 to the report.

Project Descriptions

1. City-Wide Crisis Bylaw Amendments

The proposed adoption of some general Official Community Plan and Zoning Bylaw amendments would offer a way for the City to respond more quickly to possible future and current crises such as the COVID-19 pandemic, recent fires and heat waves, the overdose crisis, the regional homelessness crisis. The proposed OCP and zoning bylaw amendments would be limited to projects that meet all four of the following criteria:

- a) The property/properties must be owned or under long-term lease by the City, BC Housing, or another public agency;
- b) The project(s) must be government agency funded;
- c) The project(s) must be non-profit society or public agency operated; and

- d) The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

Future projects that meet all of the criteria would no longer need a rezoning. However, projects would still be subject to other City approvals. Application review would follow the City's typical development review process, including public notification and an opportunity to comment, though special consideration for waiving certain steps may be considered on a case-by-case basis. For projects on City-owned land, the City would still have the authority as landowner to approve the proposed land use, including setting any appropriate conditions on the use (e.g. limiting the use to a specific time period).

The proposed Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021 which relate to this project are included as Attachment 2. Since 1st Reading of the Zoning Bylaw amendment, a subsequent amendment to the Zoning Bylaw has been brought forward which has resulted in a minor adjustment to the numbering of the Off-Street Parking section for this Zoning Bylaw amendment. The change is as follows:

- c) Adding the following under Section 140 (Off-Street Parking):

140 .15 .1 For crisis response uses, off-street parking shall be provided to the satisfaction of the Director of Engineering.

Revised To:

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 "Institutional Off-street Parking Space Requirements" table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

2. 350-366 Fenton Street

In partnership with Vancouver Native Housing Society, the City has continued work on developing a non-market affordable housing project for Indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Canada Mortgage and Housing Corporation's Rapid Housing Initiative Round Two, and updated information on site geotechnical and construction technology, a modified project that meets the funding program requirements is proposed, including:

- Culturally-appropriate housing to meet the needs of urban Indigenous individuals and families, including a target of 50% units for women and children;
- Three-storey 58-unit building built above the Flood Construction Level;

- Mix of studios, one and two bedroom units with rents geared to tenant incomes;
- 20% fully accessible units;
- A central elevator, which would provide access to all floors and units;
- Common laundry and green space;
- Property management services, including a building maintenance worker;
- Reduced building siting and off-street parking and loading requirements;
- Aiming for high environmental design standard and energy efficiency.

The project would require an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings; and a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021, both of which relate to this project, are included as Attachment 3.

3. 60-68 Sixth Street

A supportive housing project is being proposed by the City and BC Housing, with the intention to submit a grant application in 2021 to Canada Mortgage and Housing Corporation's [Rapid Housing Initiative](#) program. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street (owned by the City). The concept includes:

- Four-storey modular building with approximately 52 supportive housing units, some exterior programming space (e.g. a smoking gazebo), and no commercial at grade;
- 100% Deep Subsidy Income Limit with monthly rents set at the maximum Income Assistance Shelter rate, which is currently \$375;
- Resident supports including: meal programs, laundry facilities, 24/7 support staff, life skills and employment training, referrals to other community services, and on-site medical and other health support;
- BC Housing would have multiple on-site staff to operate the building, as well as other building support staff as needed (e.g. cook, cleaners);
- Limited, if any, parking would be accommodated on-site.

An Open Request for Proposals for operators is expected to be issued in the coming months.

The project would require an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing; and, a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 which relate to this project are included as Attachment 4. On review of the bylaws between 1st and 2nd reading, a wording change in the OCP Bylaw has been made to ensure language consistency with the Zoning Bylaw. The change is as follows:

- *Section 2. Affordable rental housing changed to supportive housing*

DISCUSSION

City-Wide Crisis Response Bylaw Amendments

Staff considers that the proposed City-wide Crisis Response OCP and Zoning Bylaw amendments to be reasonable as they would:

- Proactively respond to the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local – by "pre-approving" specific land uses on publicly-owned/leased land that respond to these emergency situations;
- Increase the City's and/or future project partners' chances of successful senior government grant applications, thus resulting in increased amounts of investment in New Westminster in support of affordable housing and urgently needed services for some of our vulnerable populations;
- Facilitate the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Align with the mandate of the Strategic Plan to create a welcoming, inclusive, and accepting community that promotes a deep understanding and respect for all cultures; and with the City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative;
- Demonstrate the City's deep commitment to partnering with other levels of government to address crises that are affecting our community.

350-366 Fenton Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- House multigenerational members of the Indigenous community including Elders, families, and individuals, aligning with the City's reconciliation initiative;
- Contribute City-owned land for the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster;
- Provide affordable housing units in Queensborough, which has the lowest number of non-market housing units by sub-area in New Westminster;
- Be consistent with affordable housing principles regarding locating projects near everyday needs, services and amenities such as Queensborough Landing Shopping Centre, parks, bus stops, schools and Queensborough Community Centre.

If funding is successful and the project proceeds, staff would work with the applicant to refine the proposal during the site and building design development phase, including exploring:

- Architectural design that appropriately transitions the building to the neighbouring properties;
- Encouraging and supporting walking, cycling and transit transportation demand management measures;
- Achieving a reasonable amount of on-site parking (the design concept currently includes proposed onsite parking availability at approximately 0.5 /unit ratio).

60-68 Sixth Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- Allow the use of existing, new modular units which, though they cannot accommodate commercial uses at grade, would make the project feasible within the limited site size, and support the City's Climate Action goals by eliminating the need for new wood-frame construction to achieve the project;
- Be consistent with good planning principles regarding locating density along a major transportation corridor and within service centres, such as the downtown regional centre;

- Be consistent with good planning principles regarding locating residential density close to residents' everyday needs (shops, services, transit and other amenities) – particularly important for projects housing those with lower incomes;
- Deliver much needed supportive housing units in New Westminster, in response to the regional housing crisis, the Provincial opioid crisis and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Result in a significant amount of Provincial investment in New Westminster in support of affordable housing for some of our vulnerable populations.

The site is located along Sixth Street, which is a Great Street identified in the City of New Westminster's Master Transportation Plan and OCP. Allocation for loading and parking for staff would be explored during the detailed building design phase. In many supportive housing buildings, very few residents have vehicles. With the proximity to transit and services, the need for resident parking is anticipated to be low.

CONSULTATION

Public Consultation

The City has received feedback on this application through the public engagement approach endorsed by Council at the September 27, 2021 Council meeting. Comments received included correspondence or phone calls submitted directly to staff and Council, through the Be Heard New West engagement page, and during four virtual information sessions. All of the feedback received has been reviewed by staff and is summarized in Attachment 5.

City Notifications: Per City practice, postcards were mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street; emails were sent to Residents Associations and other local groups such as Business Improvement Associations; project information signs were placed on-site at 350-366 Fenton Street and 60-68 Sixth Street; and advertising for the information sessions and the projects' Be Heard webpage were conducted via the local newspaper and the City's social media channels.

Be Heard New West Project Webpage: Be Heard New West is the City's online community engagement space. A Be Heard page specific to this project was launched on October 1, 2020. The webpage saw more than 450 visitors as of October 24, 2021. A summary of the content is included in Attachment 6.

Other feedback: A number of emails have been sent directly to the City regarding the projects and are included in Attachment 7. Feedback submitted by phone is incorporated into the summary in Attachment 5.

BC Housing: BC Housing also prepared correspondence and information sheets that were distributed to project neighbours and community members, and will continue to engage with stakeholders if this project moves forward. BC Housing staff were also

available to meeting with anyone who wanted to discuss the project outside of the virtual information sessions. A project page on the BC Housing Let's Talk website went live on September 20, 2021. As of October 27, 2021, there have been a total of 35 views from 29 unique visitors. A summary from BC Housing is included in Attachment 8.

Stakeholder Consultation

The Local Government Act includes specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The Act requires the municipality to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed amendment. At their meeting on September 27, 2021 Council endorsed consultation with the New Westminster Board of Education and with First Nations which have been identified as having an interest in New Westminster through the Province's Consultative Area Database (CAD).

Acknowledges of receipt for request for consultation were received from the Qayqayt First Nation, Kwantlen First Nation Council and Tsleil-Waututh Nation.

Committee Consultation

Advisory Planning Commission: The project was presented for information to the Advisory Planning Commission on September 21, 2021 and was received positively by members.

FINANCIAL IMPLICATIONS

Senior government funding is being sought for both of the site-specific housing projects, and the City's expediting of the OCP amendments and rezonings support these funding requests by signaling the emergency nature of these proposals, and the level of commitment the City has to addressing the housing crisis.

1. The grant submission for 350-366 Fenton Street was for approximately \$32M which was requested to cover 100% of the capital required for this project. While the City would be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.
2. Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate submitting a grant application in winter 2021/2022.

ADOPTION REQUIREMENTS

Prior to the adoption of the proposed Zoning Bylaw Amendment, the City's project partners will need to register a Section 219 Restrictive Covenant (No Build Covenant) which is to the satisfaction of staff and which outlines that the following requirements must be met prior to any construction on the site:

- Enter into a legal agreement that would secure the rental units; and
- Enter into a Works and Services Agreement.

NEXT STEPS

On September 13, 2021 Council directed staff to use the following application review process, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents Associations, Business Associations, etc.) and other consultation stakeholders (School District, First Nations, etc.); (September 20-24, 2021);
3. Advisory Planning Commission consideration (September 21, 2021);
4. Council consideration of First Reading of Zoning and OCP amendment bylaws (September 27, 2021);
5. City and project-partner consultation; (October 5 – 24, 2021);
 - a. Crisis Response – October 5, 2021
 - b. 60-68 Sixth Street – October 19, 2021
 - c. 350-366 Fenton Street – October 20, 2021
 - d. Crisis Response – October 21, 2021
6. Council consideration of Second Reading of Zoning and OCP amendment bylaws; (anticipated November 15, 2021) (**we are here**)
7. Formal referral and consultation with School District, First Nations and Ministry of Transportation and Infrastructure;
8. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (estimated December 6, 2021);
9. Adoption of all bylaws that are given Third Reading (to be determined).

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the advancement of the Crisis Response Bylaw Amendments initiative. Staff working on the Affordable Housing Portfolio include staff from Parks & Recreation, Finance, Engineering Services,

Electrical, Planning & Development, Mayor's Office, and Office of the CAO. The policy and projects were also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are offered for Council's consideration:

1. That Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';
2. That Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:
 - a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
 - b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
 - c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
 - e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 - f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
3. That Council consider:
 - a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
 - b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

4. That Council provide staff with alternate direction.

Staff recommend Options 1, 2 and 3.

ATTACHMENTS

Attachment 1: Policy and Site Context

Attachment 2: Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

Attachment 3: Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

Attachment 4: Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

Attachment 5: Summary of Community Feedback

Attachment 6: Be Heard New West Feedback

Attachment 7: Verbatim Written Correspondence

Attachment 8: BC Housing Summary

Attachment 9: Official Community Plan Amendment Memos

APPROVALS

This report was prepared by:

Carolyn Armanini, Planner, Economic Development

This report was reviewed by:

Emilie Adin, Director, Climate Action, Planning and Development

Jackie Teed, Manager, Climate Action, Planning and Development

This report was approved by:

Emilie Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

Attachment 1

Policy and Site Context

CONTEXT INFORMATION: 350- 366 Fenton Street

Site Context

Site Characteristics and Context

The project site is located in the Queensborough neighbourhood. It is approximately 3,789 square metres (40,784 sq. ft.) in size consisting of just over four (4) of 9 City-owned properties which are each zoned to allow for a single detached dwelling. The site is relatively flat.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

The site is located within walking distance of the Queensborough Landing Shopping Centre (1.0 km away), which has a full range of shopping amenities. Furthermore, the Fenton Street site will be located within walking distance (0.88 km) of the Queensborough Eastern Node shopping area at Mercer Street between Ewen Avenue and Duncan Street once the Queensborough Eastern Node project is completed. The site is also located within a short walk (0.45 km) from Old Schoolhouse Park, which has a wide range of amenities, including a playground, nature play area, basketball court, tennis court, sports field, picnic shelter and outdoor fitness circuit.

The site is a short walk away from the bus stop, which provides access to two schools (Queen Elizabeth Elementary School and Queensborough Middle School), three parks (Ryall Park, Port Royal Park and Port Royal Riverfront Walk) and the many amenities (library, fitness centre, community centre, and meeting rooms) of the Queensborough Community Centre).

Proximity to Transit Service and Other Sustainable Transportation Options

Transit Facility	Frequency	Distance
Bus Service (104 – 22nd St Station/Annacis Island)	Approximately 13 minutes during peak hours	330-400 metres (0.33 – 0.4km) to the bus stop located on Ewen Avenue.

The 104 bus, which operates every 13 minutes during peak hours, also connects the Fenton Street site with the Skytrain System (at 22nd Street) and workplaces on Annacis Island.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is (RL) (Residential Low Density). The purpose of this designation is to allow single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.

The proposed building form (three storeys above the Flood Construction Level) is not consistent with the Official Community Plan (OCP) land use designation. An amendment to the OCP would be required to change the land use designation to (RM) Residential – Multiple Unit Buildings. The principal forms and uses permitted in this land use designation include a mix of small to moderate sized multiple unit residential buildings

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned RQ-1 (Single Detached) which would permit single detached dwellings and secondary suites. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (350-366 Fenton Street) (CD-50), a zoning district that would be created specifically for this project.

Policy Context

Affordable Housing Strategy (2010)

Strategic Direction #3 is to “Facilitate community partnerships”. Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Queensborough Community Plan (2014)

This project aligns with Policy 7.1, which is to “Facilitate the provision of affordable housing options”. Specifically, this project aligns with action 7.1a, which states that:

- *City should continue to implement the strategic directions of the City’s Affordable Housing Strategy.*

Small Sites Affordable Housing Projects

In order to help address the housing crisis in the region, the City is actively pursuing creative approaches to providing affordable housing in New Westminster. Through the Small Sites Affordable Housing Program, the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

Community Poverty Reduction Strategy (2016)

This project aligns with section 7.3 (Housing and Shelter) of the City’s Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.2 of the City’s Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019)

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

CONTEXT INFORMATION: 60-68 Sixth Street

Site Context

Site Characteristics and Context

The project site is located in the Downtown neighbourhood. It is approximately 843 square metres (9072 sq. ft.) in size. The sites are relatively flat and are zoned to allow mixed use development at a high density.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade, and offices above. Across Sixth Street to the east are two storey commercial buildings.

Proximity to Transit Service and Other Sustainable Transportation Options

Being located in the Downtown, the site is well-served by transit, including multiple bus routes and SkyTrain, as well as greenways and cycling routes, providing access to services and amenities throughout the city. The site is within a five minute walking distance to SkyTrain to Columbia Street Station and 260 New Westminster Station and is located directly on Sixth Street which is part of the Frequent Transit Network.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is Mixed Use High Density. The purpose of this designation is to allow mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses). As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

An amendment to the OCP would be required to change the land use designation to include text that the requirement for at grade commercial does not apply if all housing on the two sites are affordable rental housing (RM) Residential – Multiple Unit Buildings.

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted for staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address

any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned Commercial (C-4) which use development at a high density. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (60-68 Sixth Street) (CD-94), a zoning district that would be created specifically for this project.

Policy Context

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Downtown Community Plan (2010)

This project relates to section 8.0 (Community Well-Being). Specifically, it address strategy 8.5 of section 8.0:

- *Address the needs and issues related to homelessness, including business and resident concerns related to street homelessness and its associated impacts.*

Within strategy 8.5, it addresses the following actions:

- *Develop a continuum of housing, including emergency shelter beds as entry points or gateways, and longer-term supportive housing, to permanently transition people out of homelessness.*
- *Facilitate the provision of adequate emergency shelter and supportive housing.*

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key direction:

- *Explore strategies to reduce homelessness, including developing opportunities for supportive housing.*

Supportive Policies – City-Wide Crisis Response Bylaw Amendments

2019-2022 Strategic Plan

Council's strategic plan, which acts as the road map for steering the City's activities, lays out the vision for New Westminster: A vibrant, compassionate, sustainable city that includes everyone. The Plan also includes core values that are interwoven into everything the City does towards fulfilling the vision. One of these core values is: Inclusion - we place high value on the principles of equality and equity and strive to build an environment where everyone is included, valued, and treated with dignity and respect.

The principle of equity is key in the way the City provides services that ensure our community is safe, healthy, and meets our residents' needs. Equity requires fair treatment according to each person's needs and situation, which is different from equality which involves everyone receiving exactly the same treatment. Equality only works if everyone starts from the same place. Equity recognizes that everyone does not.

The City, in facilitating the provision of affordable housing, gives equal consideration to the full spectrum of housing needs, from non- and below-market housing through to affordable home ownership. Through that the City identifies where there are gaps in housing types along the spectrum, and work to create policy and facilitate projects to fill those gaps. One of the gaps identified in the spectrum is housing for at-risk and vulnerable populations who have more difficulty than others in accessing affordable housing in New Westminster, and across the region.

The principle of equity requires that more support be given to accommodate persons with multiple barriers to housing, which is why many of the affordable housing projects in the City are focused on groups such as women and their children fleeing abusive situations, persons living with disabilities, and those who are homeless or at risk of homelessness. It is only by providing the most assistance to those having more barriers to housing that the City will be able to achieve our vision of a vibrant, compassionate, inclusive and sustainable city.

Affordable Housing Strategy (2010):

Strategic Direction #3 is to "Facilitate community partnerships". Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve*

partnership with other levels of government and identification of priority target groups.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017):

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

This project aligns with Policy 8.2 of the City's Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Attachment 2

*Official Community Plan Amendment (City-wide
Crisis Response) No. 8285, 2021 and
Zoning Amendment Bylaw (City-wide Crisis
Response) No. 8286, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

*** Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
 _____ 27th _____ day of _____ September _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
 _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
 _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
 _____, 2021.

 MAYOR JONATHAN X. COTE

 JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 “Institutional Off-street Parking Space Requirements” table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

- d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, accessible off-street parking shall be provided to the satisfaction of the Director of Engineering.

- e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) immediately after the Section 150.7 “Recreation, Assembly and Institutional Bicycle Parking Requirements” table:

Crisis Response Uses Bicycle Parking Requirements

150 .7 .1 For *crisis response uses*, off-street bicycle parking shall be provided to the satisfaction of the Director of Engineering.

- f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, off-street loading shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment 3

*Official Community Plan Amendment Bylaw
(350-366 Fenton Street) No. 8281, 2021
and Zoning Amendment Bylaw (350-366
Fenton Street) No. 8282, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this day of
, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021

Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 4

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021 and
Zoning Amendment Bylaw (60-68 Sixth
Street) No. 8284, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021".
2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
____ 27th _____ day of _____ September _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
_____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

- 1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

- 1094 .6 For a *supportive housing* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 5

Summary of Community Feedback

Overall Summary of Community Feedback

Introduction

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community.

1. Potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.
2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.
3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

The City hosted four different virtual information sessions to present the three proposed projects, address questions and hear from community members. Attendance (excluding staff and project partners) across the four sessions was as follows.

- October 5, 2021 (Presentation on all three projects) – 9 participants
- October 19, 2021 (Focus on 60-68 Sixth Street) – 26 participants
- October 20, 2021 (Focus on 250-366 Fenton Street) – 12 participants
- October 21, 2021 (Presentation on all three projects) – 10 participants

The community was also able to provide their feedback on the proposed projects by:

- Completing an online Comment Form on Be Heard New West;
- Submitting comments via BC Housing's Let's Talk webpage for 60-68 6th Street;
- Emailing their comments to City staff;
- Requesting a phone or in-person meeting with City staff; or
- Mail a letter to City Hall.

City staff has summarized the feedback received through Be Heard New West, phone calls or correspondence submitted directly to City staff, as well as the comments provided during the Virtual Information Sessions. The primary comments expressed relate to the following:

City-wide Crisis Response Bylaw Amendments

- **Rapid response to community needs** – Comments in support of bylaws that would enable the City to respond more readily in the future to emergency or time-sensitive needs, with set criteria. A comment was also made that the criteria should be expanded.
- **Bundling of projects** – Comments were made that the city-wide bylaws seemed to be over shadowed by the individual projects.
- **Non-support** – Comments were made in non-support of these amendments, citing leaving the current process as-is and providing housing for specific users.

60-68 Sixth Street

- **Unfair burden on neighbours and neighbourhood** – Concerns were raised that this development would be an unfair burden on those who live in close proximity to the development with respect to litter and crime. Comments were made that the Downtown neighbourhood already has a high concentration of services and housing for vulnerable populations and this project would exacerbate nuisance activities. Other comments were received from nearby residents in support of the building.
- **Adjacent uses** – Concerns were raised regarding the adjacency to a cannabis store, liquor stores, daycare, schools and existing shelters/transition housing.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region's housing crisis and a need to increase the amount of affordable housing in the city. Some comments expressed that housing is a human right and should be treated as a priority in the community.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on nearby property values.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.
- **Tenant Agreements/Conduct** – concerns were raised regarding tenant behaviours (in and outside the units/building) and how the operator could enforce the tenant agreements.

350-366 Fenton Street

- **Size/density of the development in relation to the surrounding neighbourhood**– Issues were raised about the overall size and height of the building compared to the surrounding single detached dwellings. Other residents stated the benefits of this project outweigh concerns about the size and fit of the building.

- **Proposed location of the development within the city** – Some residents questioned the appropriateness of this location citing a lack of services and transit as opposed to elsewhere in the city (e.g. on the mainland). Other residents expressed support.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region's housing crisis and a need to increase the amount of affordable housing in the city.
- **Existing infrastructure** – Comments were made that the current infrastructure on Fenton street is inadequate (street lighting, uncovered ditches, localized flooding from blocked culverts, lack of sidewalks). Requests were made for the City to cover the ditches, complete sidewalks and raise street lighting for the entire length of the block.
- **Pedestrian Safety** – Concerns were raised that the street is narrow and in poor condition and sidewalks should be provided to better access transit.
- **Traffic and parking impacts** – Issues were raised about potential impacts to on-street parking. Issues were also raised related to increased traffic volumes in the area.
- **Soil/Settling issues** - Concerns were raised regarding pile driving and potential ground settlement from during construction activities.
- **Increased demand for schools** – Questions were raised regarding the impact of the proposed new units on demand for schools especially given the number of family-friendly units.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on property values nearby.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.

Attachment 6

Be Heard New West Feedback

Attachment 6: Summary of Be Heard New West Feedback

Be Heard New West Feedback

Be Heard New West is the City's new online community engagement space. A Be Heard project page for the overall the Crisis Response Bylaw Amendments initiative was developed, along with specific information on the three related but individual projects. The project page was launched on October 1, 2021 and had 453 total visits, 370 aware participants (viewed a page), 167 informed participants (clicked on something), and 48 engaged participants (provided input), as of October 24, 2021.

The project page included:

- Project Summary – including an outline of what is being proposed, site plan of the proposed development, and information about how to engage.
- Development Review Timeline & Links – outlining the key milestones in the review process, including links to relevant material (e.g. Council reports).
- Community Questions – could be asked through the page. Two questions were asked through the page and are included below.
- Comment Form – comments could be submitted from October 1 to October 24, 2021. A total of 8 comments from unique users were submitted for City-wide Crisis Response, 34 for 60-68 Sixth Street and 14 for 350-366 Fenton Street. The comments received have been included below.
- Location Maps – indicated the location of the proposed projects.
- Project Contact – providing contact details for the Planning Division as well as a link to BC Housing's project webpage.

Below is the input provided by participants who shared their questions and comments on Be Heard. Note that responses are not edited for spelling and grammar – they are reported exactly as entered by participants.

Community Questions Received on Be Heard Project Page

60-68 Sixth Street

Regarding the 68 Sixth St supportive housing, will residents be prohibited (possibly via the mandatory "good neighbour agreement") from recreational substance use (alcohol and marijuana products)? Is it a good idea to build supportive housing less than two blocks from a liquor store and directly across the street from a cannabis retailer?

Many residents in this area have had negative experiences with assisted housing in the neighbourhood (e.g., the area around 740 Carnarvon St has become a hotspot for frequent open displays of substance abuse and petty crime). Calls for assistance from NWPD as a result of break-ins and theft appear to be treated as low-priority or zero priority.

While most can probably get behind helping out those who are less fortunate, community members are understandably concerned by the proposition of this project (which is, of course, slightly different than the one referenced above) and the impact it is going to have on the neighbourhood.

My questions are as follows: What assurances can the City of New Westminster provide to community members that this facility will not become another 'hot spot' of issues that make others in the area feel unsafe or vulnerable? Is NWPD going to be able to take a more active role in policing downtown New Westminster to assist? Do we have sufficient social support to assist the vulnerable in these areas and also make neighbours feel safe?

350-366 Fenton Street

None received.

City-wide Crisis Response Bylaw Amendments

None received.

Comments Received: City-wide Crisis Response Bylaw Amendments

support - very important issue to fast track
I support these amendments and commend the City for recognizing and addressing systemic barriers to quickly address community needs.
This not required. This is political power grab, leave the process as is.
This bylaw amendment is excellent in creating some provisions for emergency response from the public sector. It unfortunately limits the opportunities for other non-governmental agencies, such as non-profit housing providers, to be included in the housing crisis response. Please consider broadening the criteria to include non-profit groups as project and land owners. Additionally, the criterion for government funding excludes the private sector from participating in a response. There are market solutions to the issues being described in the bylaw, which are unfortunately excluded by the restrictive requirements of the bylaw. Due to the severity of the housing crisis, the rigidity of these criteria does not seem appropriate. A case-by-case mechanism for inclusion could alleviate this issue.
Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities)
Fully supportive of this and welcome with open arms to our community.
In full support
Strongly support potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis:

Comments Received: 60-68 Sixth Street

<p>This plan does not care for homeowners around the area. It will definitely have an adverse effect on the homeowners' livelihoods and living standards.</p>
<p>We believe that this location is a bad idea for many reasons: 1) you are right across the street from the cannabis store, 2) only 2 blocks from the local elementary school, 3) 2 blocks from a CEFA school, 4) walking distance to the middle school on 8th Street and 5) 624 Agnes Street houses many single, senior women who are afraid what element of additional security fears this will bring to our neighbourhood. This is not a good location. Agnes Street dead ends into Douglas College and Begbie Steps (Courthouse) where illicit drug activity takes place on a daily basis. This is a bad location.</p>
<p>I am fully in support of this proposal! We absolutely need more housing-first initiatives, especially in downtown and even more especially near Carnarvon. A few questions I have which I hope will be answered in the meeting: what services would the housing staff be providing? Will the occupants be exclusively New West citizens or come from other parts of BC? Will occupancy include families, or single adults or couples only?</p> <p>Thank you!</p>
<p>DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)</p>
<p>Please do not go forward with this. It would be a disaster in the city of new Westminster</p>
<p>Considering the location that homelessness homes, it will be very close to the École Qayqayt Elementary School, the Qayqayt Children's Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St.</p> <p>the students of Douglas college, Fraser River middle school, and qayqayt elementary school can all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.</p> <p>No matter how good you state for the new homes. The homelessness homes at 750 Carvarnon St, it also has some services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from they causing to us, for example, beside the building of 750 Carvarnon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place. Therefore, you guys cannot ensure your promise, the "GOOD" of your saying on the proposal cannot come true!!! we only trust THE FACT!!! the fact from 750 Carvarnon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project. We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver. How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children</p>

<p>who living in this community and requiring the basic clean environment for living. So please create the homelessness homes to another place, Stop doing this project.</p>
<p>Very disappointed with City of NW and BC Housing to create this homelessness homes, that can cause safety and security issues around this community, which already has so many problems causing from homelessness and drug users around this area. this project will bring more and more homelessness and illness people come to this area, what are you doing City and BC Housing????</p>
<p>I live in a nearby building and am fully supportive of this project. I do not like seeing the police force my unhoused neighbours to pack up their tents and tarps when there is only "public/private" outdoor spaces for them to live on. I hope these ones get housed in the new homes. Dignity for all :-)</p>
<p>I am strongly in favour of this project. Supportive housing is one of the best ways of helping people in our community. Doing this downtown, close to services and transportation options, is ideal. I'm not sure how much more needs to be said, but supportive housing for people is a way better use of this space than an empty lot. Let's help our underhoused neighbours by providing this necessary supportive housing!</p> <p>The only thing I would change about this is its size -- if you can make it bigger to help more people find housing, that would be ideal.</p>
<p>I am happy to hear that more supportive housing is coming! My concern is that other related programs receive increased capacity and are sustained. These include things like street clean up, and patrolling to reduce crime. I also believe that there should be a "parklet" type of space (maybe behind this development or behind the Purpose Society?) that could be a safe space to hang out for those who are homeless or whose friends are. This is specifically an idea to reduce the use of sidewalks and private property as a space for loitering. Our neighborhood has been so heavily impacted by increased homelessness, street drug use, crime and litter that our family feels it has become an undesirable place to live.</p>
<p>I'm against this project since the location is too close to the school and residential area. I don't want my kids growing up with this kind of bad influence around them.</p>
<p>This is very bad news for us. New west is already abandoned. The huge increase of homeless from 6th street to the new west Skytrain station. It looks like hastings street. And now, this bad idea of having " supportive housing" in a residential area just confirms that New West is gone.</p> <p>Many people were already planning to leave New West and now, from this new idea, more people is already planning to leave new west.</p> <p>I live in new west for 6 years and it's incredible how the city changed and how the city is crowded of homeless making mess all around the streets.</p> <p>Really cant continue living in a city where the homeless people are taking control of everything. It's not the city I chose in the past to leave., so we will leave the city as so many other residents will as well.</p>

New West is being known as the homeless city.

Hello, I am voicing my apprehension to the building of the supportive housing at 68 6th Street. Putting at risk people in an area that has a cannabis dispensary directly across the street, not to mention extensive drug use and selling around the courthouse steps area, to me is not the best idea. We have chosen to live in an urban area and have put up with people urinating in every corner our complex, not forgetting that Hyack Tire's parking lot is being used as a toilet as well. My question is, are the city or BC Housing going to pay us for the loss when our property values go down?

Thank you

We oppose this plan. Creating one more homeless shelter will make our community to become a gathering place for homeless and drug users. It will ruin our entire life!!

I oppose this plan!!

Are you serious to create homeless shelter near schools? Do you never concern the safety of the kids?

I oppose this plan!!

With this area already having a homeless home located at 750 Carnarvon St, creating another homeless home will add more fire to make this area become a gathering place for homeless and drug users. This plan will damage the reputation and images of this location, destroy our house value, and ruin our family's life in the future.

I oppose this project!!

There are too many schools near to the proposed project. this project will create a huge security risk for our young generation.

We are against this project!!

We shouldn't create homeless shelter near school zone. We need to keep our children safe first and foremost.

I oppose this proposed project!!

Creating homeless shelter near schools will destroy the safety for our children.

We are all against this plan!!

Would you please change the location to somewhere else far away from the school zone

support - housing and services downtown new west are much needed, I am a downtown resident and am happy if this will go ahead to support our unhoused neighbours

I fully support the development of supportive housing on Sixth Street! I live right next door at *Personal Information Removed* Victoria, and I want to make sure that the members of my community are taken care of and have their basic needs met.

The past 18 months has been difficult for everyone, we need to come together to support and protect the most vulnerable. Vancouver already has thousands of people homeless with nowhere to live, let's be part of the solution and support this initiative!

I OPPSE THIS PROJECT!!! this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here.

Hello, I am writing with some concerns about the proposal for supportive housing at 60-68 Sixth Street and what exactly is meant by 24 hour staffing.

While I support the need for supportive housing and homelessness initiatives I am concerned about the concentration of these in both the downtown core and the proximity to schools in general. In the downtown neighbourhood we already have Rhoda Kaellis, the Russell, Genesis House and Maria Keary Cottage (although Genesis is a CRF and is not, strictly speaking, supportive housing).

The Russell is a plague on the neighbourhood and local businesses. It is a hub of stolen goods and drug trafficking and while the police do their best there have been no improvements over the years. I used to attend the local gym across the street and often struggled with interactions with the residents or the people who prey on the residents of the Russell. I have had to help people who have staggered into the middle of the street because they are under the influence, and while everyone deserves caring and compassion, the block around that facility is highly problematic.

In contrast, Rhoda Kaellis and Maria Keary appear to be well run operations. I don't know a lot about RK but I have significant experience with MKC - they do not tolerate criminal behaviour in or around their facility, they have excellent staff and security, and they have demanding standards for their residents. This is probably in large part because they are required to maintain a particularly strict standard to keep their contract with Corrections Canada for the CRF beds on the other side of the house. Overall they provide excellent long term support for their residents.

When you speak of 24 hour staffing I am concerned that you mean the type of staffing and support that places like the Russell and the SRO's in the downtown eastside provide. Which is to say that they advocate for their residents alone and do not give any thought or consideration to the surrounding community. It is not in their mandate. If you want people to support these initiatives then they need to not victimize the neighbourhood. If you are talking about 24 hour staffing such as what MKC provides then this could potentially be a valuable, safe place but we are not talking about such an agency running this facility.

Young children walk past that address to get to the middle school and Qayqayt. 5-15 year olds. I find it an intolerable proposition that they would have to face those same encounters that I have had outside the Russell at that age. Or any age really.

What would be valuable here is more rental inventory, more permanent affordable residences for families, and to ensure that children have safe housing and are elevated out of poverty. I am less supportive of shelter and transient beds for people who have no emotional investment in the community and whose facilities are staffed by people whose are not tasked with a secondary priority to keep the community safe and habitable.

Lastly, I feel like it is all well and good for New Westminster to do its part, but it appears as though we are doing everyone's part. I don't see other municipalities stepping up. We are a tiny city. Burnaby has one supportive housing site in the entire city. Coquitlam has none that I am aware of. Pitt Meadows/Maple Ridge has one, Port Moody has none. This burden does not need to fall solely to New West. And certainly not to the already low-income residents who populate the majority of the Carnarvon/Agnes corridor and can't afford (and are too busy working to survive) to fight back - unlike the more wealthy areas of New West.

Thank you for your time and consideration.

Personal Information Removed

Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities).

I attended the online meeting about the proposal for supportive housing on Sixth Street. To be honest, you could tell by most of the comments from downtown residents that many people are concerned, based on the fact that within a 3 block radius there are 4 other types of transitional/supportive housing systems already here, and that it results in many of the problems that come with drug addiction (such as dangerous discarded needles, petty crime, women feeling like they can't go out after dark, dirtiness etc). You said that this supportive housing will be different, but I really think that if you don't commit future residents to drug rehabilitation, it will be exactly the same as the other housing and the negative effects on our community will be amplified. If we really want to rejuvenate Columbia Street, we really need to focus on enticing businesses and cleaning it up. Businesses will not want to come here if the hard drug scene is further proliferated. It's really not fair for downtown NW residents that we have so many of these types of supportive housing concentrated in such a small area.

I would not be complaining if this were the first one. I am not against supportive housing (although I think there needs to be stricter rules about drug use), but feel like it's not fair that areas like Queens Park, west of the Quay, or Sapperton don't have any or nearly the amount that the tiny downtown core has. When you have to live with this every day, your opinion actually changes. Another problem I thought of, is that if you put these units close to Skytrain stations like Columbia Station, you are increasing the risk of users having to only walk a few blocks to their supply. I have seen drug deals in front of this station, and I've actually been asked myself if I wanted to buy drugs. Having supportive housing so close to this kind of drug hub will do nothing to solve the elephant-in-the-room problem, which is proliferated drug addiction and the challenging impact it is having on our community.

Please consider changing this type of housing, perhaps it could be useful for seniors who need support? Are people with disabilities? And please consider relocating this type of supportive housing to an area that does not have it yet.

Our family will go against BC housing's proposal, during this Covid-19 pandemic time, you guys should take care of people's health, don't bring homelessness to our neighborhood, our house value will going down because of this new housing.
STOP DOING MESS TO THIS BUEATIFUL CITY!!!

we need more green spaces to set off the carbon footprint , from all traffic going thru royal avenue there is already enough supportive housing in metro vancouver
<p>I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC, because there are too many schools near to the proposed project. This proposed project will destroy our community's safety and create a huge risk for our young generation.</p> <p>I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC. This is school area, and creating homeless shelter will cause huge security issue for the kids.</p> <p>We are again this plan. It is crazy to create another homeless shelter in the same area.</p>
<p>I live in the complex next to this proposed site. <i>Personal Information Removed</i> and we have lived in this area more generally for the last six years. I have a great deal invested in this community being a safe supportive and inclusive community and as a result I want to just put forth my whole hearted support for this project. When we support those who are struggling, we build stronger communities, make them safer and support those who need it. I see nothing but good in this initiative. Some have asked me if I am concerned about safety: no! People who struggle with homelessness are not inherently dangerous, and the whole point of this project is to help support them. The evidence of how this sort of project works is evident from other projects I've seen that have had clear benefit for their communities. My kids will be just as safe, if not safer! I am also not concerned with home values: as someone fortunate to own a home, I must care for those less fortunate than myself. This is what it means to be a good citizen. I am so heartened to see such an initiative being proposed and hope that it will be successful. I really just wanted to make sure that it was known that there are people living next door to this project who welcome it and support it. Thank you, <i>Personal Information Removed</i></p>
<p>Why? The City already has the highest per cap shelter rate for the LowerMainland. We can not afford any more. The City would be better served with a regional plan and not centralizing services. Please do not create a new Downtown East Side in New Westminster. This plan has not worked so why are we centralizing services in 6 block area. New Westminster is to small and has reached the max in terms of social services.</p>
<p>As above. All properties should be maintained and cared for to the same degree as if it was the personal home of a proud and responsible homeowner. The residents will be vulnerable members of society and deserve to be treated with dignity and provided with well maintained residences and surroundings that are a source of pride.</p>
<p>Why do you guys do not think about our children who will pass by all these homelessness go to elementary school, and children center, which very close to this new homes. Such a careless considering proposal, we all oppose this project. please stop ruin our life!!!! STOP</p>
<p>I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.</p>
<p>100% support. This project is critical to supporting ALL members of our community.</p>

Supportive housing is desperately needed in this area. I am an employee at a shop on Sixth and Clarkson, and there is consistently 1-2 patrons who sleep in front of the shop and often store their belongings there all day. My boss has taken to providing some of the support and safety that social housing needs to provide. These people are human beings who need a safe place to sleep, be, go to the washroom and bathe, store their belongings and have a sense of home. More needs to be done as the opioid and housing crisis in our area continues on, as well as the challenges the pandemic have caused.
Fully supportive of this and welcome with open arms to our community.
Pls proceed! We need more like this
Obviously we want people to receive help and the big concern is probably that this will lower the value of properties in the surrounding area especially for young people who are relying on reselling their condos either for retirement or when they have families. My second big concern is that it's going to result in a downgrade in the cleanliness of the area and that there will be people lingering outside like The Russel on Carnarvon. It gives the appearance and honestly feels very upsetting to walk by cause even if they're not going to lunge at you or anything I've often had the men make comments as I walk pst and this new location will be in a direct walking/riding route to Douglas college and young people shouldn't have to feel uncomfortable on their way to school. If this is actually a residence and there will be staff 24/7 making sure no ones hanging around and leaving carts of stuff around the building then I guess I don't care but I will care if my safety feels threatened
In full support
Strongly support supportive housing New Westminster. There is a real need for a safe space where people can eat food that's distributed by the Union Gospel Mission. Need space that is next to important social services but not infringing on the space of nearby towers. Need a permanent porta potty.
I would love for this project to be moved forward. I am a local home owner that has lived in downtown new Westminster for the past 7 years, just two blocks from this site. I have seen the increase in people needing housing. The community is only going to benefit from having supportive housing in our community.
Please plant native around the building and have gardening opportunities and opportunity to interact with nature and watch the natives attract pollinators and life bloom.

Comments Received: 350-366 Fenton Street

<p>Will city allow the rezoning for rest of the street? My house is on <i>Personal Information Removed</i> Fenton Street. Am I allowed to get the same rezoning?</p> <p>Is City going to upgrade the sewer system on the street because ditches are flooded in case of rain and residents on this street already complaint so my time to city.</p>
support - housing is much needed and very important to the city
DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)
Against having a 3 storey low rise in a single family home neighborhood
There is a project on 8th and 6th being built for indigenous people, 92-96 units. Two builds only non market priced ONLY for indigenous people is not fair, as there are plenty of low income individuals in need of these units. Open one or both up to everyone. There is no other non market housing for low income in New Westminster.
Ensuring that non profit society has demonstrated capacity and willingness and a legal obligation to adequately repair, maintain, and update housing as necessary.
I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.
100% support. This project is critical to supporting ALL members of our community. Not to mention that New West is built on stolen Indigenous lands.
Fully supportive of this and welcome with open arms to our community.
Ensure that this housing considers how the space being built and how the public spaces around them encourages and integrates the wider community with the marginalized indigenous residents. If there is deficiency in the design of immediate and nearby spaces to allow for the community to welcome and participate in living in harmony with the residents, they will feel isolated and segregated. Public amenities must accommodate the growing and densifying area, and the city must be held accountable to making sure they are balancing and prioritizing public spaces for everyone to meet and coexist.
Pls proceed! We need more like this
In full support
Strongly support new non-market in New Westminster
<p>Please see below e-mails exchanged with the City :</p> <p>First e-mail</p>

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Friday, October 15, 2021 4:27 PM

To: *Personal Information Removed*

Cc: *Personal Information Removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:

It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here: <https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.

The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-

zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned "RQ-1 (Single Detached)" and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: "Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite." A subdivision and consolidation of the sites would also be required. More information about the specific bylaws are available in the Council report here.

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.

The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would

mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ? Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households.

For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Thursday, October 14, 2021 4:01 PM
To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time Topic Zoom Meeting ID Number

Tuesday, October 5

7:00 – 8:30 PM Hear a presentation from staff on all three projects, and participate in a Q&A.
613 7876 2413

Tuesday, October 19

7:00- 8:00 PM This session will focus on the proposed supportive housing project at 60-68
Sixth Street. 694 5265 3302

Wednesday, October 20

7:00- 8:00 PM This session will focus on the proposed long-term affordable housing at 350-
366 Fenton Street. 664 1060 0731

Thursday, October 21

7:00 – 8:30 PM Join us for the final session on all three projects, hear a presentation from
staff and participate in a Q&A. 616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*

Sent: October 13, 2021 12:41 PM

To: External-Dev Feedback <devfeedback@newwestcity.ca>

Cc: *Personal Information Removed*

Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal Information Removed* which is adjacent to the 350-366 Fenton
Street location proposed for the housing project.

I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link
2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.
4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk,

ditches and very low street lighting that is currently leading to a lot of safety concerns ?
7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?
8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?
9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal Information Removed* and would need City's response on all of the above items.

Thanks

Personal Information Removed

Second e-mail

.
From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 6:26 PM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photos removed for privacy*) taken at 5.50pm today. The flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity , has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches , flooding , sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

Personal Information Removed
Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture ((*photos removed for privacy*)) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.

Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*

This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks , street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit.

With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Friday, October 15, 2021 4:27:05 PM

To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:

It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here: <https://www.beheardnewwest.ca/crisis-response-bylaws>.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned "RQ-1 (Single Detached)" and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: "Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite." A subdivision and consolidation of the sites would also be required. More information about the specific bylaws are available in the Council report here.

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ? Please see above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

9. How can council make a decision of site selection without completing the community and

neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Thursday, October 14, 2021 4:01 PM
To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council.

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

"A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is evident from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal Information Removed

Attachment 7

Email Correspondence

Verbatim Comments from Correspondence to Staff

In addition to providing feedback and comments on the Be Heard project page, community members were able to contact City Staff and share their input by email. Below are the emails received by staff, sorted by project. Note that responses are not edited for spelling and grammar – they are reported exactly as received.

60-68 Sixth Street

as much as I absolutely agree something should be done in regards to the homelessness because everyone should be entitled to have a home and feel safe and secure i dont agree with this proposal it is not the right place for this - across the street is The Maple Leaf: marijuana shop (get marijanua other goodies edibles gummiesetc...) why would you build modular homes for adults at risk or experiencing homelessness right across the street? It would be the same building modular homes for recovered alcoholics w a liquor store right there - it is actually kind of lack of empathy towards the adults at risks for the City of New Westminster/ BC Housing to even think of doing this at this precise location and there is a daycare just up the street maybe a block and half up corner of sixth street and royal ave - again not the best location for this project.

We the residents (around the area) were never consulted on this (no survey was done or residents were asked about their input) we were put in front the facts after the land was purchased now we are asked our feed back should it not have been the other way around first?

For us owners our properties will go down in value while we are paying huge amount of taxes because taxes are very high in New Westminster.

New Westminster had a huge drug homelessness years and years ago specially downtown new west could not walk there at night or during the day it finally got cleaned up but now the city of New Westminster will be allowing this to happen again.

Going through the parking lot of the Church on Carnavron that leads to the Columbia Skytrain station often drug addicts are there doing their drugs openly a very disturbing sight and I am not being condescending towards drug addicts (I have lost family members to drug addiction)because addiction is a terrible horrible disease and lots homeless people are drug addicts not all them are some are homeless due to complete different circumstances.

The Russel on Carnavron st that side of the street not a safe place to walk around late in the evening or even the day sometimes the same more lilely will happen at this new location on sixth street and we will not be able to sell our homes to get out of the area because BC housing will have made our homes worthless that is really not fair to the residents/owners? but I dont think BC Housing/City of New Westminster gives a crap about that or they would not have purchased the land without input from the residents. Will we have to be afraid to walk around the streets in the evening? the break ins will be even worst? what about the safety of children, eldlerly, women etc.. that does not matter at all to City of New Westminster/BC Housing?

responding to can i be heard

From: "devfeedback" <devfeedback@newwestcity.ca>

To: personal information removed

Sent: Friday, October 1, 2021 3:36:24 PM

Subject: RE: 60-68 sixth street project new westminster

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will also be summarized and included in the report to Council for consideration.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential.

There are over 210 provincially funded supportive housing developments across the province that are within 500 metres of a school, and 52% of these have been operating for 10+ years with limited issues and with support from the community. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing is staffed 24 hours a day, seven days a week. All residents sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

We welcome you to attend one of the upcoming virtual information sessions to find out more about the proposed development and provide any additional comments you may have. In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Thank you for responding.

It really does not matter you asked for feedback because it does not seem that our thoughts, concerns are being taken seriously. BC housing and the city of new westminster bought the land without any consultation from any of the home owners who live near by they did not extend any sort of courtesy at all.....

The project will go ahead and we home owners will have to live with the garbage spued around the area increasing rats, mice, feces etc...needles spread everywhere as it is in most cases, not being able to walk around the area at certain times of day or night, it will be a more likely a nightmare courtesy of BC housing and the City of New Westminster. We won't be able to sell our homes because nobody will want to live near it - so it is a win for BC housing and the city of new westminster but a loss for us tax payers and home owners living around the area.

Again i believe everyone is entitled to live in a safe home and not be homeless but if it comes to the safety and livelihood of others then the location as such must be reconsidered and this is absolutely the case in this one. Why would you even consider having this built across from the marijuana shop that is still baffling?

Condos are being built around there at a very high cost up to the millions but did the city of new westminster inform those potential owners they will be living next door to a homeless shelters and people at risk? more likely no.

i dont need to have another respond from you i know where you stand and how little our concerns will be taken into consideration so it is a dead issue from now on.

Hello,

I am hoping that this letter will be considered by the City when making the decision about 60-68 Sixth Street rezoning.

I really appreciate all the work that the City is doing and am really amazed how all the complaints are taken seriously and resolved in a timely manner.

Unfortunately, potential modular housing is not something I can agree with. I find that the downtown area is already bustling with social housing of similar types and services for people with addiction and it hasn't been working great for the residents or a positive image for the city. I believe that building a 52-unit modular housing will increase crime rate (there has been a lot of research suggesting that there was such increase in other communities), increase the number of homeless people from other areas, increase illegal drugs business, and damage the positive image of the city. The fact that BC Housing will not even require the residents of the site to abstain from drug use, tells me that Agnes street will soon look like Carnarvon (between 6th and 8th), where you can see people injecting drugs on the street. I am already avoiding walking anywhere between 6th and 8th and Carnarvon and Columbia as it seems dangerous even in daylight. I don't want to have the same feeling when I leave my building or when I am at home on the ground floor.

I was present at the zoom meeting regarding this site and found that most arguments about location did not make sense. It seems that the only reason why this site is being proposed here is because the land was still available. What was not considered, is the proximity of cannabis store, multiple daycares and schools, as well as other similar sites on Clarke and Carnarvon. Majority of the comments and questions were against the new modular housing but the session was not recorded and I am not sure that the City will receive the full feedback.

We are a young family that moved to New Westminster from downtown Vancouver before having kids in search of the family oriented community. We bought our place and are paying property taxes. My husband facilitated the move of the main office of the company he works for from Vancouver to New West. I am working from home and expanding my practice with plans of opening an office in New West as soon as pandemic goes away. Our child is enrolled in daycare less than 2 blocks away from the proposed site. As you can see we are a part of this community, we spend most of our time and disposable income here. But if the city will keep neglecting the interests and safety of young families we will have to move elsewhere. I want to assure you that our friends and neighbours have the same opinion. We do agree that homeless and vulnerable people need help, but we also think that by localizing so much help in one area (literally a few blocks) we are attracting more of the same people and changing the demographics of this part of the city.

Just 10 years ago New West didn't have a great reputation, but you worked so hard to make it better. And the New West became so popular again. I know so many families who moved here over the last 5 years attracted by multiple family activities, beautiful Quay, great Community and much cleaner city. But over the last 2 years, the course has changed again. I am really hoping that together we will be able to make this place enjoyable and safe for people and their families.

I would be happy to continue this conversation and will happily provide more facts to support my point of view if this has a real chance to influence the decision of the City. There are many people who want to share their views but might need more time than the October 24 deadline for comments (considering that the info session was only 5 days before deadline).

Finally, I wonder if a petition against this site would make a difference? What is the deadline to submit such a petition and how many signatures from residents and business will you require to even consider?

Best Regards,
Personal information removed

Hello,

We are concerned for a number of reasons by the supportive housing project planned on 68 Sixth Street, New Westminster:

- Too much concentration of problems in few blocks: there are already similar programs and supportive housing in the area, it should be shared among the different neighbourhoods of the city instead of affecting only downtown residents.
- Lot of drugs use around the area already and new tenants will be allowed to use substances in their suite. Not a good idea to concentrate all the users in a same area. Sidewalk will be cleaned only in the vicinity of the supportive housing but there will be even more drug use in the area and neighbours will be the ones having needles and other paraphernalia around on benches and in parks.
- Security/ safety: tenants may sign a good neighbour agreement but not their friends, family and acquaintances visiting, increasing the risk of vandalism in the neighbourhood.
- Trauma for us neighbours: we have witnessed multiple times ambulances and fire services coming and the worst was to see people overdosing from our balcony.
- The coordination of agencies doesn't seem very efficient so far because downtown, vandalism is high, sidewalks and surroundings are constantly dirty, and people use drugs openly making downtown looks really bad. This is prime real estate between the two main skytrain stations of New West and it should look good for residents, visitors and investors.

For all those reasons, we are against this project here and we hope those arguments will make you relocate this project.

Thank you for reading,

Personal information removed and personal information removed

Hello,

I just wanted to send a note saying I support the modular housing development on 6th street and the project in Queensborough with the Vancouver Native Housing Society.

Thanks so much,

Personal information removed

To whom it may concern,

I am writing to express my concern about the proposal for supportive housing at 60-68 Sixth Street which I think would be to the detriment of the City of New Westminster.

I support making available supportive housing within BC and homelessness initiatives. But I am concerned that New West is bearing the brunt of these initiatives within the GVA.

I have myself witnessed appalling and threatening behavior as a result of The Russell and other supportive housing initiatives, being followed home at night and being uncomfortable on 6th street.

As a resident of New West I witnessed multiple times intoxicated behavior from the residents of the Russell and throughout the quayside area. I hesitate to think of children being around these kinds of resident - the proposed development is within blocks of two schools and very close to major public transport hubs.

New West does not have the resources deployed currently to manage the existing supportive housing, let alone provide more spaces in the quayside area.

There are other needs that must also be considered in this area. The people who are in supportive housing have very little hope of finding rental accommodation, given the lack of available rented housing at reasonable costs.

In summary, I am not in support of this initiative. The burden of managing the community impacts of supportive housing is not equally balanced across the tri-cities and wider GVA. New Westminster must refrain from increasing the availability of supportive housing until the city can appropriately mitigate negative impacts from the existing projects i.e. until it is again a safe and welcoming place for all residents including children. It is also unacceptable that schools and supportive housing be placed in such close proximity.

Thanks you for your consideration,
Personal Information removed

Hi,

I'm just writing my respectful objection to putting more supportive housing in downtown New West. This is from an email I wrote before about the proposal for supportive housing on 6th.

I think if we want to revitalize Columbia Street, we really need to focus on attracting businesses, but this won't happen until we clean up the drug problem, dirtiness, and sketchiness, and if we keep putting more shelters (even supervised ones), needle insites and services for homeless people right downtown, they are not only closer to drug dealers around places like Columbia Station, but also will prevent New West residents from wanting to be downtown and businesses, in turn, will not want to open up their doors. There are already a ton of services, transitional homes and shelters for homeless people downtown, and I think putting more and more is a mistake. Honestly, it also feels unfair for downtown residents that we have so many concentrated in our area. I don't see any of these places west of the Quay, in Sapperton, or in the Queens Park area. It really needs to be spread out, and I also wonder why Burnaby doesn't have many of these services.

Sorry, I really think too much is too much, and the small New West downtown core has so many services already.

Thank you for listening,
Personal information removed

Hello,

I am a resident and owner at *Personal information Removed* Victoria Street. We have lived in New Westminster for over ten years. My wife and I understand the need and support for homelessness within the area. We see the need by walking around the area; there seems to have been an uptick recently.

I believe that this proposed property will have a negative effect on the residents nearby because of the consolidation of support buildings already in the area. Spacing out the problem so that it is not solely condensed to one area (our area) will prove to be better planning.

For example, the Cliff Building/shelter is just two blocks away. This property has some serious issues with fights, drug use, crime, and violent incidents. Frequently, we hear yelling and see a lack of respect from these residents for our neighbourhood. The Russel shelter and the Purpose Society are a few blocks away and these properties compound the same negative issues.

We need to look at better city planning; meaning, not having all the shelters within two blocks of each other. I understand and sympathize with the city; there is a need and a lot of the support systems are nearby. But having all the shelters condensed in one area will prove to be a liability. I am afraid to see our four-block radiance turn into a zombie town where the shelter residents continue to litter and cause a negative experience for the other residents.

Is there another site that can be used? I must say, if you continue to have all these support shelters in one area, it will ruin the fabric of the city and make many reconsider staying. After receiving many of these city-led community proposals in the past, this is the FIRST that I felt the need to act on.

Thank you for your time.
Personal information removed

Dear Council,

I am a resident and business owner based in downtown New Westminster and I wanted to voice my whole hearted support for this much needed supportive housing project at 60-68 Sixth Street.

My business has been located *Personal information removed* for 5 years. I've observed the positive changes that can take place for my unhoused neighbours when they have the opportunity to enter this supportive housing facility. I've also witnessed the heartbreaking results of being left without support or care after being evicted from a supportive housing environment. While supportive housing is not the right choice for everyone due to a variety of reasons, these homes improve the quality of life for many who have the opportunity to live there.

My business's front door step has often been a place where underhoused and unhoused people connect with others, take rest, use substances and sleep away from the elements. I never displace these folks as there is nowhere for them to go. Having an additional supportive housing facility will have a positive impact on folks who have no other options but to use these public spaces to meet certain needs. We also need 24/7 shelter services and an indoor "living room" space where folks can spend time together and be supported during the day.

I have spent a lot of time and energy advocating for and supporting my loved ones and community members struggling with mental health and substance use disorders. It is disheartening the severe lack of resources and shelter/housing available to those who are looking and ready for them. This site is a crucial step the City of New Westminster can take to

create more homes and support for those who need them.

We are currently living through multiple crises - a global pandemic, a housing and poverty crisis, a poisoned drug supply crisis and a failed treatment system. I've watched the conditions of the neighbourhood change considerably over the last year and a half during the pandemic. I've also lost friends and familiar faces to the overdose crisis and it has been devastating. We need this supportive housing residence opened in our community as soon as possible for those who are vulnerable and marginalized.

Thank you to BC Housing and the City of New Westminster for increasing our supportive housing units in New Westminster for our loved ones and unhoused neighbours.

Personal information removed

Mayor and Planning Division
City of New Westminster
Sep 29, 2021
Residents of *Personal information removed*
New Westminster, BC *Personal information removed*

Dear Sir or Madam,

We are residents of *Personal information removed*, New Westminster, BC, this letter is in opposition to the BC housing's Supportive Housing plan at 68 6th Street, New Westminster, BC.

We just received the letter from BC housing regarding plan to create 52 modular homes for homelessness at 68 6th Street, New Westminster.

We have been living at Downtown New Westminster for about 15 years, and we love the peaceful and beautiful environment around our house. But unfortunately, this plan will add more fire to create a homelessness and drug users gathering place, will ruin our family's life in the future, our safety will be threatened, thus our house value will go down dramatically, leading to no developer or buyer to purchase our homes in the future.

The location of our house is just beside BC court and has a gorgeous garden view, very quiet and safe when we moved into this location 15 years ago. But now, our families and our neighbors are all concerned about the safety and security issues, especially at this unprecedented Covid-19 pandemic time putting our future housing plan on hold.

Nowadays, more and more drug users and homeless people coming to our areas especially our garden place camping and smoking, drug-using, and defecating under our balconies. Although they could go when we reported them to the police, but these issues still happening with nonstop. There is also a marijuana store located at the corner of Sixth Street and Agnes Street, with this plan will damage the reputation and images of this location.

I understand that you guys' intention for support the homeless and at-risk people, but who will protect and support us? With this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here. We just want a peaceful, drug-free, and clean environment around our houses.

We have our human right that are requiring a peaceful and security life. If this plan threatens our safety and human being right, that obviously break the law.

We need you take care of our issues; Can you guys hear our voice before you plan for create this homes just beside a cannabis store? Now we are all against this plan!! Would you please change the location to somewhere else?

There are tons of vacant land that best suit what BC HOUSING listed, why choose this location? The fact you cannot denied that there is a Cannabis store just located the corner of Sixth St. and Agnes St., and also a homelessness homes located at 750 Carnarvon St. more and more homelessness come to this area, this place will become a gathering location for them.

Considering your plan will leave our houses in the very awkward situation, which neither buyers nor developers would like to buy our houses or creating a new building at our location in the future. Therefore, we are thinking that a good solution would be for either the City, BC housing or a developer to tear down our own building *Personal information removed* and build either another homeless shelter, or a new condominium, which would move us all out of the area, and we would have that capital to move out of Downtown of New Westminster.

Our family members and my neighbours will go against this plan, we want you provide us a safety plan during this Covid-19 pandemic time. Your duties are not only creating the house to support people at risk or experiencing homelessness, but also to support us – the taxpayers and residents of the City of New Westminster.

Based on BC housing response, we need to address our issues more seriously.

We have more questions that need to be answered.

Which phase is this plan at now, is this plan already settle down? Is it a final decision for BC housing and City of New Westminster? We just want to know, do we have right to oppose this plan?

Regarding the value of our houses evaluation, the research that BC HOUSING provided to us is not valid, because this plan contains more worse points than the other homelessness homes, such as it will be very close to another homelessness homes which located at 750 Carnarvon St. and it will be just a next door of a Cannabis store. Our houses value will absolutely going down.

Also, the research is just done by 2019, it won't count since the situation have changed a lots when Covid 19 pandemic starting.

We already see the fact that now days more homelessness and drug users came to the BC court garden, it is visible from our windows, block our view, and they have damaged this garden already, and causing anxiety and depression among the residents at our building.

How do you guys to explain to our young generation, if you put a huge homelessness gathering place in our peaceful community, and a cannabis store?

Just let you guys know that you have responsibilities to ensure a clean environment in our community, you cannot put a huge bomb in the heart of the city.

Sincerely,

Hopefully, you can understand.

We are looking forward to your response. If you have any questions, please feel free to contact us at email *Personal information removed* or call *Personal information removed* at *Personal information removed*.

Sincerely,

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

On Tuesday, October 5, 2021, 04:04:43 p.m. PDT, External-Dev Feedback
<devfeedback@newwestcity.ca> wrote:

Hello *Personal information removed* and residents of *Personal information removed*,

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will be summarized and included in the report to City Council for consideration. I also understand BC Housing has reached out to you directly to set up a meeting, and I hope this will provide more specific information and answer additional questions you may have.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing would be staffed 24 hours a day, seven days a week and all residents would sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

This project is currently in the community input stage of the review process. This project is being combined into a review and consultation process with two other projects in the interest of meeting grant funding deadlines, as well as respond more readily to urgent needs in the community. These Bylaw amendments would enable urgent housing and time-sensitive crisis services, including housing project opportunities at 350–366 Fenton Street and 60-68 Sixth Street.

A summary of the next steps of the review process are:

- Community information sessions and input collection **(October 1 to 24, 2021)** – Event details below and posted on the [Be Heard project page](#).
- Community feedback summarized and presented to City Council **(November, 2021)**
- Public Hearing **(anticipated early December, 2021)** – this is the time where City Council would formally decide on whether or not to approve the project. You can provide feedback directly to Council related to whether or not you support the proposed bylaw changes. You will

receive a letter about the opportunities to provide feedback to Council once the hearing date has been set.

In addition to the individual meeting proposed by BC Housing, we welcome you to attend one of four upcoming virtual information sessions (details below) to find out more about the proposed development and provide any additional comments you may have. **In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

You can join one of the sessions via:

Computer: Open [Zoom](#) and enter Meeting ID when prompted, and click “Join”.

Smartphone/tablet: Download the Zoom Cloud Meetings app, open it, select “Join a meeting”. Enter meeting ID, and select “Join”.

Phone: Call 778-907-2071. Enter the meeting ID followed by #.

Kind regards,

🏛️ City of New Westminster
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

Thanks you to give us quick respond, we are appreciated your info that you have provided for us. there are more issues should be seriously addressed as well:

LOCATION, LOCATION, LOCATION!!!!

Considering the location that homelessness homes, it will be very close to the [École Qayqayt Elementary School](#), the Qayqayt Children’s Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St.

Considering of Douglas college, Fraser River middle school, and qayqayt elementary school, students all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.

No matter how good you state for the new homes. The homelessness homes at 750 Carvarnon St, it also has 24 hours services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from they causing to us, for example, beside the building of 750 Carvarnon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place.

Therefore, you guys cannot ensure your promise, the "GOOD" on your proposal cannot come true!!! we cannot trust you but **THE FACT!!!** the fact from 750 Carvarnon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project.

We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver.

How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children who living in this community and requiring the basic clean environment for living.

So please create the homelessness homes to another place, Stop doing this project.

Thank you.

Sincerely,

Personal information removed

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Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

350-366 Fenton Street

Good morning,

My name is *Personal information removed*. My wife and I are homeowners and residents of *Personal information removed* Street. I am writing to express my opposition to the proposed affordable housing development project at 350-366 Fenton Street.

First and foremost, we feel that the occupants of this proposed complex would likely have needs that are better served in a higher density, more urban area that is not car dependent. There is already significant pressure on the public transit that takes one in and out of Queensborough and I am certain you are well aware of the general gridlock along the Howes St/Queensborough connector.

Secondly, this type of development is not consistent with the immediate surrounding area. The single family detached character of the neighborhood should be retained. Residents in the area are generally quite frustrated with the mish mash of land use that seems to garner approval in QB.

It is our understanding that the Vancouver Native Housing Society often lends tenancy to individuals who may suffer from mental health or substance abuse considerations. The supports necessary for such individuals may also be better found in an area that is either quite remote or closer to an urban/high density centre and not right smack in the middle of an area where people are trying to raise young families.

I am curious to know what the City of New Westminster has planned with respect to servicing the demands that this development will place on Queensborough?

Thank you
Personal information removed

Dear Council,

I am a New Westminster resident writing to vocalize my support for the proposed non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.

New Westminster exists upon stolen and unceded Qayqayt, Musqueam, Tsleil-Waututh, Skwxwú7mesh, Katzie, and Kwantlen land. This is a step toward upholding the 94 Calls to Action by the Truth and Reconciliation Commission. As Canada continues its legacy of g*nocide against Indigenous people, it is our responsibility to take individual and collective action by learning and re-educating ourselves, listening and challenging our beliefs as well as increasing our comprehension of and advocacy for upholding these 94 Calls to Actions.

This project addresses the increasing need for affordable housing for families, as well as ending the displacement of people who are at risk, underhoused, or homeless while taking steps towards reconciliation within our community. There is an urgent need for housing that supports Indigenous individuals and families which also offers culturally appropriate support. The approval of this project will work towards meeting those goals and I look forward to seeing it welcome in new residents once it's complete.

Thank you,
Personal information removed

Hi there,

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

"A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is eminent from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This is must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal information removed

From: *Personal information removed*

Sent: October 18, 2021 3:25 PM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal information removed

From: *Personal Information Removed*

Sent: Saturday, October 16, 2021 6:26 PM

To: External-Post Master - Pln

Cc: *Personal Information Removed*

Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photo removed for privacy*) taken at 5.50pm today. The

flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity , has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches , flooding , sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

Personal Information Removed
Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture (*photo removed for privacy*) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.
Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*

This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks , street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit. With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Friday, October 15, 2021 4:27 PM

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:
It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here:
<https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.
The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the

basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required. More information [about the specific bylaws are available in the Council report here.](#)

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange. How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process. The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?

Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households. For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future? A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant

T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*

Sent: October 14, 2021 5:35 PM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Cc: *Personal information removed*

Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal information removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Thursday, October 14, 2021 4:01 PM

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

,

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile *Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough*.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and

participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. **In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*
Sent: October 13, 2021 12:41 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Cc: *Personal information removed*
Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal information removed* Street which is *Personal information removed* to the 350-366 Fenton Street location proposed for the housing project.

I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link

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2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.

Page 543 of 943

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?
7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?
8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?
9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal information removed* this site and would need City's response on all of the above items.

Thanks

Personal information removed

Attachment 8

BC Housing Summary

BC Housing Summary

The 68 Sixth Street [Let's Talk page](#) on the BC Housing website went live on September 20, 2021. Since then, there have been a total of 35 views from 29 unique visitors. This data is accurate up to October 27, 2021.

There were six inquiries to the Let's Talk page during this time. Three inquisitive and included questions about operations, engagement and development plan. There was one supportive comment and there were two negative comments regarding concern about property values. Additionally, BC Housing and the City of New Westminster did meet virtually with a local resident who was concerned about the location of the proposed supportive housing to answer questions and provide any clarification.

Attachment 9

OCP Memos

Memorandum

To: Jacque Killawee,
City Clerk

Date: November 2, 2021

From: Harji Varn,
CFO/Director of Finance

File: OCP00038
OCP00039

Subject: Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021-2025) Bylaw No.8252, 2021).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Capital Expenditure Program. Accordingly I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Harji Varn,
CFO/Director of Finance

Memorandum

To: Jacque Killawee
City Clerk

Date: November 3, 2021

From: Lisa Leblanc
Director of Engineering Services

File: OCP00038
OCP00039

**Subject: Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the GVRD Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan (both of which were adopted by the Greater Vancouver Regional District after liaison with the City).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Waste Management Plans. Accordingly, I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Lisa Leblanc, P.Eng., M.Sc.
Director of Engineering Services

**Previous Decisions and Reports for
Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
And Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
for non-market housing on City-owned land
December 6, 2021**

Report Author	Meeting/Document/Date	#
Clerks	Minutes Extracts	R-1
Climate Action, Planning and Development	Council Report – October 28, 2019	R-2
Climate Action, Planning and Development	Presentation – Virtual Info Session – July 8, 2020	R-3
Climate Action, Planning and Development	Council Report – July 13, 2020	R-4
Climate Action, Planning and Development	Council Report – August 10, 2020	R-5
Climate Action, Planning and Development	NWDP Report and Design Package – September 22, 2020	R-6
Climate Action, Planning and Development	NWDP On Table Items – September 22, 2020	R-7
Climate Action, Planning and Development	NWDP Applicant Presentation – September 22, 2020	R-8
Climate Action, Planning and Development	Council Report – September 13, 2021	R-9
Climate Action, Planning and Development	Presentation to Council – September 13, 2021	R-10
Climate Action, Planning and Development	APC – September 21, 2021	R-11
Climate Action, Planning and Development	Council Report (First Reading) – September 27, 2021	R-12
Climate Action, Planning and Development	Council Report (Second Reading) – November 15, 2021	R-13

Minutes Extracts

Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land

R-1 November 15, 2021 – City Council – Report

6.7 Crisis Response Bylaw Amendments: Consultation Summary and Second Reading of Bylaws

MOVED AND SECONDED

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the ‘Crisis Response Bylaw Amendments’;

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

Carried.

All members present voted in favour of the motion.

(Councillor Puchmayr absent for the vote due to Conflict of Interest)



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 10/28/2019

From: Emilie K Adin, MCIP **File:** 13.2610.01
Director of Development Services

Item #: 404/2019

Subject: **City Small Sites Affordable Housing Projects: Recommended Sites for Two New Developments and Calls for Proposal**

RECOMMENDATION

***THAT** Council endorse in principle the use of the City-owned properties at 2035 London Street and 2038 Ninth Avenue, and 350 to 362 Fenton Street for the development of small sites affordable housing projects;*

***THAT** Council direct staff to proceed with the issuance of Calls for Proposals for the development of the two small sites affordable housing projects; and,*

***THAT** Council direct staff to directly reach out to local Indigenous Housing Providers to submit proposals for the small sites affordable housing projects.*

EXECUTIVE SUMMARY

Based on an evaluation of possible City-owned sites, including taking into consideration development and locational factors, staff is recommending the following two sites for the development of affordable housing: 2035 London Street and 2038 Ninth Avenue in Connaught Heights, and 350 to 362 Fenton Street in Queensborough. Staff is also recommending that Calls for Proposals be issued in November 2019 for the two small sites affordable housing projects, and that Indigenous Housing Providers be contacted about this opportunity. Staff would report back with recommendations for two non-profit housing proponents in early 2020.

PURPOSE

The purpose of this report is threefold: (1) to seek Council's endorsement of two City-owned sites for the development of small sites affordable housing projects; (2) to seek Council's direction to issue Calls for Proposals for the development these projects; and (3) to seek Council's direction to directly reach out to Indigenous Housing Providers.

BACKGROUND

A summary of related City policies and regulation is included in Attachment 1.

First Two Small Sites Affordable Housing Projects

The Mayor's Task Force on Housing Affordability has a mandate to provide recommendations to Council for actions that can be taken by the City and others to create affordable housing for low and moderate-income households, affordable rental housing and affordable homeownership. One of the first actions of the Task Force was to support the development of two small sites affordable housing projects at 43 Hastings Street in the Downtown neighbourhood, and 630 Ewen Avenue in Queensborough currently under construction.

Process for Selecting City Owned Sites

A. Physical Review

In August 2019, staff conducted an inventory of all City-owned sites, which were subsequently evaluated to determine their suitability for small-scale affordable housing projects. Sites were first broadly screened to remove properties that were physically unsuited, including amongst other factors: actively utilized by existing parks, playing fields, recreational or cultural buildings, and heritage assets; too small to facilitate development; unusually shaped and not appropriate for safe access; without vacancy in the short-term; and, within environmentally sensitive areas. The broad screening process resulted in 11 eligible City-owned small sites, distributed throughout the city.

B. Ongoing Policy/Project Review

Staff subsequently disqualified sites whose development potential was constrained by ongoing policy or project work currently underway, such as: broader area development plans that would occur outside of the timeframe of this project; and, sites linked to developments that are underway and/or forthcoming between the City and other external agencies (e.g., BC Housing, Metro Vancouver, the Province, etc.). The detailed screening resulted in a short list of five eligible City-owned small sites, three on the Mainland and two in Queensborough. Site profiles of the respective sites, which include information on the Official Community

Plan designation, Development Permit Areas, zoning, current land use, site area, frontage, average depth, and assessed values, are presented in Attachment 2.

C. Interdepartmental Review

The shortlisted sites were then referred to senior staff in Development Services, Engineering, and Parks and Recreation for an interdepartmental review to identify any foreseeable challenges that could complicate affordable housing development on those sites (e.g., servicing requirements, right-of-ways, geotechnical issues, locational considerations etc.). A summary of staff's comprehensive evaluation of the five shortlisted sites is presented in Attachment 3.

DISCUSSION

Recommended City Owned Sites

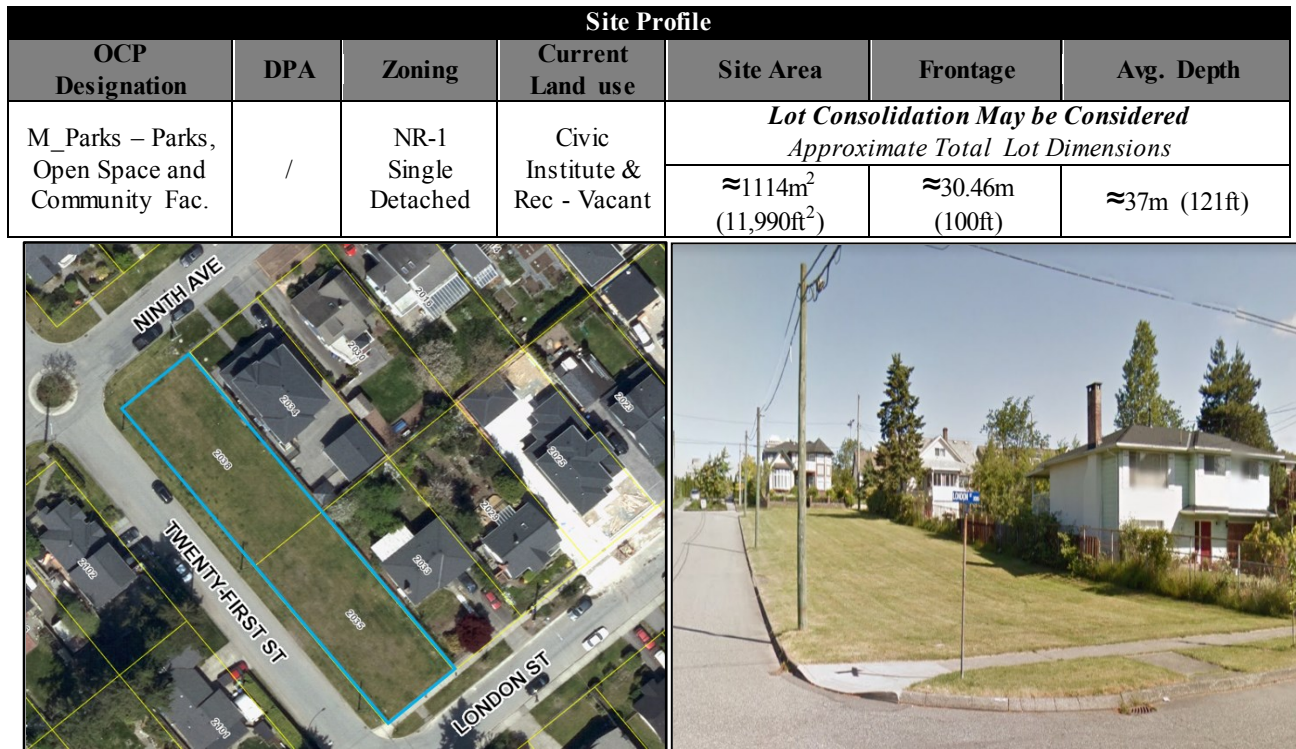
Based on the selection process outlined above, the two sites that are recommended to be made available for a Call for Proposals are:

- 2035 London Street and 2038 Ninth Avenue (Connaught Heights)
- 350 to 362 Fenton Street in Queensborough (Queensborough)

The key challenges identified for the other sites, precluding staff from recommending them for small site affordable housing projects at this time, are incorporated in the summary of staff's evaluation of shortlisted sites included in Attachment 3.

2035 London Street and 2038 Ninth Avenue

The two adjacent City-owned sites at 2035 London Street and 2038 Ninth Avenue are vacant properties located in the Connaught Heights neighbourhood. The site profile and location map of the respective lots is summarized in Figure 1 below

Figure 1: Site Profile and Location Map of 2035 London Street and 2038 Ninth Avenue.

Opportunities

The main site opportunities include:

- consolidation potential that may provide economies of scale opportunities to deliver more units at a lower per-unit cost;
- with consolidation, a larger site area where ground-oriented townhouses, stacked townhouses, or row houses can be considered;
- with consolidation, a larger project may provide non-profit housing providers with a greater opportunity to efficiently deliver services that satisfy a greater number of tenants while meeting organizational financial limitations;
- Proximity to public transit (22nd Street Station);
- Proximity to support services;
- Proximity to parks, playgrounds and schools (Connaught Heights Park and Connaught Heights Elementary School);
- Available water, sewer and storm connections, with 2035 London Street currently serviced.
- Corner lot with easy access, gentle topography and no trees that are required to be removed.

Challenges

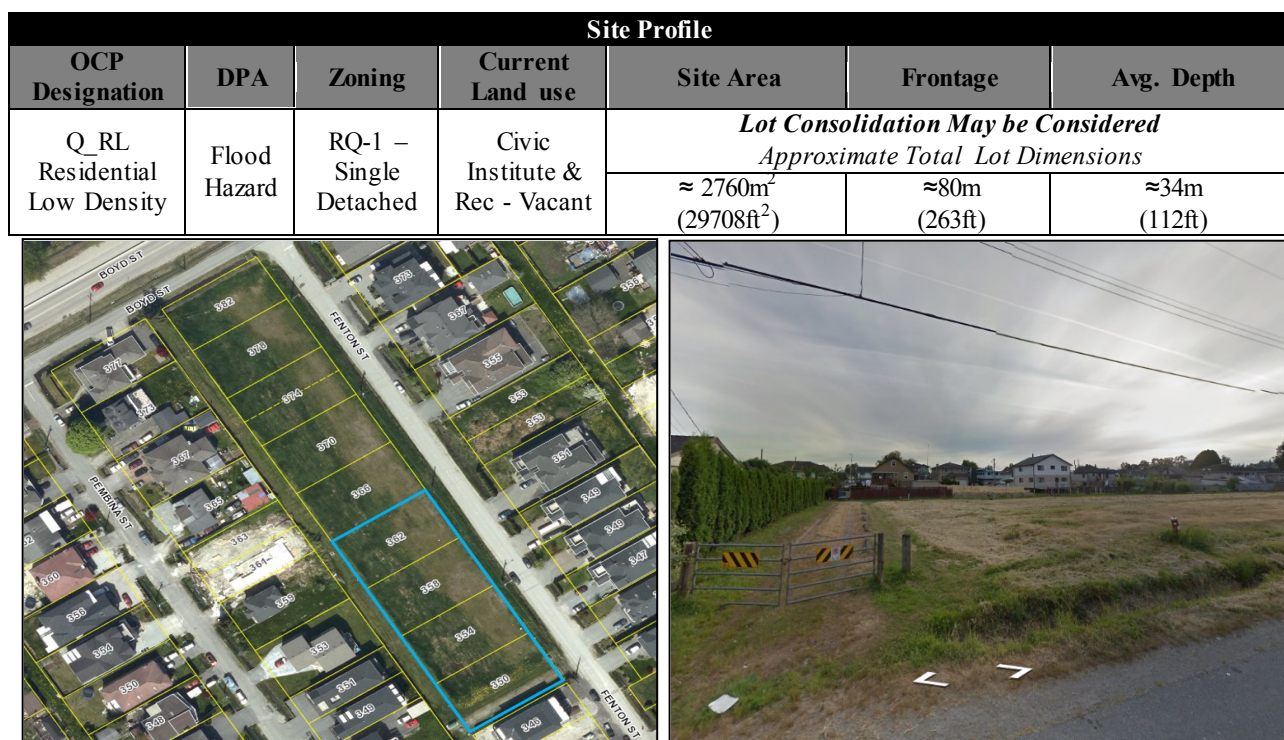
The main site challenges include:

- Requires new sidewalk, curb and gutter and potential undergrounding of utilities.
- Limited commercial and retail services in the area.
- Twentieth Street currently has traffic congestion challenges.

350 to 362 Fenton Street

The four adjacent City-owned sites from 350 to 362 Fenton Street are vacant properties located in the Queensborough neighbourhood. These three southwestern adjoining sites are being recommended over the sites adjacent to Boyd Street, as the latter are relatively close to industrial areas. The site profile and location map of the respective lots is summarized in Figure 2 below.

Figure 2: Site Profile and Location Map of 350 to 362 Fenton Street



Opportunities

The main site opportunities include:

- consolidation potential of adjacent sites that may provide economies of scale opportunities to deliver more units at a lower per-unit cost;
- with consolidation, ground-oriented townhouses or row houses can be considered;
- the potential to create rear lane access by partially utilizing 350 Fenton Street;
- gentle topography; and,
- within walking distance to Old Schoolhouse Park and the commercial, retail and service establishments at Queensborough Landing and the future Queensborough Eastern Neighbourhood Node.

Challenges

The main site challenges include:

- development in a floodplain that requires a geotechnical assessment, costly site preparation, and piling;
- required ditch infill;
- required frontage upgrades, including construction of sidewalks, curb and gutter, lighting and street trees planting; and,
- 350 Fenton Street is adjacent to a utility easement, which will require a setback.

NEXT STEPS

Calls for Proposals

If Council supports proceeding with the recommended sites, staff is seeking direction to circulate Calls for Proposals for the development and operation of affordable housing on each of the respective recommended sites.

Preference would be given to those projects that can enter into long-term leases with the City, that ensure that the housing units remain affordable for the longest period possible, and that achieve a level of affordability for low- and moderate-income households. Staff is recommending that the Calls for Proposals not be prescriptive in terms of the details of the projects being requested. Instead, a set of evaluation criteria will be included in the document that would identify those projects that best meet the following objectives:

- Projects that demonstrate short- and long-term affordability;
- Projects that are sympathetic in design with existing neighbourhoods;
- Projects that are suitable for families with children;

- Projects that can be replicated elsewhere in the city; and,
- Projects that can be completed by fall 2022.

Details on the selected sites, including land use designations, potential building forms, assessed value and servicing requirements, would be included in the document. The Calls for Proposals would be circulated in November 2019. Proponents would be invited to submit a proposal on one or both of the sites. Staff would report back with recommendations in early 2020. The City will reserve the option of not proceeding with an affordable housing project on one or both sites if no suitable project proposal is submitted.

Reaching out to Indigenous Housing Providers

Staff is also seeking direction to reach out to Indigenous Housing Providers to submit proposals for the small sites affordable housing projects. Staff would work with the Aboriginal Housing Management Association and BC Housing to identify the appropriate local Indigenous Housing Providers.

INTERDEPARTMENTAL LIAISON

Staff members from Development Services, Engineering and Parks and Recreation have been involved in the review of potential sites.

FINANCIAL IMPLICATIONS

Funding and Financial Assistance

It is recommended that the City provide the land on long-term land leases (60 years). It is also recommended that the City be responsible for the following costs, with funding coming from the Affordable Housing Reserve Fund:

- Site servicing costs (sewer, storm drainage, water);
- Development approvals and Building Permit fees;
- Costs associated with public consultation requirements (public meetings, mailing costs, communication materials); and,
- Preparation and registration of legal documents.

Staff has allocated \$200,000 as part of the 2020 Capital Plan and will make a similar request for each of 2021 and 2022. Depending on the number of units realized, a higher request may be necessary for each of 2021 and 2022.

Funding limits for each project would be expected to be consistent with the City's Affordable Housing Reserve Fund Policy and Funding Allocation Guidelines. The policy states that withdrawals from the fund not exceed \$25,000 per transitional, supportive, affordable or non-market housing unit for projects with ten or more units and \$35,000 per

transitional, supportive, affordable or non-market housing unit for projects with nine or fewer units. Higher amounts may be considered if there are extenuating circumstances such as adverse soil conditions, floodplain considerations and other site constraints.

OPTIONS

The options for Council's consideration are:

1. That Council endorse the use of the City-owned properties at 2035 London Street and 2038 Ninth Avenue, and 350 to 362 Fenton Street for the development of small sites affordable housing projects;
2. That Council direct staff to proceed with the issuance of Calls for Proposals for the development of the two small sites affordable housing projects; and,
3. That Council direct staff to directly reach out to Indigenous Housing Providers to submit proposals for the small sites affordable housing projects.

Staff recommends Option 1, 2 and 3.

ATTACHMENTS

Attachment 1: Related City Policies and Regulation

Attachment 2: Site Profiles of the Shortlisted City Owned Sites Following
Comprehensive Screening

Attachment 3: Summary of Staff's Evaluation of the Other Shortlisted City Owned Small
Sites

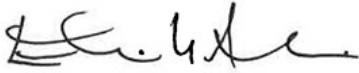
This report has been prepared by:

Anur Mehdic, Housing and Child Care Planning Analyst

This report was reviewed by:

Jackie Teed, Senior Manager of Development Services

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Lisa Spitale
Chief Administrative Officer

Attachment 1

Related City Policies and Regulation

Attachment 1: Related City Policies and Regulation

Council Strategic Plan: 2019-2022

The *Council Strategic Plan: 2019-2022* (July 8, 2019) includes the following directions:

- *Aggressively pursue creative approaches to housing policy and on-the-ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below- and non-market housing, as well as affordable child care.*

Official Community Plan

The *Our City Official Community Plan* (2017) includes the following policies:

- *Facilitate the creation and maintenance of housing that offers options for people who are homeless or at-risk of homelessness.*
- *Facilitate access to affordable and non-market housing for low- to moderate-income households.*

Affordable Housing Strategy

The *Affordable Housing Strategy* (2010) includes the following two goals:

- *To preserve and enhance the city's stock of safe, affordable and appropriate rental housing.*
- *To improve the choice of housing for the city's low- and moderate-income residents and households with unique needs.*

In addition, the development of affordable housing is in alignment with the following Strategic Directions as contained in the *Affordable Housing Strategy*:

Strategic Direction #3: Facilitate Community Partnerships

- *Implement proposal calls to non-profit housing providers for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Strategic Direction #5: Use Financial Tools and Incentives

- *Use the Housing Reserve Fund to purchase land for the purpose of affordable housing and/or to provide grants to non-profit housing providers and support other affordable housing initiatives.*

Attachment 2

Site Profiles of the Shortlisted City Owned Sites Following Comprehensive Screening

Attachment 2: Site Profiles of the Shortlisted City-Owned Sites Following Comprehensive Screening

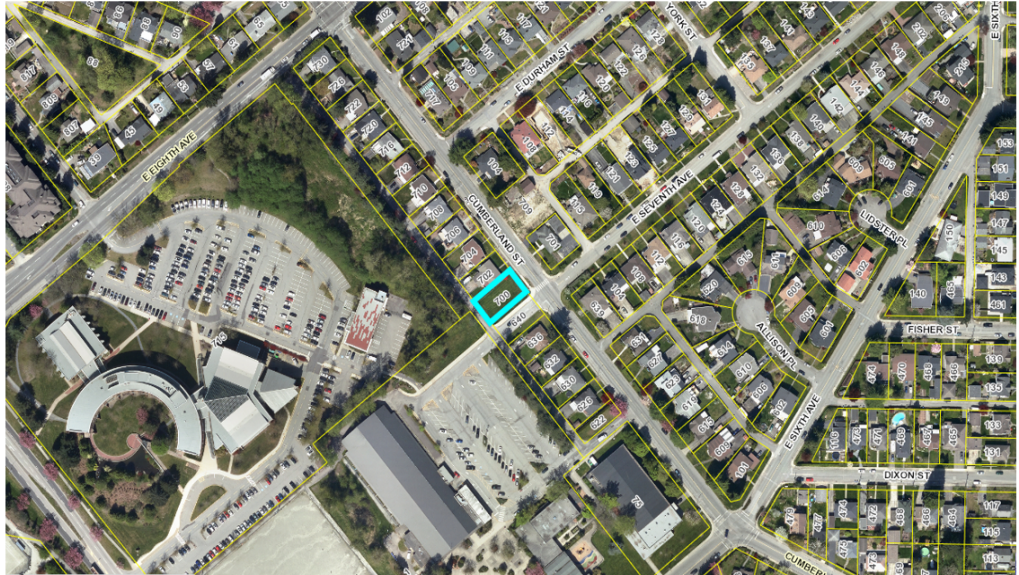
	Site Profile							
Site	Neighborhood	OCP Designation	DPA	Zoning	Current Land use	Site Area	Frontage	Avg. Depth
Mainland								
1)700 Cumberland St.	Victory Heights	M_RD – Residential – Detached and Semi-Det	Mainland Laneway and Carriage	RS-1 Single Detached	Civic Institute & Rec - Vacant	515m² (5546ft²)	16.90m (55.45ft)	30.48m (100ft)
2) 2035 London St. 2038 Ninth Ave.	Connaught Heights	M_Parks – Parks, Open Space and Community Fac.	/	NR-1 Single Detached	Civic Institute & Rec - Vacant	Lot Consolidation May be Considered		
						Respective Lot Dimensions for the Two Sites:		
						557m² (5995ft²)	15.23m (49.97ft)	36.57m (119.98ft)
3) 1823 River Dr. to 1835 River Dr.	North Arm North	M_U Utilities and Transportation Infrastructure	None	RT-1 Duplex	Civic Institute & Rec - Vacant	Lot Consolidation May be Considered		
						Respective Lot Dimensions for the Three Sites:		
						623m² (6704ft²)	16.29m (53.44ft)	38.22m (125.39ft)
Queensborough								
4) 329 Johnstone St.	Queensborough	Q_RL Residential Low Density	Queensborough Flood Hazard	RQ-1 – Single Detached	Civic Institute & Rec - Vacant	1,021m² (10,988ft²)	22.34m (73.29ft)	45.69m (149.90ft)
5) 350 Fenton St. to 382 Fenton St.	Queensborough	Q_RL Residential Low Density	Queensborough Flood Hazard	RQ-1 – Single Detached	Civic Institute & Rec - Vacant	Lot Consolidation (2 Sites) May be Considered		
						Respective Lot Dimensions for the Nine Sites		
						All sites ≈ 690m² (7427ft²)	All sites ≈ 20m (66ft)	All sites ≈ 34m (113ft)

Attachment 3

Summary of Staff's Evaluation of Other Shortlisted City Owned Small Sites

Attachment 3: Summary of Staff’s Evaluation of the Other Shortlisted City-Owned Small Sites

1) 700 Cumberland Street



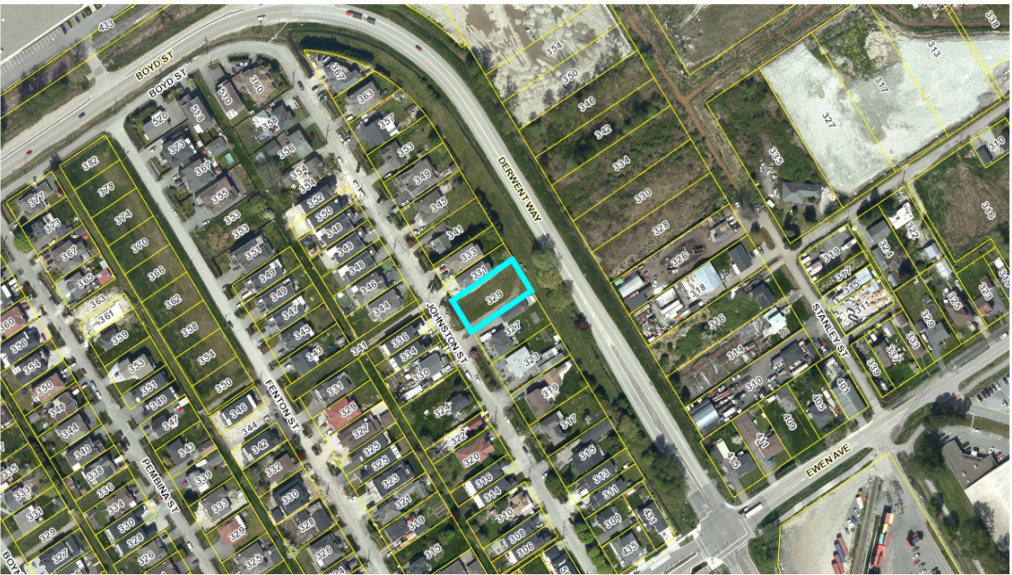
Opportunities/ Positives: <ul style="list-style-type: none">• Small-scale affordable housing project e.g. house with two suites of fourplex• Adjacent to future New Westminster Aquatic and Community Centre.• Proximity to commercial and retail services, and to parks and schools (Glenbrook).• Gentle topography with no trees required to be removed.• Corner lot with easy access.• Water, sewer and storm connections available.
Challenges: <ul style="list-style-type: none">• New Westminster Aquatic and Community Centre constructed during the timeframe of this project – may create unexpected complications.• Adjacent southeast road may be upgraded to a multi-use path, the setback of which would further reduce already limited buildable area.• Adjacent area to the southwest will be utilized for temporary large recycling area.• Single detached zoning.• Cumberland Street currently has traffic congestion challenges.

3) 1823 to 1835 River Drive



Opportunities/ Positives: <ul style="list-style-type: none">• Large site if properties consolidated, with an opportunity to develop ground-oriented townhouses or fee simple row houses.• The recent opening of the Stewardson Way pedestrian overpass has significantly improved access to the recently upgraded 22nd Street Bus Exchange and adjacent Skytrain station, Grimston Park, and Tweedsmuir Elementary School;• Pre-service with sanitary, with water connection available.
Challenges: <ul style="list-style-type: none">• Limited access to commercial and retail services;• Irregularly shaped parcel, with dedication/ servicing right-of-way required for lane and River Drive;• Challenging traffic access from Stewardson Way;• Proximity to industrial areas;• Steep site topography;• Several onsite trees that will need to be replace or retained; and,• Required storm extension, a new sidewalk, curb, gutter and boulevard, and potential

4) 329 Johnstone Street



Opportunities/ Positives <ul style="list-style-type: none">• Small-scale affordable housing project e.g. house with two suites of fourplex.• Gentle topography with no trees required to be removed.• Proximity to Old Schoolhouse Park.• Proximity to Queensborough Eastern Neighbourhood Node.
Challenges: <ul style="list-style-type: none">• Significant sewer force main runs through a portion of this site and requires a setback.• Site located within a floodplain and would call for a geotechnical assessment report, and would likely require costly site preparation such as fill and preload placement, and piling.• Site preparation may require ditch infill.• Housing on site may preclude future opportunity for a mid-block greenway connection between Derwent Way and Wood Street that could utilize City lands and rights of way.• Requires frontage upgrades (e.g. new sidewalk, curb and gutter, lighting etc.).

Technology Tutorial

- Need technical help? Click Q&A button at the bottom of the Zoom window. Type your question & staff will attempt to help.
- To ask a question about the affordable housing initiative, click the Q&A button and type your question for staff. **Already see your question? Click the thumbs up to “like” someone else’s question** so we know it’s important.
- Participating by telephone? Press *9 to “raise your hand” and show you want to ask a question.
 - Press *9 again at any time to remove your request.

Small Sites Affordable Housing Information Session

350 to 362 Fenton Street

July 8, 2020



NEW WESTMINSTER

Jennifer Miller, Manager of Public Engagement

Emilie Adin, Director of Development Services

John Stark, Supervisor, Community Planning

Anur Mehdic, Housing/Child Care Planning Analyst

Welcome and Housekeeping

Meeting Purpose

To share information with neighbourhood residents about the small sites affordable housing initiative for the City-owned lots at 350-362 Fenton St, listen to feedback, and respond to questions.

Meeting Agenda

- Welcome and Housekeeping
- Presentation: Overview of Proposed Small Sites Affordable Housing Initiative
- Moderated Panel Question and Answer
- Wrap-up and Next Steps

Welcome and Housekeeping

Facilitator Role

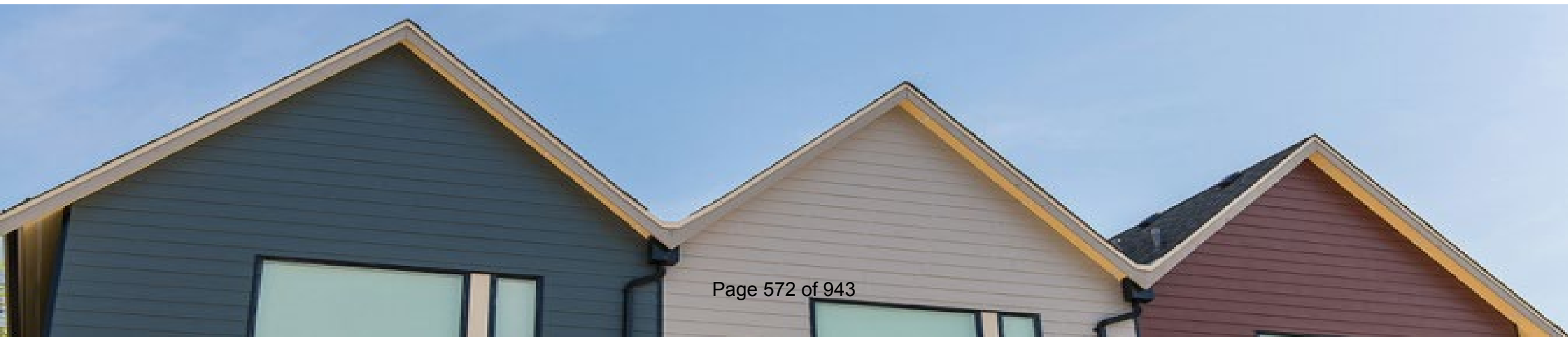
Help move us through the agenda, working to get as many of your questions addressed as possible.

Participation Guidelines

- Respect is our guiding light
- We will do our best with the limitations of technology
- Balance air time
- Challenge ideas, not people
- We only speak for ourselves
- We value diversity and inclusion

Overview of Small Sites Affordable Housing

- As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing.
- This direction is in response to the housing affordability crisis facing the city and region.
- One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.



First Round of Small Sites Afford. Housing

The City of New Westminster has previously successfully utilized municipally-owned sites for affordable housing, specifically at:

- **43 Hastings Street** – operated by the Community Living Housing Society, and provides three units to individuals with developmental disabilities at shelter rates and three units to families at Housing Income Limits (HILs) rates.



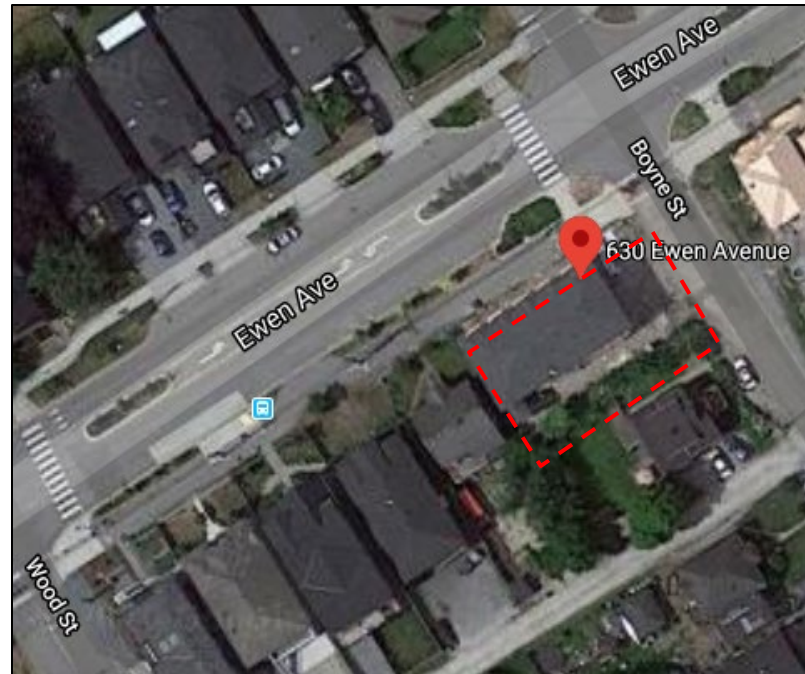
Completed

Lot Size

Square Metres	418
Square Feet	4500

First Round of Small Sites Afford. Housing

- **630 Ewen Avenue** - operated by Women in Need Gaining Strength, and will provide five subsidized units for families who have experienced violence.



Under Construction

Lot Size	
Square Metres	449
Square Feet	4830

Additional City-Owned Sites for Small Sites Affordable Housing

In August 2019, staff began to exploring two additional sites for small affordable housing projects.

- Staff conducted an inventory of all City-owned sites.
- Staff evaluated each to determine their suitability.
- There are limited city-owned sites available, with many:
 - too small for development;
 - unusably shaped and not appropriate for safe access;
 - not vacant in the short-term; and,
 - within environmentally sensitive areas.

Small Sites Affordable Housing Initiative

Based on the results of the evaluation, on October 28, 2019 Council directed in principle the use of two additional City-owned properties at:

1. 350 to 362 Fenton Street (Queensborough).
2. 2035 London Street and 2038 Ninth Avenue (Connaught Heights)

Affordable Housing Need in Queensborough

Sub-Area	# of independent non-market and co-op units	% of total
Downtown	162	10.1%
Centre of the City	952	59.2%
East Side of the City	368	22.9%
West Side of the City	121	7.5%
Queensborough	5	0.3%
Total	1,608	100.0%

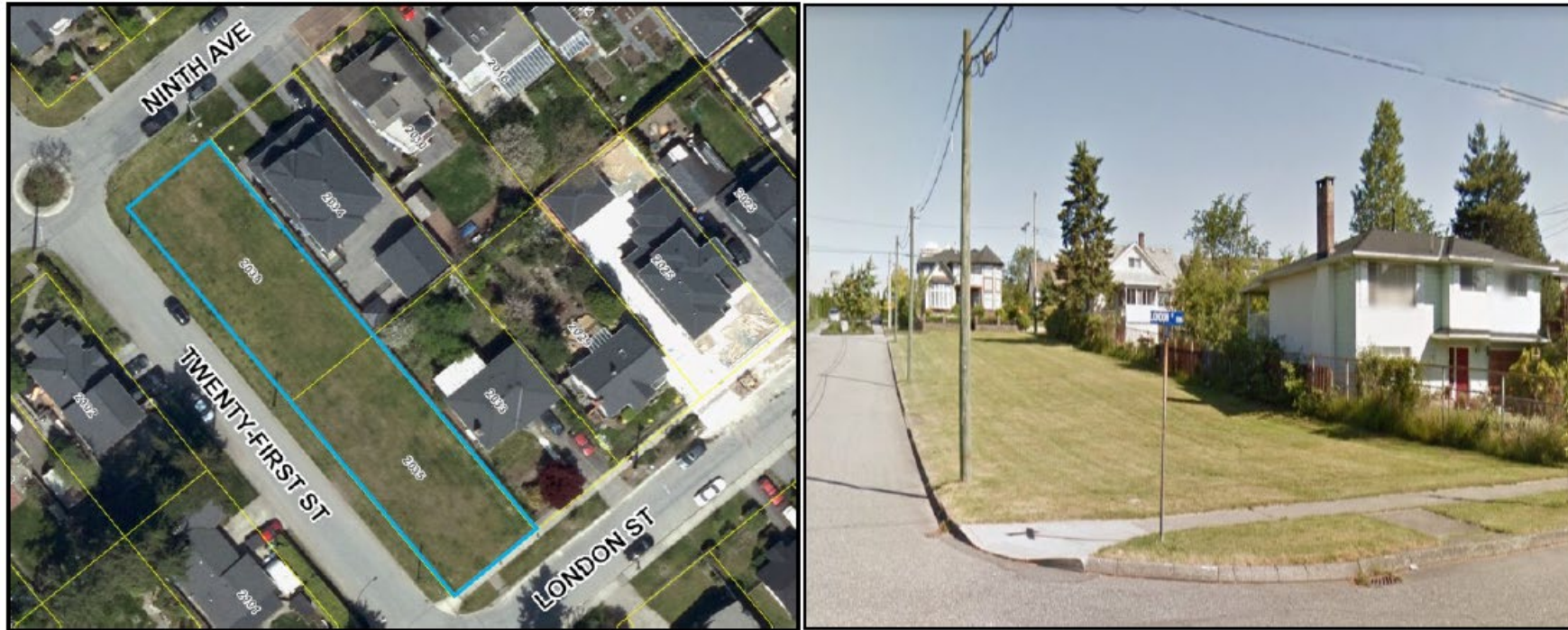
Queensborough Small Site

350 to 362 Fenton Street (located in Queensborough)



Connaught Heights Small Site

2035 London Street and 2038 Ninth Avenue (located in Connaught Heights)



Calls for Proposals

- For the respective sites, staff issued Calls for Proposals for the development of the small sites affordable housing projects.
- The call highlighted that the City is looking for innovative proposals that, overall:
 - Demonstrate elements that enhance long-term affordability;
 - Are sympathetic in design with existing neighbourhoods;
 - Incorporate units that are suitable for families with children;
 - Can be replicated elsewhere in the city; and
 - Can be completed by Fall 2022.*

Detailed Evaluation Criteria

Overall Quality of the Proposal

Community
Consultation
Approach

Neighbourhood
Context and
Project Design

Energy
Efficiency and
Accessibility

The Level of
Affordability

Property
Management
Experience

Timeline and
Scheduling

Proponent's
Capacity

Financial
Feasibility

Next Steps

- Report to Council on July 13 with update on initiative
- Detailed evaluation of proposals is ongoing
- Staff working to develop updated project timeline
- There will be ongoing opportunities for consultation throughout the process

Typical Consultation Elements of Development Review Process

- NOW: Staff assessment, including interdepartmental review
- Preliminary report to Council
- **Public & City Committee consultation:**
 - outreach and info to RA
 - open house (likely virtual)
 - City advisory committees review
 - Advisory Planning Commission review (includes public input)
- Council consideration, including a **Public Hearing**

Moderated Panel Q&A

- Review the questions already in the Q&A box.
- Someone else entered your question? Instead of typing it again, **click the thumbs up** to “like” questions asked by other participants. We will focus on the top questions.
- Have a new question that’s not already there? Type it into the Q&A box.
- You can also click the “raise hand” button to let us know you want to ask a question verbally. Phone participants, press *9 to “raise your hand”.
- Our goal is to address as many questions as possible.
- We will note any questions in the Q&A box that we run out of time to address, and will update the FAQ on the website. www.newwestcity.ca/ssah

Next Steps

- FAQ on website will be updated based on questions this evening
 - www.newwestcity.ca/ssah
- Staff will continue to complete additional due diligence.
- A report will be presented to Council with recommendations, estimated project timeline, and an outline of the community and stakeholder consultation strategy.

How to Stay Informed

Future consultation events will be advertised through:

- The project webpage (www.newwestcity.ca/ssah)
- City Page
- Notification sent to the Residents Associations
- Notifications sent by mail to owners and occupants living within 100 metres of the site

Thank you for attending!

More information can be found:

Online: www.newwestcity.ca/ssah

Phone: 604-527-4532

Email: plnpost@newwestcity.ca



NEW WESTMINSTER

Jennifer Miller, Manager of Public Engagement

Emilie Adin, Director of Development Services

John Stark, Supervisor, Community Planning

Anur Mehdic, Housing/Child Care Planning Analyst



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 7/13/2020

From: Emilie K Adin, MCIP **File:** 13.2620.20
Director of Development Services

Item #: 260/2020

Subject: **Small Sites Affordable Housing Initiative: Next Steps**

RECOMMENDATION

***THAT** Council receive this report for information.*

PURPOSE

The purpose of this report is to provide Council with an update on the small sites affordable housing initiative.

BACKGROUND

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing. On October 28, 2019 Council endorsed in principle the use of the City-owned properties at 2035 London Street and 2038 Ninth Avenue, and 350 to 362 Fenton Street, for the development of small sites affordable housing projects. Further details about the process for selecting these sites was outlined in a report to Council on October 28, 2019 (Attachment 1).

Issuance of the Request for Proposals

At the October 2019 meeting, Council further directed staff to proceed with the issuance of Requests for Proposals (RFPs) inviting housing providers to propose how they would

develop these the two small sites affordable housing projects. The two RFPs were not prescriptive in terms of the details of the projects being requested. Instead, a set of evaluation criteria was established in the RFPs that would identify those projects that best meet objectives for the project to:

- demonstrate elements that enhance long term affordability;
- be sympathetic in design with existing neighbourhoods;
- incorporate units that are suitable for families with children;
- be replicable elsewhere in the city; and
- be completed by fall 2022.

Attachment 2 includes the full list of evaluation criteria that were included in the RFP. The City posted an RFP for each site from the first week of January 2020 to the first week of March 2020.

DISCUSSION

Received Submissions

Seven proposals for each site were received in response (14 proposals total) to the RFPs. Most of the proposals are based on a mix of incomes, and include affordable rental or affordable homeowner units. There are a range of affordability levels, with most aligning with the City's definition of below- and non-market housing, which are defined as:

***Below-market** rental units intended to meet rental demand for households earning between \$30,000 and \$75,000 per year (in 2020).*

***Non-market** rental units intended to meet rental demand for very low-income households with incomes under \$30,000 per year (in 2020).*

The proposals contain proprietary information and cannot be released publicly. The two successful proponents will be required to submit rezoning and OCP amendment applications that will make public the details of the proposal.

Preliminary Review Process

In early June 2020, staff conducted their initial evaluation of the 14 proposals received against the evaluation criteria included in the RFP (see Attachment 2). A consultant was retained to provide a more detailed analysis of the financial components.

Staff originally expected to recommend small sites proponents who had scored highest in the RFP evaluation process to Council at the time of this report; however, a significant amount of due diligence is still required to be completed in relation to the applications. The due

diligence process allows staff to request further information from proponents, discuss with applicants how projects could better align with the application criteria, and provide the applicant with preliminary feedback from Council, staff and received from the community.

Once the due diligence process is complete, staff will return to Council with recommendations. Should Council endorse a proponent for one or both of the identified properties, the development review process would then be launched.

Community Information Sessions

Virtual public information meetings were held for the respective proposed small sites. At each meeting staff provided an overview of the small sites affordable housing initiative and the criteria developed to evaluate the submitted proposals. The presentation was followed by a questions and answers session. Community members had the opportunity to submit their questions into a chat box and then vote on questions to be answered by staff. Participants also had the opportunity to call in directly and ask their questions.

The Connaught Heights session was held on Monday, June 29th, 2020, with approximately 79 community members participating and 197 questions and comments received. The Queensborough session was held on Wednesday July 8th, 2020, with approximately 17 community members participating and 24 questions and comments received.

A project webpage (www.newwestcity.ca/ssah) has been created to provide information about both projects, including a list of frequent questions (FAQ). The FAQ section of the project website will be updated to include the questions and answers from the virtual info sessions. In addition, a “what we heard” document will be created for each event.

Next Steps

The expected timeline for the projects will need to be updated to reflect the temporary pause to the process that enabled staff to focus their attention on the City’s COVID-19 response. Staff will work with the proponents to develop a revised project timeline, including the timing and approach to community consultation, and report back to Council as part of a future report.

Both projects would require a development approvals process related to an Official Community Plan (OCP) amendment and a Zoning Bylaw amendment (rezoning). The review of the application for each site would include opportunities for community members and stakeholders to provide feedback, including a Public Hearing for the OCP amendments. The final decision as to whether to support the OCP and Zoning Bylaw amendments would be made by Council.

OPTIONS

The following options are presented for Council's consideration:

1. That Council receive this report for information.
2. That Council provide staff with other direction.

Staff recommends options 1.

ATTACHMENTS

Attachment 1: October 28, 2019 Council Report: Identification of Sites

Attachment 2: Proposal Evaluation Criteria

This report has been prepared by:

Lynn Roxburgh, Senior Policy Planner

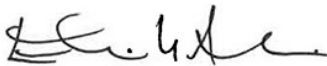
Anur Mehdić, Housing Child Care Planning Analyst

This report was reviewed by:

John Stark, Supervisor of Community Planning

Jackie Teed, Senior Manager of Development Services

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Lisa Spitale
Chief Administrative Officer

Attachment 1

October 28, 2019 Council Report Identification of Sites



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 10/28/2019
From: Emilie K Adin, MCIP **File:** 13.2610.01
 Director of Development Services **Item #:** 404/2019
Subject: **City Small Sites Affordable Housing Projects: Recommended Sites for Two New Developments and Calls for Proposal**

RECOMMENDATION

***THAT** Council endorse in principle the use of the City-owned properties at 2035 London Street and 2038 Ninth Avenue, and 350 to 362 Fenton Street for the development of small sites affordable housing projects;*

***THAT** Council direct staff to proceed with the issuance of Calls for Proposals for the development of the two small sites affordable housing projects; and,*

***THAT** Council direct staff to directly reach out to local Indigenous Housing Providers to submit proposals for the small sites affordable housing projects.*

EXECUTIVE SUMMARY

Based on an evaluation of possible City-owned sites, including taking into consideration development and locational factors, staff is recommending the following two sites for the development of affordable housing: 2035 London Street and 2038 Ninth Avenue in Connaught Heights, and 350 to 362 Fenton Street in Queensborough. Staff is also recommending that Calls for Proposals be issued in November 2019 for the two small sites affordable housing projects, and that Indigenous Housing Providers be contacted about this opportunity. Staff would report back with recommendations for two non-profit housing proponents in early 2020.

PURPOSE

The purpose of this report is threefold: (1) to seek Council's endorsement of two City-owned sites for the development of small sites affordable housing projects; (2) to seek Council's direction to issue Calls for Proposals for the development these projects; and (3) to seek Council's direction to directly reach out to Indigenous Housing Providers.

BACKGROUND

A summary of related City policies and regulation is included in Attachment 1.

First Two Small Sites Affordable Housing Projects

The Mayor's Task Force on Housing Affordability has a mandate to provide recommendations to Council for actions that can be taken by the City and others to create affordable housing for low and moderate-income households, affordable rental housing and affordable homeownership. One of the first actions of the Task Force was to support the development of two small sites affordable housing projects at 43 Hastings Street in the Downtown neighbourhood, and 630 Ewen Avenue in Queensborough currently under construction.

Process for Selecting City Owned Sites

A. Physical Review

In August 2019, staff conducted an inventory of all City-owned sites, which were subsequently evaluated to determine their suitability for small-scale affordable housing projects. Sites were first broadly screened to remove properties that were physically unsuited, including amongst other factors: actively utilized by existing parks, playing fields, recreational or cultural buildings, and heritage assets; too small to facilitate development; unusually shaped and not appropriate for safe access; without vacancy in the short-term; and, within environmentally sensitive areas. The broad screening process resulted in 11 eligible City-owned small sites, distributed throughout the city.

B. Ongoing Policy/Project Review

Staff subsequently disqualified sites whose development potential was constrained by ongoing policy or project work currently underway, such as: broader area development plans that would occur outside of the timeframe of this project; and, sites linked to developments that are underway and/or forthcoming between the City and other external agencies (e.g., BC Housing, Metro Vancouver, the Province, etc.). The detailed screening resulted in a short list of five eligible City-owned small sites, three on the Mainland and two in Queensborough. Site profiles of the respective sites, which include information on the Official Community

Plan designation, Development Permit Areas, zoning, current land use, site area, frontage, average depth, and assessed values, are presented in Attachment 2.

C. Interdepartmental Review

The shortlisted sites were then referred to senior staff in Development Services, Engineering, and Parks and Recreation for an interdepartmental review to identify any foreseeable challenges that could complicate affordable housing development on those sites (e.g., servicing requirements, right-of-ways, geotechnical issues, locational considerations etc.). A summary of staff's comprehensive evaluation of the five shortlisted sites is presented in Attachment 3.

DISCUSSION

Recommended City Owned Sites

Based on the selection process outlined above, the two sites that are recommended to be made available for a Call for Proposals are:

- 2035 London Street and 2038 Ninth Avenue (Connaught Heights)
- 350 to 362 Fenton Street in Queensborough (Queensborough)



The key challenges identified for the other sites, precluding staff from recommending them for small site affordable housing projects at this time, are incorporated in the summary of staff's evaluation of shortlisted sites included in Attachment 3.

2035 London Street and 2038 Ninth Avenue

The two adjacent City-owned sites at 2035 London Street and 2038 Ninth Avenue are vacant properties located in the Connaught Heights neighbourhood. The site profile and location map of the respective lots is summarized in Figure 1 below

Figure 1: Site Profile and Location Map of 2035 London Street and 2038 Ninth Avenue.

Site Profile						
OCP Designation	DPA	Zoning	Current Land use	Site Area	Frontage	Avg. Depth
M_Parks – Parks, Open Space and Community Fac.	/	NR-1 Single Detached	Civic Institute & Rec - Vacant	<i>Lot Consolidation May be Considered</i> <i>Approximate Total Lot Dimensions</i>		
				≈1114m ² (11,990ft ²)	≈30.46m (100ft)	≈37m (121ft)

Opportunities

The main site opportunities include:

- consolidation potential that may provide economies of scale opportunities to deliver more units at a lower per-unit cost;
- with consolidation, a larger site area where ground-oriented townhouses, stacked townhouses, or row houses can be considered;
- with consolidation, a larger project may provide non-profit housing providers with a greater opportunity to efficiently deliver services that satisfy a greater number of tenants while meeting organizational financial limitations;
- Proximity to public transit (22nd Street Station);
- Proximity to support services;
- Proximity to parks, playgrounds and schools (Connaught Heights Park and Connaught Heights Elementary School);
- Available water, sewer and storm connections, with 2035 London Street currently serviced.
- Corner lot with easy access, gentle topography and no trees that are required to be removed.

Challenges

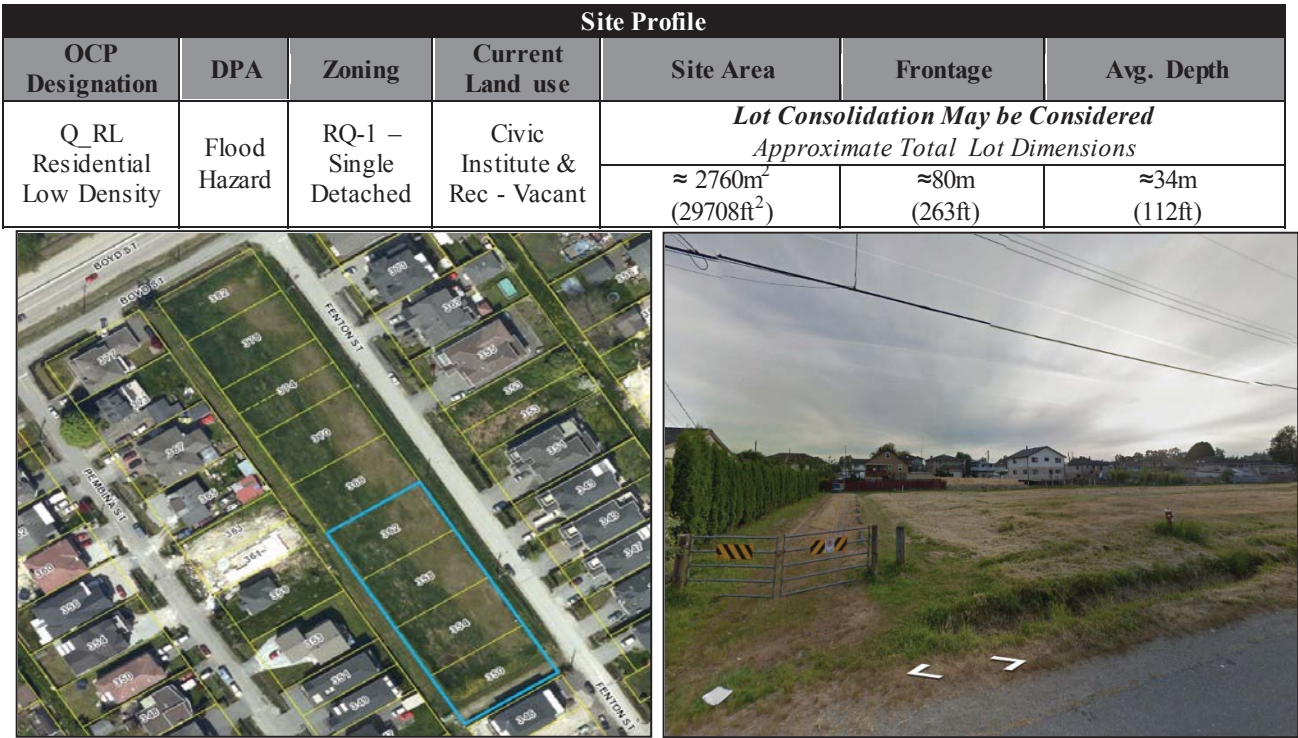
The main site challenges include:

- Requires new sidewalk, curb and gutter and potential undergrounding of utilities.
- Limited commercial and retail services in the area.
- Twentieth Street currently has traffic congestion challenges.

350 to 362 Fenton Street

The four adjacent City-owned sites from 350 to 362 Fenton Street are vacant properties located in the Queensborough neighbourhood. These three southwestern adjoining sites are being recommended over the sites adjacent to Boyd Street, as the latter are relatively close to industrial areas. The site profile and location map of the respective lots is summarized in Figure 2 below.

Figure 2: Site Profile and Location Map of 350 to 362 Fenton Street



Opportunities

The main site opportunities include:

- consolidation potential of adjacent sites that may provide economies of scale opportunities to deliver more units at a lower per-unit cost;
- with consolidation, ground-oriented townhouses or row houses can be considered;
- the potential to create rear lane access by partially utilizing 350 Fenton Street;
- gentle topography; and,
- within walking distance to Old Schoolhouse Park and the commercial, retail and service establishments at Queensborough Landing and the future Queensborough Eastern Neighbourhood Node.

Challenges

The main site challenges include:

- development in a floodplain that requires a geotechnical assessment, costly site preparation, and piling;
- required ditch infill;
- required frontage upgrades, including construction of sidewalks, curb and gutter, lighting and street trees planting; and,
- 350 Fenton Street is adjacent to a utility easement, which will require a setback.

NEXT STEPS

Calls for Proposals

If Council supports proceeding with the recommended sites, staff is seeking direction to circulate Calls for Proposals for the development and operation of affordable housing on each of the respective recommended sites.

Preference would be given to those projects that can enter into long-term leases with the City, that ensure that the housing units remain affordable for the longest period possible, and that achieve a level of affordability for low- and moderate-income households. Staff is recommending that the Calls for Proposals not be prescriptive in terms of the details of the projects being requested. Instead, a set of evaluation criteria will be included in the document that would identify those projects that best meet the following objectives:

- Projects that demonstrate short- and long-term affordability;
- Projects that are sympathetic in design with existing neighbourhoods;
- Projects that are suitable for families with children;

- Projects that can be replicated elsewhere in the city; and,
- Projects that can be completed by fall 2022.

Details on the selected sites, including land use designations, potential building forms, assessed value and servicing requirements, would be included in the document. The Calls for Proposals would be circulated in November 2019. Proponents would be invited to submit a proposal on one or both of the sites. Staff would report back with recommendations in early 2020. The City will reserve the option of not proceeding with an affordable housing project on one or both sites if no suitable project proposal is submitted.

Reaching out to Indigenous Housing Providers

Staff is also seeking direction to reach out to Indigenous Housing Providers to submit proposals for the small sites affordable housing projects. Staff would work with the Aboriginal Housing Management Association and BC Housing to identify the appropriate local Indigenous Housing Providers.

INTERDEPARTMENTAL LIAISON

Staff members from Development Services, Engineering and Parks and Recreation have been involved in the review of potential sites.

FINANCIAL IMPLICATIONS

Funding and Financial Assistance

It is recommended that the City provide the land on long-term land leases (60 years). It is also recommended that the City be responsible for the following costs, with funding coming from the Affordable Housing Reserve Fund:

- Site servicing costs (sewer, storm drainage, water);
- Development approvals and Building Permit fees;
- Costs associated with public consultation requirements (public meetings, mailing costs, communication materials); and,
- Preparation and registration of legal documents.

Staff has allocated \$200,000 as part of the 2020 Capital Plan and will make a similar request for each of 2021 and 2022. Depending on the number of units realized, a higher request may be necessary for each of 2021 and 2022.

Funding limits for each project would be expected to be consistent with the City's Affordable Housing Reserve Fund Policy and Funding Allocation Guidelines. The policy states that withdrawals from the fund not exceed \$25,000 per transitional, supportive, affordable or non-market housing unit for projects with ten or more units and \$35,000 per

transitional, supportive, affordable or non-market housing unit for projects with nine or fewer units. Higher amounts may be considered if there are extenuating circumstances such as adverse soil conditions, floodplain considerations and other site constraints.

OPTIONS

The options for Council's consideration are:

1. That Council endorse the use of the City-owned properties at 2035 London Street and 2038 Ninth Avenue, and 350 to 362 Fenton Street for the development of small sites affordable housing projects;
2. That Council direct staff to proceed with the issuance of Calls for Proposals for the development of the two small sites affordable housing projects; and,
3. That Council direct staff to directly reach out to Indigenous Housing Providers to submit proposals for the small sites affordable housing projects.

Staff recommends Option 1, 2 and 3.

ATTACHMENTS

Attachment 1: Related City Policies and Regulation

Attachment 2: Site Profiles of the Shortlisted City Owned Sites Following
Comprehensive Screening

Attachment 3: Summary of Staff's Evaluation of the Other Shortlisted City Owned Small
Sites

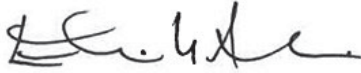
This report has been prepared by:

Anur Mehdic, Housing and Child Care Planning Analyst

This report was reviewed by:

Jackie Teed, Senior Manager of Development Services

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Lisa Spitale
Chief Administrative Officer



Attachment 1

Related City Policies and Regulation

Attachment 1: Related City Policies and Regulation

Council Strategic Plan: 2019-2022

The *Council Strategic Plan: 2019-2022* (July 8, 2019) includes the following directions:

- *Aggressively pursue creative approaches to housing policy and on-the-ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below- and non-market housing, as well as affordable child care.*

Official Community Plan

The *Our City Official Community Plan* (2017) includes the following policies:

- *Facilitate the creation and maintenance of housing that offers options for people who are homeless or at-risk of homelessness.*
- *Facilitate access to affordable and non-market housing for low- to moderate-income households.*

Affordable Housing Strategy

The *Affordable Housing Strategy* (2010) includes the following two goals:

- *To preserve and enhance the city's stock of safe, affordable and appropriate rental housing.*
- *To improve the choice of housing for the city's low- and moderate-income residents and households with unique needs.*

In addition, the development of affordable housing is in alignment with the following Strategic Directions as contained in the *Affordable Housing Strategy*:

Strategic Direction #3: Facilitate Community Partnerships

- *Implement proposal calls to non-profit housing providers for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Strategic Direction #5: Use Financial Tools and Incentives

- *Use the Housing Reserve Fund to purchase land for the purpose of affordable housing and/or to provide grants to non-profit housing providers and support other affordable housing initiatives.*



Attachment 2

Site Profiles of the Shortlisted City Owned Sites Following Comprehensive Screening

Attachment 2: Site Profiles of the Shortlisted City-Owned Sites Following Comprehensive Screening

	Site Profile							
Site	Neighborhood	OCP Designation	DPA	Zoning	Current Land use	Site Area	Frontage	Avg. Depth
Mainland								
1) 700 Cumberland St.	Victory Heights	M_RD – Residential – Detached and Semi-Det	Mainland Laneway and Carriage	RS-1 Single Detached	Civic Institute & Rec - Vacant	515m ² (55,46ft ²)	16.90m (55.45ft)	30.48m (100ft)
2) 2035 London St. 2038 Ninth Ave.	Connaught Heights	M_Parks – Parks, Open Space and Community Fac.	/	NR-1 Single Detached	Civic Institute & Rec - Vacant	557m ² (5995ft ²)	15.23m (49.97ft)	36.57m (119.98ft)
						Lot Consolidation May be Considered		
						Respective Lot Dimensions for the Two Sites:		
						Respective Lot Dimensions for the Three Sites:		
3) 1823 River Dr. to 1835 River Dr.	North Arm North	M_U Utilities and Transportation Infrastructure	None	RT-1 Duplex	Civic Institute & Rec - Vacant	623m ² (6704ft ²)	16.29m (53.44ft)	38.22m (125.39ft)
Queensborough								
329 Johnstone St.	Queensborough	Q_RL Residential Low Density	Queensborough Flood Hazard	RQ-1 – Single Detached	Civic Institute & Rec - Vacant	1,021m ² (10,988ft ²)	22.34m (73.29ft)	45.69m (149.90ft)
350 Fenton St. to 382 Fenton St.	Queensborough	Q_RL Residential Low Density	Queensborough Flood Hazard	RQ-1 – Single Detached	Civic Institute & Rec - Vacant	Lot Consolidation (2 Sites) May be Considered		
						Respective Lot Dimensions for the Nine Sites		
						All sites ≈ 690m ² (7427ft ²)	All sites ≈ 20m (66ft)	All sites ≈ 34m (113ft)







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Attachment 3

Summary of Staff's Evaluation of Other Shortlisted City Owned Small Sites

Attachment 3: Summary of Staff's Evaluation of the Other Shortlisted City-Owned Small Sites

<p>1) 700 Cumberland Street</p>			<p>Opportunities/Positives:</p> <ul style="list-style-type: none"> • Small-scale affordable housing project e.g. house with two suites of fourplex • Adjacent to future New Westminster Aquatic and Community Centre. • Proximity to commercial and retail services, and to parks and schools (Glenbrook). • Gentle topography with no trees required to be removed. • Corner lot with easy access. • Water, sewer and storm connections available. <p>Challenges:</p> <ul style="list-style-type: none"> • New Westminster Aquatic and Community Centre constructed during the timeframe of this project – may create unexpected complications. • Adjacent southeast road may be upgraded to a multi-use path, the setback of which would further reduce already limited buildable area. • Adjacent area to the southwest will be utilized for temporary large recycling area. • Single detached zoning. • Cumberland Street currently has traffic congestion challenges.
<p>3) 1823 to 1835 River Drive</p>			<p>Opportunities/Positives:</p> <ul style="list-style-type: none"> • Large site if properties consolidated, with an opportunity to develop ground-oriented townhouses or fee simple row houses. • The recent opening of the Stewardson Way pedestrian overpass has significantly improved access to the recently upgraded 22nd Street Bus Exchange and adjacent Skytrain station, Grimsom Park, and Tweedsmuir Elementary School. • Pre-service with sanitary, with water connection available. <p>Challenges:</p> <ul style="list-style-type: none"> • Limited access to commercial and retail services; • Irregularly shaped parcel, with dedication/ servicing right-of-way required for lane and River Drive; • Challenging traffic access from Stewardson Way; • Proximity to industrial areas; • Steep site topography; • Several onsite trees that will need to be replaced or retained; and, • Required storm extension, a new sidewalk, curb, gutter and boulevard, and potential
<p>4) 329 Johnstone Street</p>			<p>Opportunities/Positives:</p> <ul style="list-style-type: none"> • Small-scale affordable housing project e.g. house with two suites of fourplex. • Gentle topography with no trees required to be removed. • Proximity to Old Schoolhouse Park. • Proximity to Queensborough Eastern Neighbourhood Node. <p>Challenges:</p> <ul style="list-style-type: none"> • Significant sewer force main runs through a portion of this site and requires a setback. • Site located within a floodplain and would call for a geotechnical assessment report, and would likely require costly site preparation such as fill and pre-load placement, and piling. • Site preparation may require ditch infill. • Housing on site may preclude future opportunity for a mid-block greenway connection between Derwent Way and Wood Street that could utilize City lands and rights of way. • Requires frontage upgrades (e.g. new sidewalk, curb and gutter, lighting etc.).

Attachment #2

Proposal Evaluation Criteria

PROPOSAL EVALUATION CRITERIA

The following are the list of evaluation criterial included in the Request for Proposals, and used to review each proposal:

- The quality of the proposal in meeting the objectives for the project to:
 - demonstrate elements that enhance long term affordability;
 - be sympathetic in design with existing neighbourhoods;
 - incorporate units that are suitable for families with children;
 - be replicated elsewhere in the city; and
 - be completed by fall 2022.
- The ability to meet the timeline and scheduling requirements outlined in the RFP, the readiness of the project to proceed and the anticipated timeframe to complete the project.
- The Proponent's capacity to undertake the project.
- The level of affordability proposed to be achieved and maintained over time.
- The quality of the plan of work, the community consultation approach, and the suggested responsibility assignments
- The neighbourhood context and project design. The Proponent's knowledge of and experience in identifying the affordable housing needs of the city, the quality of the design of the project as it relates to the context of the neighbourhood and the community impact.
- The project's innovation in terms of addressing affordability, energy efficiency and accessibility considerations.
- The Proponent's record of accomplishment, including whether the Proponent and/or development team has successfully completed and/or operated a similar type project or a project of similar scope and size
- The financial feasibility, including preliminary anticipated costs and revenue sources, the proposed capital and operating pro-formas and construction cost analysis
- The Proponent's ability to secure construction financing
- The construction procurement approach.
- The Proponent's property management experience, including the number of units and affordable units managed, the years of experience and the performance record. The Proponent's familiarity of the various funding sources for housing development and rental subsidies.
- The quality of the Proponent's references, with particular attention to past projects and client contracts.

REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 8/10/2020

From: Emilie K Adin, MCIP **File:** 13.2620.20
Director of Development Services **Item #:** 279/2020

Subject: **Small Sites Affordable Housing Initiative: Queensborough
Recommended Proponent and Connaught Heights Next Steps**

RECOMMENDATION

THAT Council endorse in principle the Vancouver Native Housing Society affordable housing project at 350 to 362 Fenton Street to allow the application to advance to the development review stage of the process.

THAT Council direct staff to advance the small sites affordable housing project for 350 to 362 Fenton Street through an expedited process as outlined in Attachment 4 – Proposed Expedited Review Process, including that staff suspend work on the following projects in 2020 to make necessary staff resources available for the project:

- i. Welcome Centre / Neighbourhood Learning Centre;
- ii. Implementation phase of the Sanctuary City Policy; and,
- iii. Shared Entrances and Common Areas Policy.

THAT in regard to the proposed Official Community Plan Amendment to the change the Land Use Designation in the Queensborough Community Plan for 350 to 362 Fenton Street, Council:

- i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;

*ii. Direct staff to advise and consult with:**a. The following nations:*

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation;

*b. Ministry of Transportation and Infrastructure;**c. the Board of Education of School District 40;**iii. Not pursue consultation with:*

- a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);*
- b. any greater boards or improvement districts, as none are considered to be affected by this application;*
- c. any other provincial or federal agency, as none are considered to be affected by this application;*
- d. Greater Vancouver Sewerage and Drainage District Board; and,*
- e. Councils of immediately adjacent municipalities;*

THAT Council direct staff to advance the small sites affordable housing project for 2035 London Street and 2038 Ninth Avenue with the objective of this being shovel-ready for the next BC Housing funding in-take process, anticipated in 2022, and report back to Council once research into the history of the site is complete.

EXECUTIVE SUMMARY

The purpose of this report is to request that Council endorse in principle the proposal received from Vancouver Native Housing Society (VNHS) for 350 to 362 Fenton Street to allow the application to advance to the development review stage of the process. The proposal from VNHS is for a three story apartment building, with a total of 51 units, including a mix of studio, one-, two- and three-bedroom units. It is recognized that this is a higher density proposal than initially anticipated through a small site process, however, staff still recommends advancing this project given the benefits that would be realized. Consultation with the community and stakeholders during the development review process would explore how design, and potentially density, can be modified to ensure that this building form would fit appropriately in this context.

To enable the proposed project to target the January 2021 round of funding from BC Housing, staff are proposing an expedited application review process, which is outlined in this report. Funding from senior levels of government is required to make the project financially viable. This timeline also likely allows for a completed and occupied project in early 2023, delivering much needed new affordable units, aligning with the mandate of the City's 2019-2022 Strategic Plan.

Should Council endorse the project in principle, the next step would be for VNHS to submit a development application and launch the review process. Council would make the final decision with regard to the approval of the project through the consideration of the Official Community Plan Amendment and Zoning Amendment Bylaws.

This project will require an amendment to the Official Community Plan (OCP), to change the land use designation from (RL) Residential – Low Density to (RM) Residential – Multiple Unit Dwellings. A change to the OCP requires consideration of early on going consultation with stakeholders. This report identifies which stakeholders staff recommend be included in this process.

Staff is not yet ready to make a recommendation as to which proponent should be selected for 2035 London Street and 2038 Ninth Avenue. Further time is required to explore the potential impact of the Crown Land Grant. The delay will mean that an application will not be completed in time for the deadlines set by BC Housing for this round of funding. However, staff propose continuing to move forward with a project, taking into account any outcomes of the Crown Land Grant research, with the objective of having a project ready for the next BC Housing funding in-take process, anticipated in 2022.

BACKGROUND**Work to Date**

To date the work on the small sites affordable housing initiative has included:

- In late spring of 2019, the Affordable Housing and Child Care Task Force (formerly the Mayor's Task Force on Housing Affordability) instructed staff to initiate a new round of the Small Sites Affordable Housing Initiative.
- In July 2019, staff conducted an inventory of all City-owned sites, which were subsequently evaluated to determine suitability for the initiative.
- On October 28, 2019 Council endorsed in principle the exploration of affordable housing on the City-owned properties at 2035 London Street and 2038 Ninth Avenue, and 350 to 362 Fenton Street. (Site Summary included in Attachment 1.)
- In January 2020, the City posted an RFP for each site. The RFPs were open for an eight week period. A total of 14 proposals were received: seven for each site.
- In March 2020, the initiative was paused to enable staff to focus their attention on the City's COVID-19 response.
- On May 27, 2020 BC Housing announced a new round of funding for the Community Housing Fund.
- In early June 2020, staff conducted an evaluation of the 14 proposals received against the evaluation criteria included in the RFP (see Attachment 2).
- Virtual public information meetings were held for each site: The Connaught Heights session on June 29, 2020, and the Queensborough session on July 8, 2020.

QUEENSBOROUGH PROJECT (350 to 362 Fenton Street)**Recommended Project**

The recommended proponent for the development of 350 to 362 Fenton Street is Vancouver Native Housing Society (VNHS). VNHS is a non-profit Society governed by an all Indigenous Board of Directors with over 35 years of experience in providing services and operating housing units in Vancouver.

The proposal from VNHS is for a three story apartment building designed to appear as attached townhouses, with a total of 51 units. The building includes a mix of unit types including 14 studio units (27% of units), 25 one-bedroom (49%), 2 two-bedroom units (12%), and 6 three-bedroom units (12%).

Figure 1: Summary of VNHS Proposal

Height, Form & Character	Three-storey apartment building designed to appear as attached townhouses, with one level of underground parking
Units and Affordability	Units: 51* Inclusionary Units: 31**
Targeted Populations	Low- to moderate-income singles and families with a focus on Indigenous singles and families.

* The overall project affordability is set to meet BC Housing's Community Housing Fund which means the mix of rents and incomes reflects the following:

- 30% affordable housing (moderate income),
- 50% rent geared to income (housing income limit), and
- 20% deep subsidy.

** Based on the City's Inclusionary Housing Policy definition of affordable: Units where rents were 10% or more below the 'typical unit' rent (i.e., median rent) in New Westminster with the same number of bedrooms (of all rental buildings, all ages) for the most recent time period (October 2019), based on CMHC data.

Figure 2: Concept Design

Discussion

Highlights of the proposal include:

- The project **maximizes units while being designed to fit into the local context**. For example, the building has been designed to look similar to a townhouse development and the roofline has been designed to minimize the bulk of the building.
- The **mix of unit types** is suitable for a variety of household types, including families.
- The building has been **designed to account for the floodplain**.

- This would be only the second building in Queensborough, outside of Port Royal, which **includes an elevator and accessible units**. VNHS has included an accessible route from the street to the lobby, despite the elevation requirements in the floodplain.
- **A strong approach to community and stakeholder consultation**. VNHS recognizes the importance of inclusiveness, transparency and accessibility to a high-quality engagement process.
- **Alignment with the City's reconciliation initiative**.
- **Alignment with the City's Climate Action Initiative**. The building is intended to be built to Step 4 of the Energy Step Code.
- **A strong team with extensive experience to manage each phase of the project** has been assembled including consultation, development approval, construction, and building operation.

Staff recognizes that this is a higher density proposal than initially anticipated through a small site process, however, staff still recommends advancing this project given the benefits that would be realized, including delivery of much needed affordable housing units, and the overall quality of the proposal. Consultation with the community and stakeholders during the development review process would explore how design, and potentially density, can be modified to ensure that this building form would fit appropriately in this context.

Should Council endorse this proposal for further exploration, revisions to the proposal would be made through the development review process based on feedback from staff, City committees, the community and stakeholders. Council would make the final decision with regard to the approval of the project through the consideration of the Official Community Plan Amendment and Zoning Amendment Bylaws.

It is recommended that Council endorse this project in principle to allow the application to advance to the development review stage of the process.

Proposed Expedited Review Process

Due to the pause to the process while staff focused attention on the City's COVID-19 response, an expedited development review process would be required to complete the OCP and Zoning Bylaw amendment process in time for the January 2021 BC Housing deadline (included in Attachment 4). Funding from senior levels of government is required to make the project financially viable. This timeline also likely allows for a completed and occupied project in early 2023, delivering much needed new affordable units, aligning with the mandate of the 2019-2022 Strategic Plan.

Additional staff resources would be needed to operationalize the expedited timeline. One aspect of achieving these resources would mean the following other Planning Division projects would be suspended in 2020, to make additional staff resources available:

- Welcome Centre / Neighbourhood Learning Centre;
- Implementation phase of the Sanctuary City Policy; and,
- Shared Entrances and Common Areas Policy.

Achieving an expedited timeline would also require:

- **A Special Public Hearing to be scheduled early in January 2021**, prior to the BC Housing deadline. A Public Hearing would be required for the Official Community Plan amendment.
- **No review by the Advisory Planning Commission**, which would be replaced by City-led consultation, allowing for required flexibility to integrate public feedback prior to Council consideration.
- **No Development Permit required**. Review and refinement of the design would occur during the development review process, with further design review following consideration of bylaw adoption, if required.
- **All public and stakeholder consultation would take place this fall**. Consultation approaches would have to be responsive to the current context of the pandemic.
- **The applicant having capacity** to very quickly make revisions and resubmit materials.

Consultation Requirements

The site is designated (RL) Residential – Low Density in the Queensborough Community Plan (QCP) which is a schedule to the City of New Westminster Official Community Plan (OCP). The principle forms and uses permitted by this land use destination are single detached dwellings and duplexes. An amendment to the QCP will therefore be required to change the designation to (RM) Residential – Multiple Unit Buildings, which allows townhouses, rowhouses, stacked townhouses and low rises.

Section 475 and 476 of the *Local Government Act* provides specific requirements for consultation that must occur prior to the consideration of an OCP Amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP Amendment. Staff has provided a recommendation for Council's consideration for each of the identified groups:

- a) The Board of the Regional District in which the area covered by the OCP is located.

Consultation with Metro Vancouver is not recommended given the proposed development is consistent with the Regional Growth Strategy.

- b) Greater Boards or Improvement Districts.

Consultation with other Regional Districts is not recommended as the proposed OCP Amendment is not considered to affect adjacent Regional Districts.

- c) The Council of any municipality that is adjacent to the area covered by the plan.

Consultation with the City of Richmond is not recommended given the scale of the proposed development and location of the site, 1.7 kilometres away from the municipal boundary with Richmond. The proposal is not considered to have any negative impact on this municipality.

- d) First Nations

The City is currently in the process of developing a work plan to establish strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regard to Official Community Plan Amendments, as well as other planning notifications. Until such time as this work is in place and adopted by Council, staff recommends consultation with the following nations which have been identified in the past by the City:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation

e) Greater Boards and Improvement Boards.

The Greater Vancouver Sewer and Drainage District Board oversee operation of regional utilities in New Westminster. Due to the insignificant impact of the change in density of one project, consultation with this Board is not recommended.

f) The Provincial and Federal governments and their agencies.

Consultation with the Ministry of Highways and Infrastructure is recommended since this Ministry has jurisdiction over lands within New Westminster, including the Queensborough Bridge and the property is located within 800 metres (2,625 feet) of the bridge.

Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.

g) Board of Education and School District No. 40

Consultation is required with the Board of Education of School District No. 40. The OCP Amendment could impact school enrollment.

Staff will seek input from the parties by sending a letter requesting written comments or inviting participation on public consultation events, at the major milestones of the project.

VNHS has also identified the importance of consultation, including with local First Nations leaders. Staff and the VNHS would collaborate to ensure a coordinated consultation process.

CONNAUGHT HEIGHTS PROJECT (2035 London Street and 2038 Ninth Avenue)

Proposed Extended Timeline

Due to the identification of a Crown Land Grant related to the subject sites (detailed below) staff requires extra time to research the new information and complete the due diligence process for 2035 London Street and 2038 Ninth Avenue. As a result it would not be possible for the project to meet the January 15, 2021 BC Housing funding deadline. However, staff propose continuing to move forward with the project site, taking into account any outcomes of the Crown Land Grant research, with the objective of having a project ready for the next BC Housing funding in-take process, anticipated in 2022. Staff will work with the community to get feedback as this project progresses. Further updates will be provided to Council once more information is available.

Crown Land Grant

Through the consultation process, staff became aware of a Crown Land Grant on 2038 Ninth Avenue that identifies use of the property for parks and recreation purposes. The Grant is not registered on the title of the property at 2038 Ninth Avenue. This is likely because there was

no requirement to register such Grants with the Land Titles Office prior to April 5, 1968. Further updates will be provided once more information is known. At this time, staff can confirm that the current Connaught Heights Park was created by the City instead of developing 2038 Ninth Avenue as a park (research to date is summarized in Attachment 3).

Additional Information Identified

The City archives recently received a request from the public for heritage information regarding the Connaught Heights parcels. In response to that request, the following information has been collated and is provided to Council for information.

In 2009, these two lots were briefly added to the Heritage Register (where they were referred to as “Connaught Village Green”) as part of a larger city-wide update – before being removed a short time later. The update included a dozen City properties such as parks and civic facilities. Through Council’s deliberations on the additions (April 2009), it was suggested that listing some of the community or City-owned features “may not be suitable for the purpose or may impede future decisions relating to those properties”. A handful of the properties listed, including these two lots, and referred them to the Community Heritage Commission (CHC) for further review. The CHC did not support the addition of these two lots, citing lack of historic association, features, or overall heritage significance. A month later, Council removed the properties from the Heritage Register.

OPTIONS

The Task Force recommends the following to Mayor and Council:

1. That Council endorse in principle the Vancouver Native Housing Society affordable housing project at 350 to 362 Fenton Street to allow the application to advance to the development review stage of the process.
2. That Council direct staff to advance the small sites affordable housing project for 350 to 362 Fenton Street through an expedited process as outlined in Attachment 4 – Proposed Expedited Review Process, including that staff suspend work on the following projects in 2020 to make necessary staff resources available for the project:
 - i. Welcome Centre / Neighbourhood Learning Centre;
 - ii. Implementation phase of the Sanctuary City Policy; and,
 - iii. Shared Entrances and Common Areas Policy.
3. That in regard to the proposed Official Community Plan Amendment to the change the Land Use Designation in the Queensborough Community Plan for 350 to 362 Fenton Street, Council:

- i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
- ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
 - Penelakut Tribe
 - Qayqayt First Nation
 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tsleil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. the Board of Education of School District 40;
- iii. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;
 - c. any other provincial or federal agency, as none are considered to be affected by this application;
 - d. Greater Vancouver Sewerage and Drainage District Board; and,
 - e. Councils of immediately adjacent municipalities;

4. That Council direct staff to advance the small sites affordable housing project for 2035 London Street and 2038 Ninth Avenue with the objective of this being shovel-ready for the next BC Housing funding in-take process, anticipated in 2022, and report back to Council once research into the history of the site is complete.
5. That Council provide staff with other direction.

Staff recommends options 1, 2, 3, and 4.

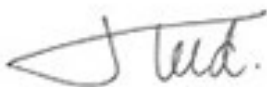
ATTACHMENTS

Attachment 1: Summary of the Selected Sites
Attachment 2: Proposal Evaluation Criteria
Attachment 3: Summary of the History of 2038 Ninth Avenue
Attachment 4: Proposed Expedited Review Process

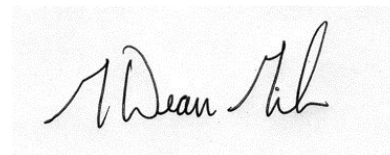
This report has been prepared by:
Lynn Roxburgh, Senior Policy Planner
Anur Medhic, Housing/Child Care Planning Analyst

This report was reviewed by:
John Stark, Supervisor of Community Planning
Jackie Teed, Senior Manager of Development Services

Approved for Presentation to Council



Jackie Teed
Acting Director of Development
Services



Dean Gibson
Acting Chief Administrative Officer



Attachment #1

Summary of the Selected Sites

2035 LONDON STREET AND 2038 NINTH AVENUE

The two adjacent City-owned sites at 2035 London Street and 2038 Ninth Avenue are vacant properties located in the Connaught Heights neighbourhood. The site profile and location map of the respective lots is summarized in Figure 1 below

Site Profile						
OCP Designation	DPA	Zoning	Current Land use	Site Area	Frontage	Avg. Depth
M_Parks – Parks, Open Space and Community Fac.	/	NR-1 Single Detached	Civic Institute & Rec - Vacant	<i>Lot Consolidation May be Considered</i>		
				<i>Approximate Total Lot Dimensions</i>		
				≈1114m ² (11,990ft ²)	≈30.46m (100ft)	≈37m (121ft)

Opportunities

The main site opportunities include:

- consolidation potential that may provide economies of scale opportunities to deliver more units at a lower per-unit cost;
- with consolidation, a larger site area where ground-oriented townhouses, stacked townhouses, or row houses can be considered;
- with consolidation, a larger project may provide non-profit housing providers with a greater opportunity to efficiently deliver services that satisfy a greater number of tenants while meeting organizational financial limitations;
- Proximity to public transit (22nd Street Station);
- Proximity to support services;
- Proximity to parks, playgrounds and schools (Connaught Heights Park and Connaught Heights Elementary School);
- Available water, sewer and storm connections, with 2035 London Street currently serviced.
- Corner lot with easy access, gentle topography and no trees that are required to be removed.

Challenges



The main site challenges include:

- Requires new sidewalk, curb and gutter and potential undergrounding of utilities.
- Limited commercial and retail services in the area.
- Twentieth Street currently has traffic congestion challenges.

350 TO 362 FENTON STREET

The four adjacent City-owned sites from 350 to 362 Fenton Street are vacant properties located in the Queensborough neighbourhood. These three southwestern adjoining sites are being recommended over the sites adjacent to Boyd Street, as the latter are relatively close to industrial areas. The site profile and location map of the respective lots is summarized in Figure 2 below.

Site Profile						
OCP Designation	DPA	Zoning	Current Land use	Site Area	Frontage	Avg. Depth
Q_RL Residential Low Density	Flood Hazard	RQ-1 – Single Detached	Civic Institute & Rec - Vacant	<i>Lot Consolidation May be Considered</i> <i>Approximate Total Lot Dimensions</i>		
				≈ 2760m ² (29708ft ²)	≈ 80m (263ft)	≈ 34m (112ft)



Opportunities

The main site opportunities include:

- consolidation potential of adjacent sites that may provide economies of scale opportunities to deliver more units at a lower per-unit cost;
- with consolidation, ground-oriented townhouses or row houses can be considered;
- the potential to create rear lane access by partially utilizing 350 Fenton Street;
- gentle topography; and,

- within walking distance to Old Schoolhouse Park and the commercial, retail and service establishments at Queensborough Landing and the future Queensborough Eastern Neighbourhood Node.

Challenges

The main site challenges include:

- development in a floodplain that requires a geotechnical assessment, costly site preparation, and piling;
- required ditch infill;
- required frontage upgrades, including construction of sidewalks, curb and gutter, lighting and street trees planting; and,
- 350 Fenton Street is adjacent to a utility easement, which will require a setback.

Attachment #2

Proposal Evaluation Criteria

PROPOSAL EVALUATION CRITERIA

The following are the list of evaluation criteria included in the Request for Proposals, and used to review each proposal:

- The quality of the proposal in meeting the objectives for the project to:
 - demonstrate elements that enhance long term affordability;
 - be sympathetic in design with existing neighbourhoods;
 - incorporate units that are suitable for families with children;
 - be replicated elsewhere in the city; and
 - be completed by fall 2022.
- The ability to meet the timeline and scheduling requirements outlined in the RFP, the readiness of the project to proceed and the anticipated timeframe to complete the project.
- The Proponent's capacity to undertake the project.
- The level of affordability proposed to be achieved and maintained over time.
- The quality of the plan of work, the community consultation approach, and the suggested responsibility assignments
- The neighbourhood context and project design. The Proponent's knowledge of and experience in identifying the affordable housing needs of the city, the quality of the design of the project as it relates to the context of the neighbourhood and the community impact.
- The project's innovation in terms of addressing affordability, energy efficiency and accessibility considerations.
- The Proponent's record of accomplishment, including whether the Proponent and/or development team has successfully completed and/or operated a similar type project or a project of similar scope and size
- The financial feasibility, including preliminary anticipated costs and revenue sources, the proposed capital and operating pro-formas and construction cost analysis
- The Proponent's ability to secure construction financing
- The construction procurement approach.
- The Proponent's property management experience, including the number of units and affordable units managed, the years of experience and the performance record. The Proponent's familiarity of the various funding sources for housing development and rental subsidies.
- The quality of the Proponent's references, with particular attention to past projects and client contracts.

Attachment #3

Summary of the History of 2038 Ninth Avenue

SUMMARY OF THE HISTORY OF 2038 NINTH AVENUE

- 2038 Ninth Avenue and 2035 London Street were part of the area west of Twentieth Street, previously called DL172, which became part of the City in 1965. A building on the properties had been used by the maintenance crews for DL 172;
- In 1965 the Recreation Department, in an effort to offer Recreation programs to the residents of Connaught Heights, proposed to use of 2038 Ninth Avenue including the building. In order to do this the City was required to receive ownership of the properties and building from the Province. [NOTE FROM PLANNING STAFF: It was likely as part of this process that the 2038 Ninth Avenue was granted to the City for park and recreation use.] It is believed the 2035 London Street was purchased;
- Once the sale/transfer were completed the City began to offer programs in the building and put a small playground on the other portion of the properties. Recreation services continued at that location until 1974.
- In 1974 the City received a Federal/Provincial grant for a Neighbourhood Improvement Program (\$312,000). City staff in collaboration with a Connaught Heights Citizen Planning Committee developed and had approved a plan for a park with playground (1.67 acres; \$154,000) and a new community centre;
- The needed property was consolidated around the elementary school including: closing Twenty-second Street between Ninth Ave and Tenth Ave; using the BC Hydro Right of Way; and some land acquisition (\$105,000);
- In an agreement between the City and School Board 3500 square feet of space was added to the school which included an extension to the existing gym and an addition of a multi purpose room to be used by both the school and community (\$178,000);
- Part of the proposal to finance this project had originally been for the City to sell the properties where the old Connaught Heights Community Hall stood (2038 Ninth Avenue and 2035 London Street);
- After completion of the project the programs and services were moved from the subject site to the new site, and the City demolished the old building. Once the new site was opened the old properties were no longer considered as part of the Parks and Recreation inventory but empty City lots.
- The Connaught Heights park playground was recently upgraded by the City.

Source: Provided by former City Administrator and Director of Parks and Recreation for New Westminster.

Attachment #4

Proposed Expedited Review Process

**PROPOSED EXPEDITED REVIEW PROCESS: QUEENSBOROUGH PROJECT
(350 TO 362 FENTON STREET)**

The proposed expedited timeline is summarized as follows:

August 2020	Submission of Rezoning and OCP Amendment Application Launch of Development Review Process
September 2020	Applicant Lead Community Consultation Residents Association Consultation Stakeholder Consultation New Westminster Design Panel
October 2020	Application revision based on feedback received from the community, stakeholders, and NWDP
November 2020	City-led Consultation Process Final Application Revision
December 2020	1st/2nd Reading of OCP and Zoning Amendment Bylaws
January 2021	Special Public Hearing and Consideration of Third Reading Statutory Referral of the Zoning Amendment Bylaw to the Ministry of Transportation and Infrastructure (MoTI) Approval of Bylaws BC Housing Funding Submission Launch of Building Permit Process

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To: Members of the New Westminster Design Panel Date: September 22, 2020

From: Lynn Roxburgh, Senior Planner File: REZ00203
OCP00034

Subject: 350-362 Fenton Street – Rezoning and Official Community Plan for Proposed Affordable Housing Project

RECOMMENDATION

***THAT** the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and*

***THAT** the New Westminster Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.*

PURPOSE

Applications have been submitted for a rezoning and Official Community Plan (OCP) amendment for City-owned lands to allow for an affordable housing project proposed by the Vancouver Native Housing Society (VNHS). The proposed project is a three storey apartment building, with density of 1.2 Floor Space Ratio (FSR). The building will include a total of 51 units, including a mix of studio, one-, two- and three-bedroom units. The target population of the project is low- to moderate-income singles and families with a focus on Indigenous singles and families.

The purpose of this report is to provide information to the NWDP in regards to the project design, and to obtain comments in regards to overall project and the design items raised in the Design Considerations section of this report.

This project will be reviewed against the Ewen Avenue Multi-Family development permit guidelines. However, in order to expedite the approval of the project Council has supported the waiving of the requirement for a form and character Development Permit review (i.e. only a Flood Hazard Development Permit will be required).

BACKGROUND

City of New Westminster Small Sites Affordable Housing Initiative

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction is in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

In late spring of 2019, the Affordable Housing and Child Care Task Force instructed staff to initiate a second round of the Small Sites Affordable Housing Initiative. Through this initiative the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

In October of 2019 Council directed in principle the use of the City-owned properties at 350 to 362 Fenton Street, as well as a second site located in Connaught Heights. In January 2020, the City posted an RFP for the Queensborough site, and after staff conducted an evaluation of the proposals received Council endorsed in principle the affordable housing project proposed by Vancouver Native Housing Society (VNHS) to allow the application to advance to the development review stage of the process.

VNHS is a non-profit Society governed by an all Indigenous Board of Directors with over 35 years of experience in providing services and operating housing units in Vancouver.

Project Description

The proposal from VNHS is for a three story apartment building designed to appear as attached townhouses, with a density of 1.2 FSR. The building includes a total of 51 units, including 18 studio units (35% of units), 17 one-bedroom (33%), 12 two-bedroom units (24%), and 4 three-bedroom units (8%).

The project affordability is set to meet BC Housing's Community Housing Fund which would result in the project having the following mix of rents and income limits:

- 30% affordable housing (moderate income),
- 50% rent geared to income (housing income limit), and

- 20% deep subsidy.

The application has been designed to satisfy the requirements of the Natural Hazard Development Permit Area – #1 Flood Hazard by placing all storage and habitable areas above the designated flood plain elevation.

The applicant has proposed vehicular access to the site from Fenton Street to one level of semi-below grade vehicle and bike parking which would provide 65 vehicle parking spaces and 71 bike parking spaces. The architectural concept submitted by the applicant in support of the rezoning and development permit applications is attached to this report as Appendix A.

Project Statistics

	Permitted/Required Under Zoning	Proposed
Site Area	-	2,760 sq. m. (29,708 sq. ft.)
Site Frontage	-	80 metres (263 feet)
Avg. Lot Depth	-	34 metres (112 feet)
Floor Space Ratio	Consistent with other low rise multi-unit zoning.	1.2 FSR
Building Height	Consistent with other low rise multi-unit zoning in Queensborough	14.22 metres (46.67 feet) 3 storeys
Residential Units	Family Friendly Housing Requirements (secured market rental)– minimum 25% two and three bedroom units, of which 5% three bedrooms or more	Studio: 18 (35%) 1 BDR: 17 (33 %) 2 BDR: 12 (24 %) 3 BDR: 4 (8%)
Parking Residential Visitor Total	62 spaces 6 spaces 68 spaces	60 spaces 5 spaces 65 spaces
Bicycle Parking Long Term Short Term	64 spaces 6 spaces	65 spaces 6 spaces

Site Characteristics and Context

The subject site is currently vacant and is located on Fenton Street in the Queensborough neighbourhood. The subject site is located adjacent to additional vacant City-owned land to the west. The properties to the east, south and north are single detached dwellings. The Queensborough Community Plan envisions the area remaining low-density residential.

Proximity to Transit

The property is within a five minute walking distance of a bus stop on the Frequent Transit Network (Ewen Avenue). The 104 bus route, which serves this stop, connects to the 22nd SkyTrain Station.

Transit Service:	Project Distance
SkyTrain Station (22 nd Station)	>1.5 km
Frequent Transit Network (Ewen Avenue)	240 metres / 787 feet

POLICY AND REGULATIONS

Queensborough Community Plan Land Use Designation

The site is designated (RL) Residential – Low Density in the Queensborough Community Plan (QCP) which is a schedule to the City of New Westminster Official Community Plan (OCP). The principle forms and uses permitted by this land use destination are single detached dwellings and duplexes. An amendment to the QCP will therefore be required to change the designation to (RM) Residential – Multiple Unit Buildings, which allows townhouses, rowhouses, stacked townhouses and low rises.

Development Permit Area

The site is within the Natural Hazard Development Permit Area – [#1 Flood Hazard](#). Queensborough is located in the floodplain of the Fraser River. New buildings and structures in Queensborough should be constructed at an elevation that is sufficient to minimize the potential for loss of life and property damage in the event of dyke failure, or an extreme flood event that tops the perimeter dykes.

To align with the land use designation change, the QCP would also be amended to change the site’s Development Permit Area (DPA) to “#1 Ewen Avenue Multi-Family”. This DPA includes specific design guidelines with the intent to provide housing in close proximity to the neighbourhood centre. The Ewen Avenue Mutli-Family Development Permit Area Design Guidelines can be accessed on the City’s website at this location:

[https://www.newwestcity.ca/database/files/library/QCP_DPA_B1_Ewen_Avenue_Multi_Family_\(Consolidated_June_2020\).pdf](https://www.newwestcity.ca/database/files/library/QCP_DPA_B1_Ewen_Avenue_Multi_Family_(Consolidated_June_2020).pdf)

This project will be reviewed against the Ewen Avenue Multi-Family development permit guidelines. However, as noted above, in order to expedite the approval of the project Council has supported the waiving of the requirement for the form and character Development Permit (i.e. only a Flood Hazard Development Permit will be required).

Zoning Bylaw

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). The intent of this district is to allow single detached dwellings in the Queensborough neighbourhood.

This project will be required to rezone to a new Comprehensive Development zoning district that takes into account the unique nature of this project and includes specific regulations that address floodplain concerns. Other low-rise zoning districts in the City will also be used for reference to ensure consistency when appropriate.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, a development providing secured rental housing would be required to provide a minimum of 25% two and three bedroom units, of which at least 5% of the overall number of units would need to contain three or more bedrooms. Though an affordable housing project could qualify for an exemption from the requirements of the Family-Friendly Housing Policy, the proposal has met the requirements.

Mid-Island Trail

The Queensborough Community Plan envisions the creation of the Mid-Island Trail, which would provide an east/west walking route north of Ewen Avenue and connect this residential neighbourhood to the schools and community centre. The proposed route of the trail would pass along the east edge of the subject property.

The City already has a partial lane to the east of the subject site, but the City has now identified the desire to keep the width of approximately a full lane (6 metres / 20 feet) to allow for a wider trail, to allow City vehicle access to the services in the lane, and due to a force main located adjacent to the lane (on subject property). As a result of this new requirement the site design will have to be revised to move the building north (towards vacant City-owned land).

DESIGN CONSIDERATIONS

Staff is seeking comments from the panel on how the proposal 1) has addressed the areas of consideration outlined below; 2) meets the objectives of the development permit guidelines; and 3) any other comments from the panel regarding the design of proposed development.

The application submission package for the proposed development is attached in Appendix A and include the proposed architectural and landscape sets.

Considerations for the Panel

In addition to seeking general comments from the NWDP in regards to the applicant's design submission (Appendix A), staff have identified specific considerations for the NWDP to provide response to as noted in the following sections:

1. Overall Massing and Contextual Fit

The building design, architectural expression and massing should be sympathetic to the surrounding context and existing building. As noted above, to accommodate a lane on the east edge of the property, the building will have to be shifted west (towards the other vacant property owned by the City). This will impact on the overall massing and contextual fit, however staff are still requesting feedback on the proposed design.

Comments from the panel would be appreciated on how successful the proposed massing is at fitting into the neighbourhood context, especially in regards to:

- *overall massing and contextual fit,*
- *appropriateness of the architectural expression,*
- *placement of the building on the site,*
- *transitions to the existing neighbouring buildings on the south and east.*

2. Quality of the Streetscape in Relation to the Pedestrian Realm

The Queensborough neighbourhood lies within the floodplain of the Fraser River. As such, all habitable space must be constructed above the Flood Construction Level (FCL) of 3.53 metres (11.58 meet) above Geodetic Survey of Canada (GSC) datum. Despite this requirement, achieving a pedestrian friendly streetscape with high quality urban design is an important objective in the Queensborough Community Plan. Following the Ewen Main Street design guidelines as a reference, new developments should be designed to contribute to a human scale character and high quality urban design strategies should be implemented to provide visual interest at the pedestrian level.

Comments from the panel would be appreciated on the streetscape, especially in regards to:

- *success of the development in responding to a human scale,*
- *quality of visual interest at the pedestrian level along Fenton Street,*
- *quality of visual interest at the pedestrian level along the future Mid-Island Trail,*
- *how the retaining walls can be designed to mitigate blank walls,*
- *overall interface with the public realm.*

3. Privacy and Overlook

Existing buildings and outdoor spaces should be considered when siting new buildings. Larger rear-yard setbacks are typically recommended to provide open space for residents and to help reduce overlook onto adjacent properties. Relativity consistent front yard setbacks are also recommended to maintain a consistent streetscape. Existing buildings should also be considered in the treatment and placement of windows and balconies in new developments.

Comments from the panel would be appreciated on how the successful the proposed development is at mitigating privacy impacts on adjacent properties, especially in regards to overlook, balcony placement, balcony design and window locations.

4. Quality and Location of the Outdoor Amenity Spaces

In line with expectations for other multi-unit projects, this development should provide shared, semi-private outdoor common space for the residents. These spaces should be designed to be of a usable size and configuration and should encourage a range of activities for different generations. These shared amenity spaces can be used to create a transition from private residential areas to public streets. Private patios and entries around the semi-private common spaces should be designed to facilitate neighbourly interactions and provide overlook for children as they play.

Comments from the panel would be appreciated on the proposed semi-private open spaces, particularity

- *the quality, program and size of the three proposed outdoor amenity space areas; are these spaces adequately designed to be of a usable size and configuration and to encourage a range of activities and generations?*
- *how successful the proposal is at balancing the objectives of a) using common space to transition from private residential areas to public streets, and b) mitigating privacy concerns between the amenity space and adjacent dwelling units.*

5. Quality and Livability of the Enclosed Balconies

Enclosed balconies are proposed for some units in this development. Generally, this does not align with the City's expectations for multi-unit projects to provide unenclosed private outdoor space for each unit. However, if the building design maximizes natural light and ventilation for units, while also providing an enclosed balcony that could be used year round, a different approach could be considered in this case.

Comments from the panel would be appreciated on the appropriateness of the enclosed balconies from a livability perspective, particularly in relation to a ventilation and access to daylight.

6. Materials and Colour Palette

Incorporating a riverfront community character in new developments to reflect the history of the area is an objective in the Queensborough Community Plan. This can be done through the selection of materials from a natural palette (e.g. wood, stone or brick with muted paint colour tones applied cohesively and consistently through the design), and or through specific architectural features that invoke a nautical or riverfront motif.

Comments from the panel are appreciated, particularly regarding:

- *how successful the development is in conveying a 'riverfront community character'*
- *overall success of the materials, texture of the materials, material colours, and the material detailing.*

ATTACHMENTS

A. Applicant Submission Package



Lynn Roxburgh, Senior Planner

Appendix A
Application Submission Package



M'AKOLA
DEVELOPMENT
SERVICES



350-362 Fenton Street
DESIGN PANEL - SEPTEMBER 22, 2020

01 Project Statistics

SITE DATA

SITE AREA: 30,052 sf (2,792 m²)

SITE DIMENSIONS: 264' x 113'-10"

EXISTING ZONING: RQ-1 (Single Detached)

OCP DESIGNATION: RL (Residential - Low Density)

PROPOSED USES: RM (Residential - Multiple Unit Dwellings)

BUILDING HEIGHT: 14m (46') approx
(Elevator overrun, mechanical equipment, and screening excluded from height)

SETBACKS:
Front yard 38' from Fenton Street.
Back yard is 16'-10".
Sideyards are 15'.
Architectural roof overhangs, and balconies encroach into setbacks as shown in plan.

FLOOR AREA

GROSS FLOOR AREA		FSR			
TYPE	AREA	TYPE	COUNT	AREA	FSR
ENC. BALCONY	1,971.1 SF	ENC. BALCONY	16	1,971.1 SF	0.1
RESIDENTIAL AMENITY	567.0 SF	RESIDENTIAL CIRCULATION	9	4,980.7 SF	0.2
RESIDENTIAL CIRCULATION	4,980.7 SF	RESIDENTIAL UNIT	51	30,125.9 SF	1.0
RESIDENTIAL UNIT	30,125.9 SF	TOTAL	76	37,077.7 SF	1.2
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF				
TOTAL	38,164.8 SF				

FSR EXCLUSIONS

AREA EXCLUSIONS	
TYPE	AREA
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
	1,087.1 SF

UNIT MIX

UNIT MIX		
TYPE	AREA	COUNT
1BR	547.1 SF ... 630.6 SF	17 = 33%
2BR	766.4 SF ... 847.0 SF	12 = 24%
3BR	996.0 SF	4 = 8%
BACHELOR	378.0 SF ... 379.3 SF	18 = 35%
TOTAL		51

A MINIMUM OF 40% OF UNITS TO BE ADAPTABLE DWELLING UNITS (190.21.1) = 20 ADAPTABLE UNITS

PARKING & LOADING

PARKING REQ'D - BACHELOR = 1.0		PARKING COUNT PROVIDED	
UNIT COUNT	TOTAL REQ'D	TYPE	COUNT
18	18	P1	
PARKING REQ'D - 1BR = 1.2		H/C STALL	2
UNIT COUNT	TOTAL REQ'D	H/C STALL - VAN ACCESIBLE	1
17	20.4	REGULAR CAR STALL	26
PARKING REQ'D - 2BR = 1.4		REGULAR CAR STALL - VISITOR	5
UNIT COUNT	TOTAL REQ'D	SMALL CAR STALL	24
12	16.8	WIDE CAR STALL	8
PARKING REQ'D - 3BR = 1.5		TOTAL	66
UNIT COUNT	TOTAL REQ'D		
4	6		
TOTAL REQUIRED:			
61			
PARKING VISITOR REQ'D = 0.1			
UNIT COUNT	TOTAL REQ'D		
51	5.1		

BIKES

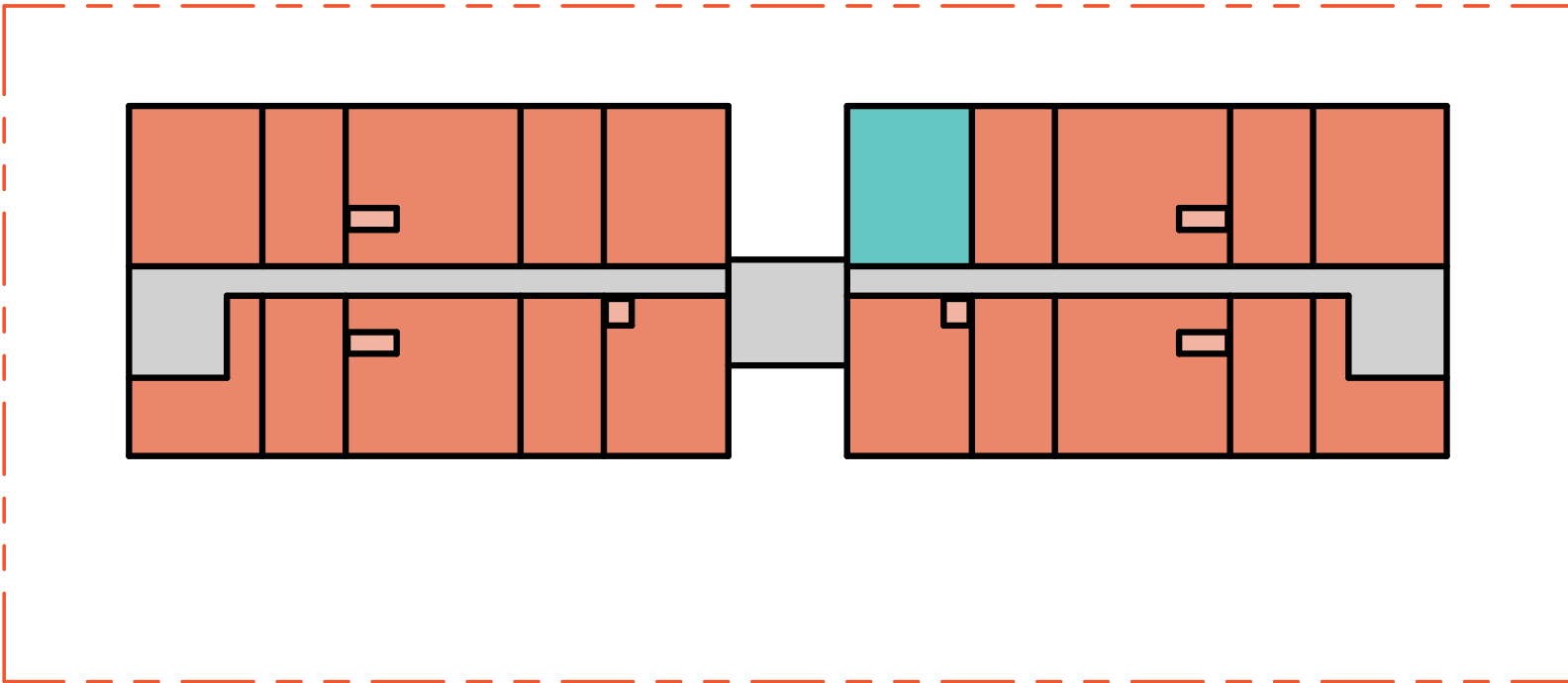
BIKES REQ'D = 1.25 PER UNIT		RESIDENTIAL BIKES - PROVIDED		
UNIT COUNT	TOTAL REQ'D	TYPE	BIKE COUNT	%
51	63.75	Horizontal	21	32%
		Locker	25	38%
		Vertical	19	29%
		TOTAL	65	100%

FSR DIAGRAMS

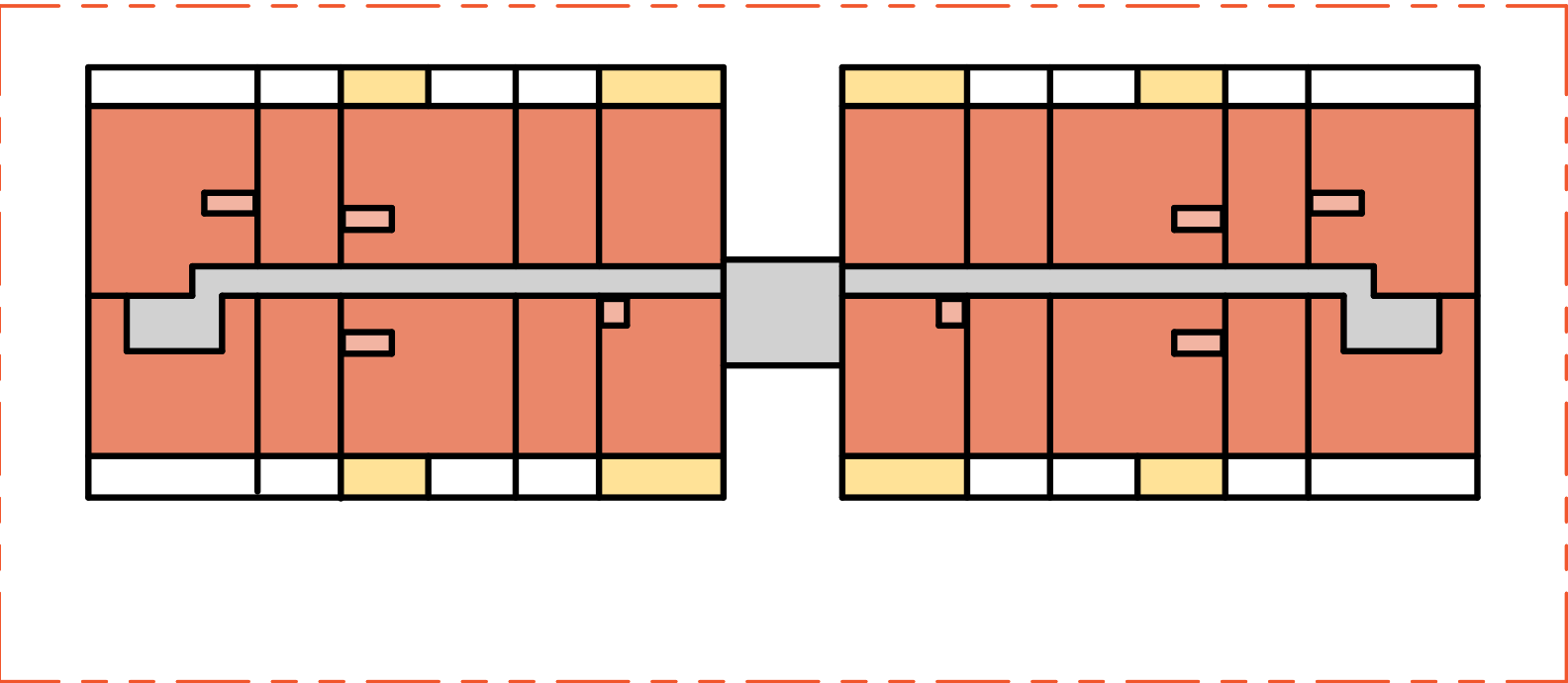


FSR AREA PLAN

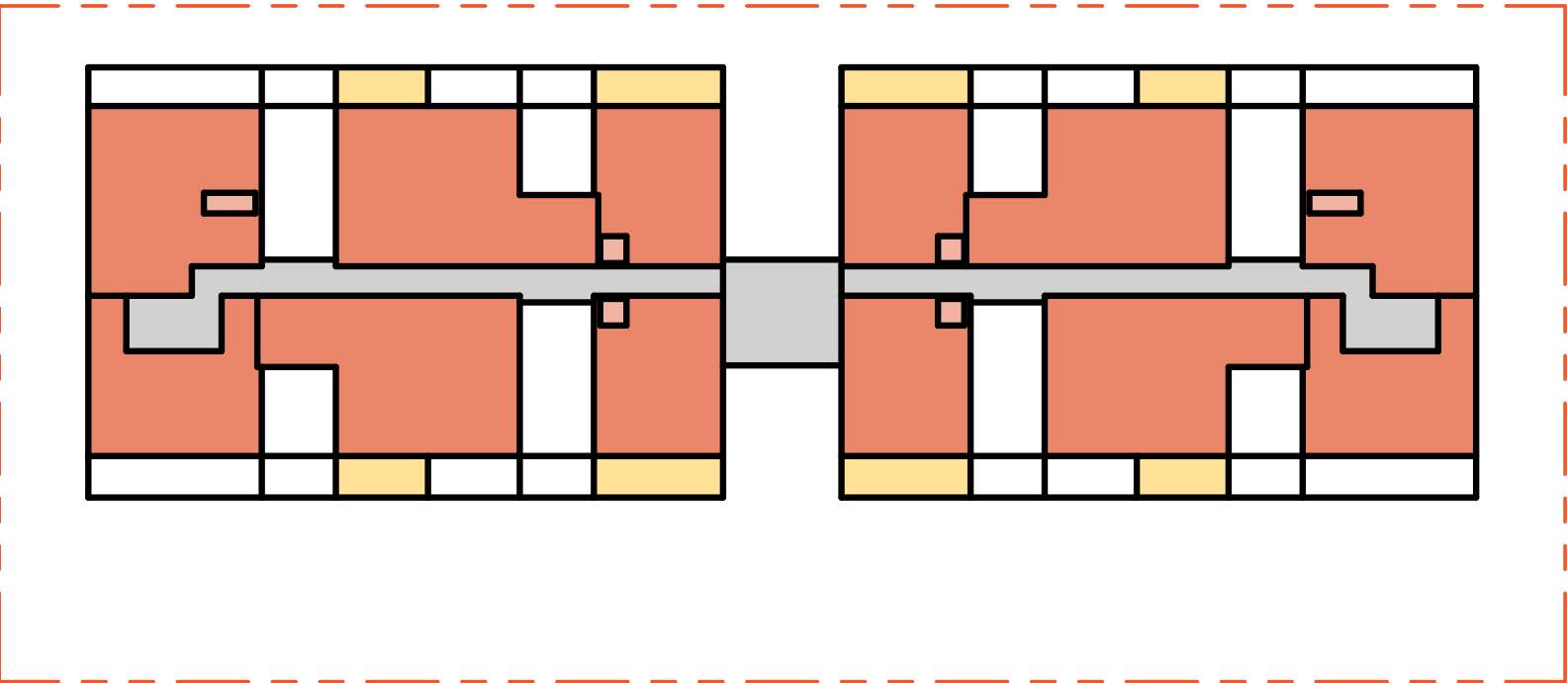
- ENC. BALCONY
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT - AD EXCLUSION



1 | STATS - L1
ref: A-2.01



2 | STATS - L2
ref: A-2.01



3 | STATS - L3
ref: A-2.01

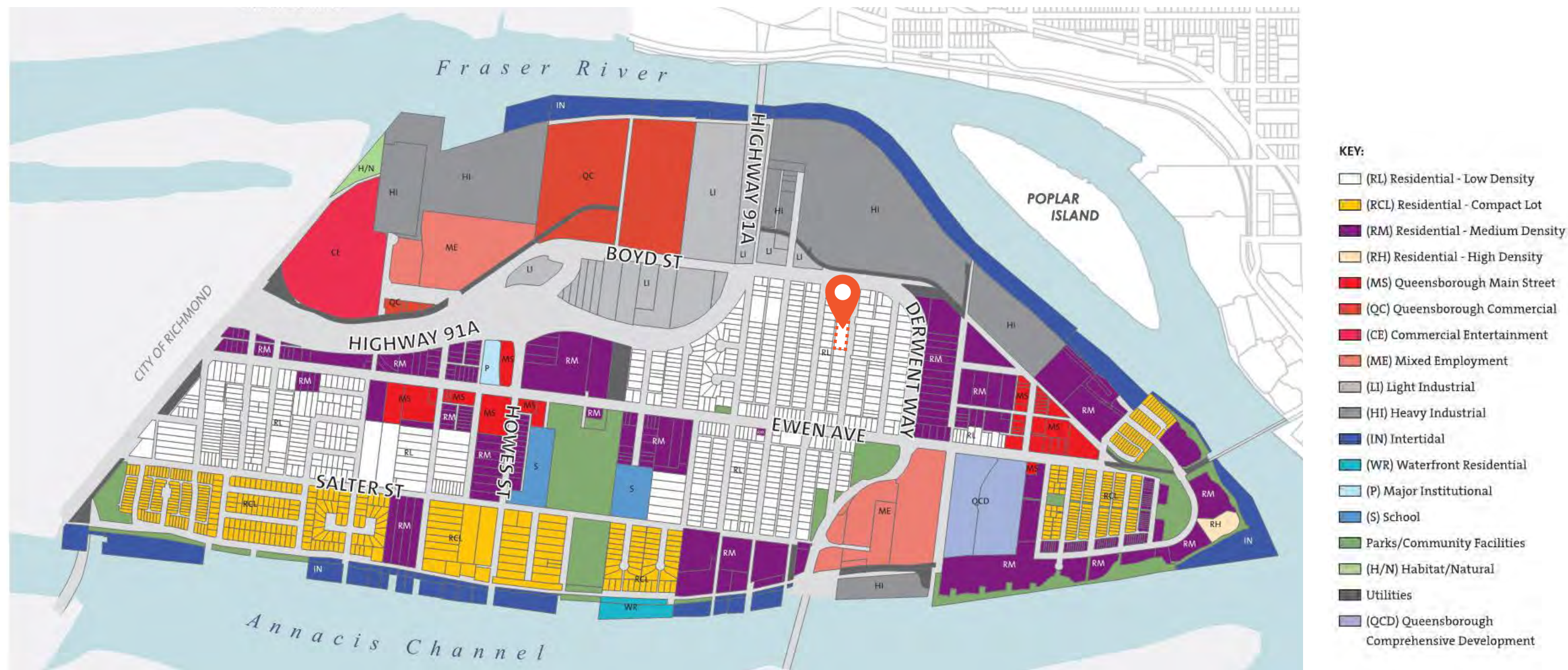
02 Context and Policies

LOCATION



- SkyTrain Station
- Bus Stops
- School/Childcare
- Shopping
- Restaurant
- Industrial

QUEENSBOROUGH COMMUNITY PLAN



Land Use Designation Map

The site is currently zoned RQ-1 (Single Detached) and designated as RL (Residential Low Density) by the Queensborough Community Plan.

(RL) - RESIDENTIAL - LOW DENSITY

“This area will include low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multi-family uses, places of worship, and may contain small scale local commercial uses such as home occupations and corner stores. ”

EAST QUEENSBOROUGH DP AREA - DESIGN GUIDELINES

Building massing must contribute to a pedestrian scale neighbourhood character. Consider the following:

- Use substantial vertical architectural features to break the massing of multiple unit buildings into smaller modules of similar scale.
- Articulate massing to identify building entrances.
- Create a cohesive streetscape.
- Orient residential units to front all streets.
- Reinforce the pedestrian scale massing by designing all buildings to have a heavier “base” and lighter “top” that are differentiated by use of materials.
- Relate the modules to the organization of interior space such that the expression of individual units is reflected in the overall form of the building.
- Consider existing buildings and outdoor spaces when siting new buildings, including the location of windows and entrances, overlook of outdoor space, impacts to air circulation and light penetration, etc.

03 Streetscapes

FENTON STREET - STREETSCAPE



◀.....EWEN AVENUE

◀.....FENTON STREET.....▶

BOYD STREET.....▶

FENTON STREET - LOOKING NORTH-WEST



Site ◀.....FENTON STREET.....▶

FENTON STREET - LOOKING SOUTH-EAST



◀.....FENTON STREET.....▶ Site



Site Context

M’akola Development Services (MDS), on behalf of Vancouver Native Housing Society (VNHS), intends to develop the adjacent municipally owned sites located on 350-362 Fenton Street, in Queensborough, City of New Westminster. The site area amounts to 30,052 Sq.Ft and lies within the floodplain of the Fraser River.

The existing neighbourhood is typified by single and two family residential buildings. Further to the South is Ewen Avenue, Queensborough community’s spine where a number of services and commercial activities are located. To the North, across Boyd Street, are the protected heavy industrial lands, along the Fraser River and Queensborough Landing with more stores reoriented onto shopping streets.

The lot shape is simple and rectilinear with 80.47m frontage along Fenton Street and 34.70m along the East/West axis.

Proposal

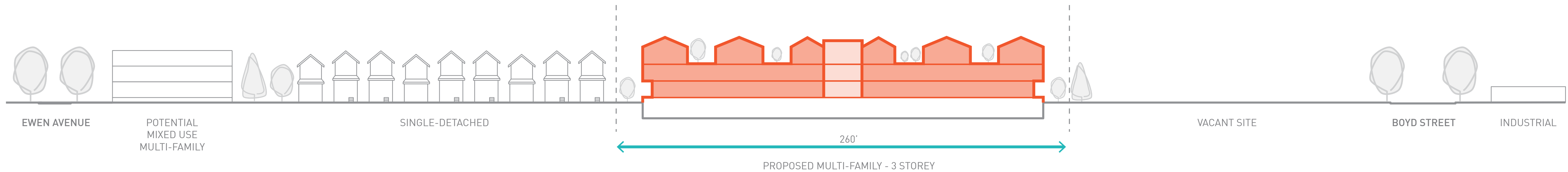
Our proposed development is consistent with Queensborough Official Community Plan (OCP) and will require an amendment to the OCP, to change the land use designation from (RL) Residential – Low Density to (RM) Residential – Multiple Unit Dwellings.

It is a 3 storey building that maximizes vital rental space for the urban Indigenous population, designed to respond sensitively to the surrounding single family context.

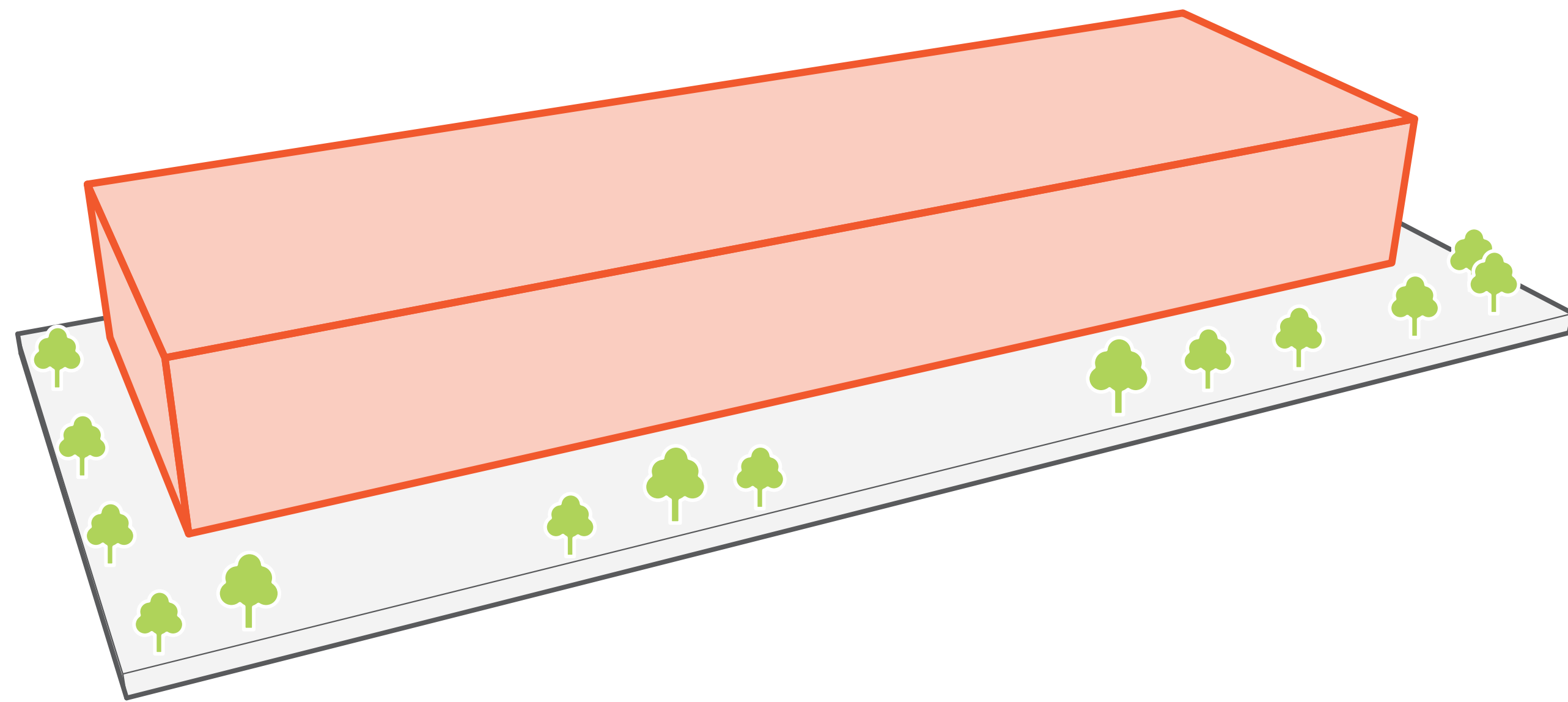
Our proposed development will have a total of 51 rental units. The total proposed area is 37,077 sq.ft., achieving an F.S.R. of 1.2. The project includes 66 parking spaces in one underground level and 567 sq.ft. of amenity space. The parkade is located a half level below the sidewalk but concealed by perimeter landscaping, providing a gentle transition to grade.

The building form relates to the character of the surrounding context by drawing clues from the neighbouring architectural language through the use of punched windows and repeated pitched roof expression.

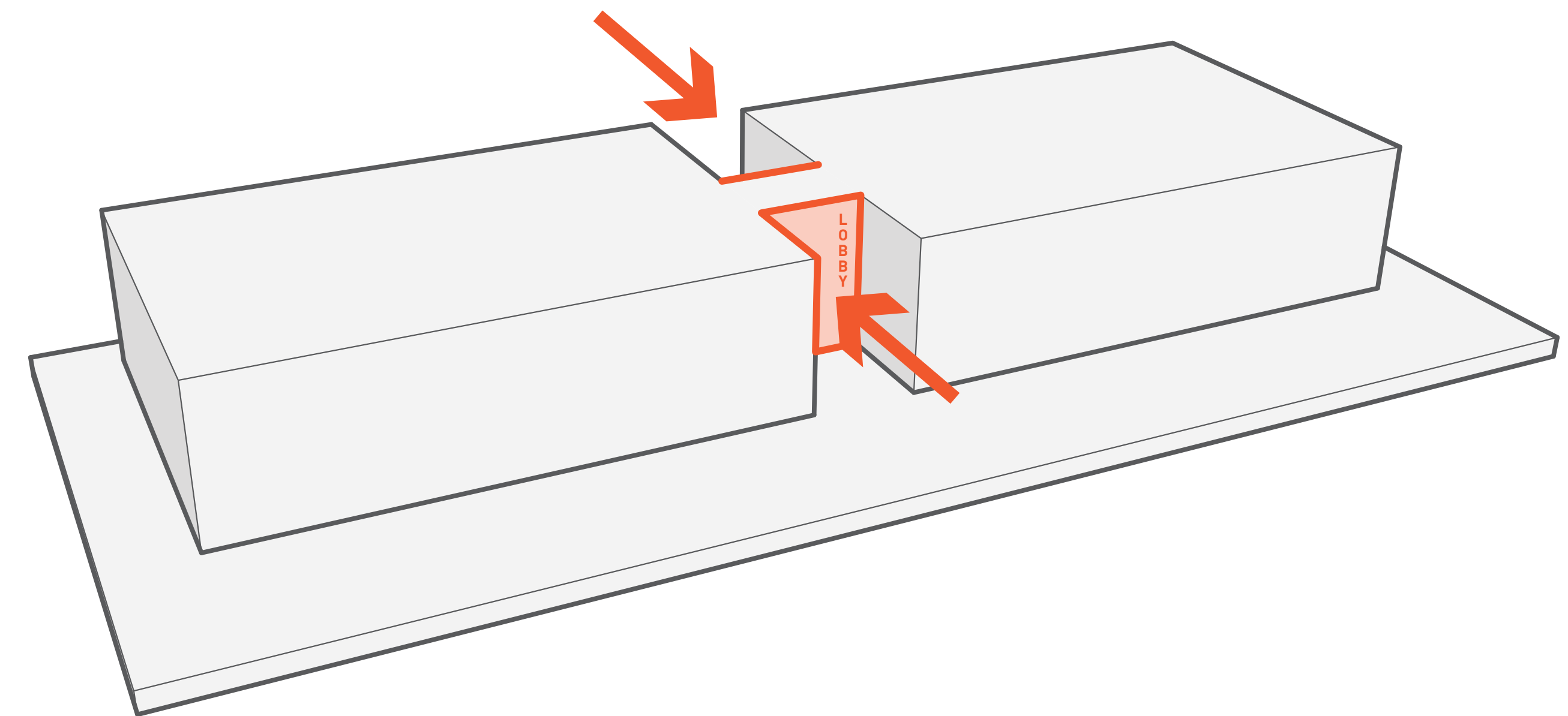
The mass is broken up into smaller modules creating a variated streetscape and opportunities for common and private patios on the top level.



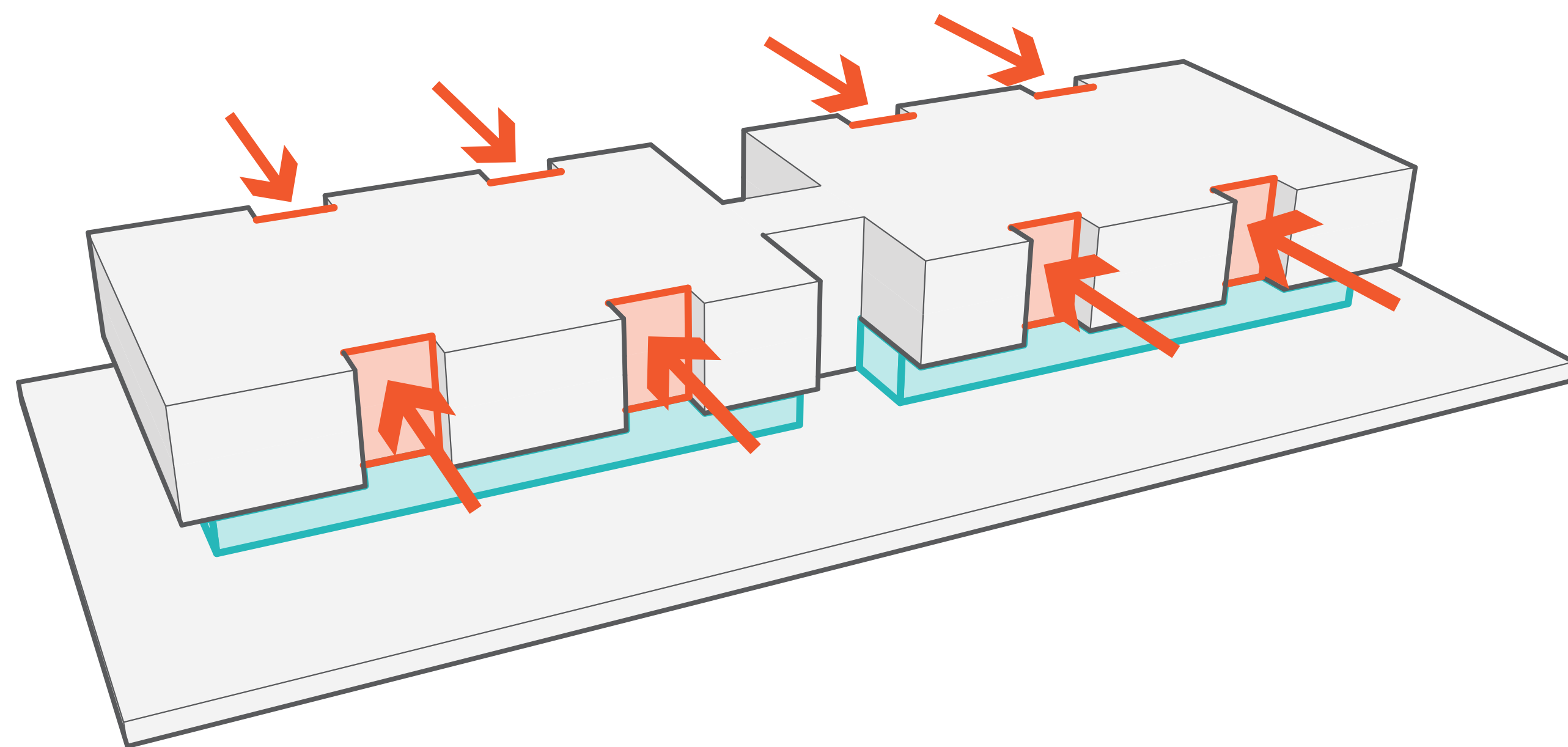
05 Design Rationale



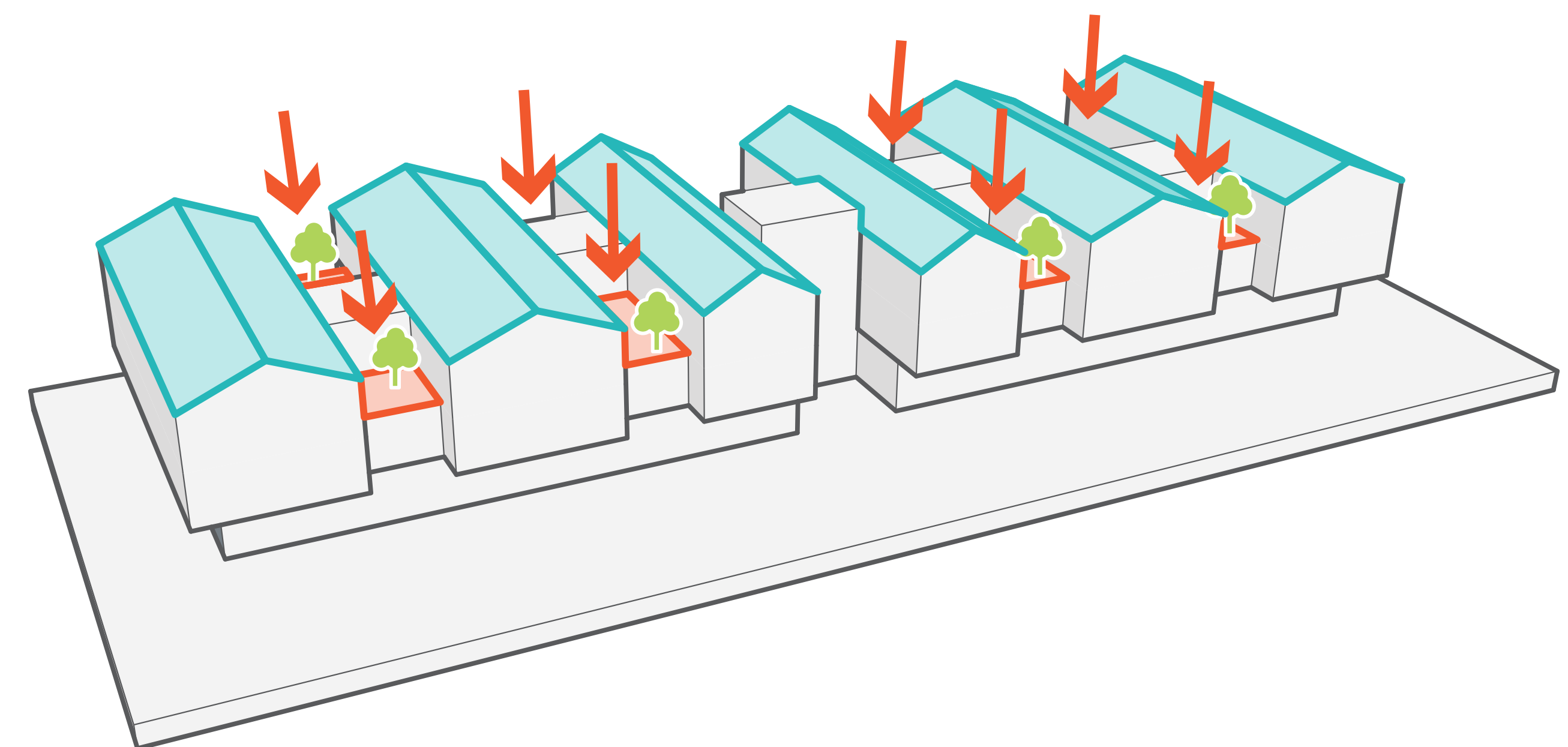
01 Generous setbacks provide landscaped areas, both public and private along the streetfront and yards



02 Mass articulated to identify building entrance and reduce building scale



03 Mass broken up into smaller modules, expression of individual units



04 Variated streetscape relates to existing neighbourhood and creates opportunities for common and private patios on the top level

06 Precedents



07 Materials



View from Fenton Street



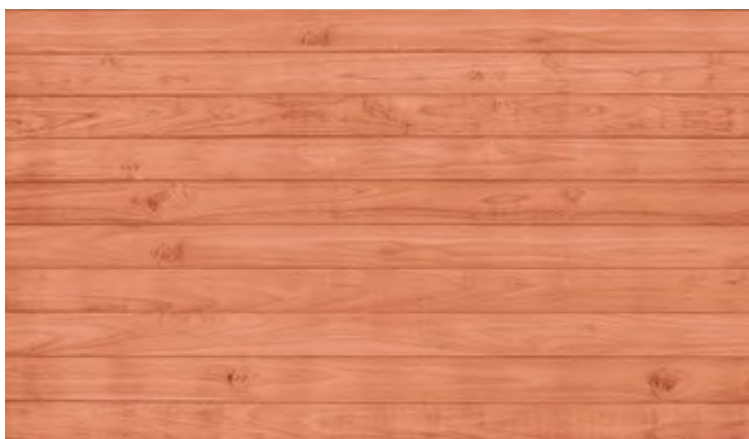
Stacked Brick
Grey



Zinc Panels
White



Metal Panel
White



Metal Panel
Wood Grain Finish



Native art
Abstract Native Art Mural



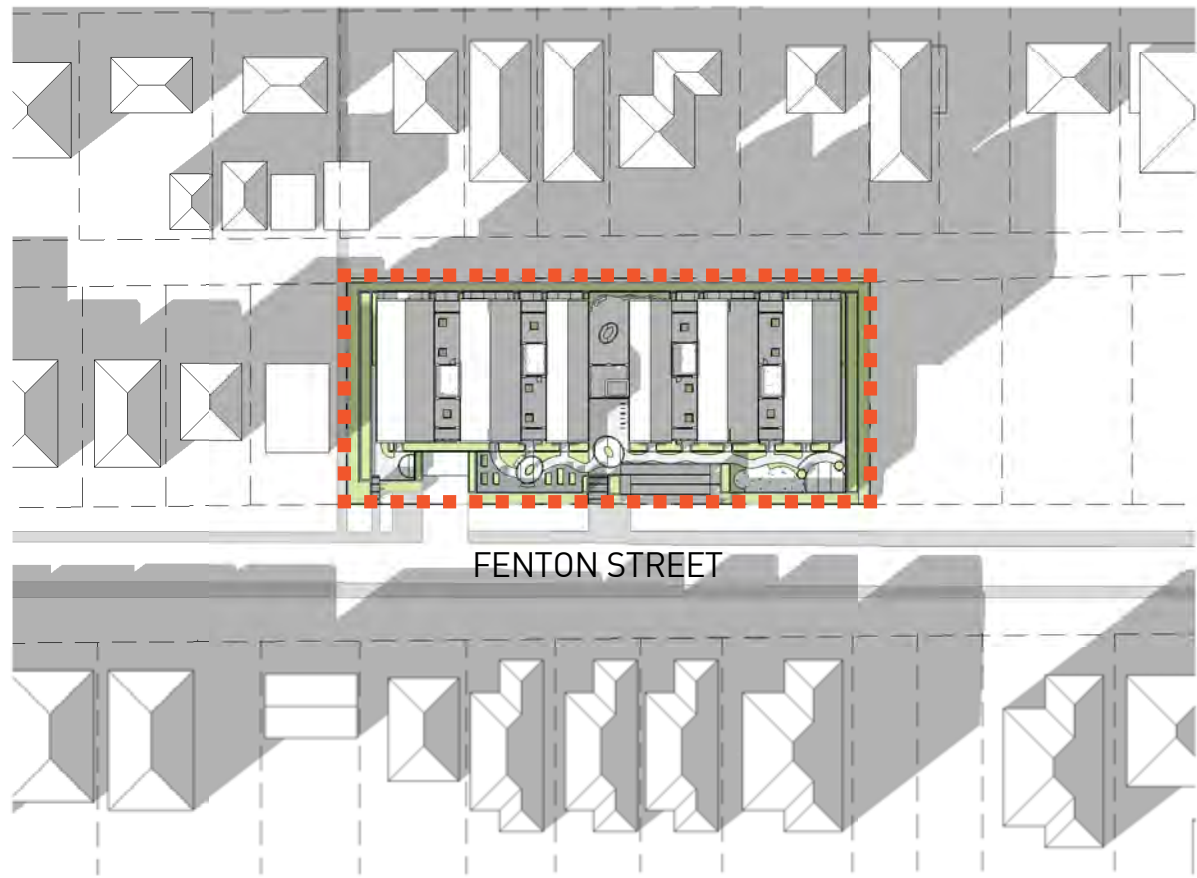
Window Mullions & Guard Rail
Charcoal



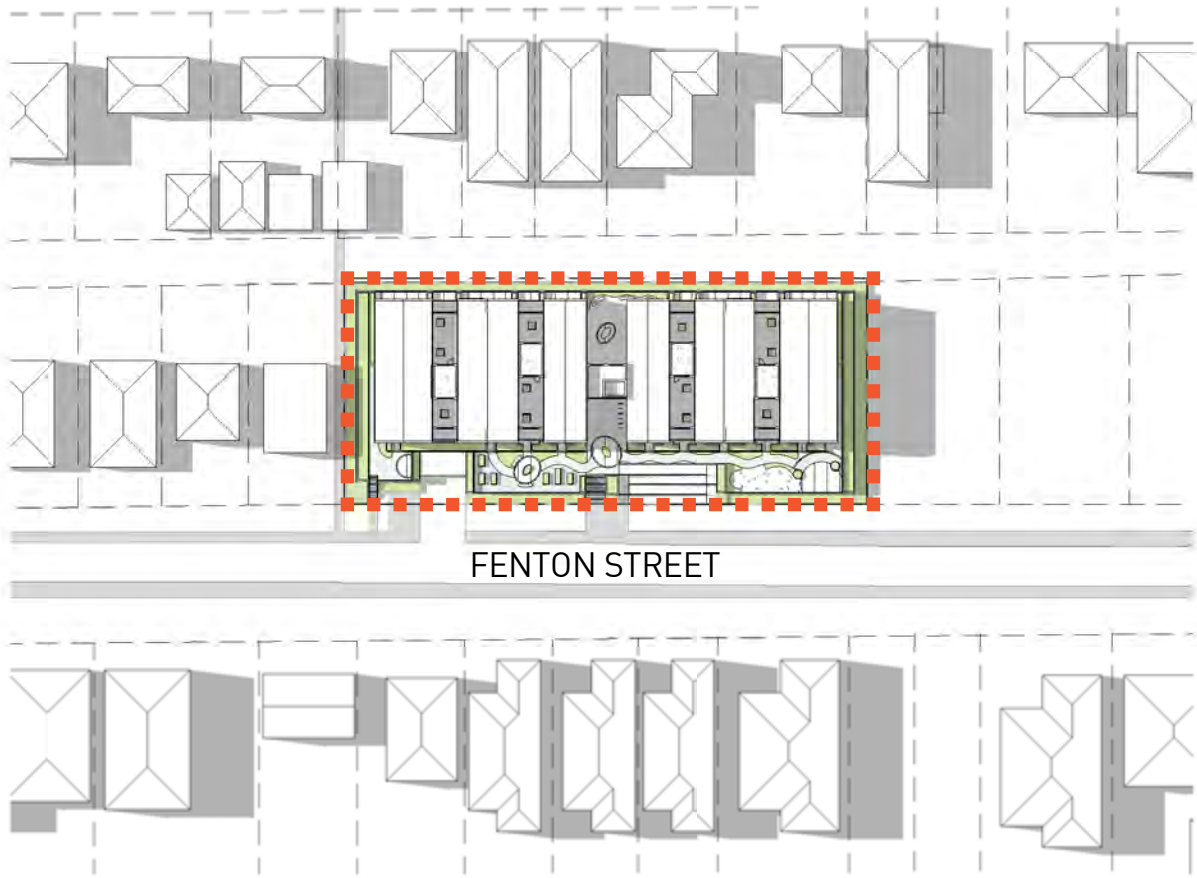
Window Mullions & Guard Rail
Aluminum

08 Shadow Study

VERNAL EQUINOX - March 20, 2020



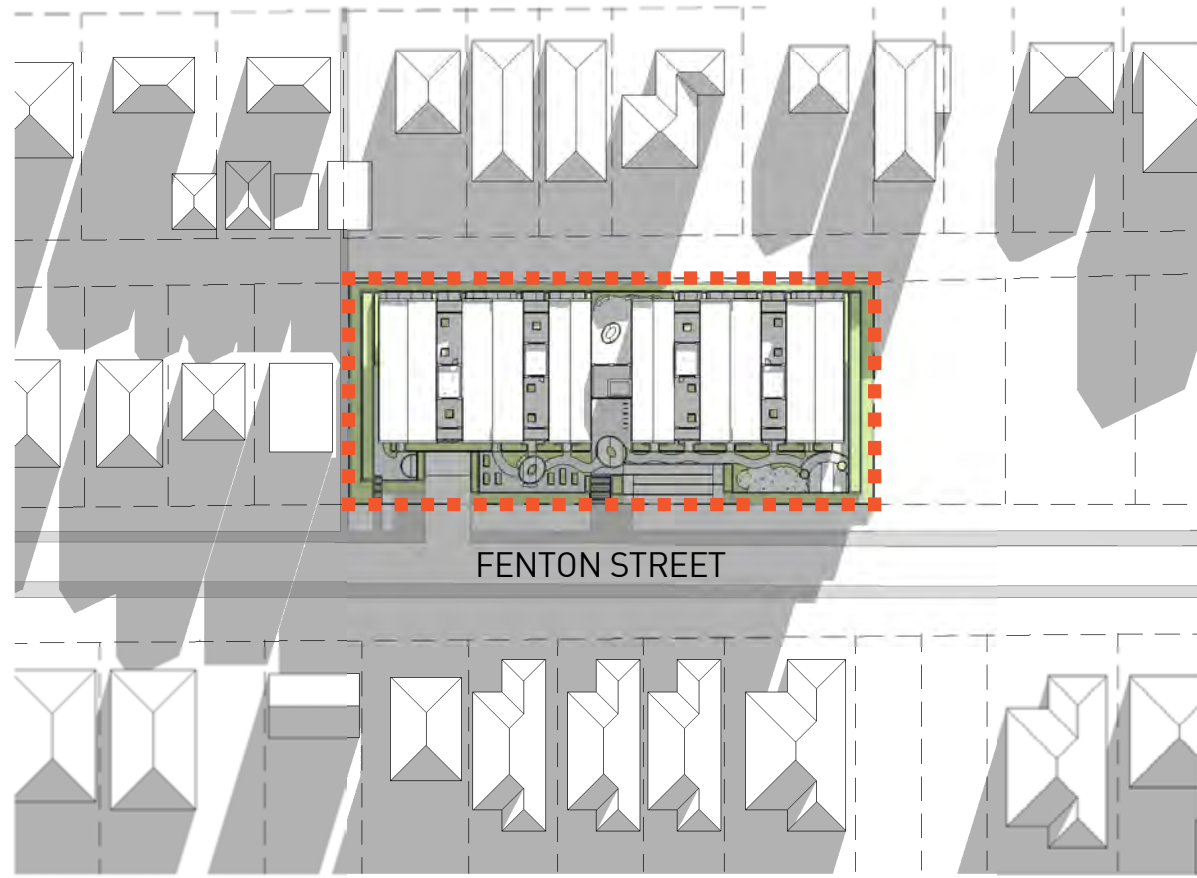
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12pm

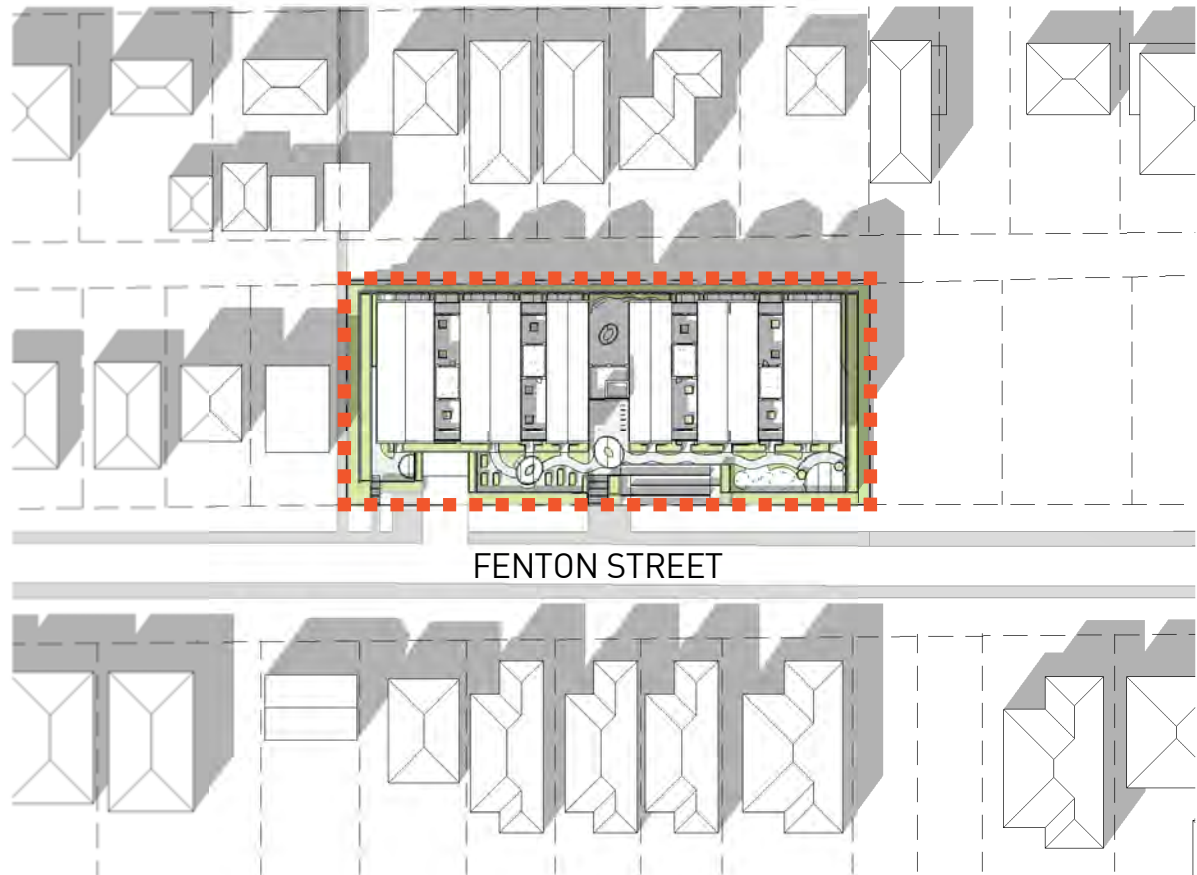


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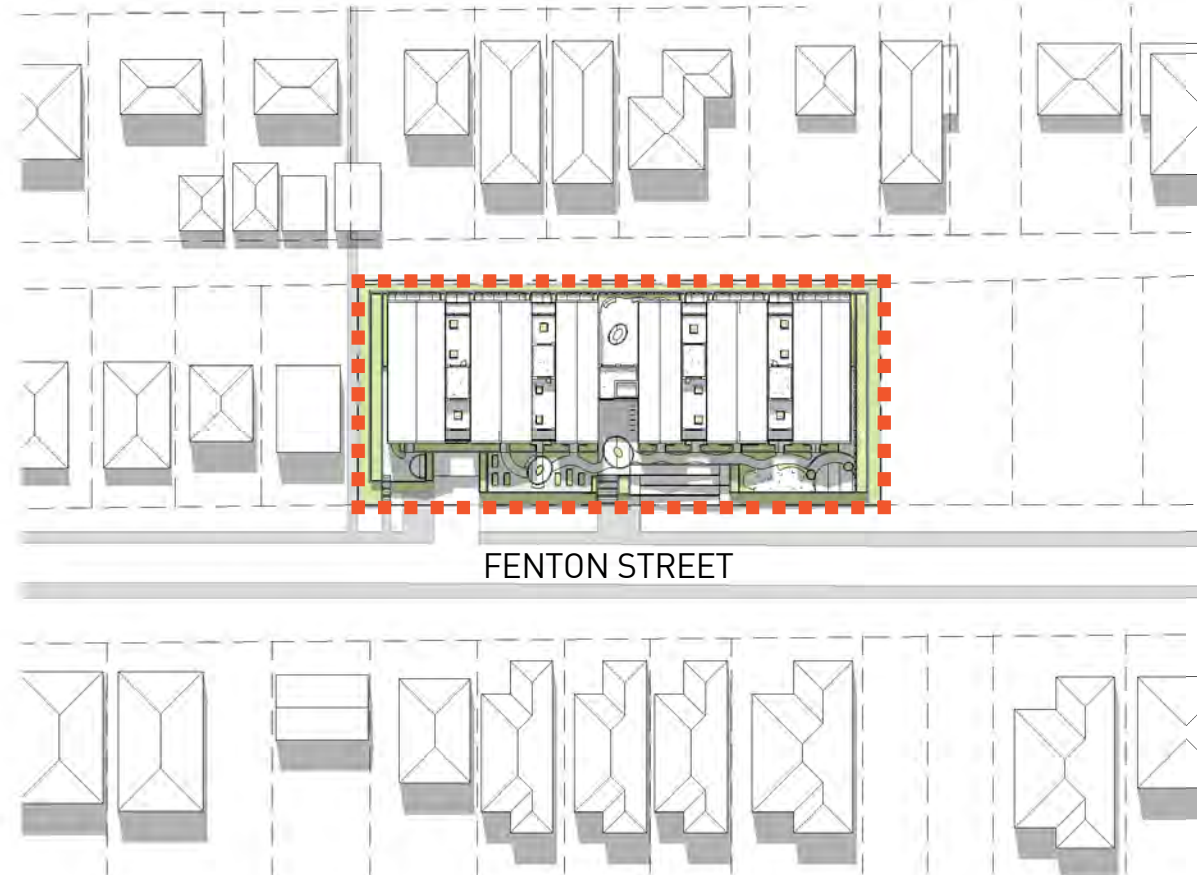
SUMMER SOLSTICE - June 21, 2020



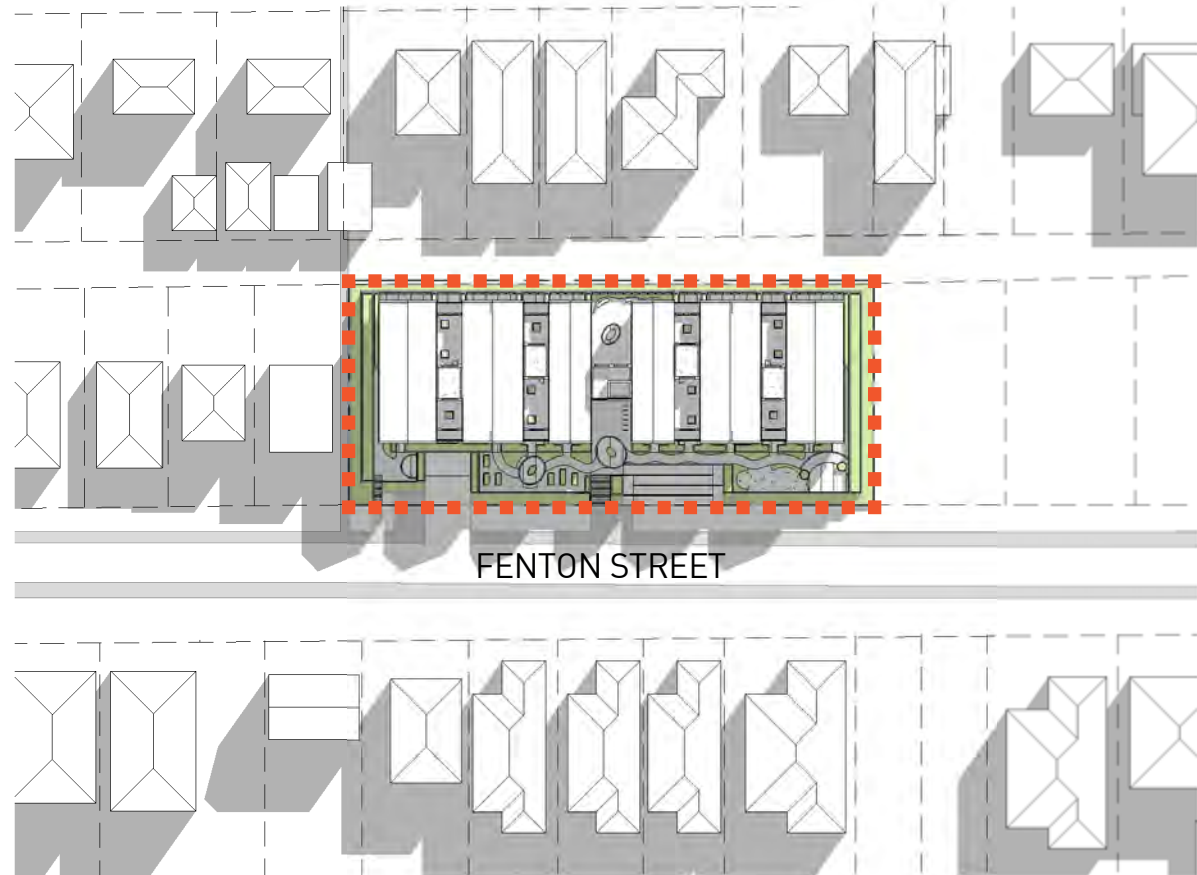
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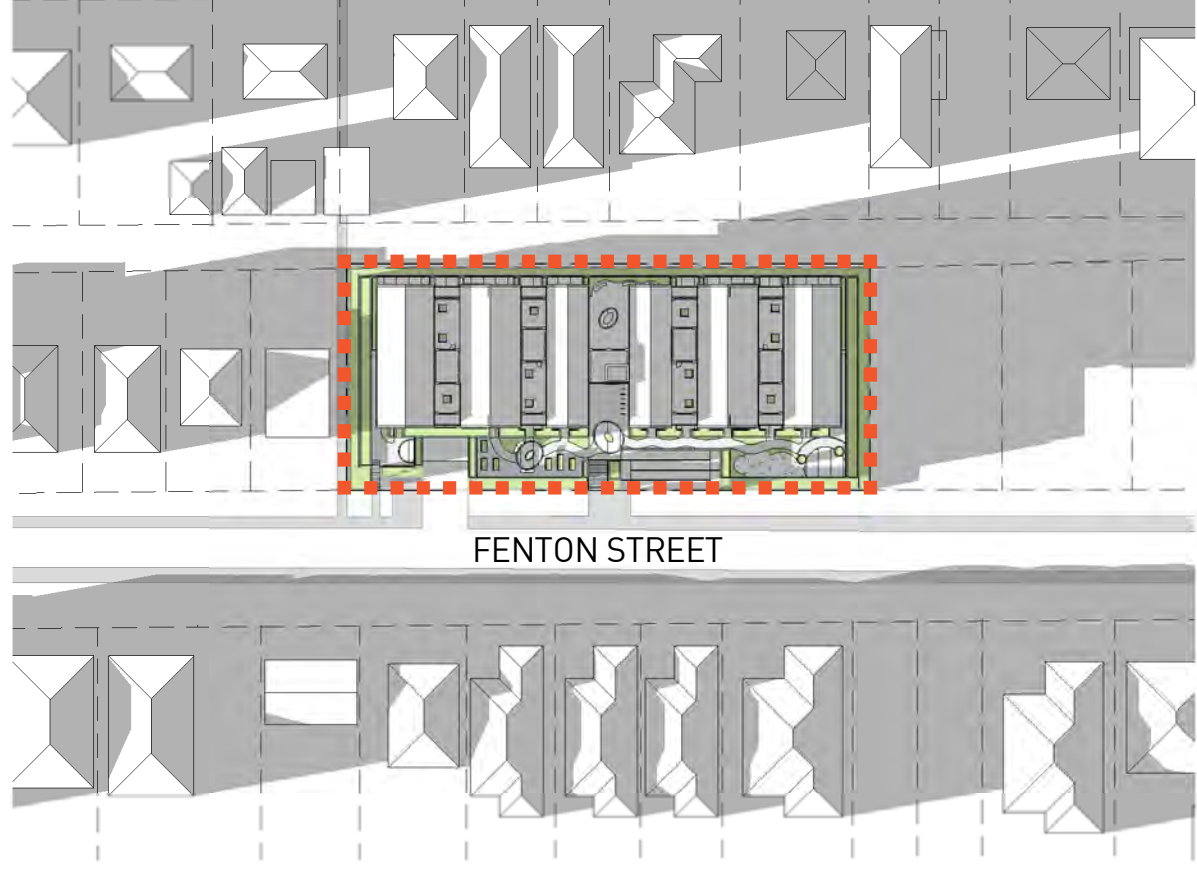


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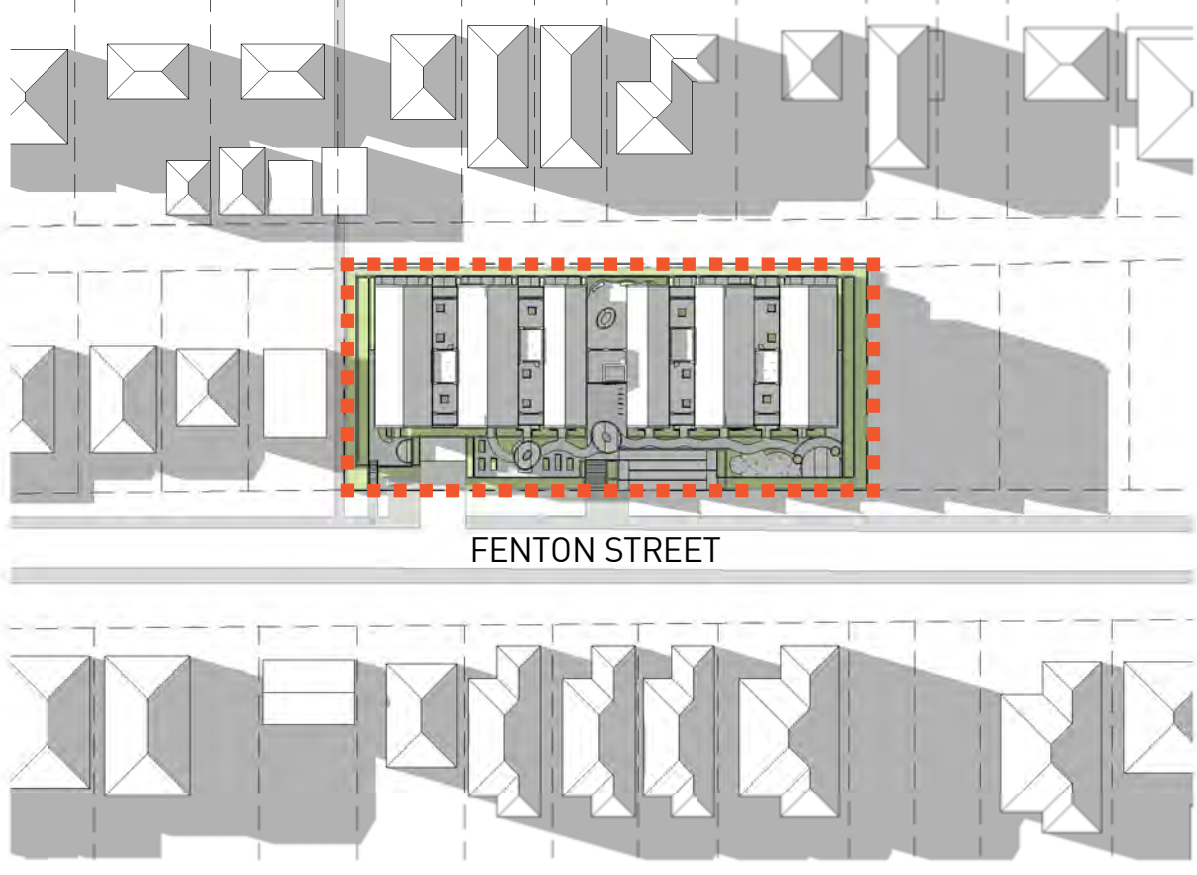


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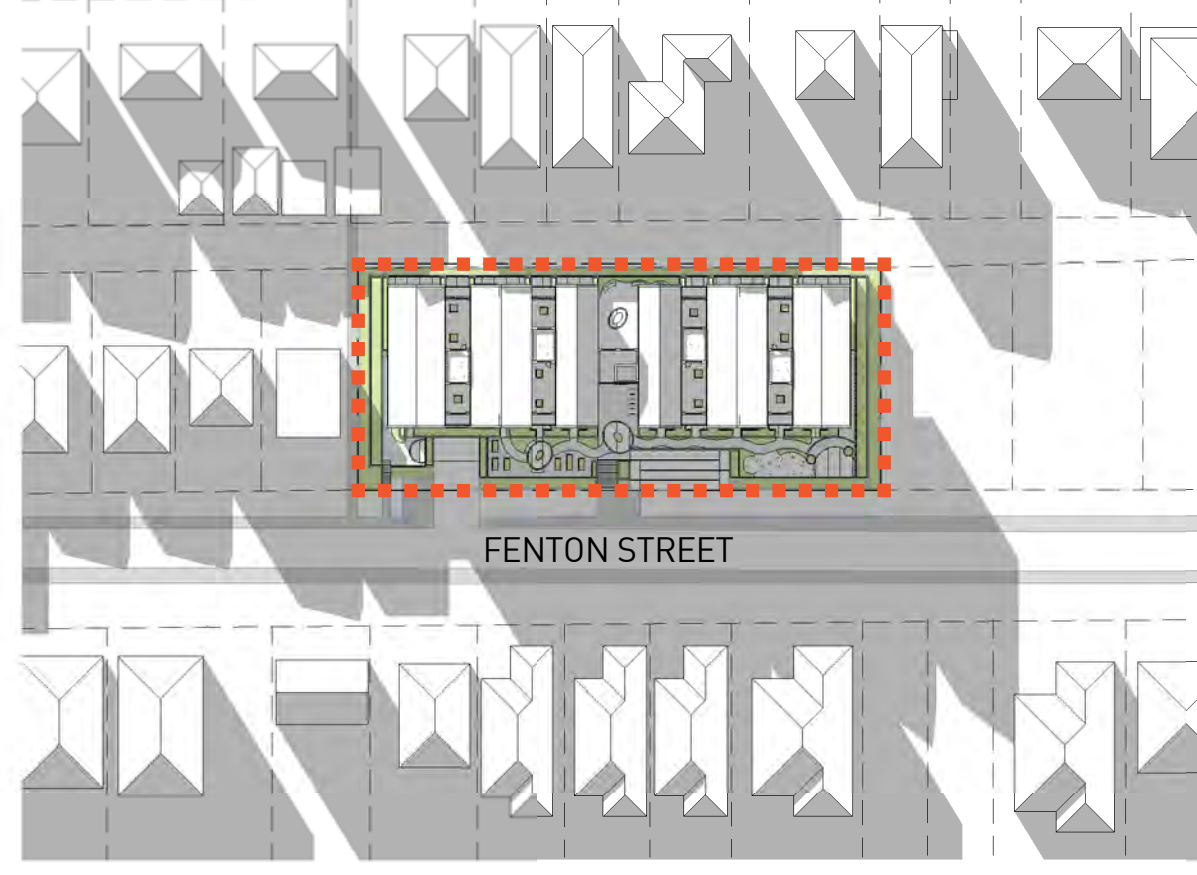
WINTER SOLSTICE - December 21, 2020



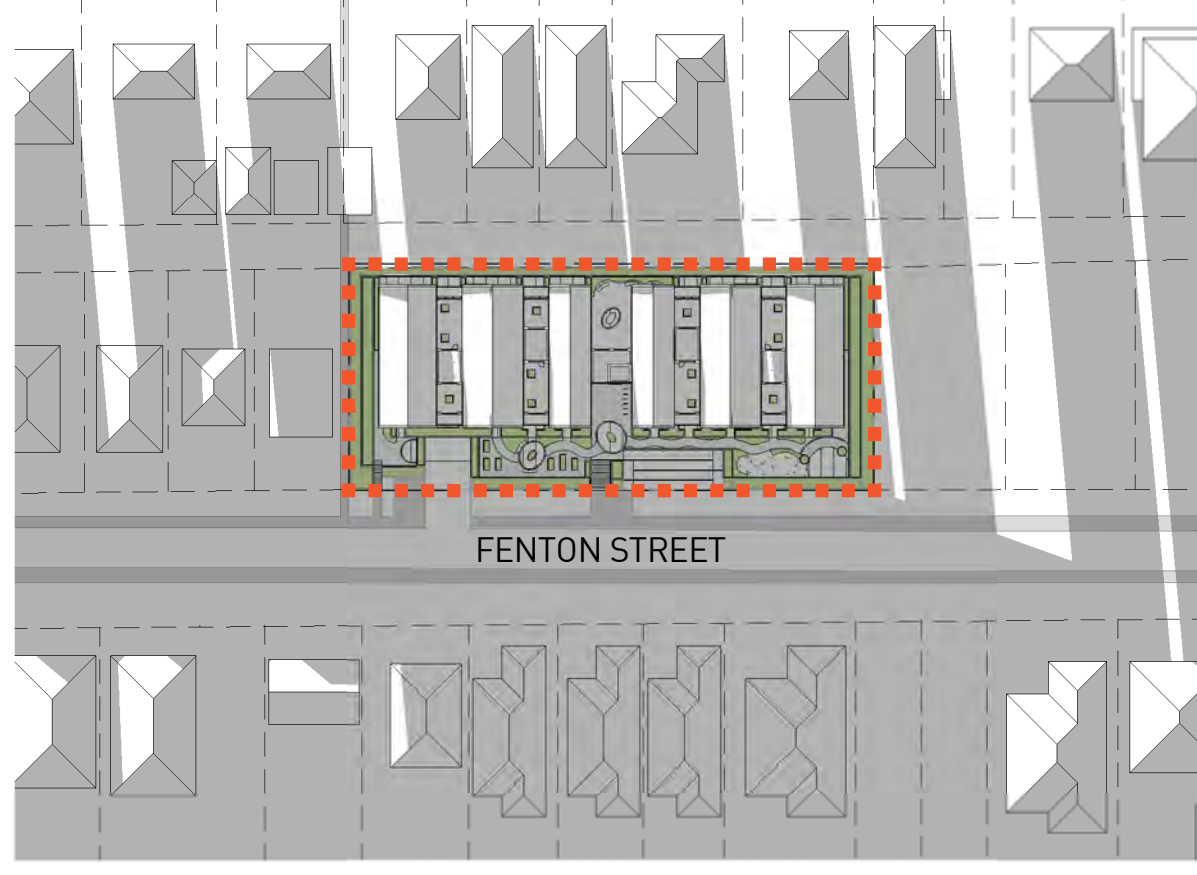
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12pm



3pm



6pm





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NOTES



REVISIONS

No.	Date	Description
-	-	-

350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

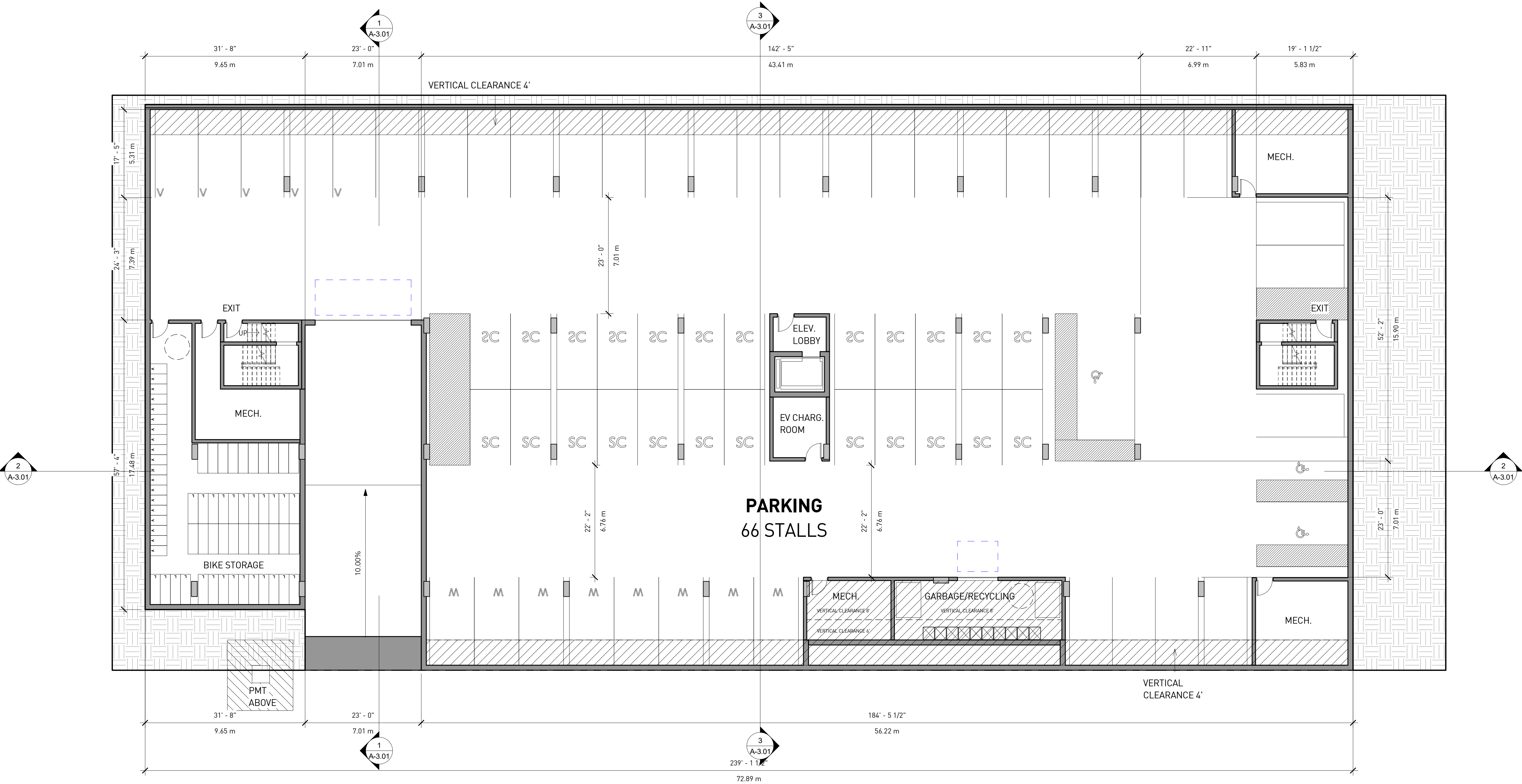
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JOB NUMBER 20009

A-1.00

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TYPE	COUNT	
H/C STALL	2	
H/C STALL - VAN ACCESIBLE	1	
REGULAR CAR STALL	26	
REGULAR CAR STALL - VISITOR	5	
SMALL CAR STALL	24	
WIDE CAR STALL	8	

66



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-	-	-

350-362 FENTON ST

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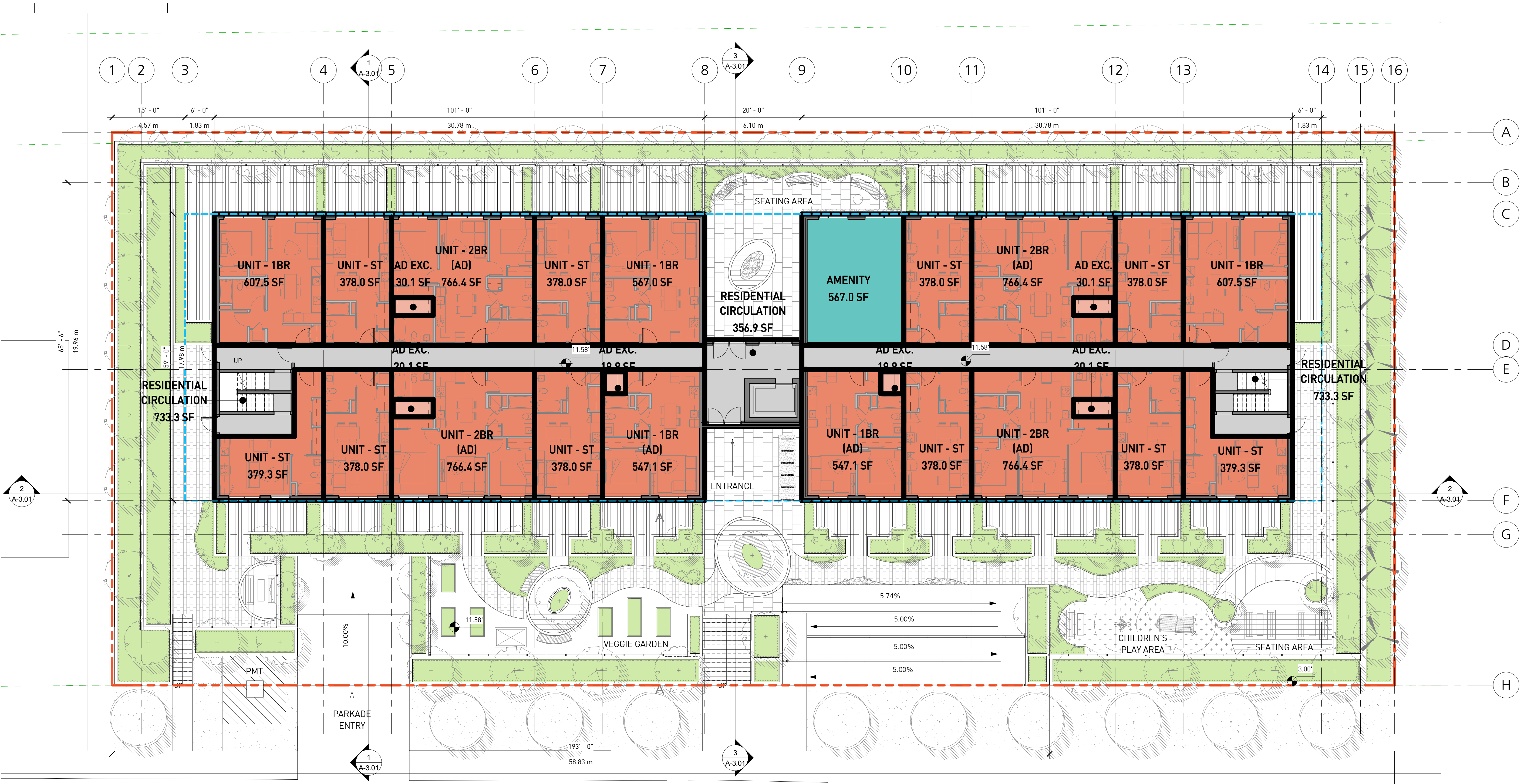
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JOB NUMBER 20009

A-1.01

FSR - L1			
TYPE	COUNT	AREA	FAR
RESIDENTIAL AMENITY	1	567.0 SF	0.0
RESIDENTIAL CIRCULATION	3	1,823.4 SF	0.1
RESIDENTIAL UNIT	19	9,724.4 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	160.1 SF	0.0
TOTAL	29	12,274.9 SF	0.4



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-	-	-

350-362 FENTON ST

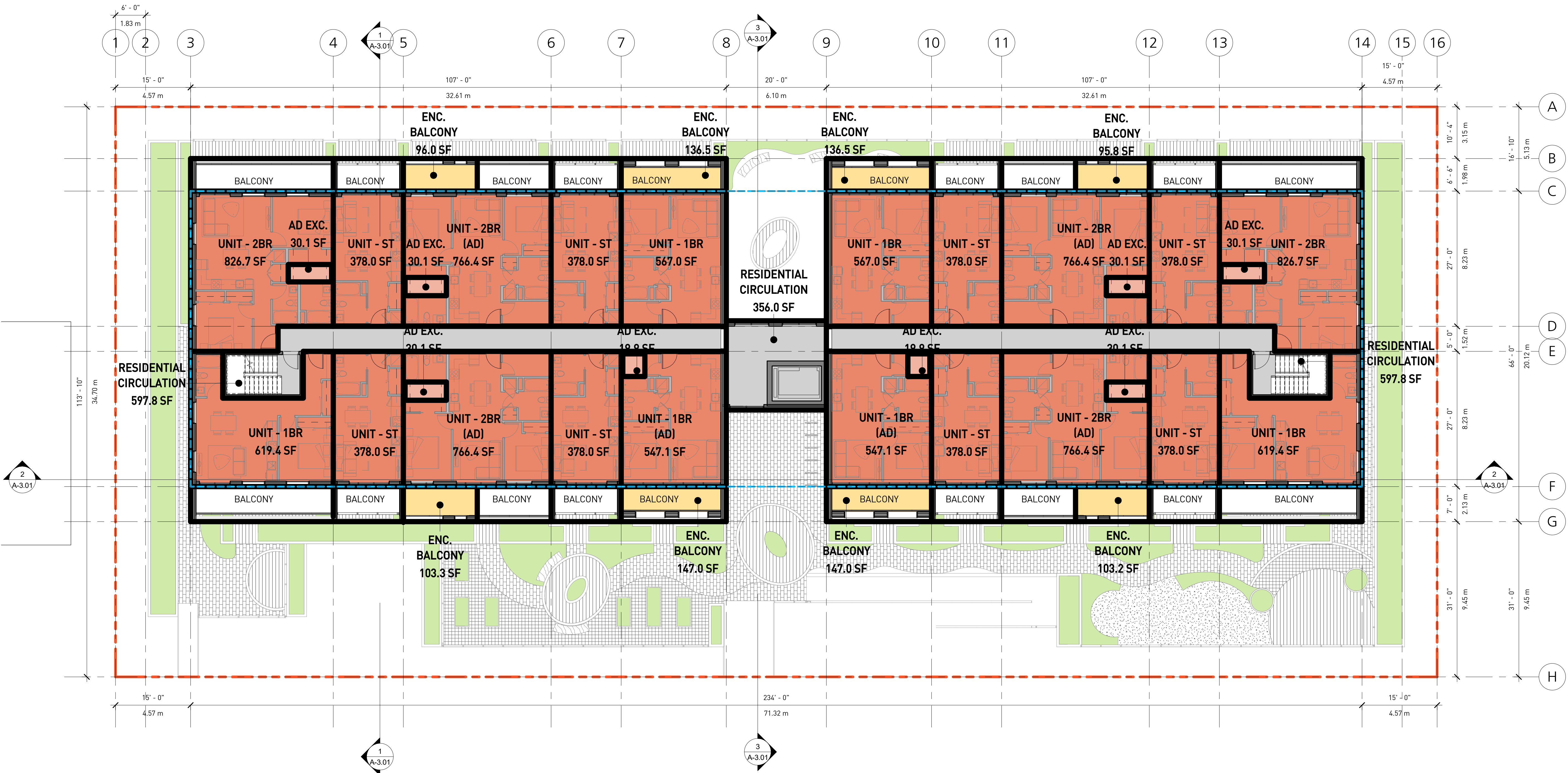
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LEVEL 1

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A-1.02

FSR - L2			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	965.3 SF	0.0
RESIDENTIAL CIRCULATION	3	1,551.6 SF	0.1
RESIDENTIAL UNIT	20	11,210.2 SF	0.4
RESIDENTIAL UNIT - AD EXCLUSION	8	220.3 SF	0.0
TOTAL	39	13,947.3 SF	0.5



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No.	Date	Description
-	-	-

350-362 FENTON ST

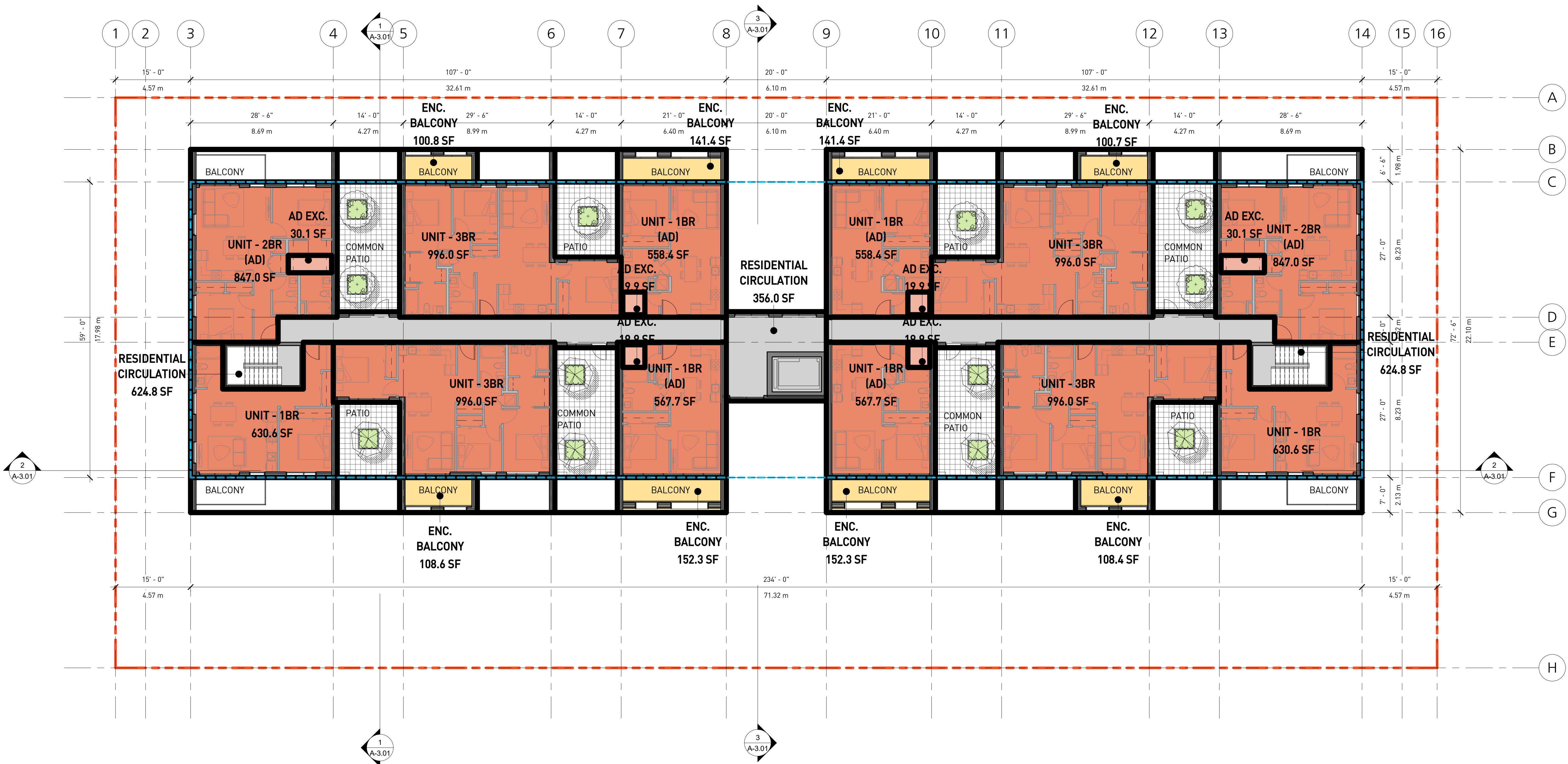
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A-1.03

FSR - L3			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	1,005.9 SF	0.0
RESIDENTIAL CIRCULATION	3	1,605.7 SF	0.1
RESIDENTIAL UNIT	12	9,191.3 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	139.7 SF	0.0
TOTAL	29	11,942.6 SF	0.4



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-	-	-

350-362 FENTON ST

FEASIBILITY STUDY

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A-1.04



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NOTES



REVISIONS

No.	Date	Description
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-	-	-
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350-362 FENTON ST

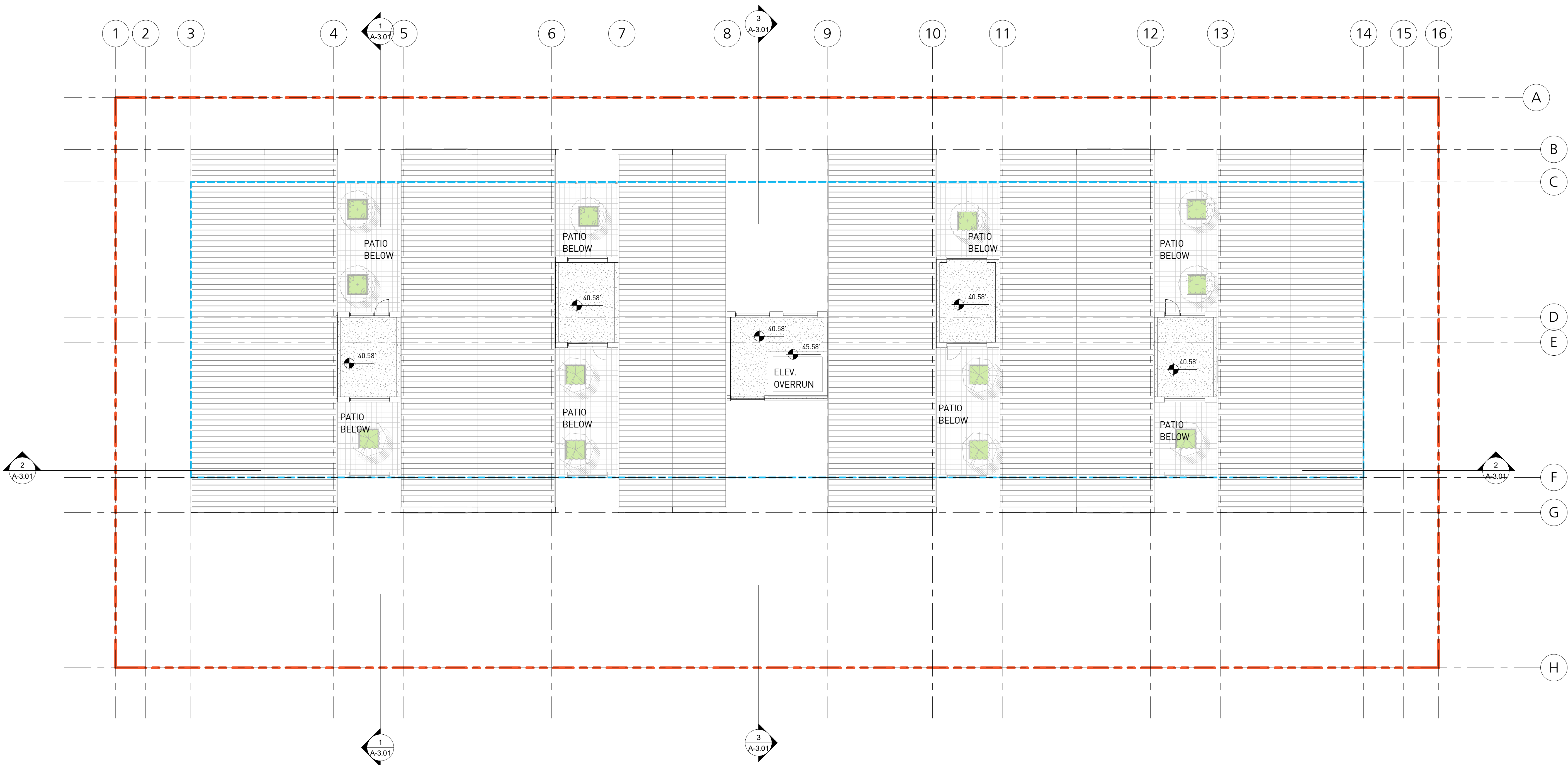
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JOB NUMBER	20009
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A-1.05



NOTES



REVISIONS

No.	Date	Description
-	-	-



1 NORTH EAST ELEVATION - FENTON ST
3/32" = 1'-0"



2 SOUTH WEST ELEVATION
3/32" = 1'-0"

350-362 FENTON ST

FEASIBILITY STUDY

ELEVATIONS

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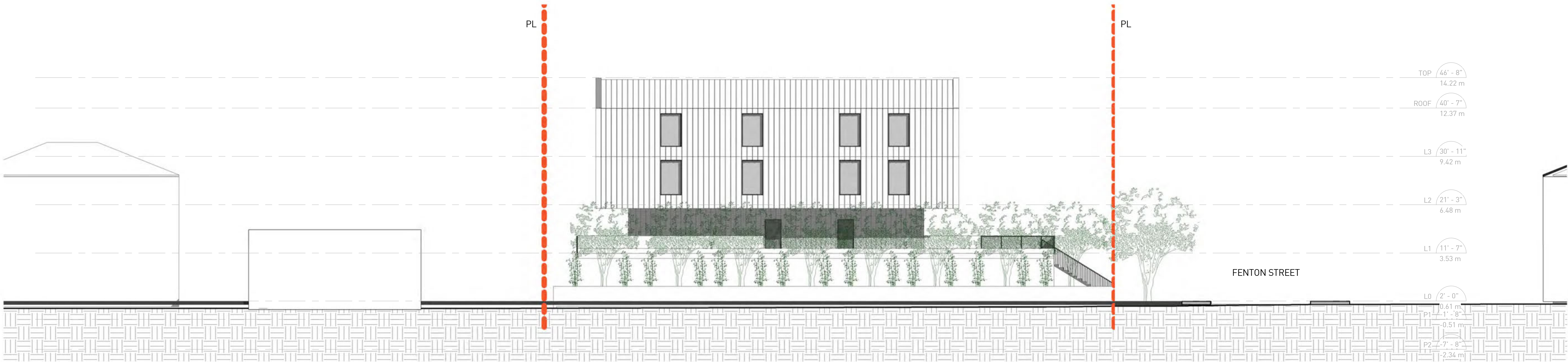


REVISIONS

No.	Date	Description
-	-	-



1 NORTH WEST ELEVATION
3/32" = 1'-0"



2 SOUTH EAST ELEVATION
3/32" = 1'-0"

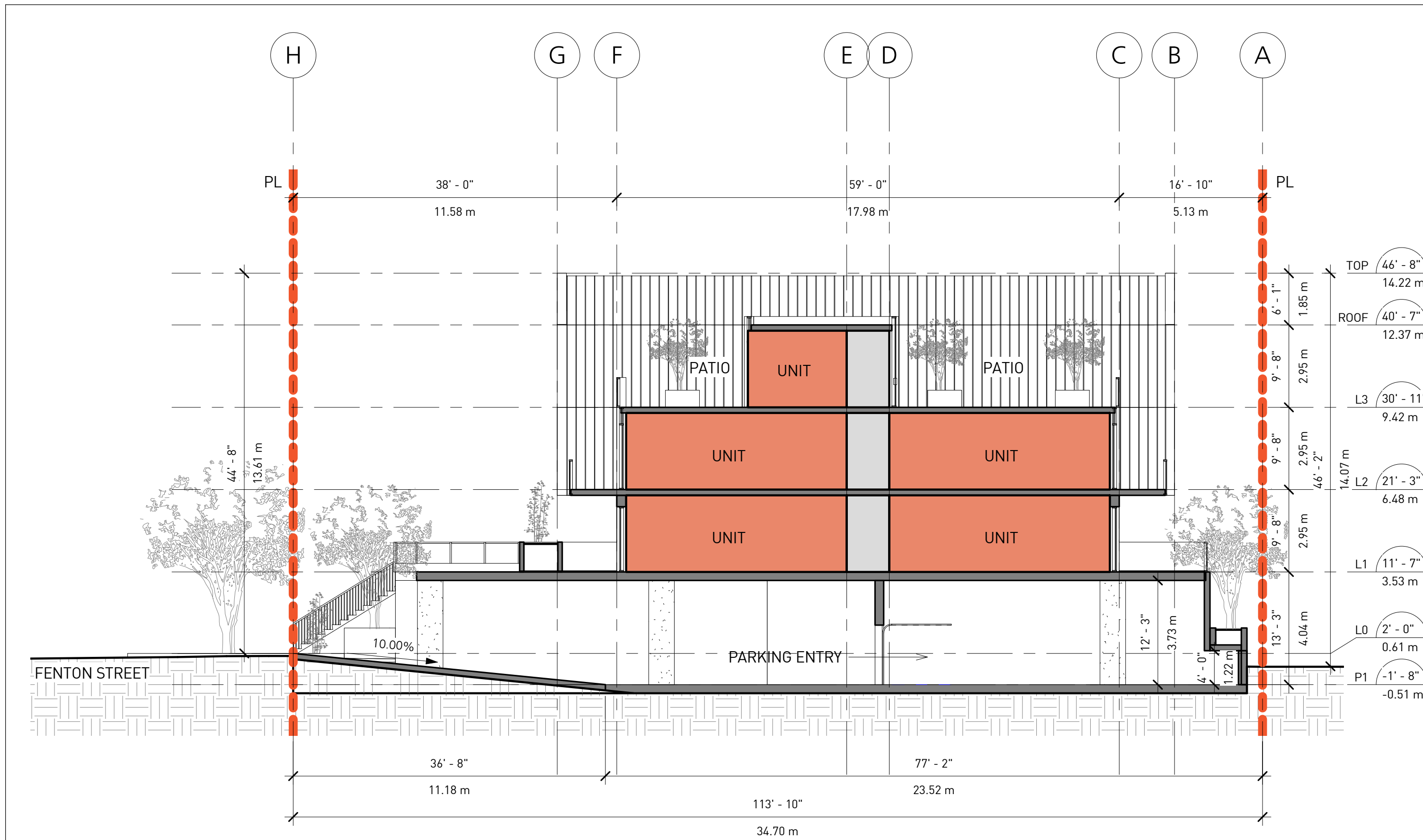
350-362 FENTON ST

FEASIBILITY STUDY

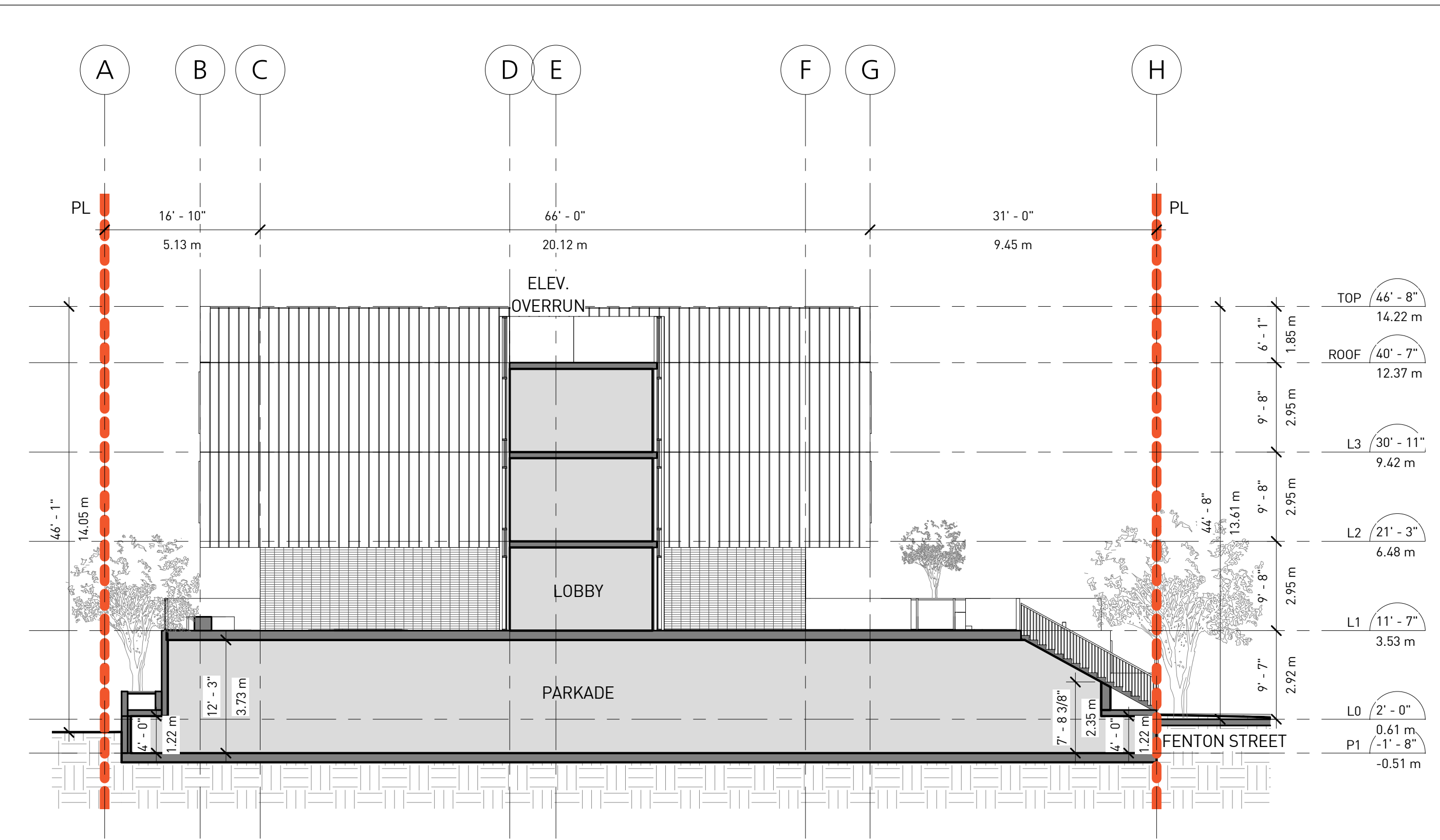
ELEVATIONS

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CHECKED BY	Checker
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JOB NUMBER	20009

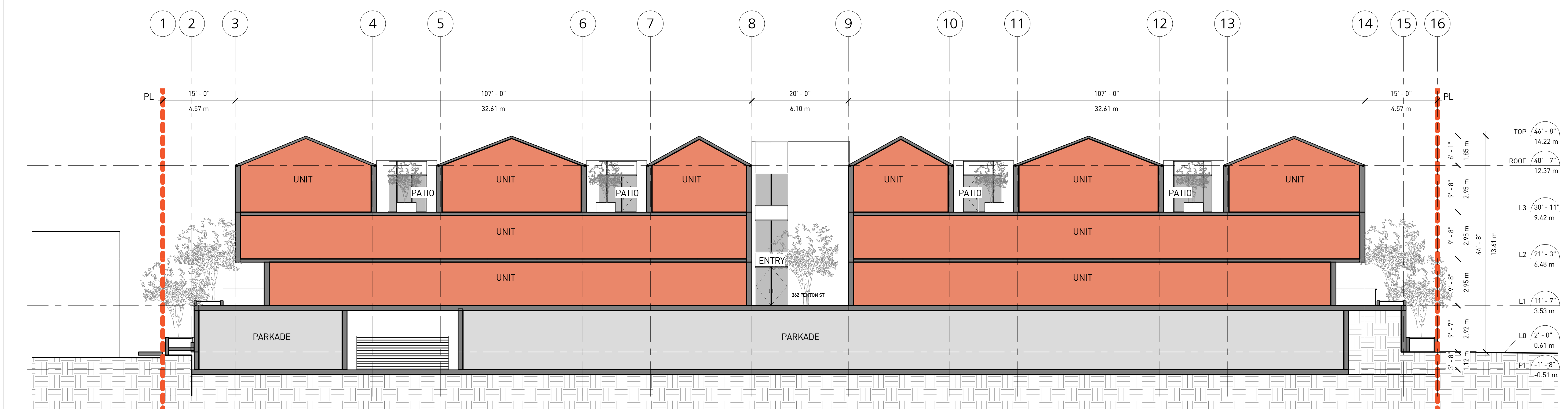
A-2.02



1 Section 1
3/32" = 1'-0"



3 Section 3
3/32" = 1'-0"



2 Section 2
3/32" = 1'-0"



■ GBL ARCHITECTS INC.
139 EAST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279

NOTES



REVISIONS

No.	Date	Description
-	-	-

350-362 FENTON ST

FEASIBILITY STUDY

SECTIONS

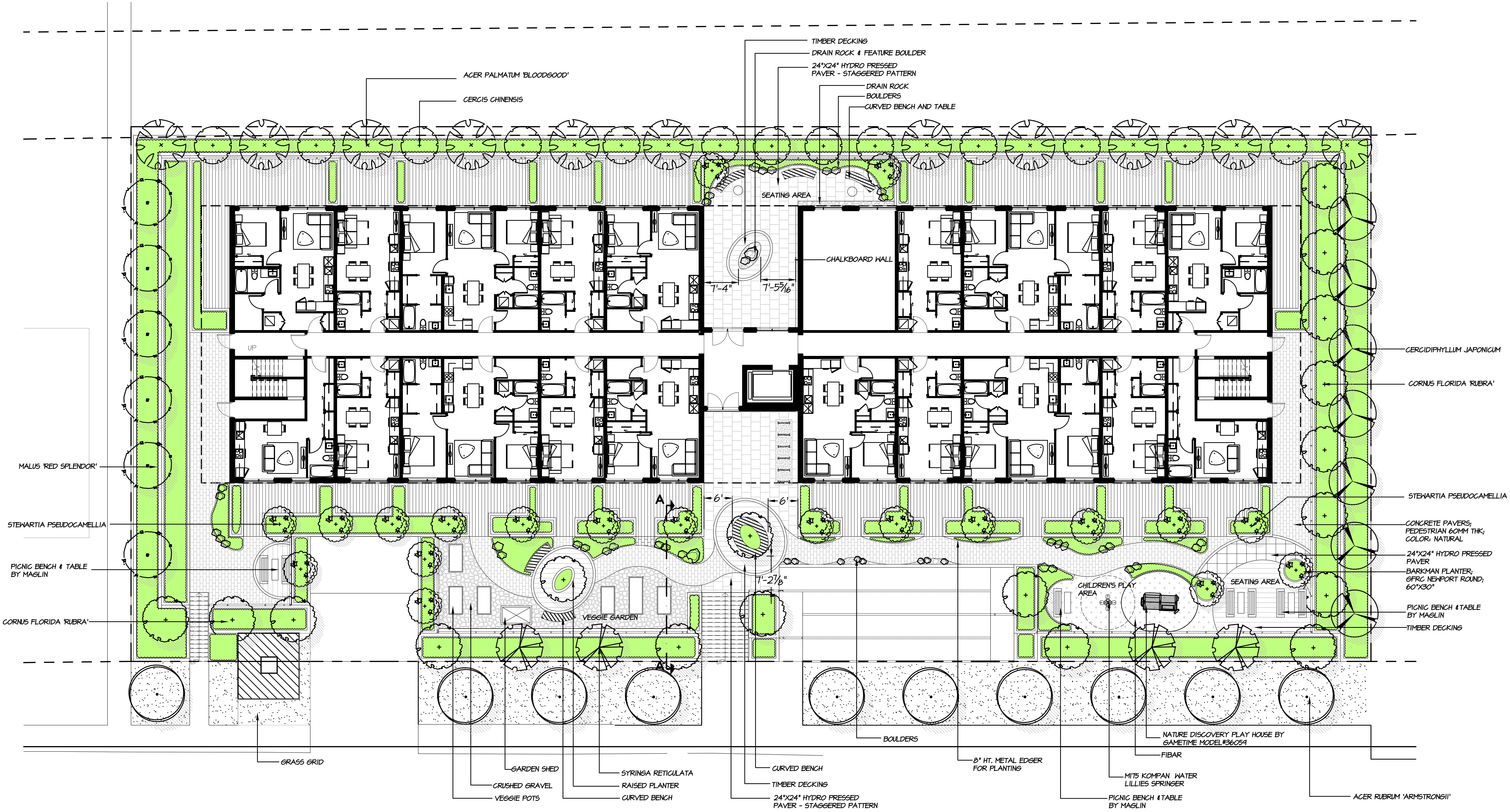
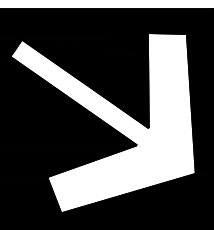
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JOB NUMBER	20009
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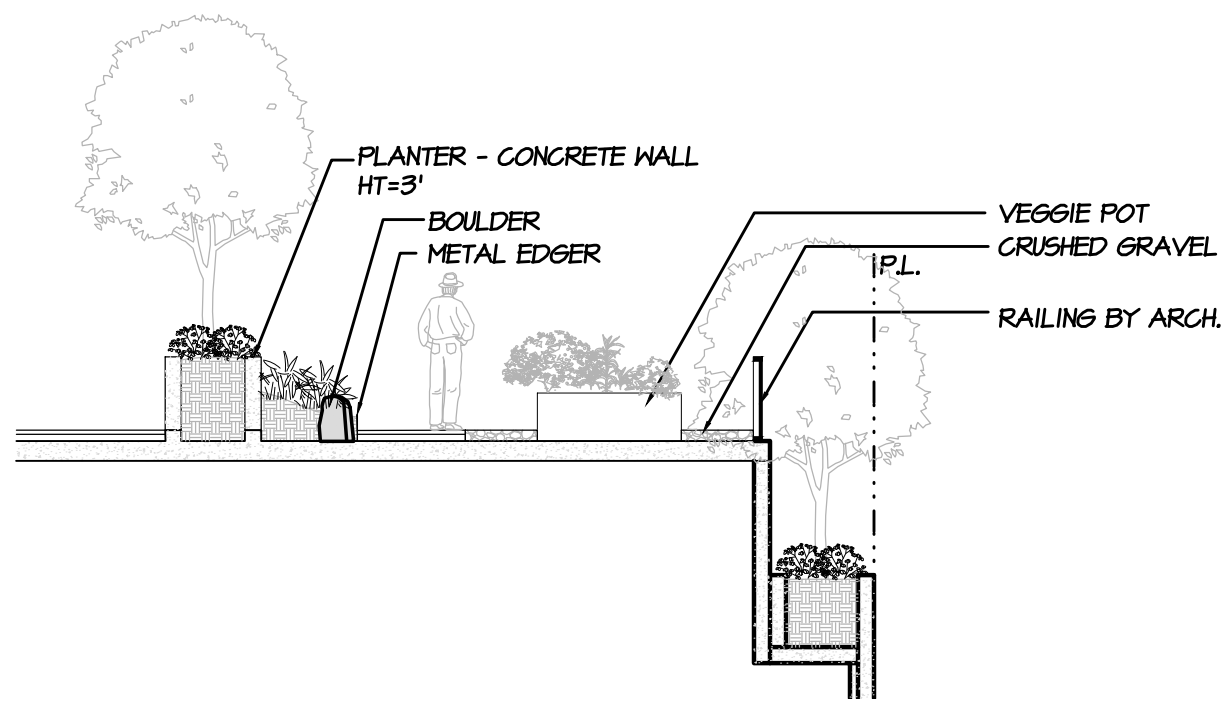
A-3.01



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



1 LAYOUT PLAN
SCALE: 3/32" = 1'-0"



2 SECTION AA
SCALE: 3/4" = 1'-0"

2	AUG.25.20	REVISE PRELIMINARY DESIGN	GB
1	AUG.14.20	PRELIMINARY DESIGN	GB
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:
350-362 FENTON ST

DRAWING TITLE:
LEVEL 1
LANDSCAPE PLAN

DATE: 19.AUG.2020	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: GB	
DESIGN: GB	
CHK'D:	

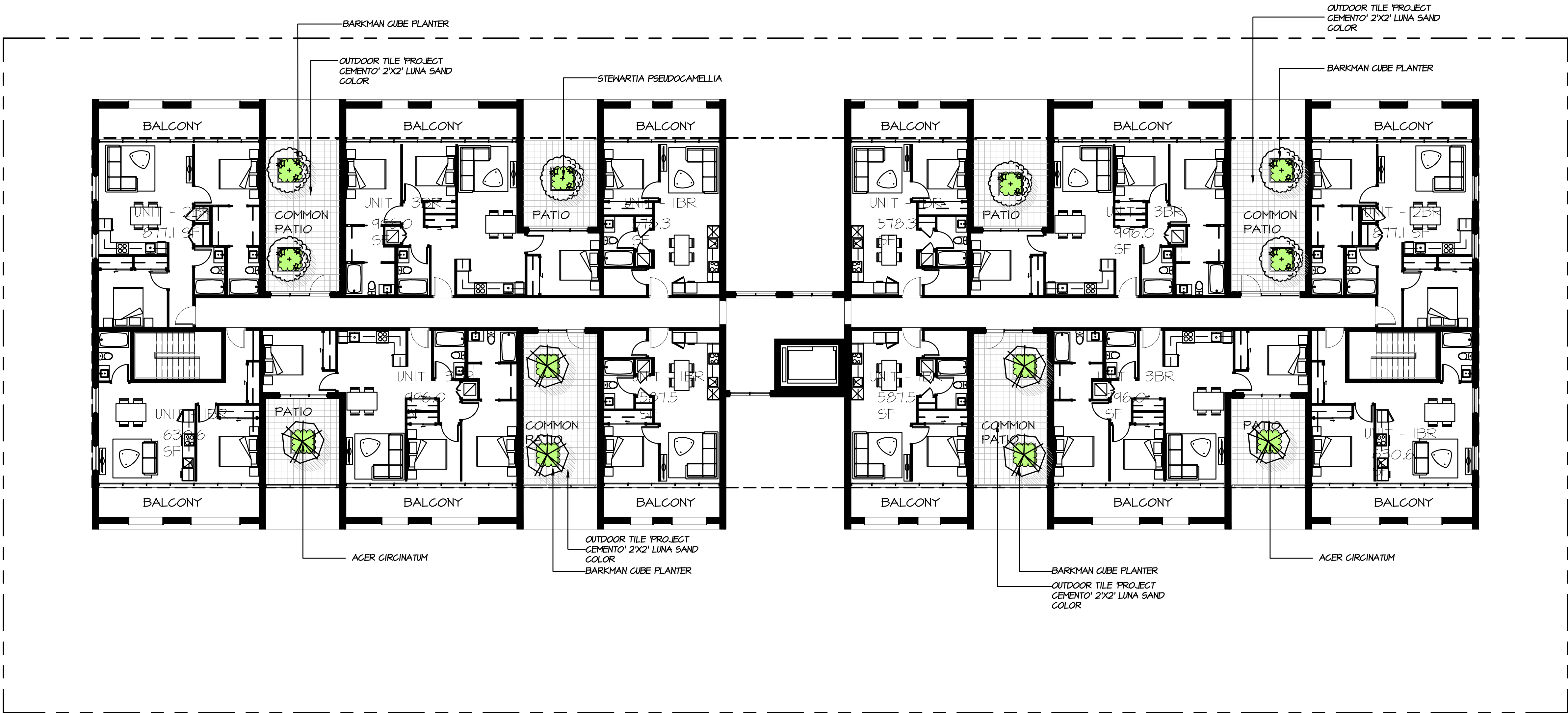
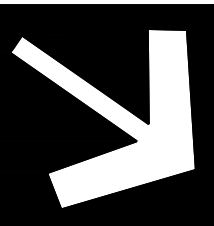
L1

OF 2

M2LA PROJECT NUMBER: 20037-0121p 20 037



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



2	AUG.25.20	REVISE PRELIMINARY DESIGN	GB
1	AUG.14.20	PRELIMINARY DESIGN	GB
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:
350-362 FENTON ST

DRAWING TITLE:
LEVEL 3
LANDSCAPE PLAN

DATE: 19.AUG.2020	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L2
DRAWN: GB	
DESIGN: GB	
CHK'D:	

M2LA PROJECT NUMBER: 20 037

10 Conceptual Renderings



September 16, 2020

Re: 350-362 Fenton Street
Attn: Lynn Roxburgh
Senior Policy Planner
Development Services, Planning Division

DESIGN RATIONALE

Site Context

M'akola Development Services (MDS), on behalf of Vancouver Native Housing Society (VNHS), intends to develop the municipally owned sites located on 350-362 Fenton Street, in Queensborough, City of New Westminster.

The site area amounts to 30,052 Sq.Ft and lies within the floodplain of the Fraser River.

The existing neighbourhood is typified by single and two-family residential buildings. Further to the South is Ewen Avenue, Queensborough community's spine where several services and commercial activities are located. To the North, across Boyd Street, are the protected industrial lands. Along the Fraser River and Queensborough Landing more stores are located, oriented onto shopping streets.

The site is currently zoned RQ-1 (Single Detached) and is designated as RL (Residential Low Density) by the Queensborough Community Plan.

Through rezoning, this proposal will require an amendment to the Queensborough Official Community Plan (OCP), to change the land use designation from (RL) Residential – Low Density to (RM) Residential – Multiple Unit Dwellings. However, the proposal aligns with the OCP guidelines and vision.

Proposal

The proposal consists of a 3 storey building that maximizes vital rental space for the urban Indigenous population and is designed to respond sensitively to the surrounding single-family context.

The proposed development will have a total of 51 rental units. The total proposed area is 37,077 sq.ft., achieving an F.S.R. of 1.2.

Generous outdoor amenity spaces are provided on both sides of the building. The indoor amenity room (567 sq.ft.), located on ground floor, connects to the outdoor amenity terrace, expanding the overall feel and opportunities for programming.

The project includes 66 parking spaces in one underground level. The parkade is located a half level below the sidewalk and is concealed by perimeter landscaping, providing a gentle transition to grade.

Careful consideration has been given to the floodplain of the Fraser River with ground floor level sitting above the Flood Construction Level (FCL) set by Queensborough's OCP.

Massing is organized in two volumes, connected by the entry lobby, thus reducing building scale. The mass is further broken down into smaller modules creating a varied streetscape and opportunities for common and private patios on the top level.

GBL ARCHITECTS

300 - 224 WEST 8TH AVENUE
VANCOUVER, CANADA V5Y 1N5
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F 604 731 5279 GBLARCHITECTS.COM



The resulting building form relates to the character of the surrounding context by drawing clues from the neighbouring architectural language, through the use of punched windows and repeated pitched roof expression.

Exterior Expression

The material palette for the building harmonizes industrial zinc cladding with a softer residential treatment to create an overall aesthetic that will set an appropriate precedent for the Queensborough area. The base presents a stacked brick cladding, creating a heavier base that reinforces the pedestrian scale massing.

The individual units are clearly distinguished through voids and a contrasting application of an accent wood grain cladding, and dark and light metal panels, while remaining subtly unified through shared stepping heights and language.

A subtle variety is introduced in the smaller modules to increase the individual expression of the units, like single family houses do.

The variety is obtained by incorporating different treatments of the balconies and of the accent wood metal panel.

Landscape

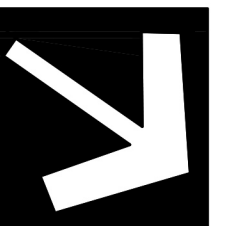
The landscape design emphasis is on creating a naturalistic environment offering harmony between the built and open spaces by providing a variety of outdoor amenity spaces including semi-private spaces for gathering and fostering a sense a community for the residents. The meandering central path creates a seamless flow and connects the open spaces sequentially. Active spaces include community garden and children's play area along with passive seating areas for relaxing and unwinding.

There is an interplay of different hardscape materials like timber, concrete unit pavers, special paving and natural boulders which provides a unique and intimate character and enhances the design. Planting includes trees and a wide variety of seasonal and interesting shrubs, ground cover, and perennials, which support small wildlife, birds, and pollinators.

The trees not only create a beautiful landscape environment, but also provide shade, help in screening, and soften the surrounding to promoting a sense of balance.



#220 - 26 Lorne Mews
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1 LAYOUT PLAN
SCALE: 3/32" = 1'-0"

2	AUG.20.20	REVISE PRELIMINARY DESIGN	GB
1	AUG.14.20	PRELIMINARY DESIGN	GB
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:
350-362 FENTON ST

DRAWING TITLE:
LEVEL 1
LANDSCAPE PLAN

DATE: 19.AUG.2020	DRAWING NUMBER:
SCALE: AS SHOWN	L1
DRAWN: GB	
DESIGN: GB	
CHK'D:	
M2LA PROJECT NUMBER:	20 037

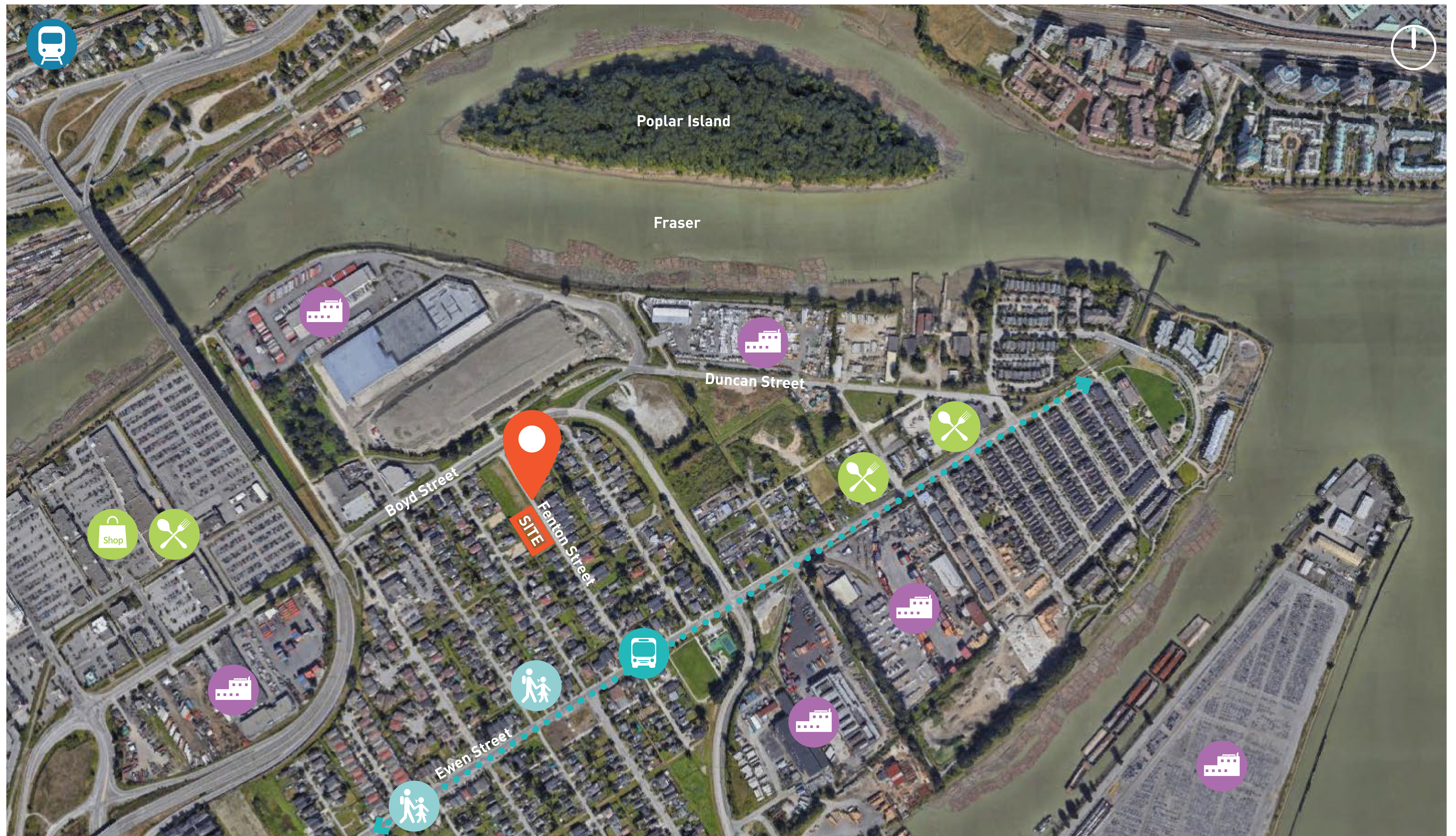


M'AKOLA
DEVELOPMENT
SERVICES



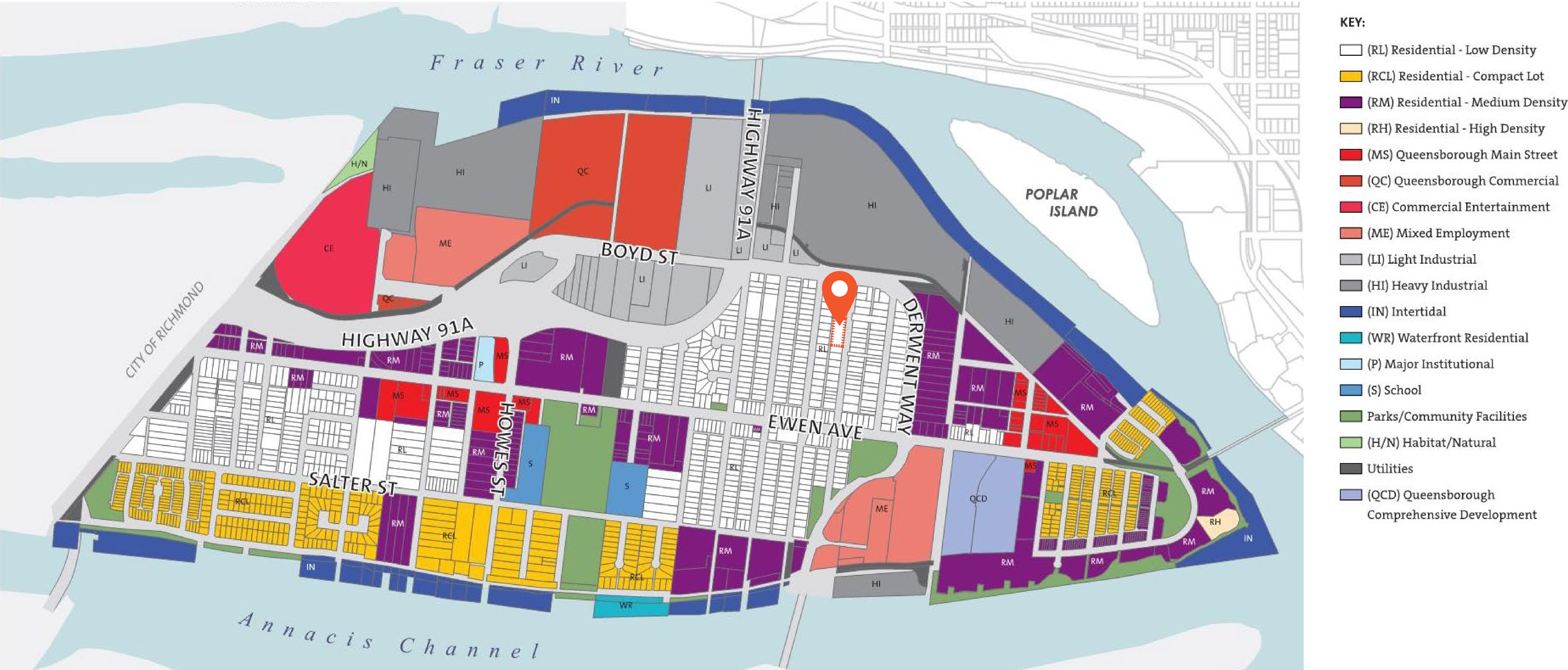
350-362 Fenton Street
DESIGN PANEL - SEPTEMBER 22, 2020

01 Context



-  SkyTrain Station
-  Bus Stops
-  School/Childcare
-  Shopping
-  Restaurant
-  Industrial

02 Policies



Land Use Designation Map

03 Site Context



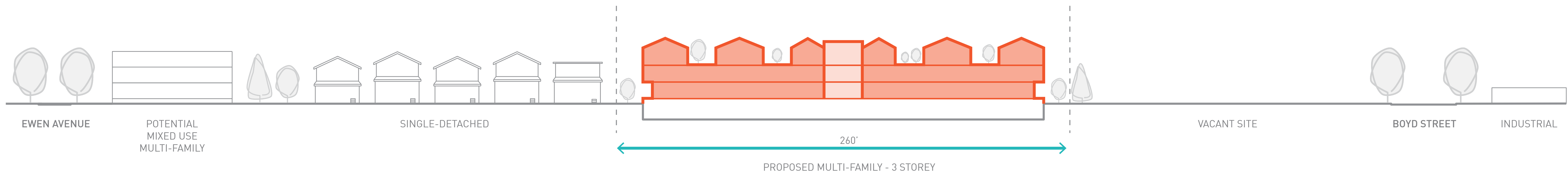
FENTON STREET - STREETSCAPE



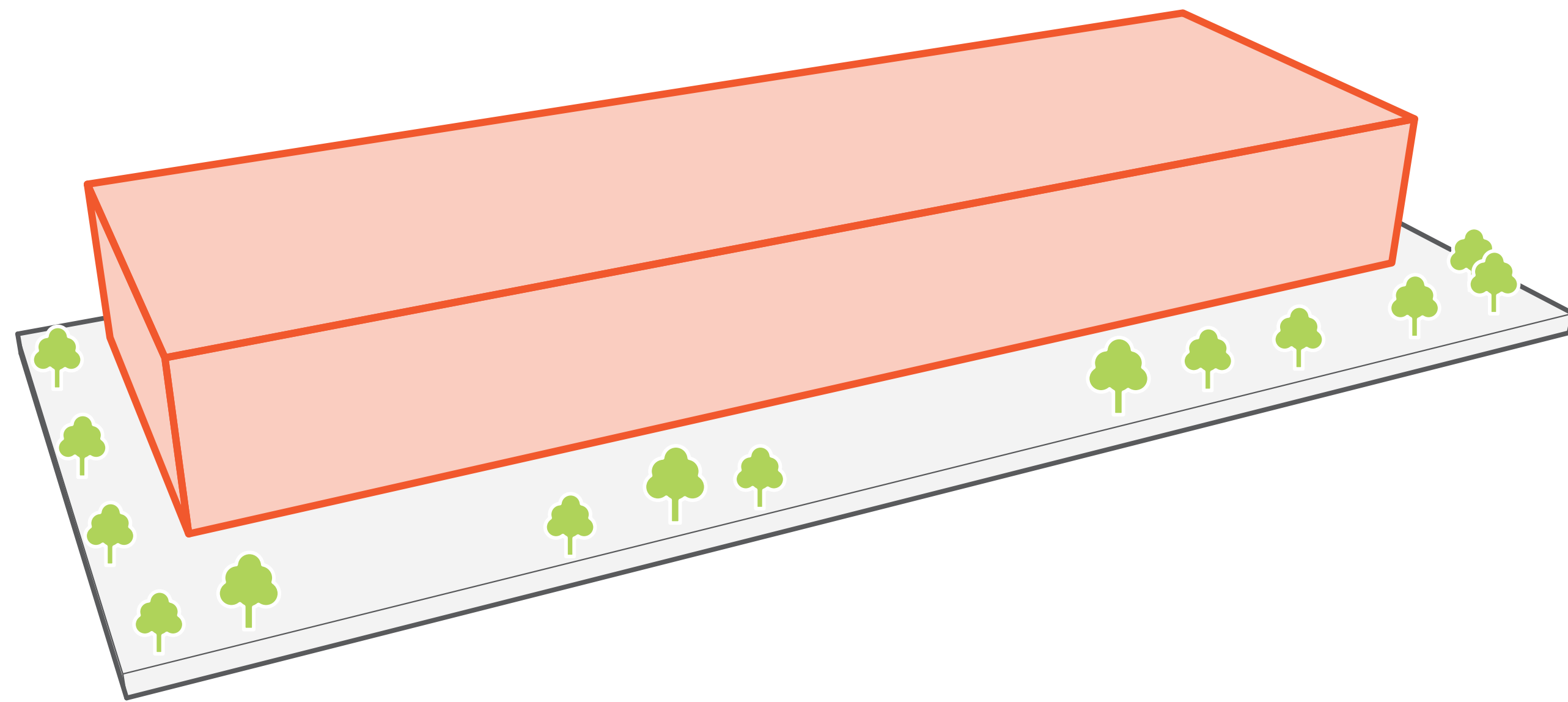
◀..... EWEN AVENUE

◀■■■■FENTON STREET■■■■▶

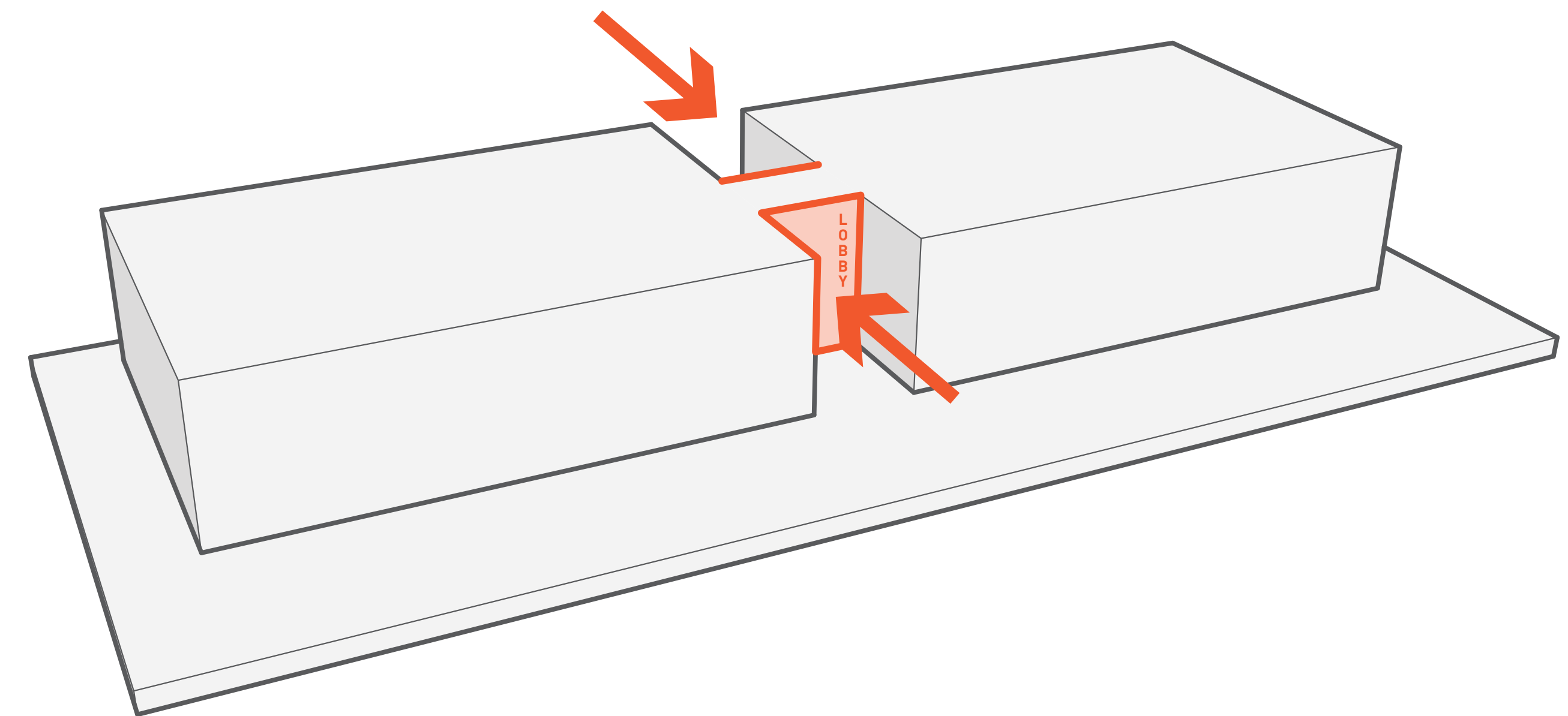
BOYD STREET.....➡



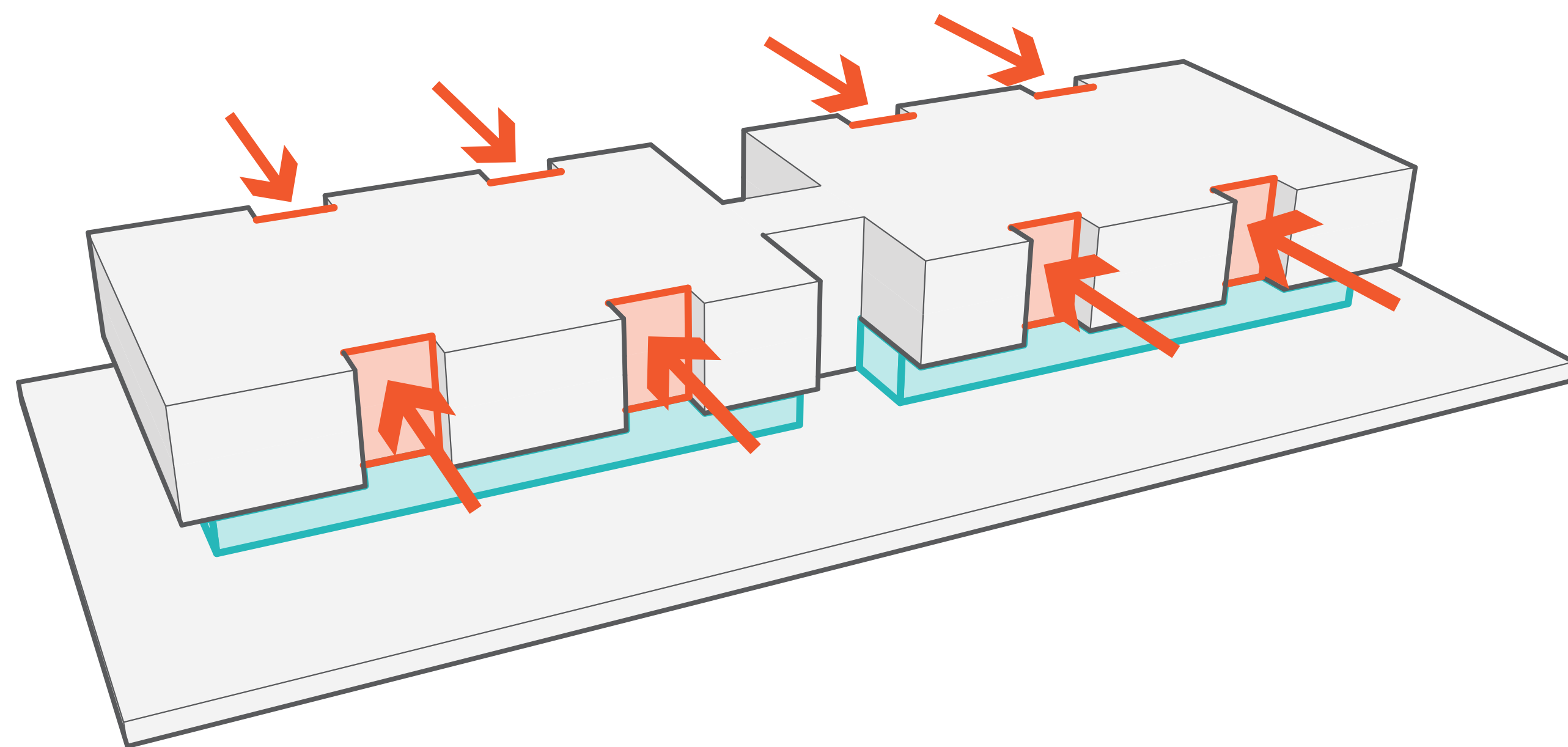
04 Design Rationale



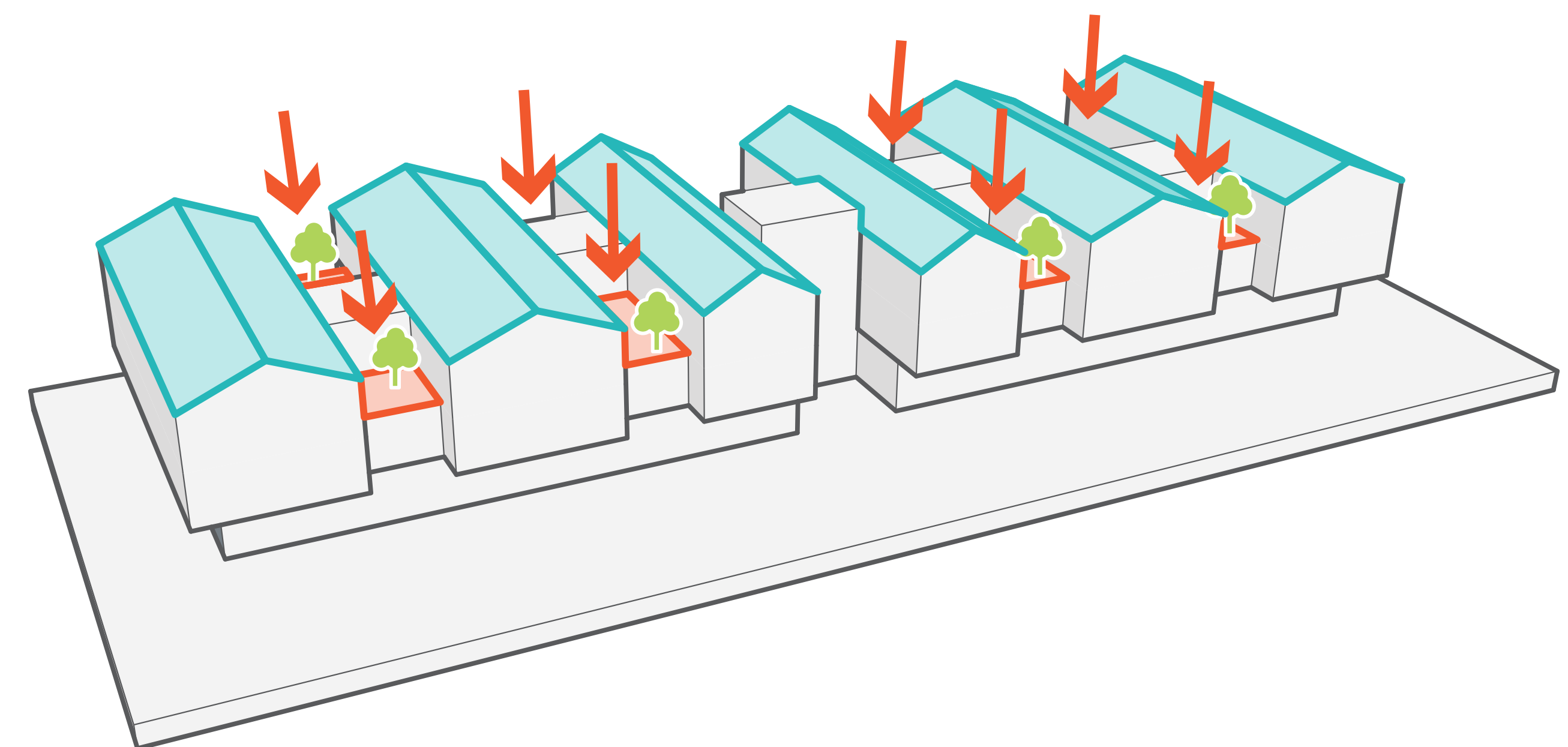
01 Generous setbacks provide landscaped areas, both public and private along the streetfront and yards



02 Mass articulated to identify building entrance and reduce building scale



03 Mass broken up into smaller modules, expression of individual units



04 Variated streetscape relates to existing neighbourhood and creates opportunities for common and private patios on the top level

05 Precedents



06 Project Statistics

SITE DATA

SITE AREA: 30,052 sf (2,792 m²)

SITE DIMENSIONS: 264' x 113'-10"

EXISTING ZONING: RQ-1 (Single Detached)

OCP DESIGNATION: RL (Residential - Low Density)

PROPOSED USES: RM (Residential - Multiple Unit Dwellings)

BUILDING HEIGHT: 14m (46') approx
(Elevator overrun, mechanical equipment, and screening excluded from height)

SETBACKS:
Front yard 38' from Fenton Street.
Back yard is 16'-10".
Sideyards are 15'.
Architectural roof overhangs, and balconies encroach into setbacks as shown in plan.

FLOOR AREA

GROSS FLOOR AREA	
TYPE	AREA
ENC. BALCONY	1,971.1 SF
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL CIRCULATION	4,980.7 SF
RESIDENTIAL UNIT	30,125.9 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
TOTAL	38,164.8 SF

FSR			
TYPE	COUNT	AREA	FSR
ENC. BALCONY	16	1,971.1 SF	0.1
RESIDENTIAL CIRCULATION	9	4,980.7 SF	0.2
RESIDENTIAL UNIT	51	30,125.9 SF	1.0
TOTAL	76	37,077.7 SF	1.2

FSR EXCLUSIONS

AREA EXCLUSIONS	
TYPE	AREA
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
	1,087.1 SF

UNIT MIX

UNIT MIX		
TYPE	AREA	COUNT
1BR	547.1 SF ... 630.6 SF	17 = 33%
2BR	766.4 SF ... 847.0 SF	12 = 24%
3BR	996.0 SF	4 = 8%
BACHELOR	378.0 SF ... 379.3 SF	18 = 35%
TOTAL		51

A MINIMUM OF 40% OF UNITS TO BE ADAPTABLE DWELLING UNITS (190.21.1) = 20 ADAPTABLE UNITS

PARKING & LOADING

PARKING REQ'D - BACHELOR = 1.0	
UNIT COUNT	TOTAL REQ'D
18	18
PARKING REQ'D - 1BR = 1.2	
UNIT COUNT	TOTAL REQ'D
17	20.4
PARKING REQ'D - 2BR = 1.4	
UNIT COUNT	TOTAL REQ'D
12	16.8
PARKING REQ'D - 3BR = 1.5	
UNIT COUNT	TOTAL REQ'D
4	6
TOTAL REQUIRED: 61	

PARKING COUNT PROVIDED	
TYPE	COUNT
P1	
H/C STALL	2
H/C STALL - VAN ACCESIBLE	1
REGULAR CAR STALL	26
REGULAR CAR STALL - VISITOR	5
SMALL CAR STALL	24
WIDE CAR STALL	8
TOTAL	66

PARKING VISITOR REQ'D = 0.1	
UNIT COUNT	TOTAL REQ'D
51	5.1

BIKES

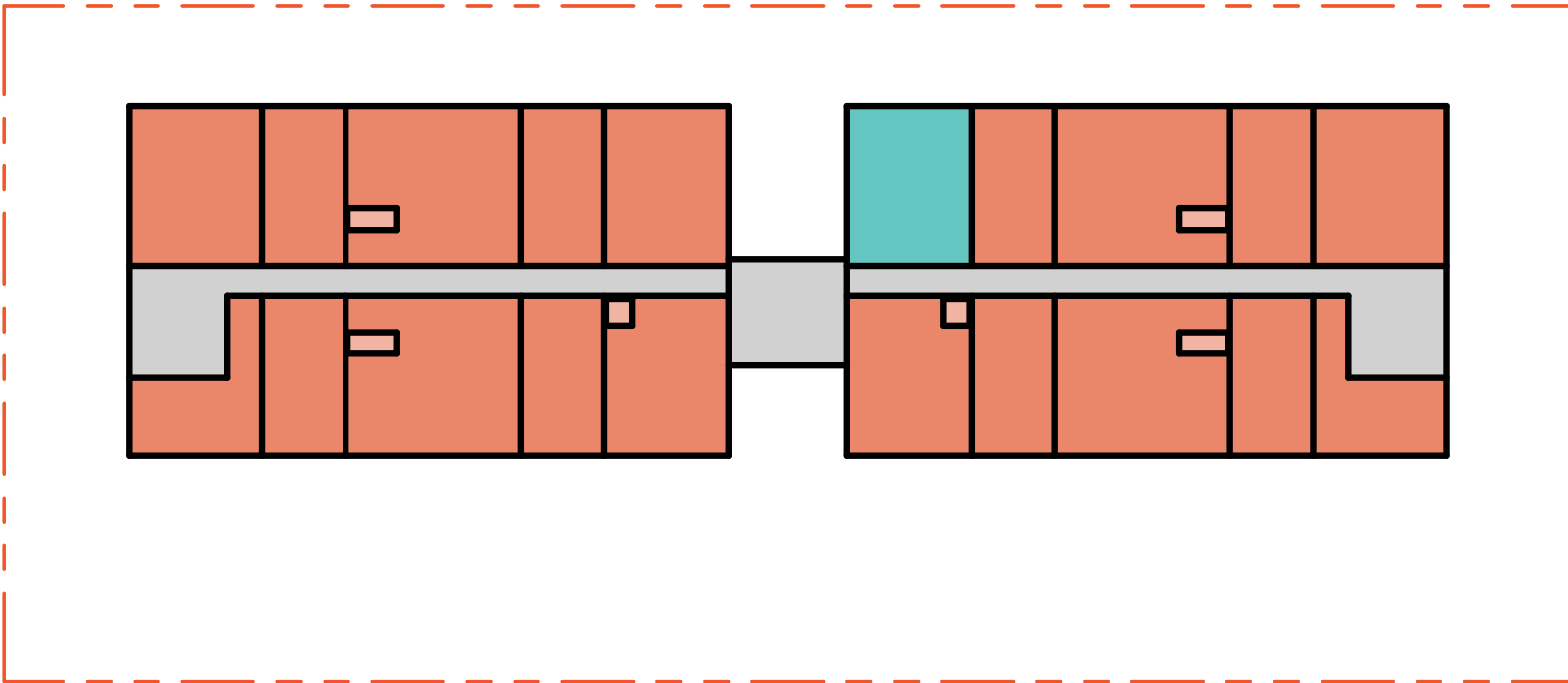
BIKES REQ'D = 1.25 PER UNIT	
UNIT COUNT	TOTAL REQ'D
51	63.75

RESIDENTIAL BIKES - PROVIDED		
TYPE	BIKE COUNT	%
Horizontal	21	32%
Locker	25	38%
Vertical	19	29%
TOTAL	65	100%

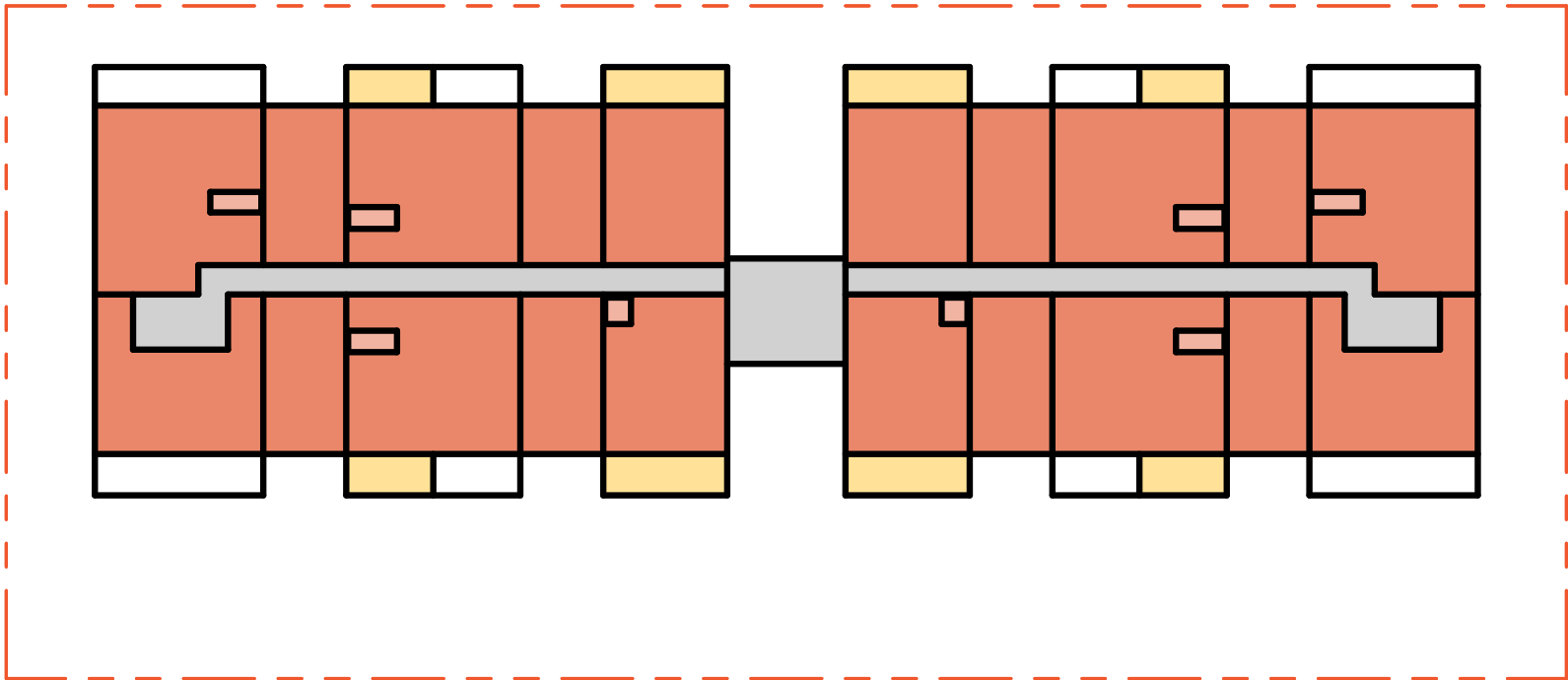
FSR DIAGRAMS



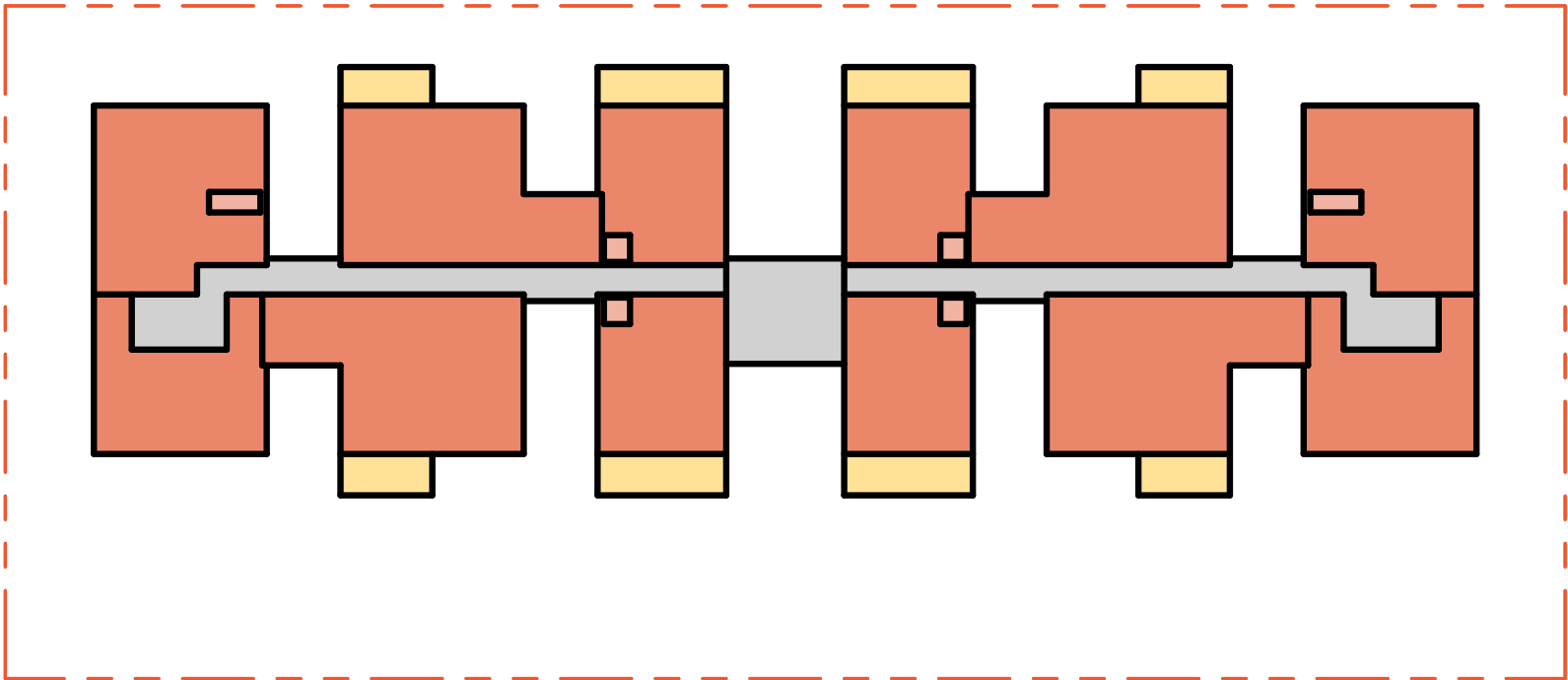
- FSR AREA PLAN
- ENC. BALCONY
 - RESIDENTIAL AMENITY
 - RESIDENTIAL CIRCULATION
 - RESIDENTIAL UNIT
 - RESIDENTIAL UNIT - AD EXCLUSION



1 | STATS - L1
ref: A-2.01

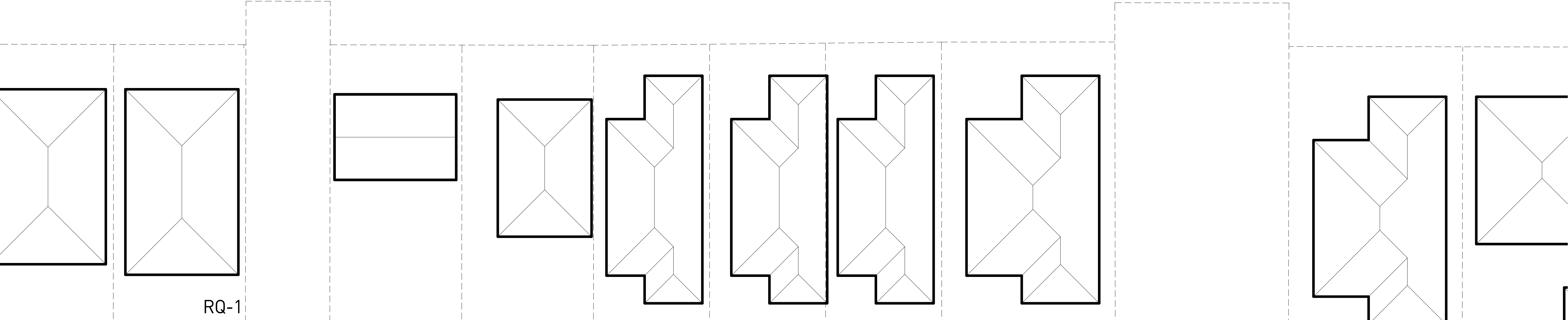
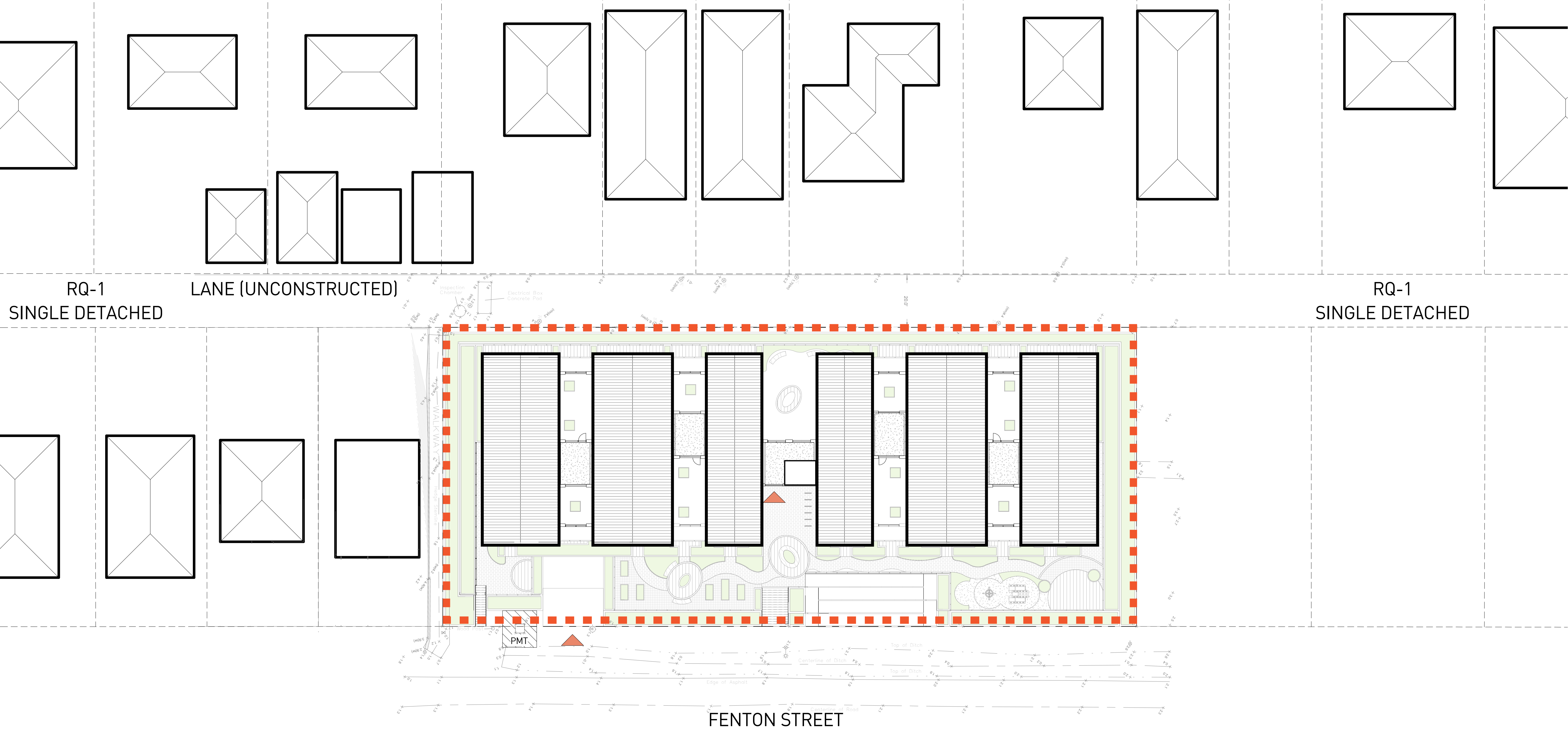


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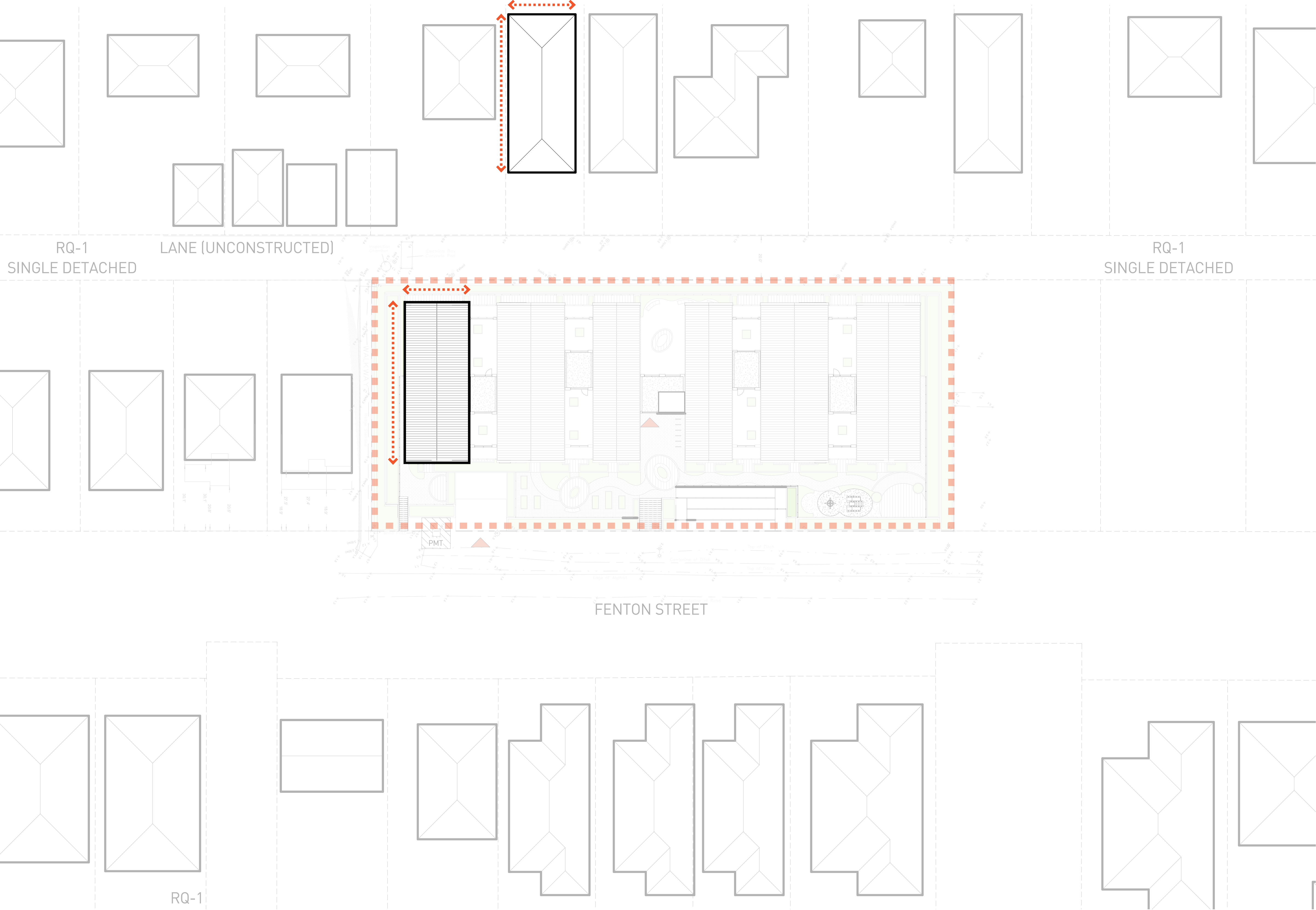


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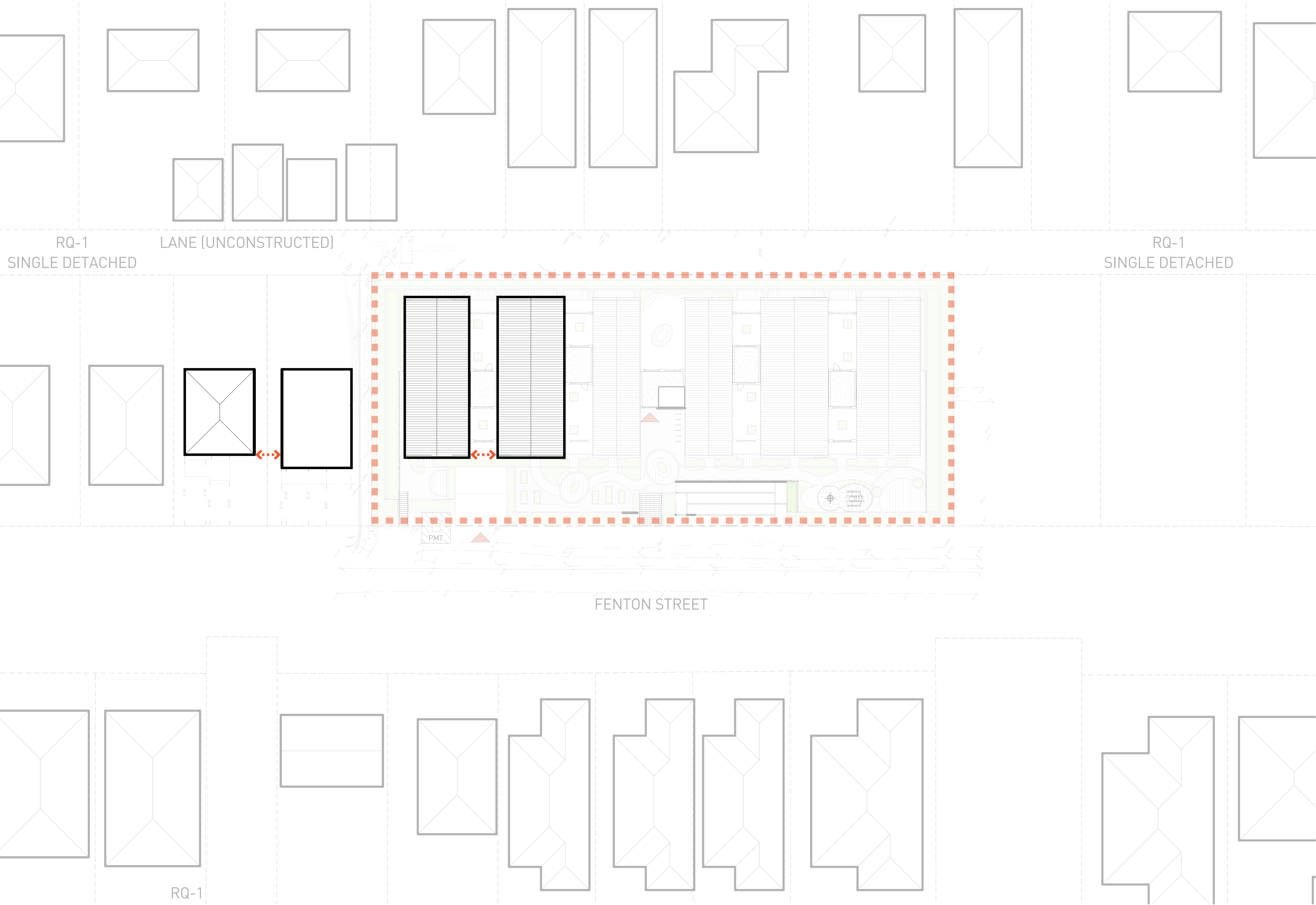
07 Site Plan



07 Site Plan

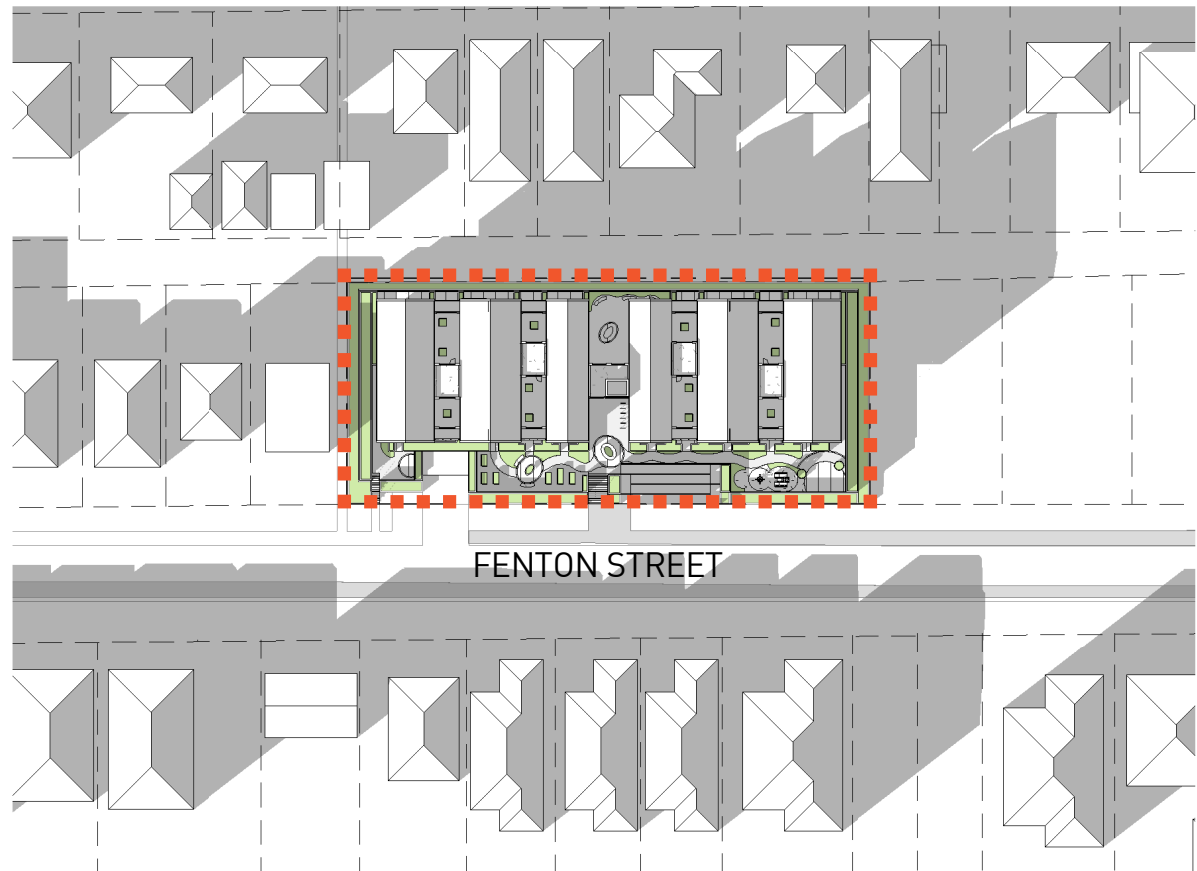


07 Site Plan

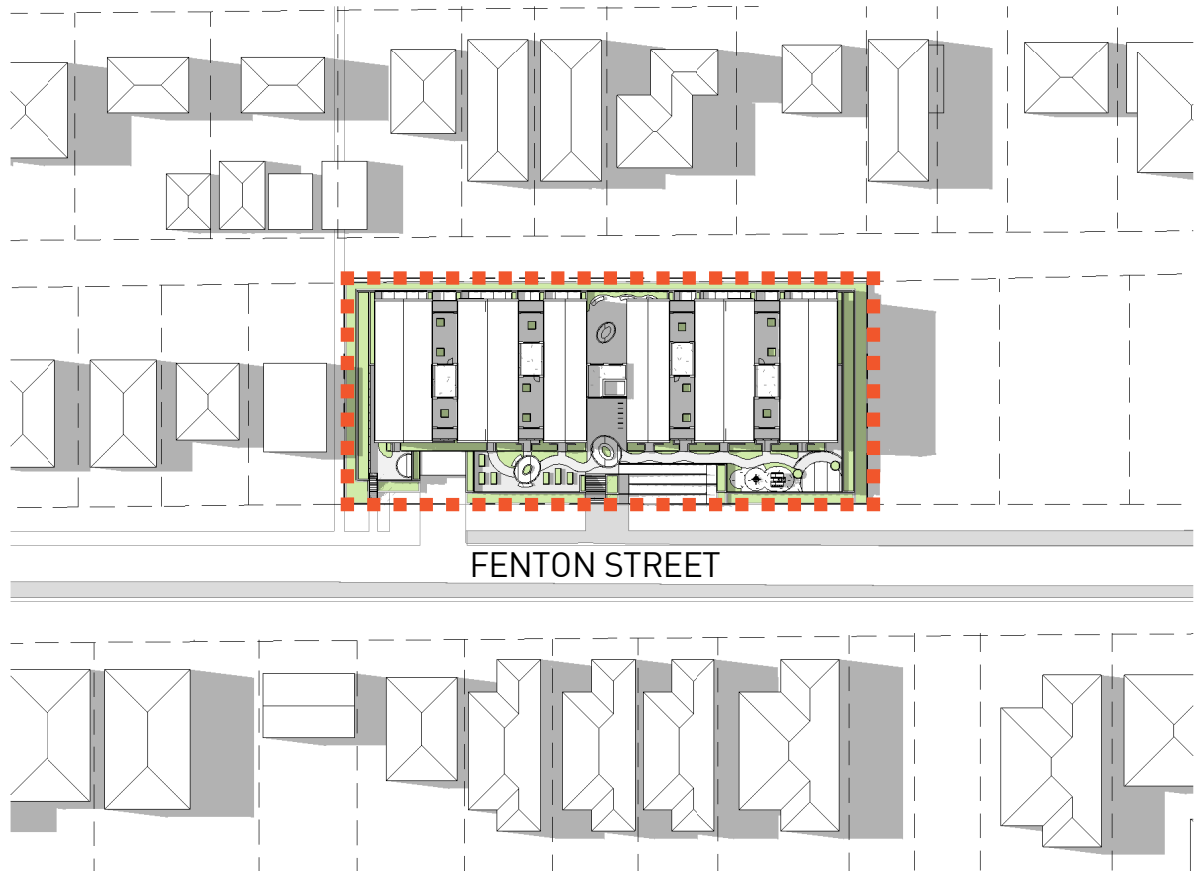


08 Shadow Study

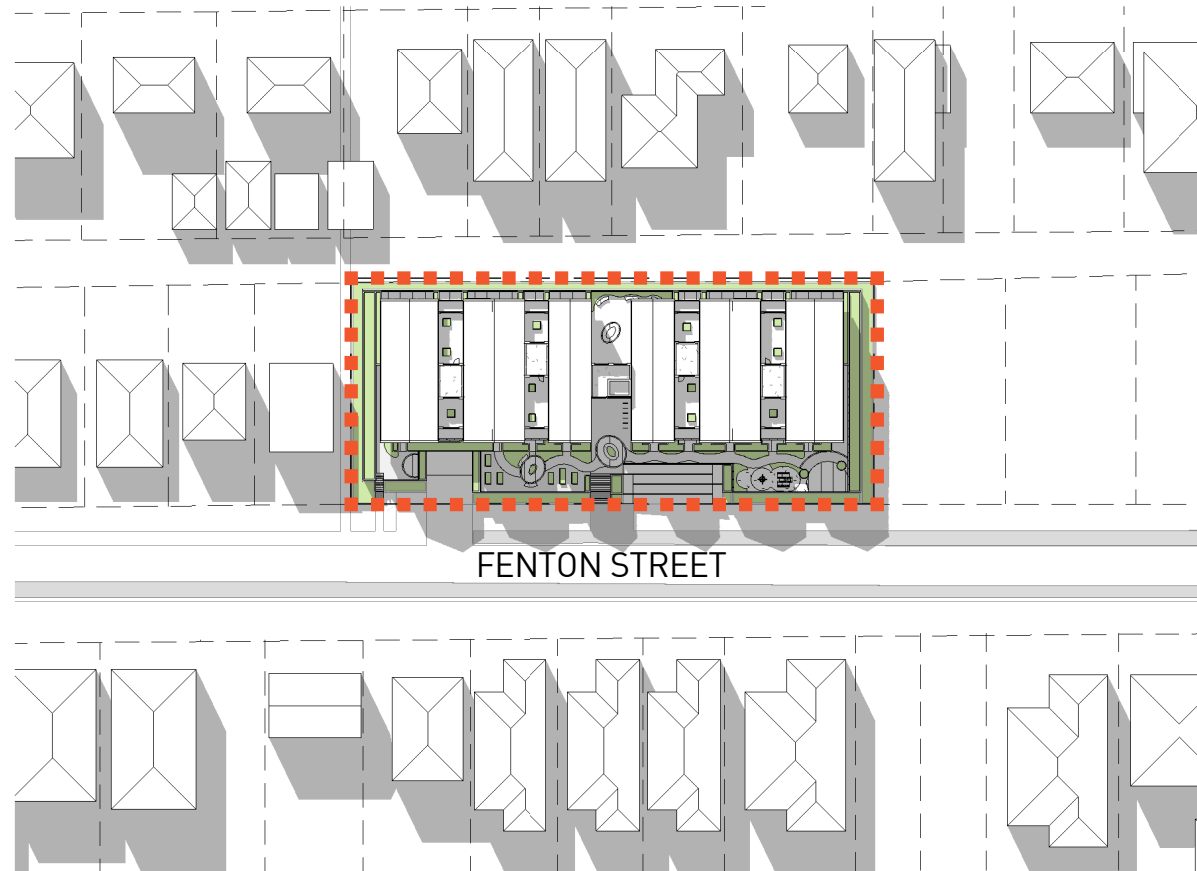
VERNAL EQUINOX - March 20, 2020



9am



12pm

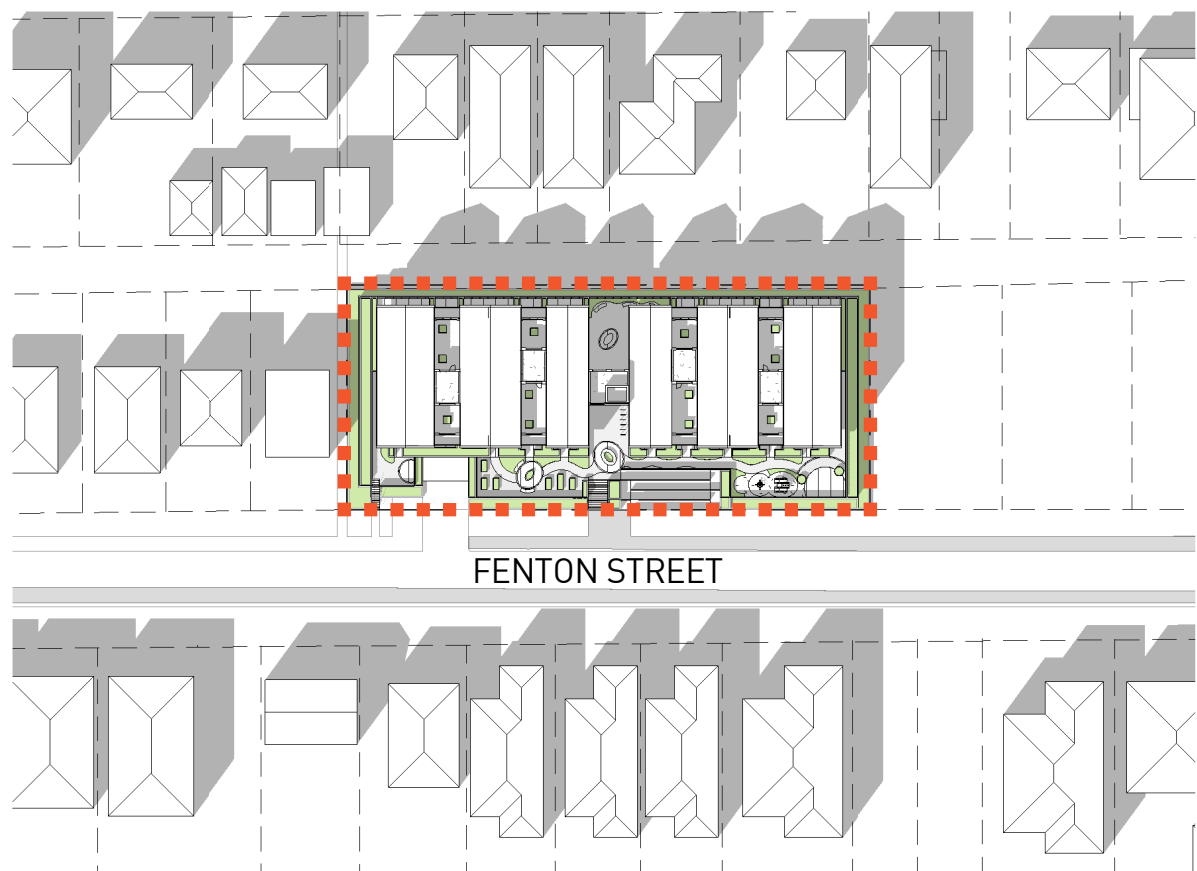


3pm

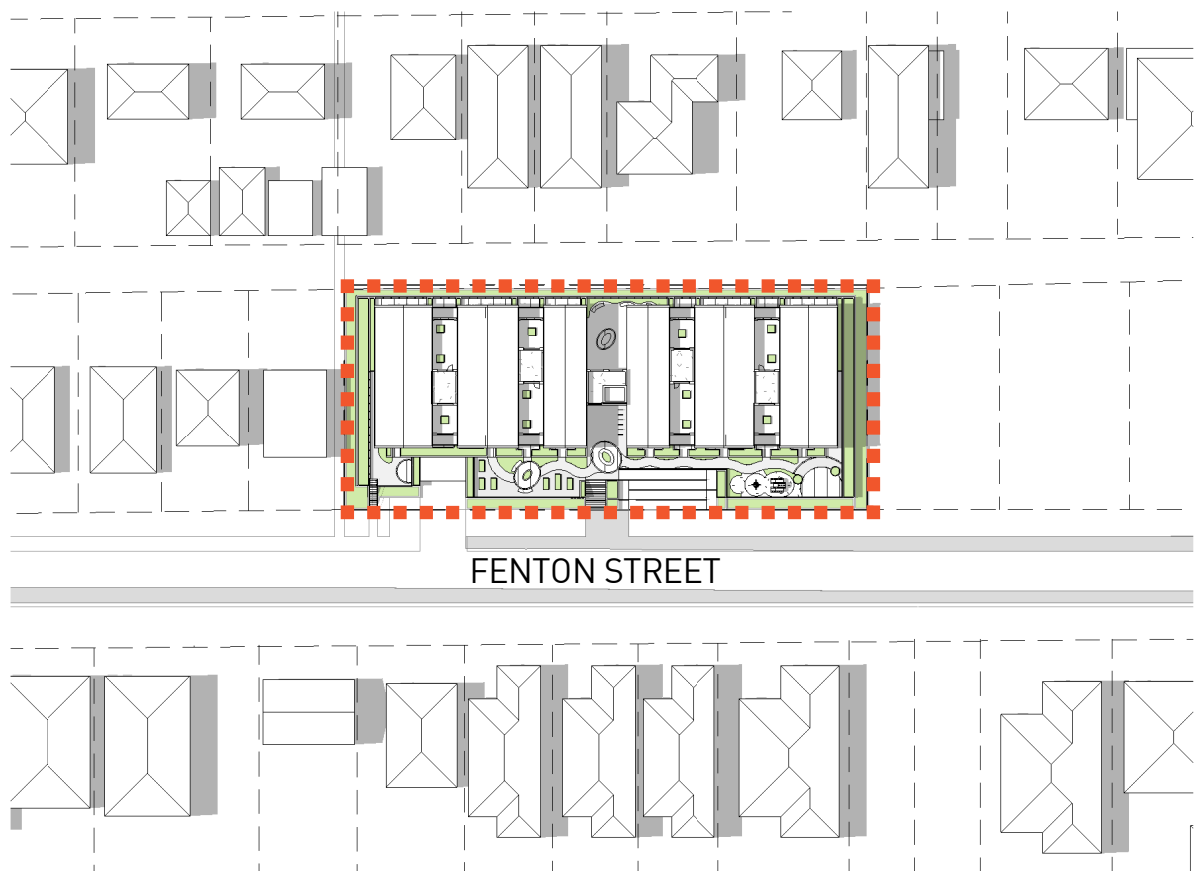


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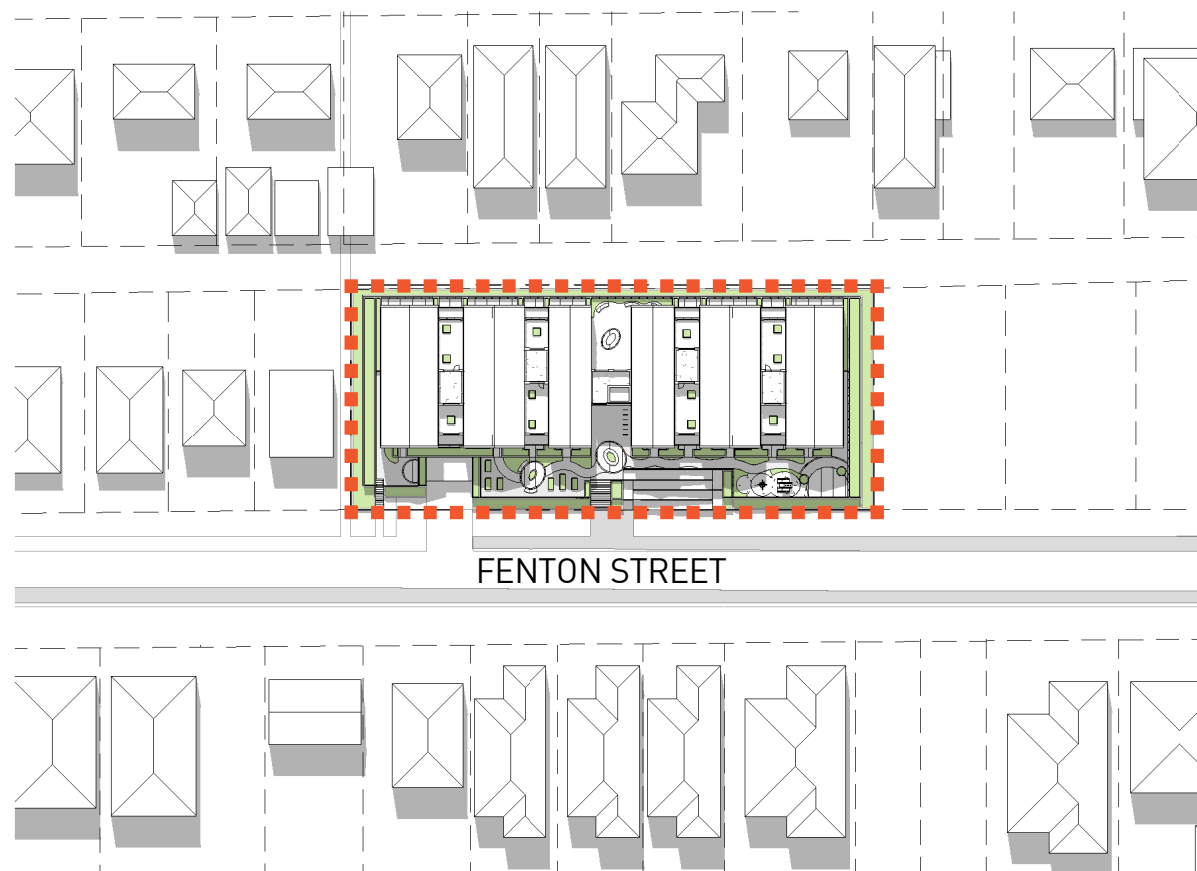
SUMMER SOLSTICE - June 21, 2020



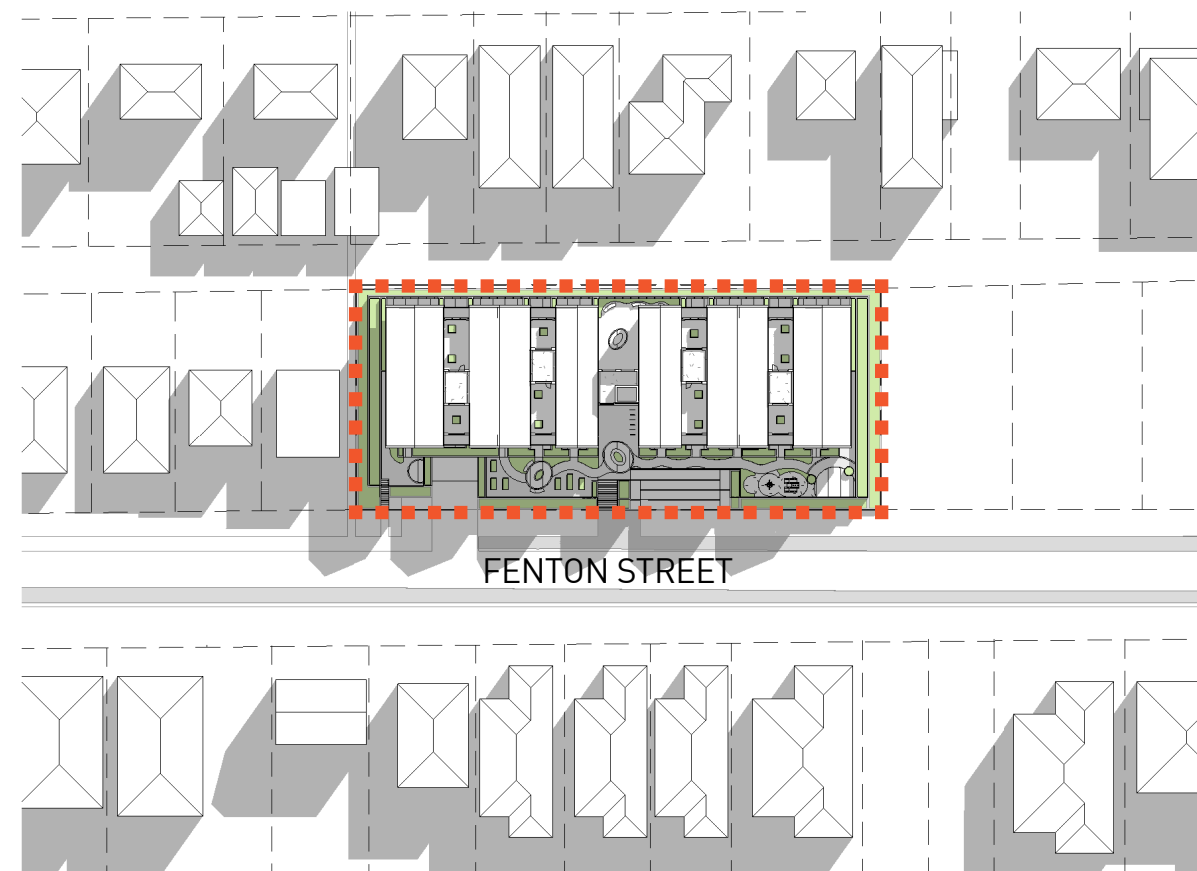
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12pm

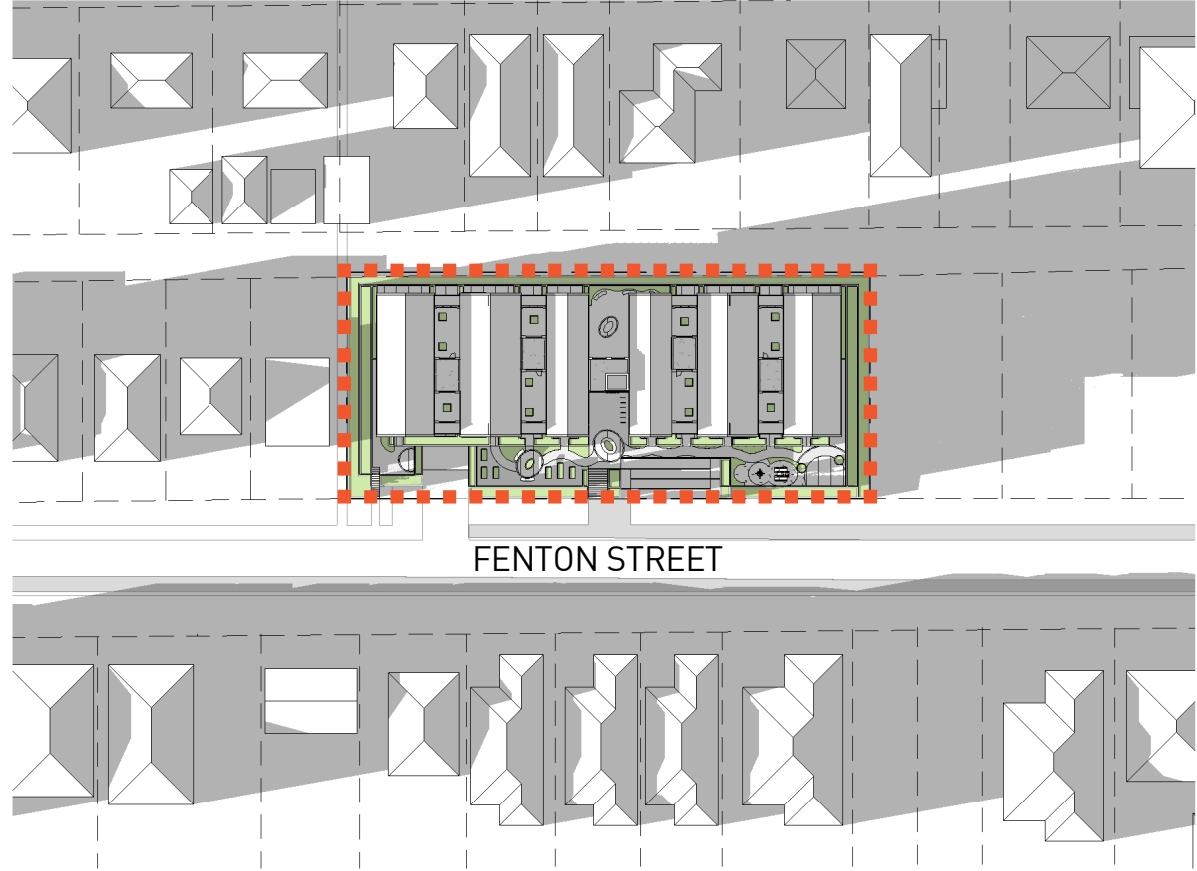


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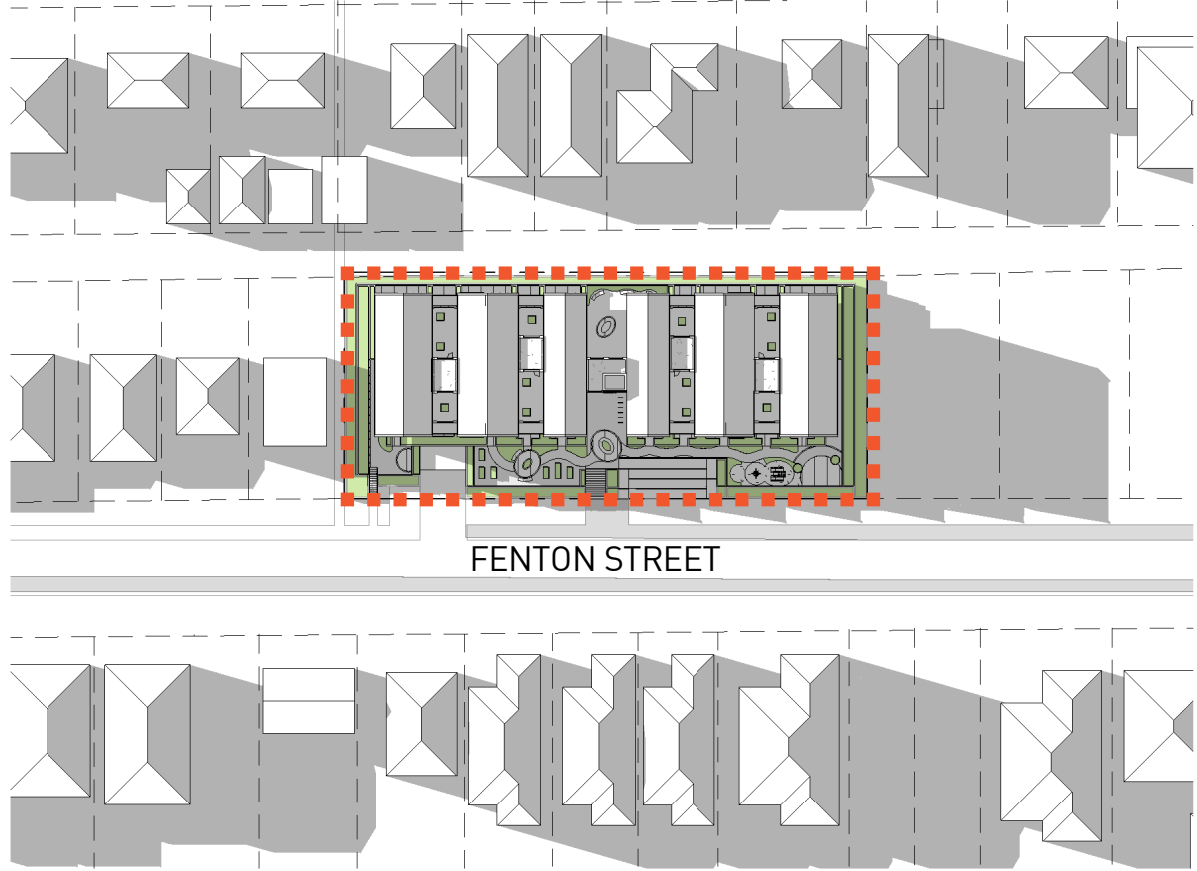


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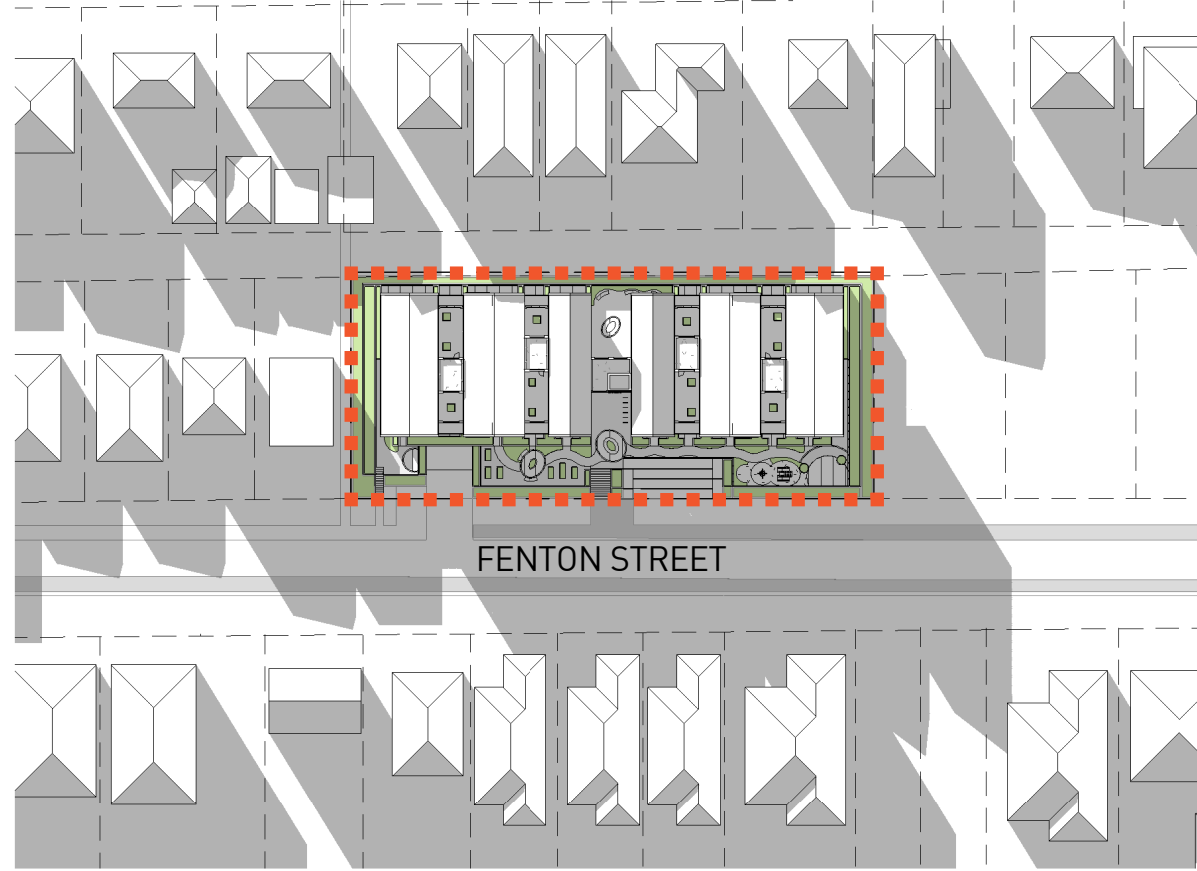
WINTER SOLSTICE - December 21, 2020



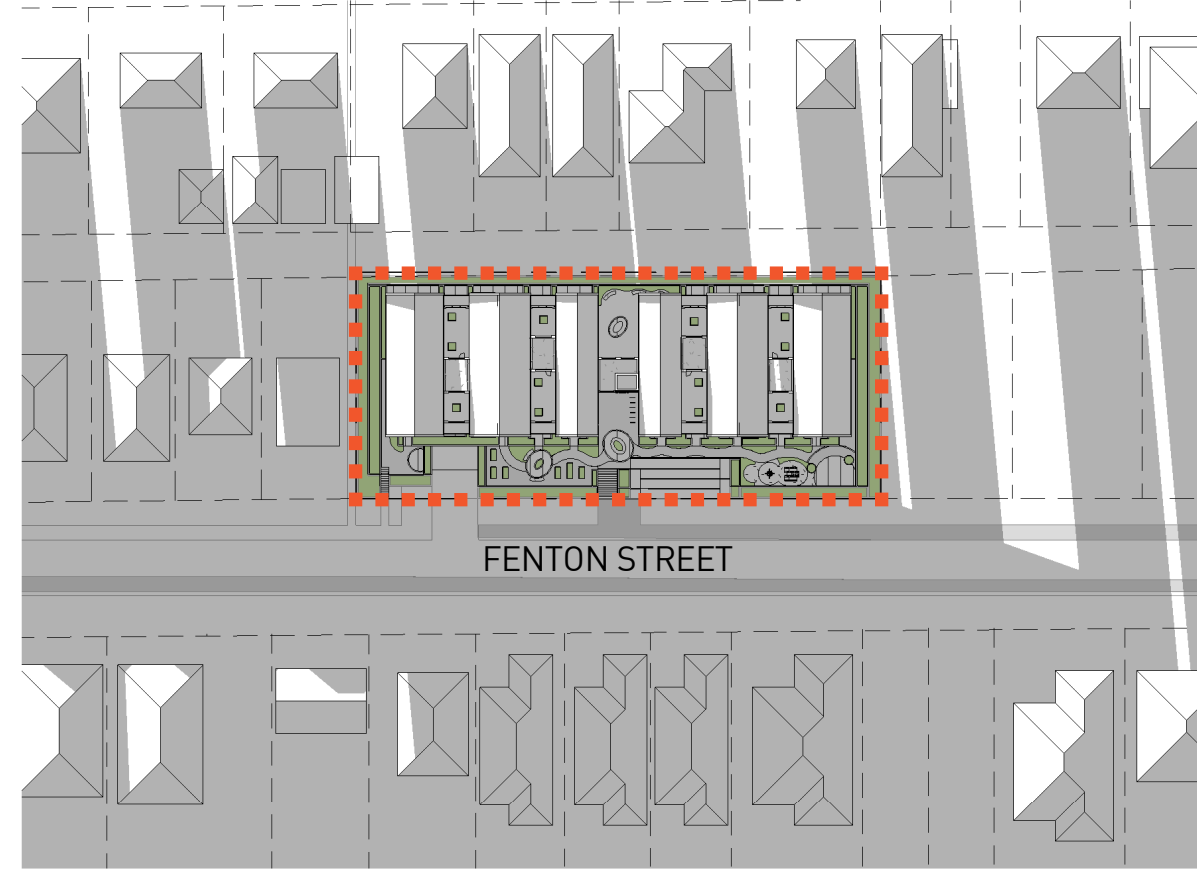
10am



12pm



3pm



6pm

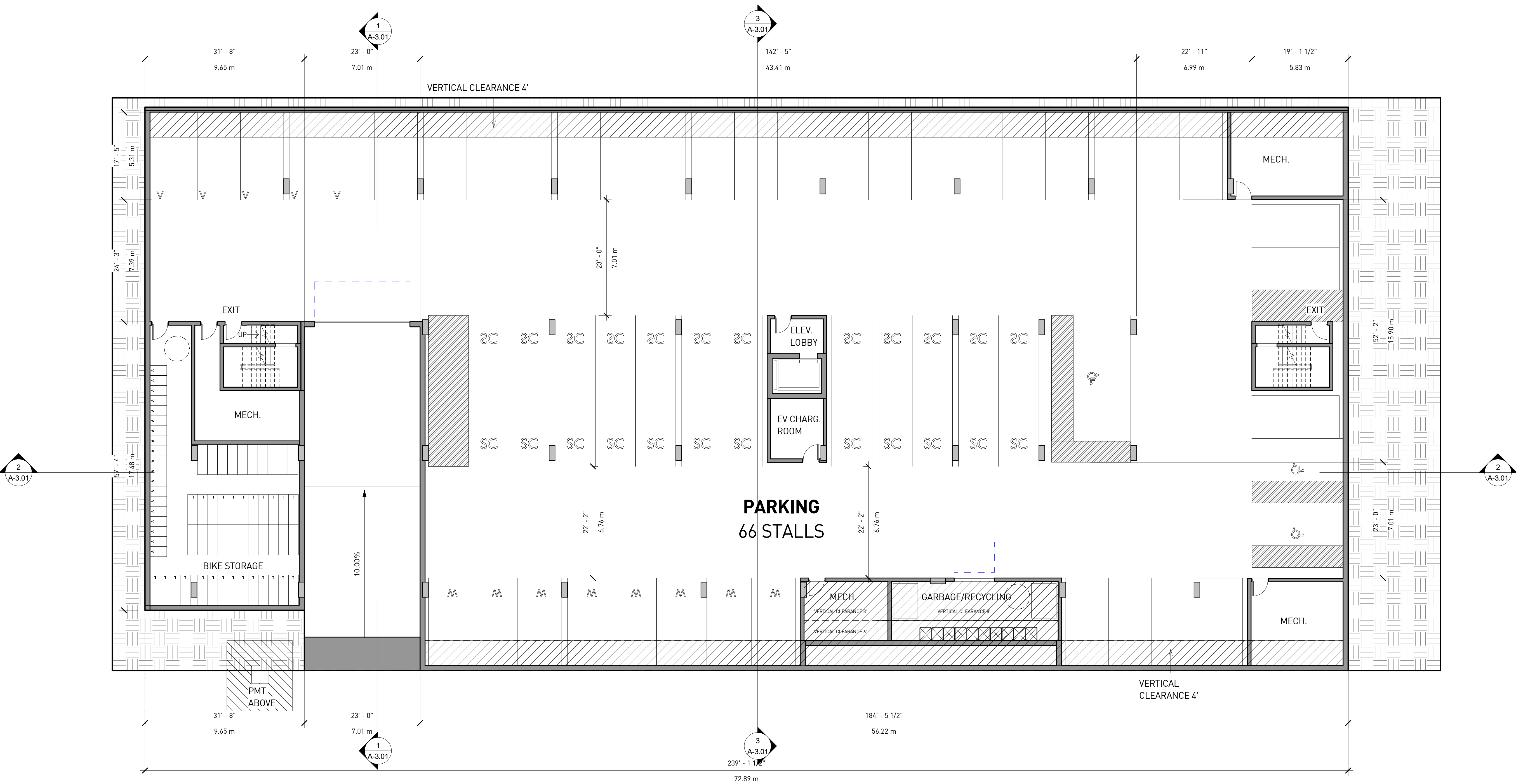
09

Architectural Drawings

Parking

PARKING SCHEDULE	
TYPE	COUNT
H/C STALL	2
H/C STALL - VAN ACCESIBLE	1
REGULAR CAR STALL	26
REGULAR CAR STALL - VISITOR	5
SMALL CAR STALL	24
WIDE CAR STALL	8

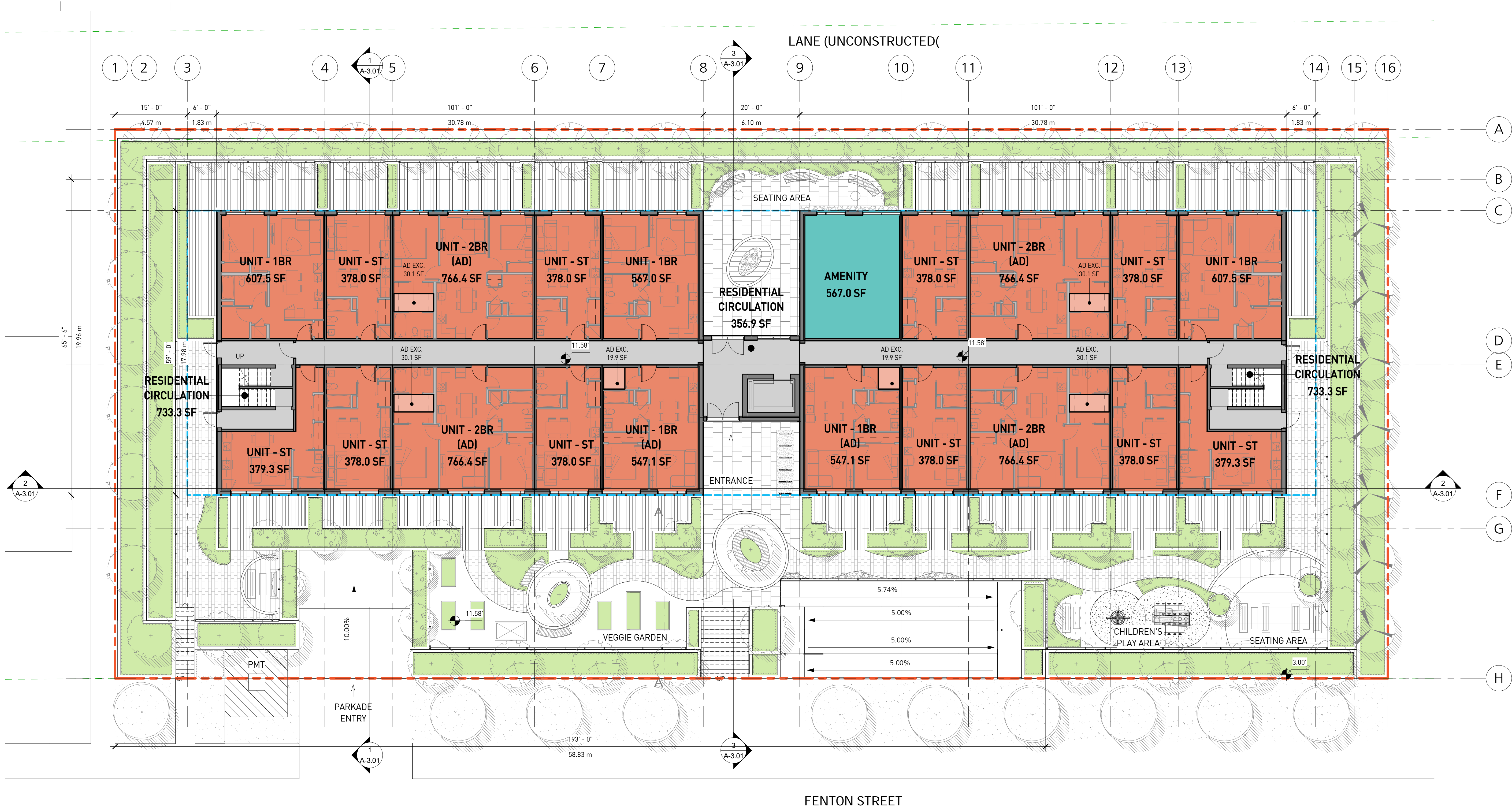
66



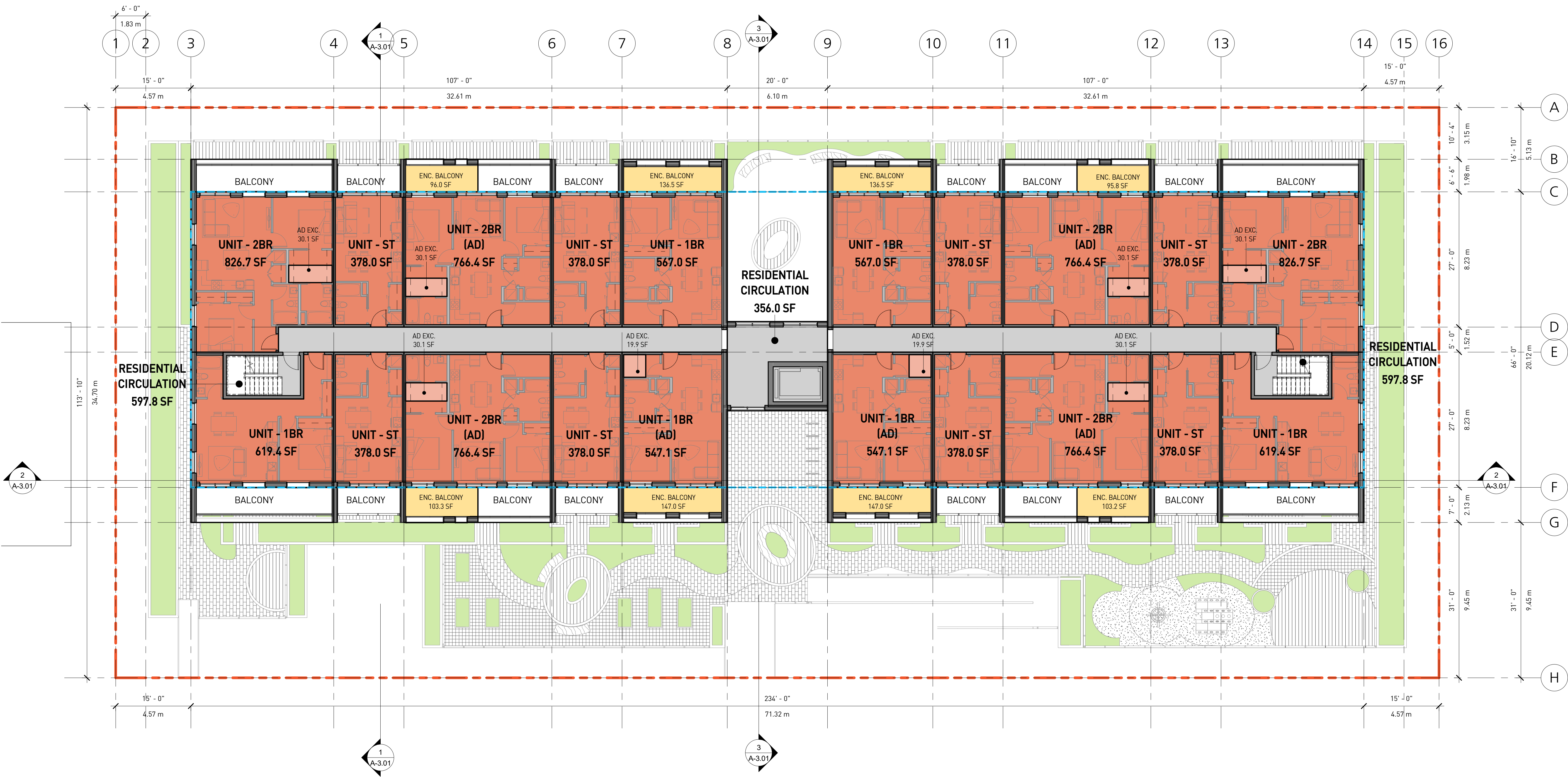
09 Architectural Drawings

Level 1

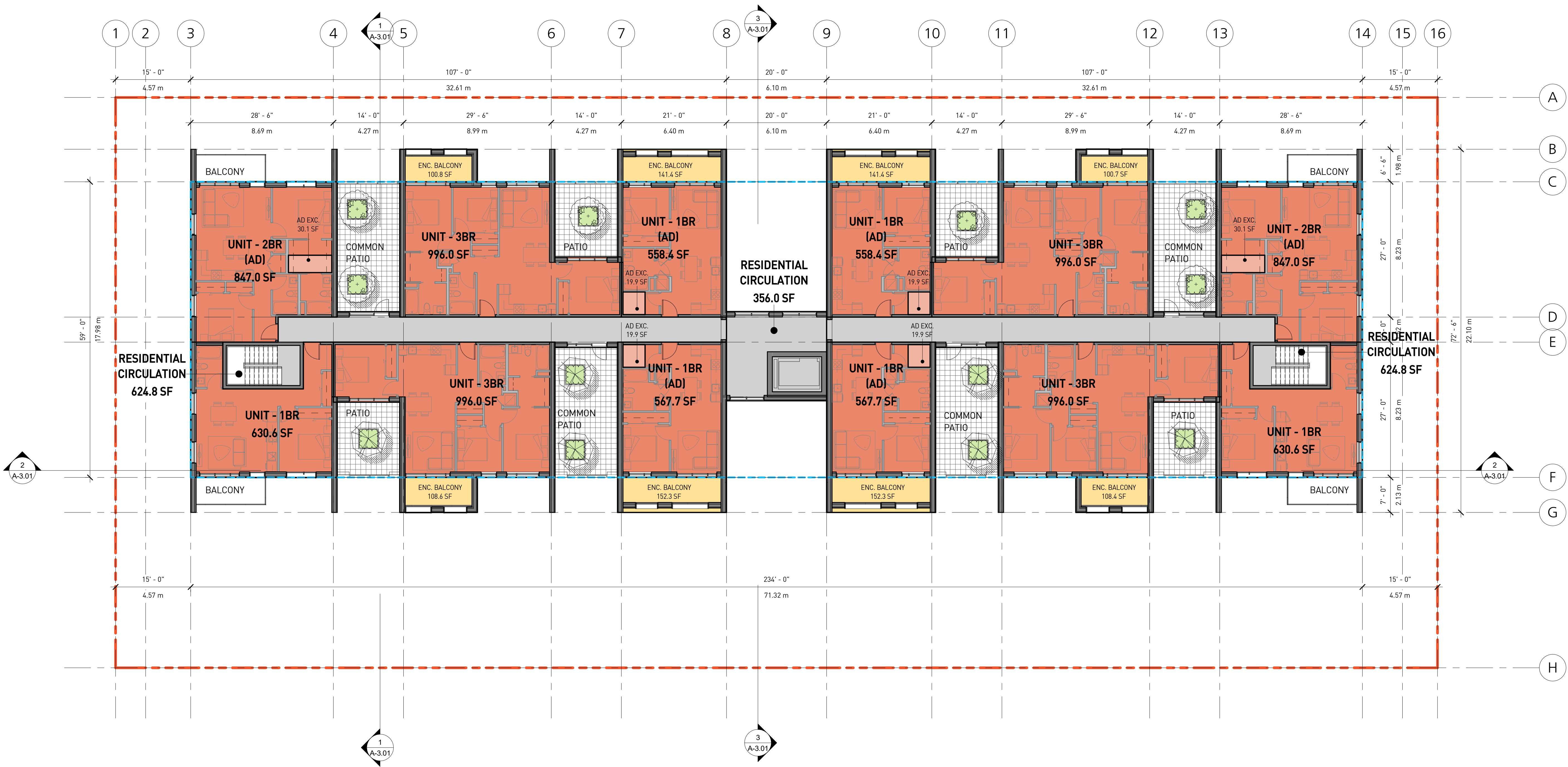
FSR - L1			
TYPE	COUNT	AREA	FAR
RESIDENTIAL AMENITY	1	567.0 SF	0.0
RESIDENTIAL CIRCULATION	3	1,823.4 SF	0.1
RESIDENTIAL UNIT	19	9,724.4 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	160.1 SF	0.0
TOTAL	29	12,274.9 SF	0.4



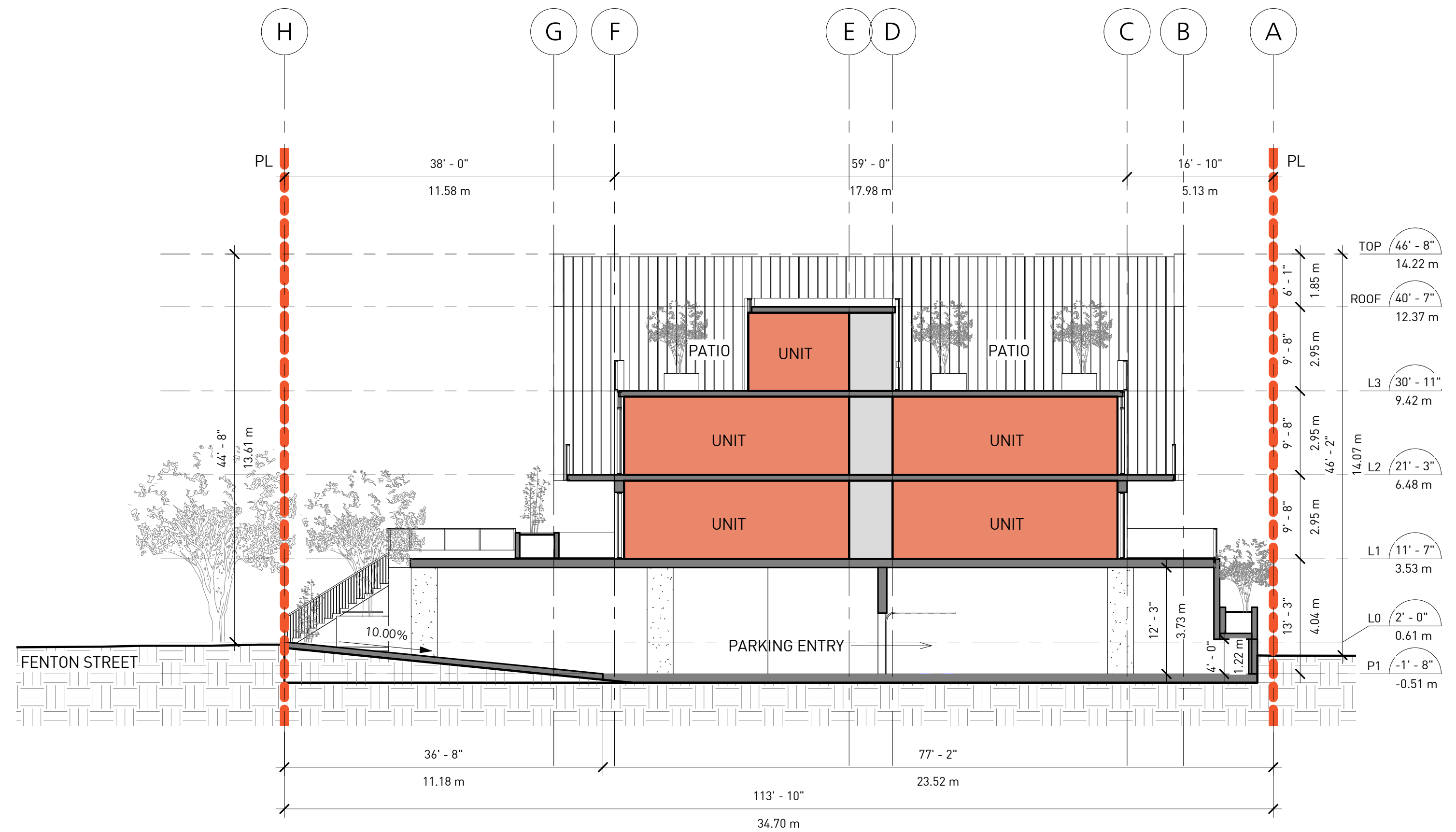
FSR - L2			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	965.3 SF	0.0
RESIDENTIAL CIRCULATION	3	1,551.6 SF	0.1
RESIDENTIAL UNIT	20	11,210.2 SF	0.4
RESIDENTIAL UNIT - AD EXCLUSION	8	220.3 SF	0.0
TOTAL	39	13,947.3 SF	0.5



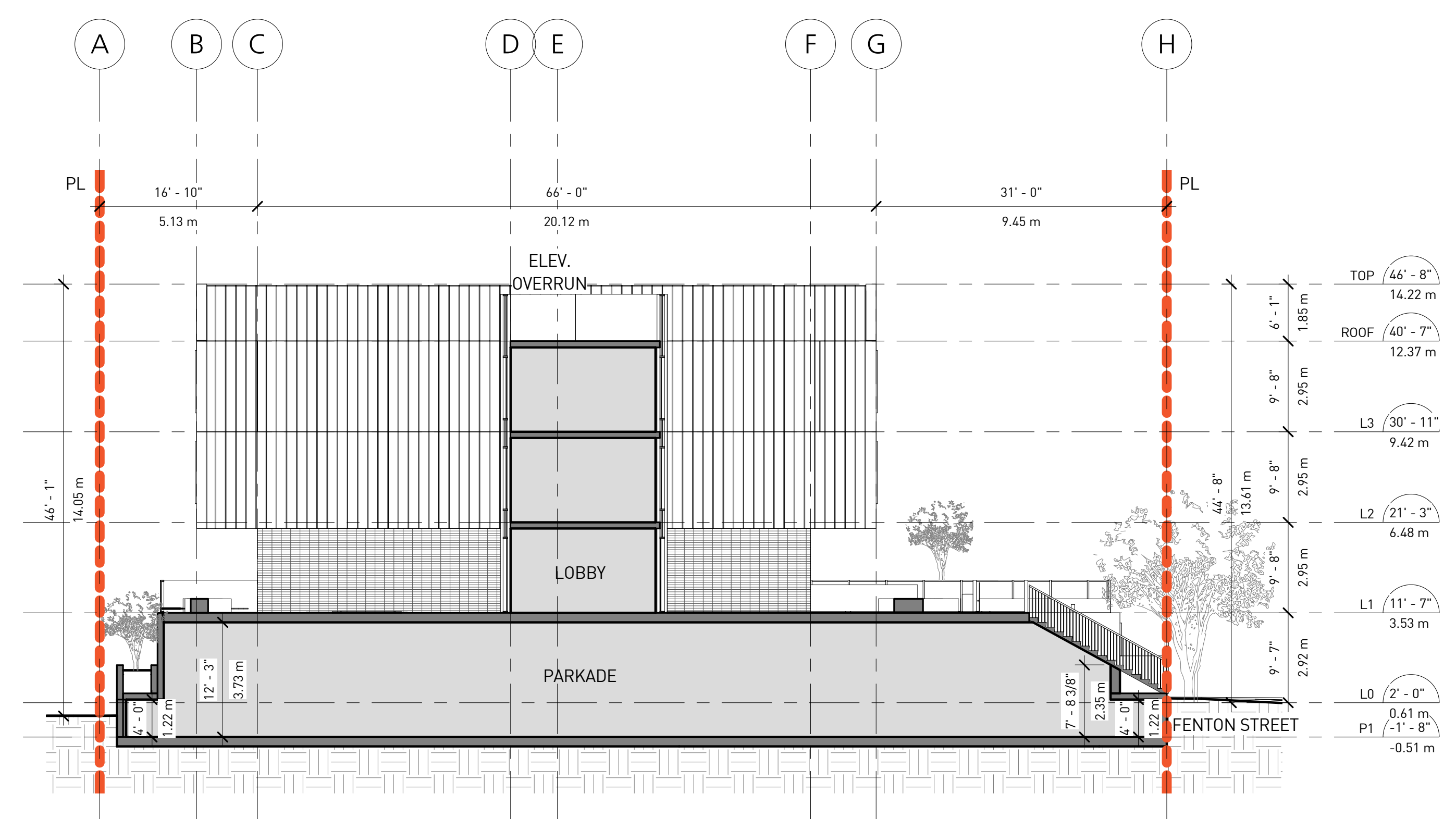
FSR - L3			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	1,005.9 SF	0.0
RESIDENTIAL CIRCULATION	3	1,605.7 SF	0.1
RESIDENTIAL UNIT	12	9,191.3 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	139.7 SF	0.0
TOTAL	29	11,942.6 SF	0.4



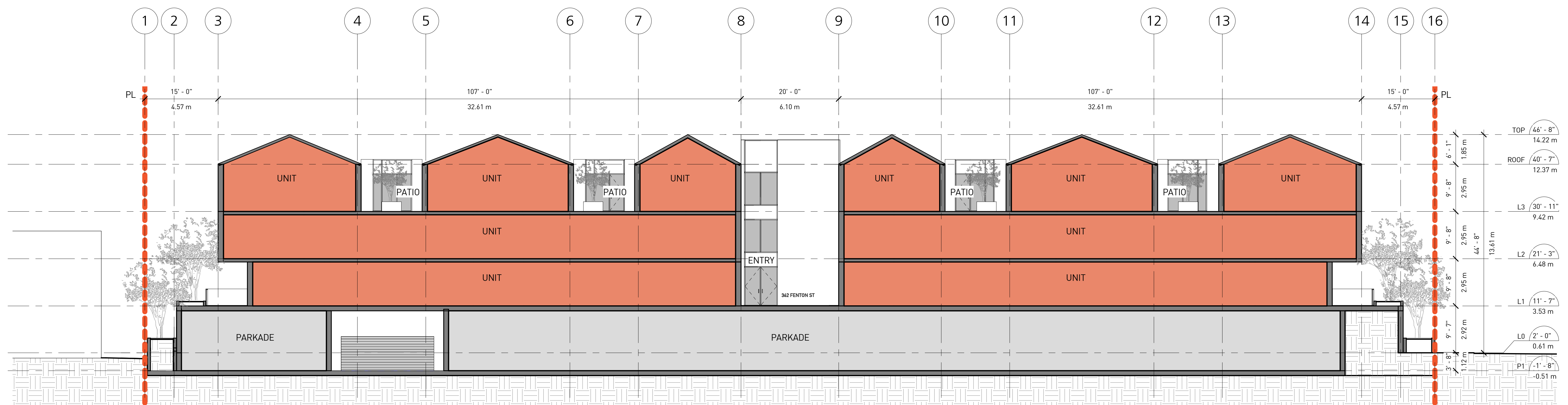
10 Sections



SECTION 1 - Through Parking Entry



SECTION 2 - Through Entry Lobby



SECTION 3 - Longitudinal Section

11 Elevations

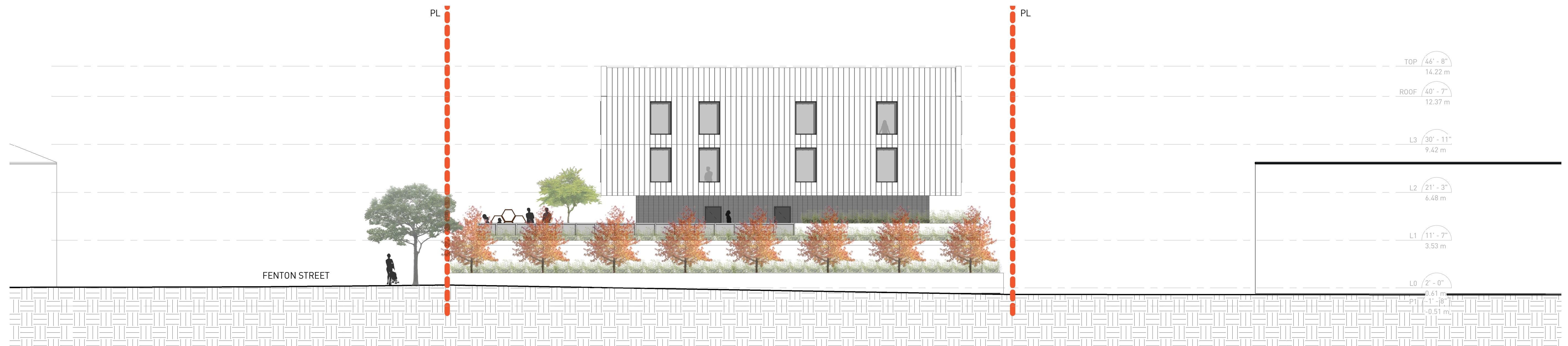


NORTH EAST ELEVATION - Fenton Street

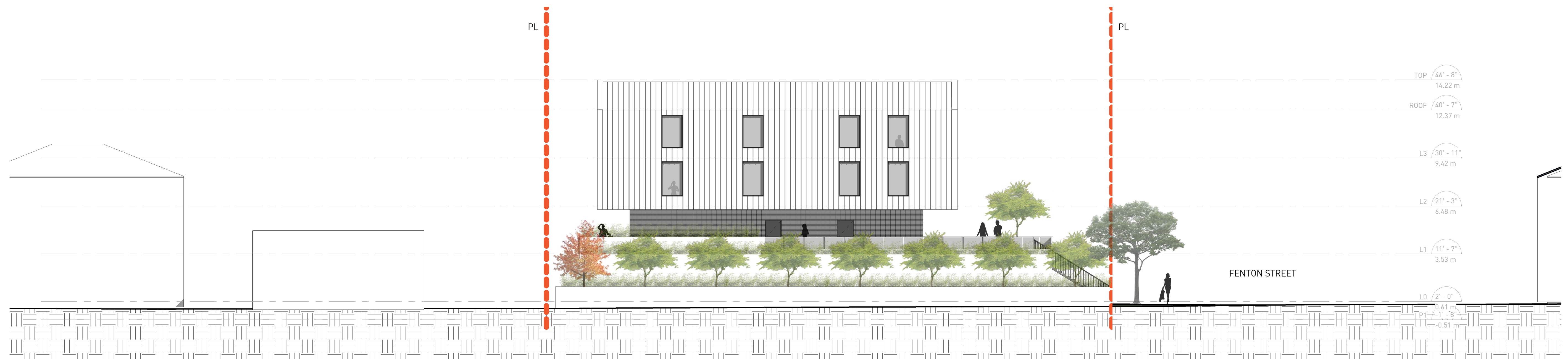


SOUTH WEST ELEVATION - Lane

11 Elevations



SOUTH WEST ELEVATION - Side Yard



SOUTH EAST ELEVATION - Side Yard

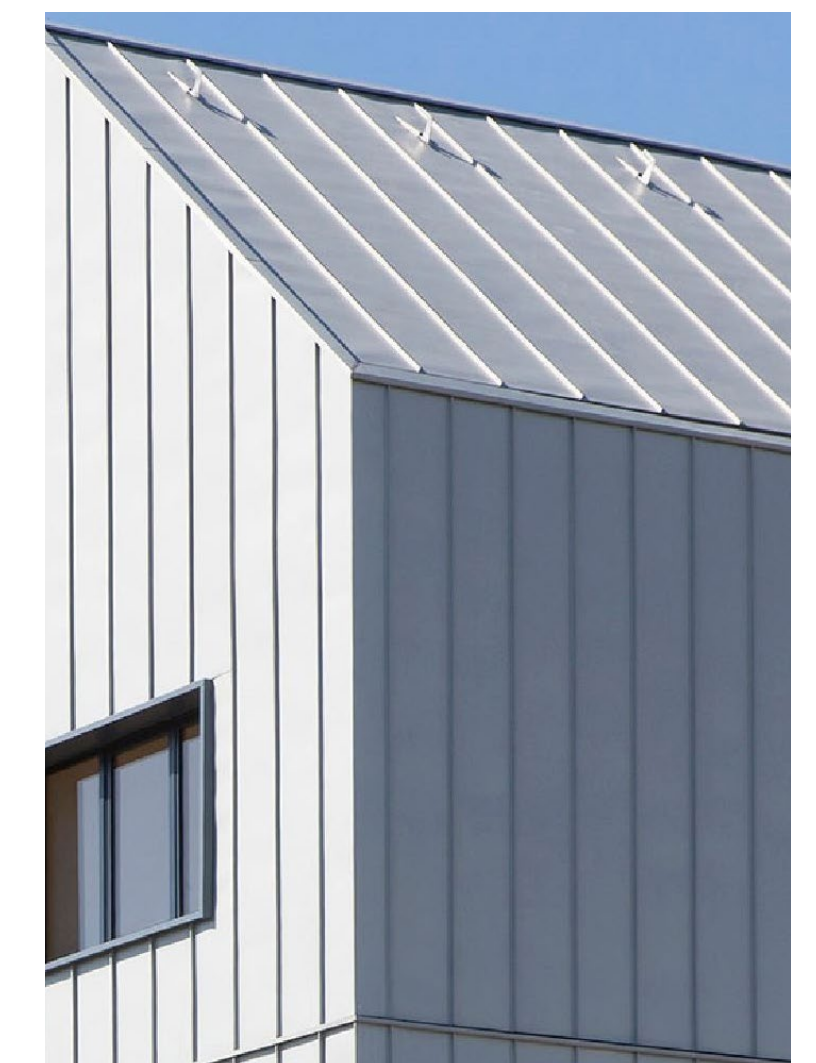
12 Materials



View from Fenton Street



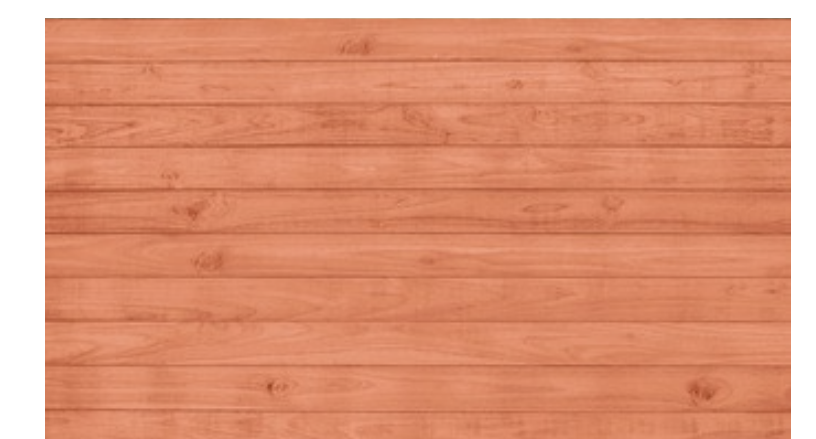
Stacked Brick
Grey



Zinc Panels
White



Metal Panel
White



Metal Panel
Wood Grain Finish



Native art
Abstract Native Art Mural



Window Mullions & Guard Rail
Charcoal



Window Mullions & Guard Rail
Aluminum

13 Conceptual Renderings

Varieted streetscape
through repeated pitched
roof expression

Punched window
expression improves
energy performance
while relating to
surrounding context

Smaller windows on
sideyards to reduce
overlook

Landscape mitigates the
parking projection



13 Conceptual Renderings

Sides projections
increase privacy between
balconies and units

Building entrance

Variation on vertical expression increases the identity
of individual units and creates opportunities for opened
and enclosed balconies, for a variety of users



Accessible Route

Generous outdoor amenity
spaces, visually connected
to public realm

13 Conceptual Renderings



Parking Access

Main building access

14 Landscape Plan



1 LAYOUT PLAN
SCALE: 3/32" = 1'-0"

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 13, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-346

Subject: Crisis Response Bylaw Amendments

RECOMMENDATION

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

- i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
- ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation

- *Lyackson First Nation*
- *Musqueam Indian Band*
- *Penelakut Tribe*
- *Qayqayt First Nation*
- *Seabird Island Band*
- *Semiahmoo First Nation*
- *Squamish Nation*
- *Sto:lo Nation*
- *Stz'uminus First Nation*
- *Tsawwassen First Nation*
- *Tsleil-Waututh Nation;*

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

- a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);*
- b. any greater boards or improvement districts, as none are considered to be affected by this application;*
- c. any other provincial or federal agency, as none are considered to be affected by this application;*
- d. Greater Vancouver Sewerage and Drainage District Board; and,*
- e. Councils of immediately adjacent municipalities;*

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

PURPOSE

To provide Council with options for responding to local and regional crises with potential City-wide bylaw amendments. These bylaw amendments would enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350–366 Fenton Street and 68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is not only working to provide a coordinated response to addressing business and resident complaints related to homelessness, but the City is also working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are a number of existing and new funding opportunities by senior levels of government. The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for our local residents who are in need of housing and services.

New Westminster and other municipalities in British Columbia have looked to change our zoning bylaws from time to time to respond to urgent needs. In its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources and to pursue other opportunities to secure development of below- and non-market housing, which is in critical short supply in the city.

As part of the City's Small Sites Affordable Housing Program, there is an opportunity to achieve significant funding for indigenous housing on City-owned lands at 350-366 Fenton Street. Staff advise that there is also an opportunity currently for the City to partner in getting a significant grant with which to provide a supportive housing project on lands at 68 Sixth Street, which are owned by BC Housing. Due to the competitive nature of applying and receiving grant funding, rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) is considered essential. In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, it is clear that the public engagement processes for these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments that are being proposed would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

The “social benefits land uses” proposed for further exploration in 2022 and beyond would be broader in scope and would include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

BACKGROUND

In this section of the report, a number of issues and opportunities that inform this work will be explored.

Provincial State of Emergency Declarations

The BC government will from time to time declare a state of emergency across the entire province or in an area of the province. Once a state of emergency has been declared, Provincial and local governments will address the unfolding crisis and try to respond to urgent needs. State of emergency declarations usually relate to a natural disaster such as an earthquake or such as the recent BC wildfires. Note that even when a crisis occurs in a different part of the Province, the effects of the crisis could reach cities as far away as New Westminster. In some cases of rampant wild fires in the interior, for example, air quality in our city could be seriously affected by wildfire smoke. Another good example of a potential State of Emergency Declaration could be the Province instituting a high level response to a future serious heat dome or heat wave event.

BC Public Health Emergency Declarations

Public health emergencies are declared whenever a serious public health emergency is detected by health authorities. Examples include significant outbreaks of infectious disease, such as the recent Public Health Emergency Declaration to address the COVID-19 pandemic, and can include more long-standing but exacerbated crises such as the Opioid Crisis.

Regional Crises

From time to time, there are widely recognized crises affecting the Metro Vancouver area. Regional crises, such as the affordable housing crisis, and the extreme weather events that are caused by climate change, are defined as crises that are recognized by multiple member municipalities, including the City of New Westminster.

Homelessness Crisis

Based on the March 2020 Homeless Count, 41 unsheltered and 82 sheltered homeless people were enumerated in New Westminster, for a total of 123 homeless people. As with all homeless counts, this is likely a significant undercount of the true extent of homelessness. In April 2020, BC Housing conducted a survey of service providers, and based on this survey, it estimated the size of the unsheltered homeless population at about 50 people. Given the ongoing COVID-19 pandemic, local outreach workers have stated that this number is likely significantly higher.

Businesses and residents are increasingly raising concerns about homelessness and other social issues, particularly in the Downtown. These concerns include: individuals sleeping in alcoves and doorways; castoff containers and food resulting from takeaway meals; increasing public drug use and discarded needles and other drug paraphernalia; and the presence of human waste associated with limited access to toilet facilities. Through experience, the City has found that increased enforcement only shifts the issue from one area or neighbourhood to another but does not lead to any real resolution. Additionally, recent court cases and challenges limit the ability of both Police and Bylaw Enforcement to act, particularly with regard to homelessness and other social issues.

In response, the City has established a COVID-19 At-Risk and Vulnerable Populations Task Force, which has realized \$874,323 in foundation and senior government funding to address the basic needs of the unsheltered, and a City of New Westminster Inter-Departmental Working Group on Homelessness, which is providing a coordinated response to addressing business and resident complaints related to homelessness and other social issues. The City is also working with the senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing, with 52 new supportive housing units potentially available within the next 14 to 18 months.

Canada Mortgage and Housing Corporation and Provincial Funding Opportunities

As part of staff's Inter-Governmental Relations work, advocacy for affordable housing continues to be a priority. Due to the competitive nature of applying and receiving grant funding, advocacy, development of partnerships (including non-profit and senior levels of government) and rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) are considered essential. During the scoring of grant submissions, having the right zoning in place, and the City's initial approval on other land use regulatory aspects of a project, would enable the City to achieve a higher score, and does increase the likelihood of receiving a grant.

The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for the local residents who are in need of housing and services.

Rapid Housing Initiative (Federal)

The Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), launched the Rapid Housing Initiative (RHI) in October 2020. The initial funding for this initiative was \$1 billion to help address urgent housing needs of vulnerable Canadians, especially in the context of COVID-19, through the rapid construction of affordable housing. The first round of RHI exceeded its initial target of creating up to 3,000 new affordable units and will support the construction of more than 4,700 units across Canada.

The first round of RHI was greatly oversubscribed and the City of New Westminster was advised the federal government needed more time to secure funding for additional much needed projects. Many of the BC projects were also given the same notice.

The Federal Budget 2021 provided an additional investment of \$1.5 billion in new funding for the Rapid Housing Initiative in 2021-22. This new funding will add a minimum of 4,500 new affordable units to Canada's housing supply to address the urgent housing needs of vulnerable Canadians. At least 25 per cent of this funding will go towards women-focused housing projects.

In an effort to meet the housing needs of our most vulnerable populations, the City, in partnership with Vancouver Native Housing Association, has applied under RHI for a project in Queensborough (350-366 Fenton Street). The City anticipates applying, in partnership with BC Housing, for a second project (68 6th Street) later in 2021. While the RHI grant has a very aggressive timeframe, with eligible projects having year for completion, up to 100% of project costs can be covered through the grant.

Regulatory Context

When a land use is not explicitly permitted in a zone, a zoning amendment bylaw is required. A zoning amendment bylaw may change the regulations on one property, or throughout one or more zones, or in all areas of the municipality. An example of the latter is how some municipalities have instituted bylaws that allow group child care facilities in all City zones, as long as they can meet certain conditions. As a recent example in New Westminster, many single detached dwelling zones were amended to permit accessory laneway homes and coach houses, without the need for an individual site rezoning application.

Bylaw amendments that specifically respond to urgent needs have previously been adopted by the City of New Westminster. For example, Bylaw No. 6492, 1998, allows transition houses for women and children fleeing abusive situations as an outright permitted use in single detached dwelling zones. This, in response to a widely recognized crisis of gender-based violence, is occurring in many places in the world.

Other municipalities in British Columbia have also looked to change their zoning bylaws to respond to urgent needs. In 2018, the District of Squamish adopted a zoning amendment to permit, in all zones, several crisis response land uses including emergency shelters and supportive housing. In Spring 2021, City of Victoria Council directed their staff to prepare amendments to their Zoning Bylaw to enable rapid deployment of affordable housing in all residential zones across the city, without the need for site-specific rezoning processes.

Policy Context

A summary of all the City policies that support the recommendations put forward in this report will be provided in a subsequent report to Council.

DISCUSSION

Small Sites Affordable Housing: Program Overview

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction was made in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

On October 28, 2019 Council directed in principle the use of the City-owned properties at:

- 350 to 362 Fenton Street (located in Queensborough)
- 2035 London Street and 2038 Ninth Avenue (located in Connaught Heights)

On July 12, 2021, Council directed staff not to proceed with the Connaught Heights Small Site Affordable Housing Project at this time due to several key factors that have changed since the launch of the project; namely the current high cost of construction, and the implications of the potential funding timeline on the development review process. The top proponent withdrew their application with similar concerns. Staff continue to monitor the situation with the intent of identifying new opportunities and changing circumstances that may allow for the relaunch of this project.

In January 2020, the City issued a Request for Proposals inviting housing providers to describe how they would develop the Fenton Street sites for affordable housing. Seven proposals were received, with Council endorsing in principle the proposal received from Vancouver Native Housing Society (VNHS). VNHS proposed a three story apartment building designed to appear as attached townhouses, with one level of underground parking. The building included 51 units, with a mix of studio, one-, two- and three-bedroom units. The target population would be low- to moderate-income singles and families with a focus on Indigenous singles and families.

In fall 2020, in light of the findings of a preliminary geotechnical investigation, VNHS and the City made the decision not to move forward with the application in its current form.

Proposed Project: 350 - 366 Fenton Street

In partnership with VNHS, the City has continued work on developing a non-market affordable housing project for indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Rapid Housing Initiative Round Two, and updated site information on geotechnical construction technology, a modified project that meets the new program requirements is proposed. The project team

sought the advice of an independent geotechnical engineer, and their review – based on preliminary information – concluded that technical solutions exist that could work to address existing site constraints (namely construction using piles as the building foundation).

The project would be situated on just over four of the 9 City-owned lots along Fenton Street, and include 58-units, 88 beds for indigenous individuals including providing spaces for women and children. Concept drawings for the revised project have been prepared for the grant, which was submitted in August 2021. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. See Attachment 1 for concept drawings. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed; studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

Past Consultation on the Project

The City hosted a Virtual Information Session in the summer of 2020 once the Small Sites Affordable Housing Initiative was announced (prior to VNHS being selected as the project operator). The purpose of the event was to provide an overview of the small-sites affordable housing initiative, the evaluation criteria that was developed to review the proposals, and the process to explore affordable housing on the site. A total of 15 community members joined the meeting.

Community consultation process for a previous iteration of the project was launched in fall 2020. The following is a summary of the community and stakeholder consultation that had been completed to date:

- *Residents Association Consultation:* VNHS organized a special meeting with the Queensborough Residents Association executive. Two members attended and provided feedback on the project.

- *Stakeholder Consultation:* Due to the required Official Community Plan (OCP) amendment, all First Nations with an interest in New Westminster, the Ministry of Transportation and Infrastructure, and the School District were identified as stakeholders and were invited to provide feedback on the proposal. At that time, support was received from Cowichan Tribes and Tsleil-Waututh Nations. Tsleil-

Waututh Nations also noted the possibility of archaeological deposits on the site and requested that the proponent follow archaeological and environmental best management practices, which VNHS had committed to doing.

- *Project Webpage:* Both the City and the applicant launched project webpages with details about the application. The City's webpage notes the consultation events have been postponed.

Proposed Project: 68 Sixth Street

A supportive housing project is being explored by the City and BC Housing, with the intention to submit a grant application in 2021 to CMHC's third round of Rapid Housing Initiative. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street, which is a small strip of land the City owns adjacent to 68 Sixth Street. The concept includes a four storey modular building that BC Housing is repurposing from a project that did not proceed. The project would provide 52 supportive housing units along with limited exterior programming space (e.g. a gazebo for residents to smoke). BC Housing anticipates having two on-site staff for the project, as well as other building support staff as needed (e.g. cook, cleaners). Very limited, if any, parking would be able to be accommodated on-site.

The project would require a site consolidation, rezoning and OCP amendment. 68 Sixth Street is currently zoned Commercial (C-4) and designated Mixed Use High Density in the Downtown Community Plan, which includes "mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses)". As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade and offices above. Across Sixth Street to the east are two storey commercial buildings.

General Crisis Response Bylaw Amendments

Should Council support rapid processing of zoning bylaw and OCP amendments to enable the indigenous housing project proposed at 350 Fenton Street and the supportive housing project proposed at 68 Sixth Street, it is clear that the public engagement processes for

these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

What follows are some examples of how current land uses as set out in the Zoning Bylaw could stymie urgent response to Provincial and regional emergencies:

- Should the City or a public agency need to situate a cooling centre due to a heat wave, or an air centre due to extreme wildfire smoke, in a commercial building where institutional uses are not permitted;
- Should the Province need to create a rapid testing or vaccination clinic or emergency care beds by repurposing an industrial warehouse;
- Should a business need to relocate its sale of basic goods and groceries to an institutional or residential property so as to continue sales on an emergency basis, after the properly zoned grocery store has been compromised by an earthquake.

In any of the cases outlined above, there would not be sufficient time to pursue a site-specific zoning or even a temporary use permit to allow for these land uses.

Given the importance of land uses that generate significant public benefit, Council may wish to direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

However, there are time-sensitive social, physical and health needs that may need to be addressed in the interim. Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments.

Given the enabling policy set out in the City’s Official Community Plan, the priorities laid out in the Strategic Plan, the recently completed Housing Needs Assessment, and the data that has been presented to Council in a report titled, “Homelessness Action Strategy: Workplan and Timeframe” and dated September 13, 2021, staff advise that Council give consideration to bylaws that will enable rapid response crisis services and rapid deployment of affordable housing going forward.

Crisis Response Bylaw Amendments are proposed to be narrower in scope than the bylaw amendments that might be considered in future to permit a broader range of projects that generate public benefit. In the shorter term, what is being proposed are City-wide amendments to the Official Community Plan and zoning bylaw that would allow projects and uses proposed in direct response to an identified crisis to proceed more rapidly. The amendments would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. The “s land uses” proposed for further exploration in 2022 would be broader in scope and include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

Should Council support OCP and Zoning Bylaw amendments to better allow Crisis Response Land Uses to proceed more rapidly, the bylaws would not only apply to projects fitting all four of the criteria laid out above, but they would also be subject to further Council approval. As the property owner, the City would still have the authority to approve and proceed with the proposed land use, including setting any appropriate conditions on the use (e.g. duration of the use).

NEXT STEPS

Crisis Response Bylaw Amendments Review and Engagement

On June 21, 2021, Council approved an update to the Development Review Process which put emphasis on increased, earlier public consultation, including both City-led public consultation and applicant-led consultation. While some timing efficiencies have been achieved in recent development review process updates, and despite the City’s commitment to increased, earlier public consultation, the Crisis Response Bylaw Amendments outlined above will need to be processed in an expedited manner.

Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

Initial staff planning suggests that several information and feedback sessions would be scheduled and broadly advertised, with the goal of offering residents multiple opportunities to learn more about and ask questions on the proposed City-wide zoning and OCP bylaw amendments that would allow for crisis-response projects on government-owned land, as well as the two specific proposed projects at 350-366 Fenton and 68 Sixth. The Be Heard New West platform would also be used to share information with and collect feedback from residents.

Official Community Plan Consultation Requirements

Sections 475 and 476 of the *Local Government Act* identifies specific requirements for consultation that must occur prior to final consideration of an Official Community Plan (OCP) Amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP Amendment. Staff has provided a recommendation for Council’s consideration for each of the identified groups:

a) The Board of the Regional District in which the area covered by the OCP is located.
Consultation with Metro Vancouver is not recommended given the proposed OCP amendment does not seek to address lands owned by the Regional District.

b) The board of any regional district that is adjacent to the area covered by the plan
Consultation with other Regional Districts is not recommended as the proposed amendment is not considered to affect adjacent Regional Districts.

c) The Council of any municipality that is adjacent to the area covered by the plan.
Consultation is not recommended as the proposal is not considered to have any negative impact on adjacent municipalities.

d) First Nations

The City is currently in the process of establishing strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regard to Official Community Plan Amendments, as well as other planning notifications. Until such time as this work is in place and adopted by Council, staff recommends consultation with the following nations which have been identified in the past by the City:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation

e) Greater Boards and Improvement Boards.

The Greater Vancouver Sewer and Drainage District Board oversee operation of regional utilities in New Westminster. Consolation is not recommended given the proposed OCP amendment is not considered to affect this Board.

f) The Provincial and Federal governments and their agencies.

Consultation with the Ministry of Highways and Infrastructure is recommended since this Ministry has jurisdiction over lands within New Westminster, including the controlled access highways (e.g. Queensborough Bridge).

Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.

g) Board of Education and School District No. 40

Consultation is required with the Board of Education of School District No. 40.

Staff will seek input from the parties by sending a letter requesting written comments or inviting participation on public consultation events.

FINANCIAL IMPLICATIONS

The City worked with VNHS to develop a new concept plan for the project at 350 - 366 Fenton Street. The grant submission was for approximately \$32,000,000 which is anticipated to be 100% of the capital required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project. If the City is successful in the grant application, the majority of municipal costs associated with this project will be recovered. Some fees waived such as Development Cost Charges will require an alternate funding source.

Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate having an approximate project value in October – November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council direct staff to follow standard development review procedures for the crisis response projects and processes outlined in the subject report.
2. That Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.
3. That Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 68 Sixth Street and 350 Fenton Street, to present for first reading at a future Council meeting.
4. That in regard to the proposed Official Community Plan Amendments, Council:
 - i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
 - ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
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 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tsleil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. the Board of Education of School District 40;

- iii. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;
 - c. any other provincial or federal agency, as none are considered to be affected by this application;
 - d. Greater Vancouver Sewerage and Drainage District Board; and,
 - e. Councils of immediately adjacent municipalities.
- 5. That Council Direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”
- 6. That Council provide staff with alternative direction.

Staff recommends Options 2, 3, 4 and 5.

ATTACHMENTS

Attachment 1 – 350 Fenton Street Concept Drawings

APPROVALS

This report was prepared by:
Emilie K. Adin, Director of Development Services

This report was reviewed by:
Carolyn Armanini, Planner
Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action
Claudia Freire, Housing/Social Planner
Rupinder Basi, Supervisor of Development Planning
Jennifer Miller, Manager of Public Engagement
Blair Fryer, Manager Communications and Economic Development

This report was approved by:
Emilie K. Adin, Director of Development Services
Lisa Spitale, Chief Administrative Officer

Attachment 1

Concept Drawings

Fenton Affordable Housing Project





GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
TEL: 604 736 1156
FAX: 604 731 5279

NOTES



REVISIONS

No.	Date	Description
1		

350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

DATE	8/11/2021 7:56:45 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 20'-0"

JOB NUMBER	20009
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TOTAL AREA
GROUND LEVEL- 14,136 SF
LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN

STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



REVISIONS

No.	Date	Description
-	-	-





TOTAL AREA
GROUND LEVEL- 14,136 SF
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FAX: 604 731 5279

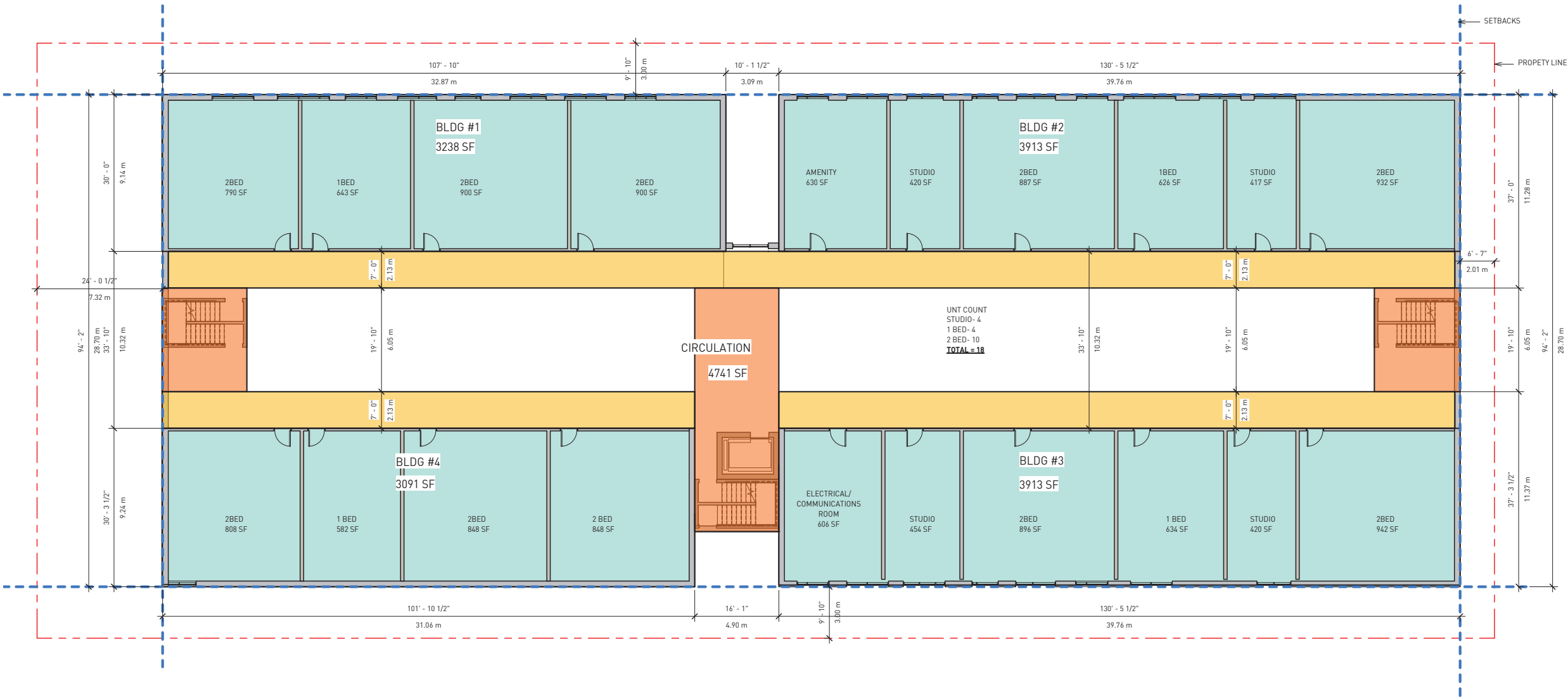
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350-362 FENTON ST

FEASIBILITY STUDY

LEVEL 1

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TOTAL AREA
GROUND LEVEL- 14,136 SF
LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
TEL: 604 736 1156
FAX: 604 731 5279

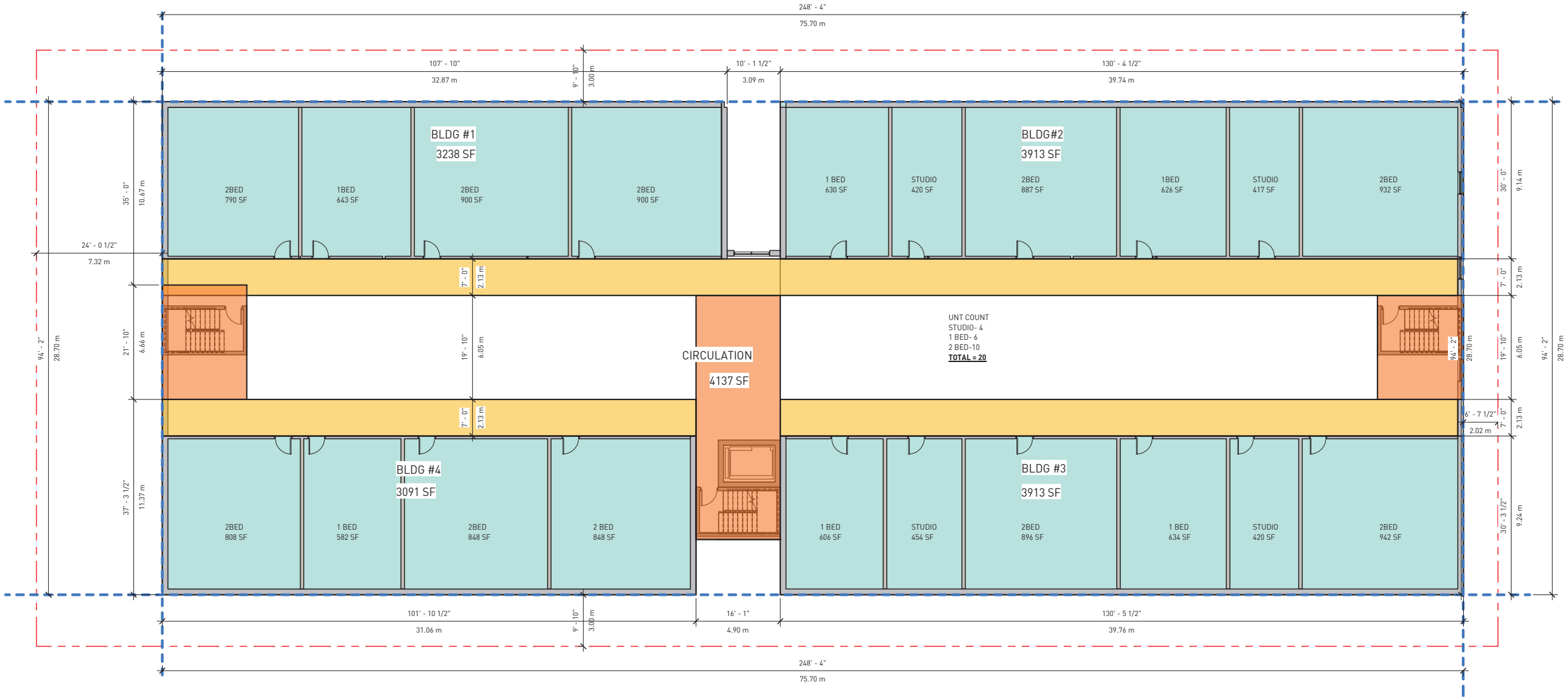
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350-362 FENTON ST

FEASIBILITY STUDY

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Page 84 of 243



TOTAL AREA
GROUND LEVEL- 14,136 SF
LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
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STUDIO- 12 - 21%
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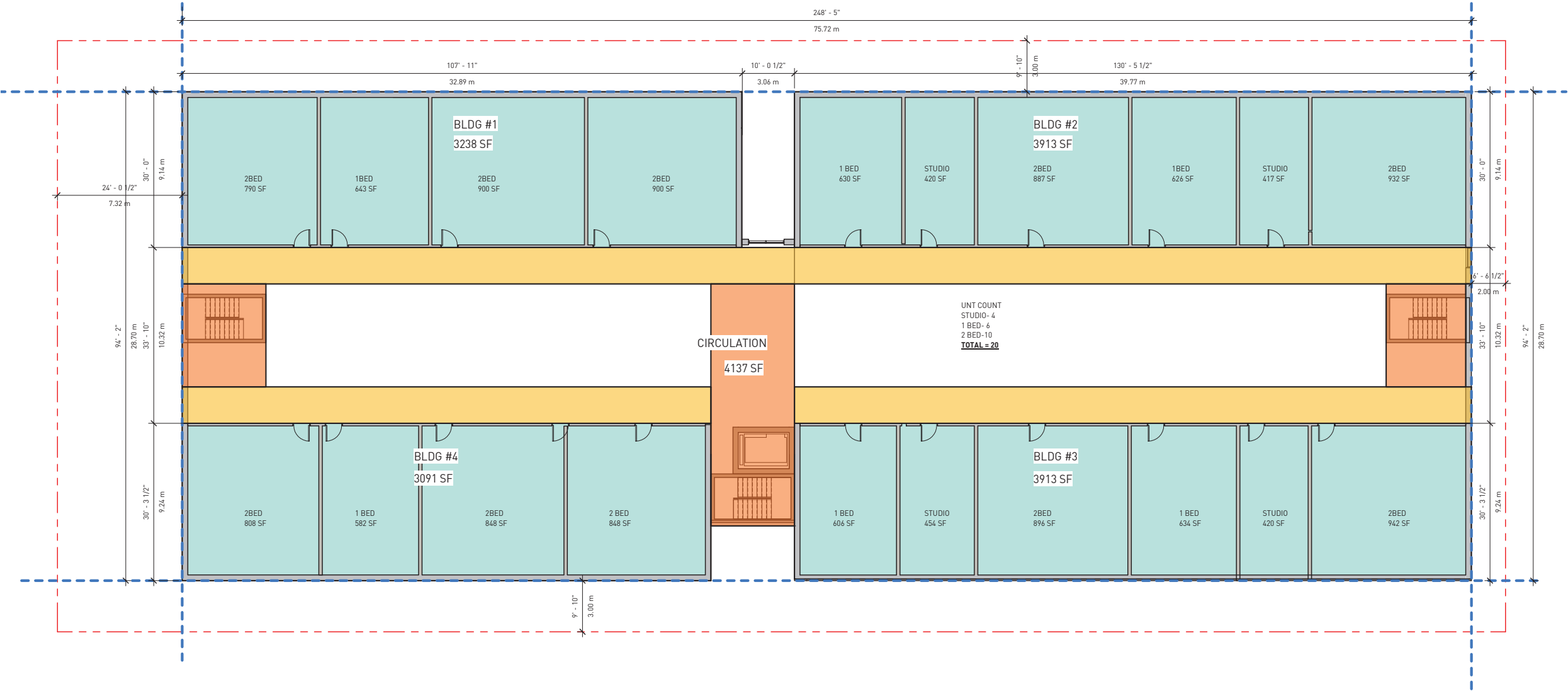
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350-362 FENTON ST

FEASIBILITY STUDY

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ON TABLE
City Council Meeting
September 13, 2021
re: Item 3.3.a.

Preliminary Report and Presentation: Crisis Response Bylaw Amendments



Presentation Outline

Background / Context

Existing Opportunity to be Responsive: 350-366 Fenton

New Opportunity to be Responsive: 68 Sixth Street

Preparing for Future Opportunities to be Responsive

Next Steps



Background

Provincial State of Emergency Declarations
BC Public Health Emergency Declarations
Regional Crises such as Homelessness Crisis

CMHC and Provincial Funding Opportunities
Rapid Housing Initiative

2019 – 2022 Strategic Plan
Regulatory Context

Small Sites Affordable Housing Program

October 2019 Council support in principle for use of following sites

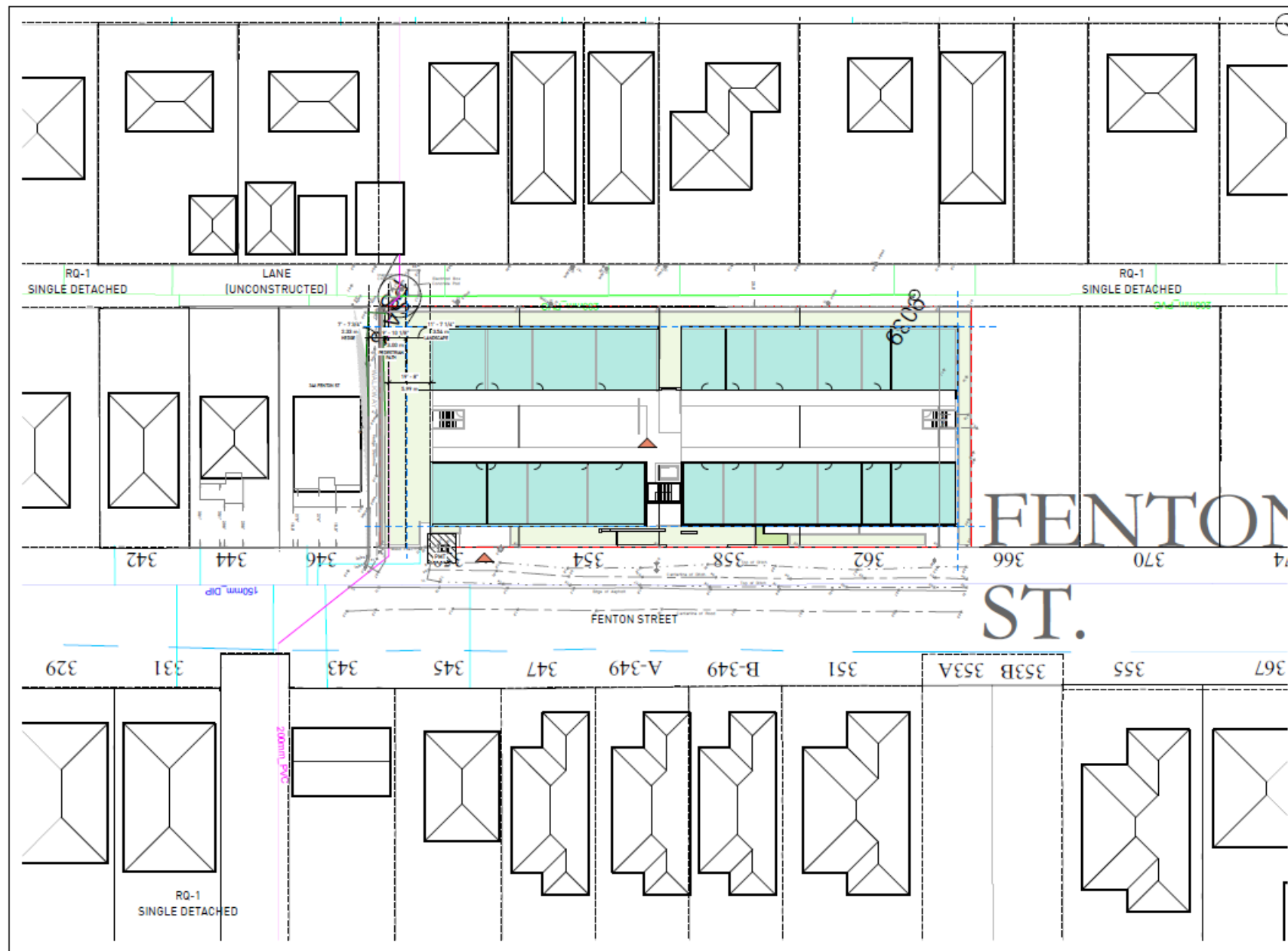
- 350 to 362 Fenton St. (Queensborough)
- 2035 London & 2038 Ninth (Connaught Heights)

Connaught Heights site subsequently excluded (July 2021)

350-366 Fenton Street

Indigenous Housing
Vancouver Native Housing Society
City-Owned Land
CMHC Funding - Capital
BC Housing - Operating





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MAKOLA
DEVELOPMENT
SERVICES



REVISIONS
No. Date Description

350-362 FENTON ST

FEASIBILITY STUDY

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New Opportunity for Crisis Response Project

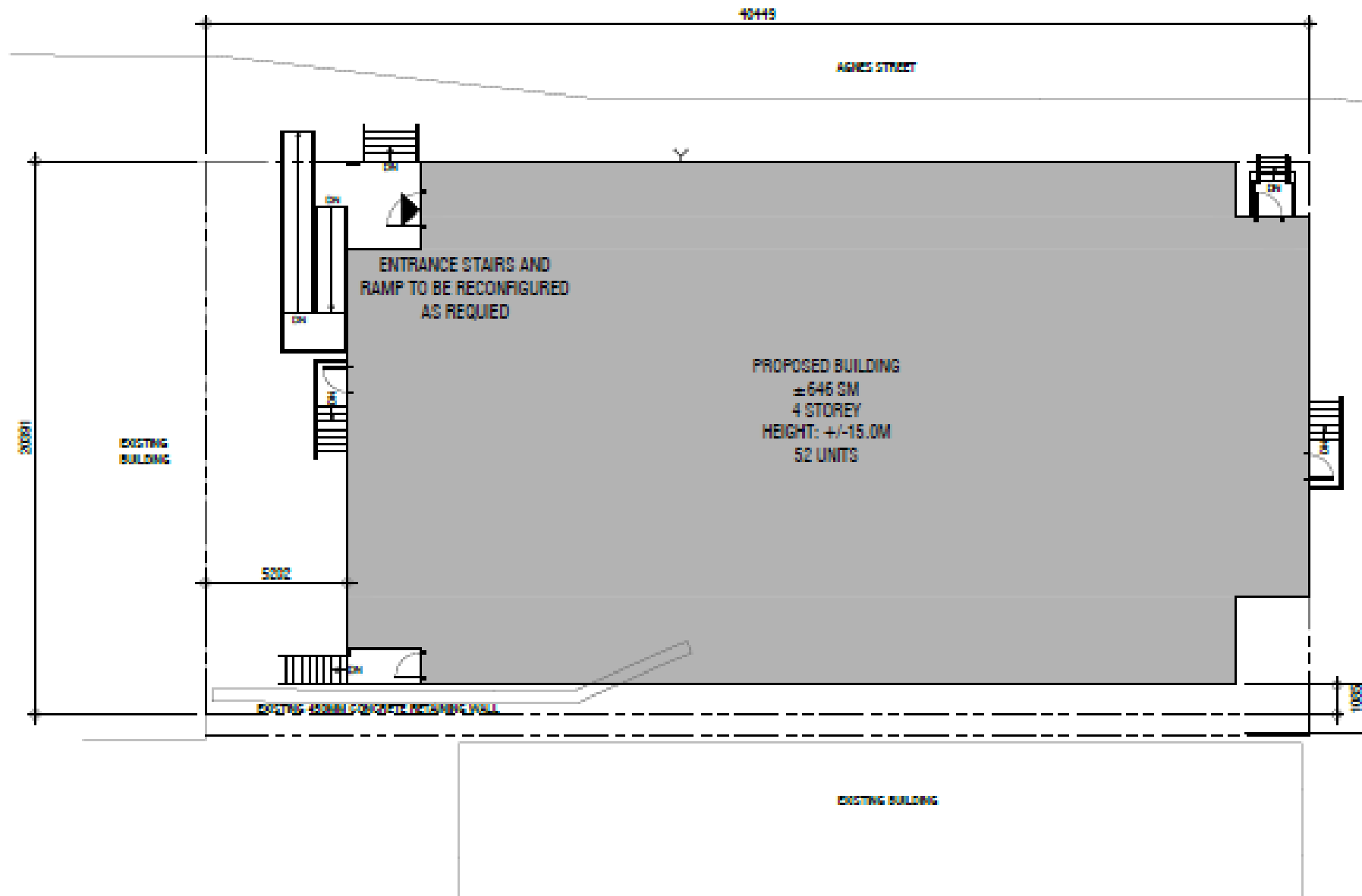
68 Sixth Street

Partnership between City
and BC Housing
Supportive Housing
(On-Site Staff)
Repurposed Modular Building

Provincially Owned Land

CMHC Funding Sought
Tight Timelines (anticipated application in 2021)





To Address Future Opportunities: Crisis Response Bylaw Amendments

Responding to time-sensitive social, physical and health needs

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Additional conditions/criteria



Additional Criteria for permitted projects under the proposed Crisis Response Bylaw Amendments

1. Must be government-owned or under long-term lease;
2. Must be government agency funded; and
3. Must be operated by registered non-profit society or public agency.

All projects would also be subject to Council approval, controls and conditions.

What about “Social Benefit Land Uses” that don’t meet those criteria?

- Broad multi-year public policy and engagement project is proposed
- Examining land uses that generate significant public benefit
- Recommendation to refer to the 2022 Budget Review Process

Next Steps

Preliminary Report to Council (*we are here*)

Agency Referrals

Initial Bylaw Reading(s) and Engagement Plan Approval

Advisory Planning Commission

Public Engagement Events

Report of Public Feedback to Council

Public Hearing

Memorandum

To: Advisory Planning Commission Date: September 13, 2021

From: Emilie Adin, File: 13.2525.01, 13.2680.20,
Director of Development Services OCP00034, OCP00038,
REZ00203, REZ00218

Subject: Crisis Response Bylaw Amendments & Housing Projects in Downtown
and Queensborough

PURPOSE

The purpose of this report is to seek input from the Advisory Planning Commission regarding proposed bylaw amendments to allow the City to be more nimble in responding to emergencies and identified crises (such as COVID-19 Pandemic, recent fires and heat waves as well as future crises) and to facilitate two affordable housing projects at 350 – 366 Fenton Street and 68th Sixth Street.

Overview of amendments

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. These amendments were brought forward to Council on September 13, 2021. At this meeting, Council directed Staff to proceed with these amendments as outlined in the attached Staff Report and Presentation (Appendix A and Appendix B). These attachments provide further information on the proposed amendments. In summary the three proposed changes are as follows:

1. **Potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis:** Adoption of some general bylaw amendments would offer a way for the City to respond more quickly to current crises such as the COVID-19 pandemic, recent fires and heat waves, the overdose crisis, the regional homelessness crisis - and any other future crises. The proposed Official Community Plan and zoning bylaw amendments would be limited by projects that meet four prescribed criteria outlined in the attached report (e.g. owned by the City or other government agency, project funded by the government, project operated by a non-profit or public agency, project addressing needs identified through a Provincial emergency declaration or

public crisis).

2. **Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough:** Rezoning and an Official Community Plan amendment are required to allow for this proposed partnership between the City and Vancouver Native Housing Society. The proposed project includes 58 units in a three-storey mutli-unit building with a mix of studios, one and two bedroom units. The building would be for Indigenous individuals and families, including providing spaces for women and children.
3. **Supportive housing on Province-owned land at 68 Sixth Street in Downtown:** Rezoning and an Official Community Plan amendment are required to allow for this proposed project of 52-units of modular homes with supports for adults at risk or experiencing homelessness. An experienced housing operator would be selected, and staff would be on site 24/7 to support residents and provide services. BC Housing would own the building.

ATTACHMENTS

Appendix A: Staff Report to Council, September 13, 2021

Appendix B: Staff Presentation to Council, September 13, 2021

Appendix A

Staff Report to Council September 13, 2021

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 13, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-346

Subject: Crisis Response Bylaw Amendments

RECOMMENDATION

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

- i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;*
- ii. Direct staff to advise and consult with:*
 - a. The following nations:*
 - Cowichan Tribes*
 - Halalt First Nation*
 - Hwlitsum First Nation*
 - Katzie First Nation*
 - Kwantlen First Nation*
 - Kwikwetlem First Nation*
 - Lake Cowichan First Nation*

- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation;

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

- a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
- b. any greater boards or improvement districts, as none are considered to be affected by this application;
- c. any other provincial or federal agency, as none are considered to be affected by this application;
- d. Greater Vancouver Sewerage and Drainage District Board; and,
- e. Councils of immediately adjacent municipalities;

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

PURPOSE

To provide Council with options for responding to local and regional crises with potential City-wide bylaw amendments. These bylaw amendments would enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350–366 Fenton Street and 68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is not only working to provide a coordinated response to addressing business and resident complaints related to homelessness, but the City is also working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are a number of existing and new funding opportunities by senior levels of government. The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for our local residents who are in need of housing and services.

New Westminster and other municipalities in British Columbia have looked to change our zoning bylaws from time to time to respond to urgent needs. In its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources and to pursue other opportunities to secure development of below- and non-market housing, which is in critical short supply in the city.

As part of the City's Small Sites Affordable Housing Program, there is an opportunity to achieve significant funding for indigenous housing on City-owned lands at 350-366 Fenton Street. Staff advise that there is also an opportunity currently for the City to partner in getting a significant grant with which to provide a supportive housing project on lands at 68 Sixth Street, which are owned by BC Housing. Due to the competitive nature of applying and receiving grant funding, rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) is considered essential. In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, it is clear that the public engagement processes for these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments that are being proposed would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

The “social benefits land uses” proposed for further exploration in 2022 and beyond would be broader in scope and would include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

BACKGROUND

In this section of the report, a number of issues and opportunities that inform this work will be explored.

Provincial State of Emergency Declarations

The BC government will from time to time declare a state of emergency across the entire province or in an area of the province. Once a state of emergency has been declared, Provincial and local governments will address the unfolding crisis and try to respond to urgent needs. State of emergency declarations usually relate to a natural disaster such as an earthquake or such as the recent BC wildfires. Note that even when a crisis occurs in a different part of the Province, the effects of the crisis could reach cities as far away as New Westminster. In some cases of rampant wild fires in the interior, for example, air quality in our city could be seriously affected by wildfire smoke. Another good example of a potential State of Emergency Declaration could be the Province instituting a high level response to a future serious heat dome or heat wave event.

BC Public Health Emergency Declarations

Public health emergencies are declared whenever a serious public health emergency is detected by health authorities. Examples include significant outbreaks of infectious disease, such as the recent Public Health Emergency Declaration to address the COVID-19 pandemic, and can include more long-standing but exacerbated crises such as the Opioid Crisis.

Regional Crises

From time to time, there are widely recognized crises affecting the Metro Vancouver area. Regional crises, such as the affordable housing crisis, and the extreme weather events that are caused by climate change, are defined as crises that are recognized by multiple member municipalities, including the City of New Westminster.

Homelessness Crisis

Based on the March 2020 Homeless Count, 41 unsheltered and 82 sheltered homeless people were enumerated in New Westminster, for a total of 123 homeless people. As with all homeless counts, this is likely a significant undercount of the true extent of homelessness. In April 2020, BC Housing conducted a survey of service providers, and based on this survey, it estimated the size of the unsheltered homeless population at about 50 people. Given the ongoing COVID-19 pandemic, local outreach workers have stated that this number is likely significantly higher.

Businesses and residents are increasingly raising concerns about homelessness and other social issues, particularly in the Downtown. These concerns include: individuals sleeping in alcoves and doorways; castoff containers and food resulting from takeaway meals; increasing public drug use and discarded needles and other drug paraphernalia; and the presence of human waste associated with limited access to toilet facilities. Through experience, the City has found that increased enforcement only shifts the issue from one area or neighbourhood to another but does not lead to any real resolution. Additionally, recent court cases and challenges limit the ability of both Police and Bylaw Enforcement to act, particularly with regard to homelessness and other social issues.

In response, the City has established a COVID-19 At-Risk and Vulnerable Populations Task Force, which has realized \$874,323 in foundation and senior government funding to address the basic needs of the unsheltered, and a City of New Westminster Inter-Departmental Working Group on Homelessness, which is providing a coordinated response to addressing business and resident complaints related to homelessness and other social issues. The City is also working with the senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing, with 52 new supportive housing units potentially available within the next 14 to 18 months.

Canada Mortgage and Housing Corporation and Provincial Funding Opportunities

As part of staff's Inter-Governmental Relations work, advocacy for affordable housing continues to be a priority. Due to the competitive nature of applying and receiving grant funding, advocacy, development of partnerships (including non-profit and senior levels of government) and rapid processing of municipal-controlled aspects of projects (e.g. permitting, zoning) are considered essential. During the scoring of grant submissions, having the right zoning in place, and the City's initial approval on other land use regulatory aspects of a project, would enable the City to achieve a higher score, and does increase the likelihood of receiving a grant.

The tight timelines that need to be achieved to succeed with grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Time is of the essence for both the Province and the Federal Government – as well as for the local residents who are in need of housing and services.

Rapid Housing Initiative (Federal)

The Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), launched the Rapid Housing Initiative (RHI) in October 2020. The initial funding for this initiative was \$1 billion to help address urgent housing needs of vulnerable Canadians, especially in the context of COVID-19, through the rapid construction of affordable housing. The first round of RHI exceeded its initial target of creating up to 3,000 new affordable units and will support the construction of more than 4,700 units across Canada.

The first round of RHI was greatly oversubscribed and the City of New Westminster was advised the federal government needed more time to secure funding for additional much needed projects. Many of the BC projects were also given the same notice.

The Federal Budget 2021 provided an additional investment of \$1.5 billion in new funding for the Rapid Housing Initiative in 2021-22. This new funding will add a minimum of 4,500 new affordable units to Canada's housing supply to address the urgent housing needs of vulnerable Canadians. At least 25 per cent of this funding will go towards women-focused housing projects.

In an effort to meet the housing needs of our most vulnerable populations, the City, in partnership with Vancouver Native Housing Association, has applied under RHI for a project in Queensborough (350-366 Fenton Street). The City anticipates applying, in partnership with BC Housing, for a second project (68 6th Street) later in 2021. While the RHI grant has a very aggressive timeframe, with eligible projects having year for completion, up to 100% of project costs can be covered through the grant.

Regulatory Context

When a land use is not explicitly permitted in a zone, a zoning amendment bylaw is required. A zoning amendment bylaw may change the regulations on one property, or throughout one or more zones, or in all areas of the municipality. An example of the latter is how some municipalities have instituted bylaws that allow group child care facilities in all City zones, as long as they can meet certain conditions. As a recent example in New Westminster, many single detached dwelling zones were amended to permit accessory laneway homes and coach houses, without the need for an individual site rezoning application.

Bylaw amendments that specifically respond to urgent needs have previously been adopted by the City of New Westminster. For example, Bylaw No. 6492, 1998, allows transition houses for women and children fleeing abusive situations as an outright permitted use in single detached dwelling zones. This, in response to a widely recognized crisis of gender-based violence, is occurring in many places in the world.

Other municipalities in British Columbia have also looked to change their zoning bylaws to respond to urgent needs. In 2018, the District of Squamish adopted a zoning amendment to permit, in all zones, several crisis response land uses including emergency shelters and supportive housing. In Spring 2021, City of Victoria Council directed their staff to prepare amendments to their Zoning Bylaw to enable rapid deployment of affordable housing in all residential zones across the city, without the need for site-specific rezoning processes.

Policy Context

A summary of all the City policies that support the recommendations put forward in this report will be provided in a subsequent report to Council.

DISCUSSION

Small Sites Affordable Housing: Program Overview

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction was made in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

On October 28, 2019 Council directed in principle the use of the City-owned properties at:

- 350 to 362 Fenton Street (located in Queensborough)
- 2035 London Street and 2038 Ninth Avenue (located in Connaught Heights)

On July 12, 2021, Council directed staff not to proceed with the Connaught Heights Small Site Affordable Housing Project at this time due to several key factors that have changed since the launch of the project; namely the current high cost of construction, and the implications of the potential funding timeline on the development review process. The top proponent withdrew their application with similar concerns. Staff continue to monitor the situation with the intent of identifying new opportunities and changing circumstances that may allow for the relaunch of this project.

In January 2020, the City issued a Request for Proposals inviting housing providers to describe how they would develop the Fenton Street sites for affordable housing. Seven proposals were received, with Council endorsing in principle the proposal received from Vancouver Native Housing Society (VNHS). VNHS proposed a three story apartment building designed to appear as attached townhouses, with one level of underground parking. The building included 51 units, with a mix of studio, one-, two- and three-bedroom units. The target population would be low- to moderate-income singles and families with a focus on Indigenous singles and families.

In fall 2020, in light of the findings of a preliminary geotechnical investigation, VNHS and the City made the decision not to move forward with the application in its current form.

Proposed Project: 350 - 366 Fenton Street

In partnership with VNHS, the City has continued work on developing a non-market affordable housing project for indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Rapid Housing Initiative Round Two, and updated site information on geotechnical construction technology, a modified project that meets the new program requirements is proposed. The project team

sought the advice of an independent geotechnical engineer, and their review – based on preliminary information – concluded that technical solutions exist that could work to address existing site constraints (namely construction using piles as the building foundation).

The project would be situated on just over four of the 9 City-owned lots along Fenton Street, and include 58-units, 88 beds for indigenous individuals including providing spaces for women and children. Concept drawings for the revised project have been prepared for the grant, which was submitted in August 2021. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. See Attachment 1 for concept drawings. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed; studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

Past Consultation on the Project

The City hosted a Virtual Information Session in the summer of 2020 once the Small Sites Affordable Housing Initiative was announced (prior to VNHS being selected as the project operator). The purpose of the event was to provide an overview of the small-sites affordable housing initiative, the evaluation criteria that was developed to review the proposals, and the process to explore affordable housing on the site. A total of 15 community members joined the meeting.

Community consultation process for a previous iteration of the project was launched in fall 2020. The following is a summary of the community and stakeholder consultation that had been completed to date:

- *Residents Association Consultation:* VNHS organized a special meeting with the Queensborough Residents Association executive. Two members attended and provided feedback on the project.

- *Stakeholder Consultation:* Due to the required Official Community Plan (OCP) amendment, all First Nations with an interest in New Westminster, the Ministry of Transportation and Infrastructure, and the School District were identified as stakeholders and were invited to provide feedback on the proposal. At that time, support was received from Cowichan Tribes and Tsleil-Waututh Nations. Tsleil-

Waututh Nations also noted the possibility of archaeological deposits on the site and requested that the proponent follow archaeological and environmental best management practices, which VNHS had committed to doing.

- *Project Webpage:* Both the City and the applicant launched project webpages with details about the application. The City's webpage notes the consultation events have been postponed.

Proposed Project: 68 Sixth Street

A supportive housing project is being explored by the City and BC Housing, with the intention to submit a grant application in 2021 to CMHC's third round of Rapid Housing Initiative. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street, which is a small strip of land the City owns adjacent to 68 Sixth Street. The concept includes a four storey modular building that BC Housing is repurposing from a project that did not proceed. The project would provide 52 supportive housing units along with limited exterior programming space (e.g. a gazebo for residents to smoke). BC Housing anticipates having two on-site staff for the project, as well as other building support staff as needed (e.g. cook, cleaners). Very limited, if any, parking would be able to be accommodated on-site.

The project would require a site consolidation, rezoning and OCP amendment. 68 Sixth Street is currently zoned Commercial (C-4) and designated Mixed Use High Density in the Downtown Community Plan, which includes "mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses)". As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade and offices above. Across Sixth Street to the east are two storey commercial buildings.

General Crisis Response Bylaw Amendments

Should Council support rapid processing of zoning bylaw and OCP amendments to enable the indigenous housing project proposed at 350 Fenton Street and the supportive housing project proposed at 68 Sixth Street, it is clear that the public engagement processes for

these two projects will need to be abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit.

What follows are some examples of how current land uses as set out in the Zoning Bylaw could stymie urgent response to Provincial and regional emergencies:

- Should the City or a public agency need to situate a cooling centre due to a heat wave, or an air centre due to extreme wildfire smoke, in a commercial building where institutional uses are not permitted;
- Should the Province need to create a rapid testing or vaccination clinic or emergency care beds by repurposing an industrial warehouse;
- Should a business need to relocate its sale of basic goods and groceries to an institutional or residential property so as to continue sales on an emergency basis, after the properly zoned grocery store has been compromised by an earthquake.

In any of the cases outlined above, there would not be sufficient time to pursue a site-specific zoning or even a temporary use permit to allow for these land uses.

Given the importance of land uses that generate significant public benefit, Council may wish to direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

However, there are time-sensitive social, physical and health needs that may need to be addressed in the interim. Staff have identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments.

Given the enabling policy set out in the City’s Official Community Plan, the priorities laid out in the Strategic Plan, the recently completed Housing Needs Assessment, and the data that has been presented to Council in a report titled, “Homelessness Action Strategy: Workplan and Timeframe” and dated September 13, 2021, staff advise that Council give consideration to bylaws that will enable rapid response crisis services and rapid deployment of affordable housing going forward.

Crisis Response Bylaw Amendments are proposed to be narrower in scope than the bylaw amendments that might be considered in future to permit a broader range of projects that generate public benefit. In the shorter term, what is being proposed are City-wide amendments to the Official Community Plan and zoning bylaw that would allow projects and uses proposed in direct response to an identified crisis to proceed more rapidly. The amendments would be limited by the following four criteria:

1. The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
2. The project(s) must be government agency funded;
3. The project(s) must be non-profit society or public agency operated; and

4. The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises. The “s land uses” proposed for further exploration in 2022 would be broader in scope and include privately owned lands (including projects on lands owned by non-profit societies and faith organizations, even if they are slated to receive senior government funding).

Should Council support OCP and Zoning Bylaw amendments to better allow Crisis Response Land Uses to proceed more rapidly, the bylaws would not only apply to projects fitting all four of the criteria laid out above, but they would also be subject to further Council approval. As the property owner, the City would still have the authority to approve and proceed with the proposed land use, including setting any appropriate conditions on the use (e.g. duration of the use).

NEXT STEPS

Crisis Response Bylaw Amendments Review and Engagement

On June 21, 2021, Council approved an update to the Development Review Process which put emphasis on increased, earlier public consultation, including both City-led public consultation and applicant-led consultation. While some timing efficiencies have been achieved in recent development review process updates, and despite the City’s commitment to increased, earlier public consultation, the Crisis Response Bylaw Amendments outlined above will need to be processed in an expedited manner.

Should Council support consideration of Crisis Response Bylaw Amendments in the near-future, staff would return with a proposed schedule of review and engagement events.

Initial staff planning suggests that several information and feedback sessions would be scheduled and broadly advertised, with the goal of offering residents multiple opportunities to learn more about and ask questions on the proposed City-wide zoning and OCP bylaw amendments that would allow for crisis-response projects on government-owned land, as well as the two specific proposed projects at 350-366 Fenton and 68 Sixth. The Be Heard New West platform would also be used to share information with and collect feedback from residents.

Official Community Plan Consultation Requirements

Sections 475 and 476 of the *Local Government Act* identifies specific requirements for consultation that must occur prior to final consideration of an Official Community Plan (OCP) Amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP Amendment. Staff has provided a recommendation for Council’s consideration for each of the identified groups:

a) The Board of the Regional District in which the area covered by the OCP is located.
Consultation with Metro Vancouver is not recommended given the proposed OCP amendment does not seek to address lands owned by the Regional District.

b) The board of any regional district that is adjacent to the area covered by the plan
Consultation with other Regional Districts is not recommended as the proposed amendment is not considered to affect adjacent Regional Districts.

c) The Council of any municipality that is adjacent to the area covered by the plan.
Consultation is not recommended as the proposal is not considered to have any negative impact on adjacent municipalities.

d) First Nations

The City is currently in the process of establishing strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regard to Official Community Plan Amendments, as well as other planning notifications. Until such time as this work is in place and adopted by Council, staff recommends consultation with the following nations which have been identified in the past by the City:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tsleil-Waututh Nation

e) Greater Boards and Improvement Boards.

The Greater Vancouver Sewer and Drainage District Board oversee operation of regional utilities in New Westminster. Consultation is not recommended given the proposed OCP amendment is not considered to affect this Board.

f) The Provincial and Federal governments and their agencies.

Consultation with the Ministry of Highways and Infrastructure is recommended since this Ministry has jurisdiction over lands within New Westminster, including the controlled access highways (e.g. Queensborough Bridge).

Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.

g) Board of Education and School District No. 40

Consultation is required with the Board of Education of School District No. 40.

Staff will seek input from the parties by sending a letter requesting written comments or inviting participation on public consultation events.

FINANCIAL IMPLICATIONS

The City worked with VNHS to develop a new concept plan for the project at 350 - 366 Fenton Street. The grant submission was for approximately \$32,000,000 which is anticipated to be 100% of the capital required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project. If the City is successful in the grant application, the majority of municipal costs associated with this project will be recovered. Some fees waived such as Development Cost Charges will require an alternate funding source.

Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate having an approximate project value in October – November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council direct staff to follow standard development review procedures for the crisis response projects and processes outlined in the subject report.
2. That Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.
3. That Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 68 Sixth Street and 350 Fenton Street, to present for first reading at a future Council meeting.
4. That in regard to the proposed Official Community Plan Amendments, Council:
 - i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
 - ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
 - Penelakut Tribe
 - Qayqayt First Nation
 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tseil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. the Board of Education of School District 40;

- iii. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;
 - c. any other provincial or federal agency, as none are considered to be affected by this application;
 - d. Greater Vancouver Sewerage and Drainage District Board; and,
 - e. Councils of immediately adjacent municipalities.
- 5. That Council Direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”
- 6. That Council provide staff with alternative direction.

Staff recommends Options 2, 3, 4 and 5.

ATTACHMENTS

Attachment 1 – 350 Fenton Street Concept Drawings

APPROVALS

This report was prepared by:
Emilie K. Adin, Director of Development Services

This report was reviewed by:
Carolyn Armanini, Planner
Lynn Roxburgh, Acting Supervisor of Land Use Planning and Climate Action
Claudia Freire, Housing/Social Planner
Rupinder Basi, Supervisor of Development Planning
Jennifer Miller, Manager of Public Engagement
Blair Fryer, Manager Communications and Economic Development

This report was approved by:
Emilie K. Adin, Director of Development Services
Lisa Spitale, Chief Administrative Officer

Attachment 1

Concept Drawings

Fenton Affordable Housing Project





GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
TEL: 604 736 1156
FAX: 604 731 5279

NOTES



REVISIONS

No.	Date	Description
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350-362 FENTON ST

FEASIBILITY STUDY

SITE PLAN

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TOTAL AREA
GROUND LEVEL- 14,136 SF
LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



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NOTES



REVISIONS

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350-362 FENTON ST

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TOTAL AREA
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LEVEL 1- 18,896 SF
LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
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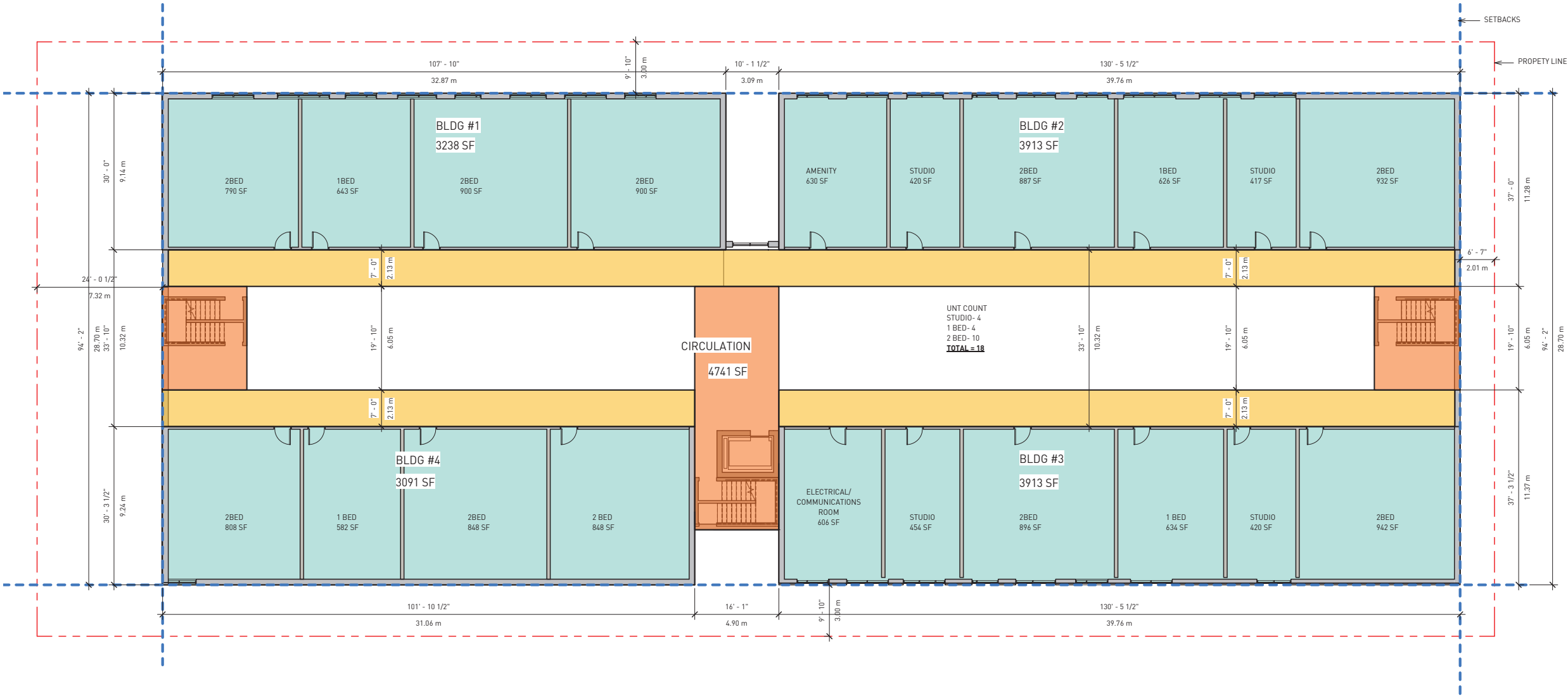
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LEVEL 2- 18,896 SF
LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



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300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
TEL: 604.736.1156
FAX: 604.731.5279

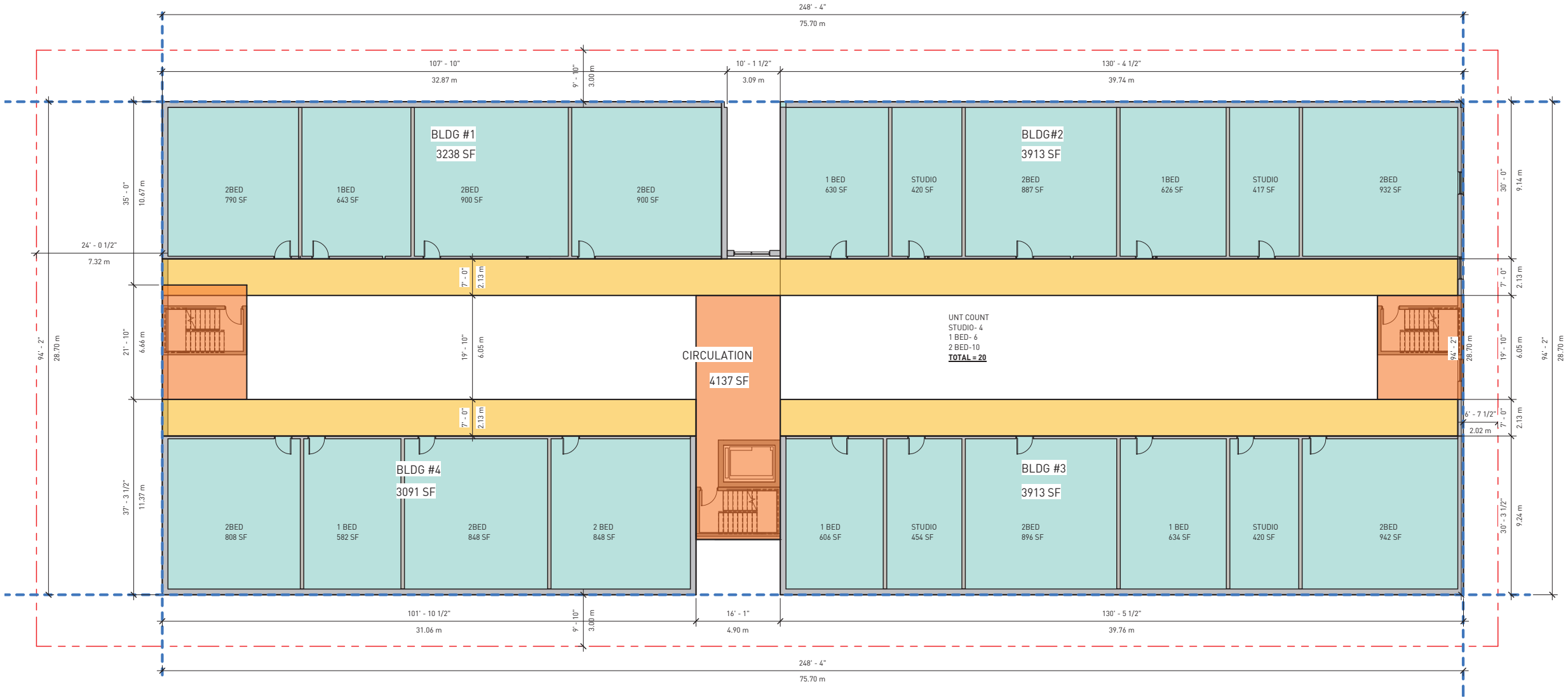
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LEVEL 3- 18,896 SF

TOTAL GROSS AREA: 70,824 SF

TOTAL UNIT COUNT
GROUND LEVEL- 0
LEVEL 1- 18
LEVEL 2- 20
LEVEL 3- 20

TOTAL UNITS: 58

TOTAL UNIT BREAKDOWN
STUDIO- 12 - 21%
1 BED - 16 - 28%
2 BED - 30 - 51%

PARKING STALLS: 43



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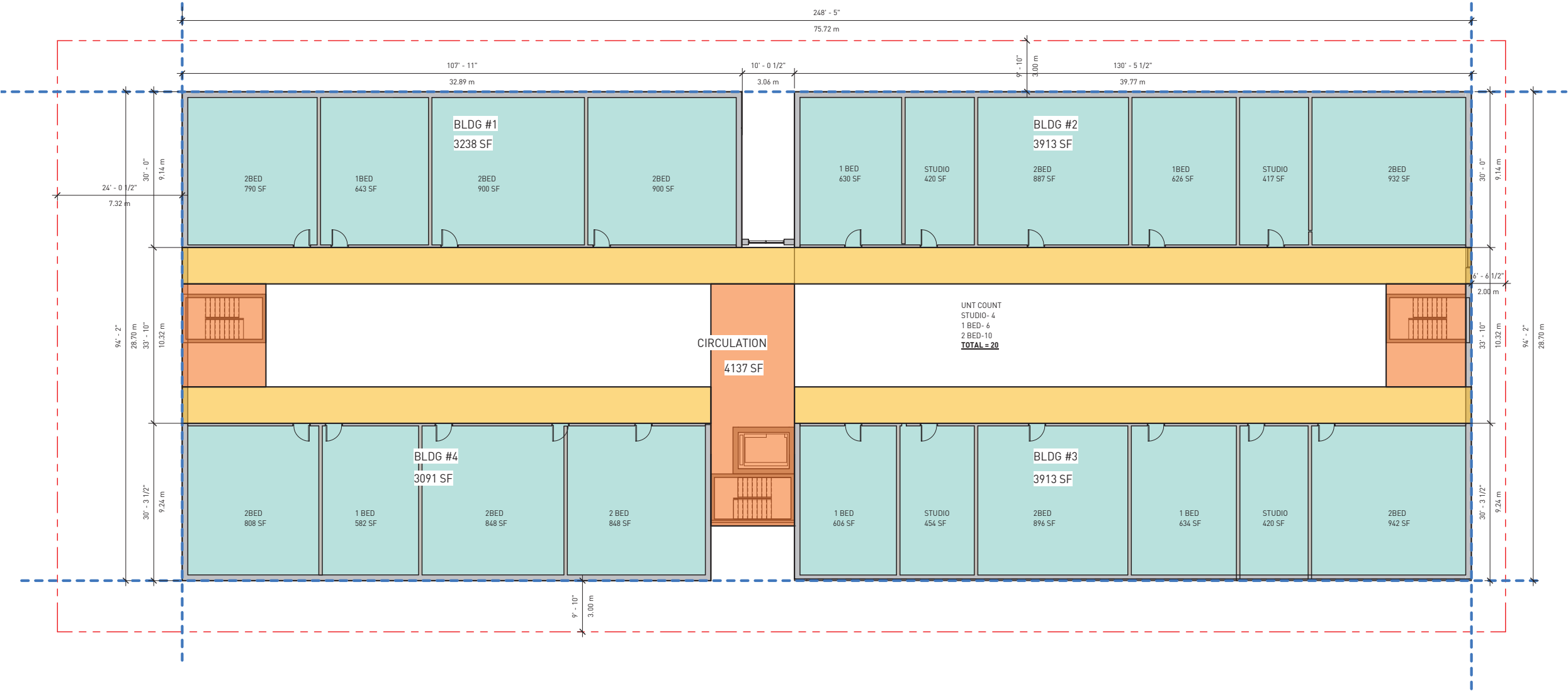
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Appendix B

Staff Presentation to Council September 13, 2021



Preliminary Report and Presentation: Crisis Response Bylaw Amendments

Presentation Outline

Background / Context

Existing Opportunity to be Responsive: 350-366 Fenton

New Opportunity to be Responsive: 68 Sixth Street

Preparing for Future Opportunities to be Responsive

Next Steps



Background

Provincial State of Emergency Declarations
BC Public Health Emergency Declarations
Regional Crises such as Homelessness Crisis

CMHC and Provincial Funding Opportunities
Rapid Housing Initiative

2019 – 2022 Strategic Plan
Regulatory Context

Small Sites Affordable Housing Program

October 2019 Council support in principle for use of following sites

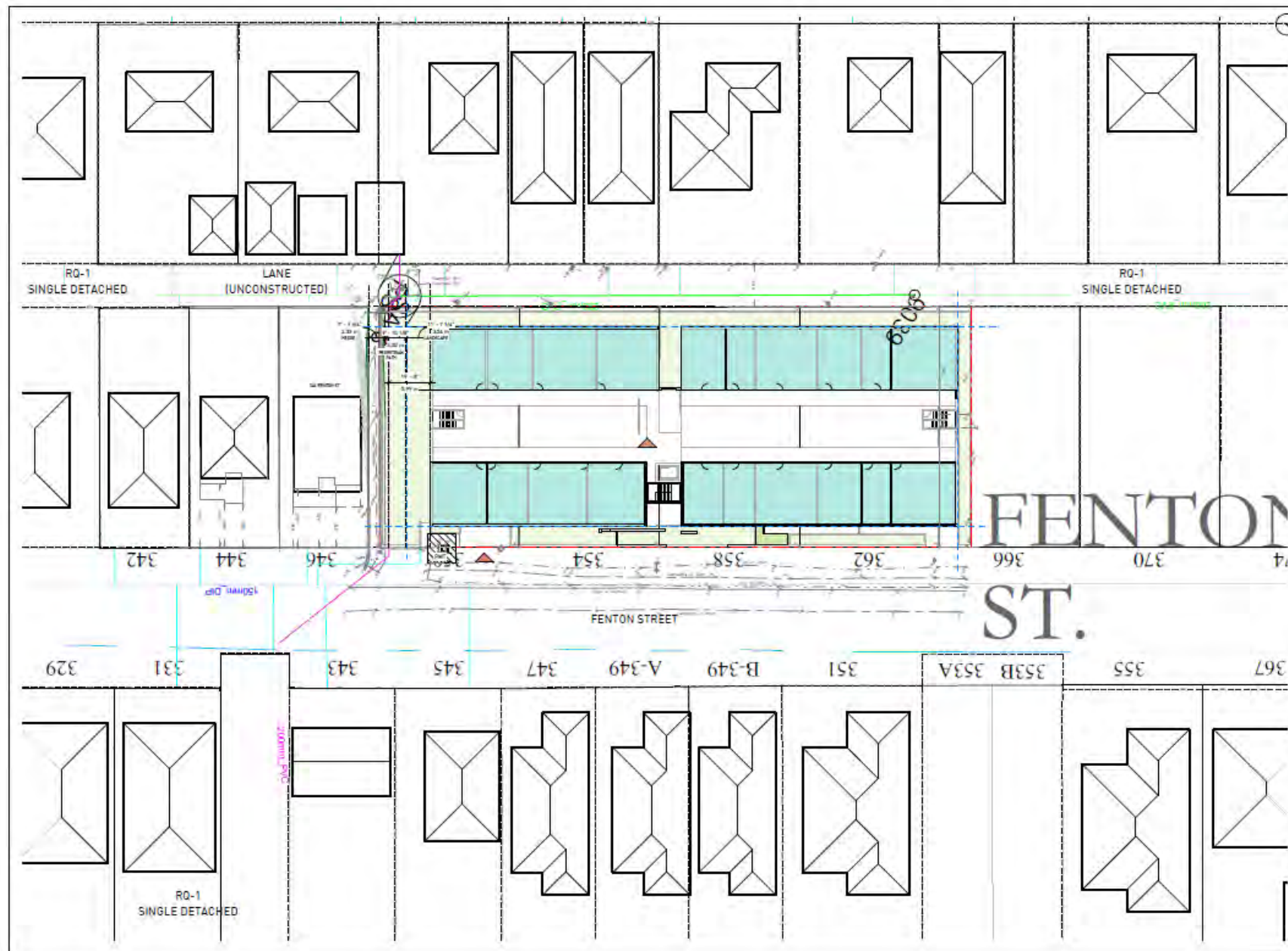
- 350 to 362 Fenton St. (Queensborough)
- 2035 London & 2038 Ninth (Connaught Heights)

Connaught Heights site subsequently excluded (July 2021)

350-366 Fenton Street

Indigenous Housing
Vancouver Native Housing Society
City-Owned Land
CMHC Funding - Capital
BC Housing - Operating





gbl

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MAKOLA DEVELOPMENT SERVICES



350-362 FENTON ST.

350-362 FENTON ST.

FEASIBILITY STUDY

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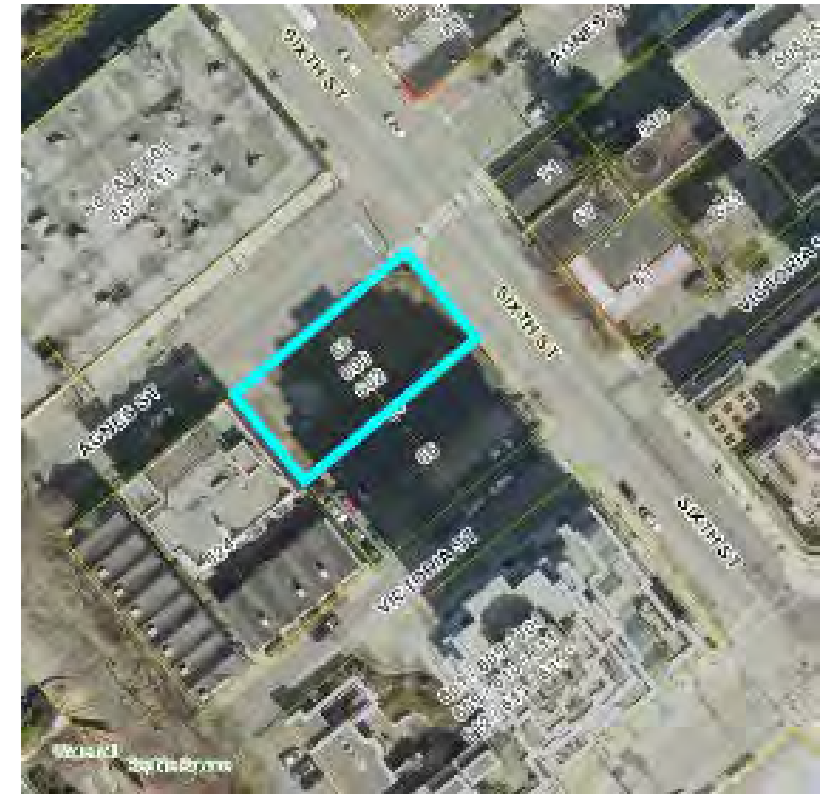
New Opportunity for Crisis Response Project

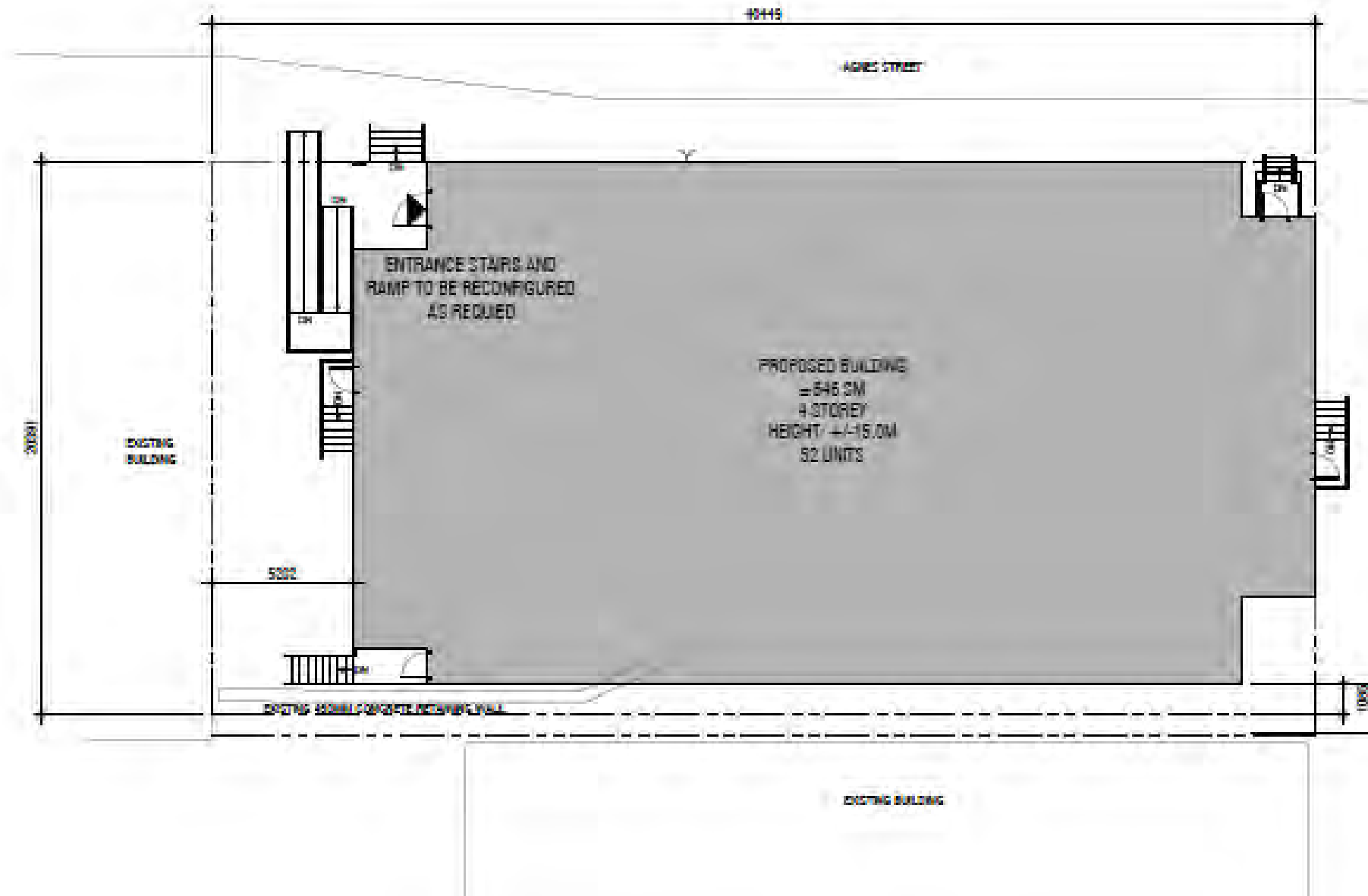
68 Sixth Street

Partnership between City
and BC Housing
Supportive Housing
(On-Site Staff)
Repurposed Modular Building

Provincially Owned Land

CMHC Funding Sought
Tight Timelines (anticipated application in 2021)





To Address Future Opportunities: Crisis Response Bylaw Amendments

Responding to time-sensitive social, physical and health needs

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Additional conditions/criteria



Additional Criteria for permitted projects under the proposed Crisis Response Bylaw Amendments

1. Must be government-owned or under long-term lease;
2. Must be government agency funded; and
3. Must be operated by registered non-profit society or public agency.

All projects would also be subject to Council approval, controls and conditions.

What about “Social Benefit Land Uses” that don’t meet those criteria?

- Broad multi-year public policy and engagement project is proposed
- Examining land uses that generate significant public benefit
- Recommendation to refer to the 2022 Budget Review Process

Next Steps

Preliminary Report to Council (*we are here*)

Agency Referrals

Initial Bylaw Reading(s) and Engagement Plan Approval

Advisory Planning Commission

Public Engagement Events

Report of Public Feedback to Council

Public Hearing

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 27, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-371

Subject: Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval

RECOMMENDATION

THAT Council approve the proposed Public Engagement Approach, as described in this report, for three separate but closely related projects that are being bundled together as the *Crisis Response Bylaw Amendments*;

THAT Council give consideration to First Reading of the following six Bylaws:

1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
 2. Zoning Amendment Bylaw (350-366) Fenton Street) No. 8282, 2021
 3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 4. Zoning Amendment Bylaw 60-68 Sixth Street) No. 8284, 2021
 5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
-

PURPOSE

To present to Council:

- 1) a thorough rationale for the crisis response bylaw amendment;
- 2) a proposed Public Engagement approach for Council consideration and potential approval;

- 3) six bylaws (three amendments to the Zoning Bylaw and three amendments to the Official Community Plan) for consideration of First Reading.

Proposed bylaw amendments would enable urgent housing and time-sensitive crisis services, including opportunities for an affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is working to provide a coordinated response to addressing business and resident concerns related to homelessness, and working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are several imminent funding opportunities by senior levels of government that would enable affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic.

Staff have also identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises.

In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, the public engagement processes for these two projects have been necessarily abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit. This is the rationale behind the future-oriented crisis response bylaw amendments (i.e., Bylaws 8285 and 8286), which would ensure a nimble response but also different dialogue opportunities with the community in relation to urgently needed services and land uses that arise in the future.

BACKGROUND

On September 13, 2021, Council passed the following resolution:

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

1. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
2. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
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 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tsleil-Waututh Nation;
 - b. Ministry of Transportation and Infrastructure;
 - c. The Board of Education of School District 40;
3. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;

- c. *any other provincial or federal agency, as none are considered to be affected by this application;*
- d. *Greater Vancouver Sewerage and Drainage District Board; and,*
- e. *Councils of Immediately adjacent municipalities;*

More background on the issues and opportunities that inform this work, and more information about the three projects being proposed, can be found in the September 13, 2021, report.

DISCUSSION

Crises Affecting Our Community

As seen during the response to the COVID-19 pandemic, the BC government may declare a state of emergency or a public health emergency during times of urgent crisis. There are also other widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, extreme weather events caused by climate change, and the opioid crisis. In relation to the latter, the City is not only working to provide a coordinated response to addressing business and resident concerns related to homelessness and opioid addiction, but is also working with senior levels of government to develop strategic responses, health contact centres, additional emergency shelter capacity and new supportive and non-market housing opportunities. A detailed needs assessment, including references to below noted stats, is included as Attachment 1.

Climate Crisis

The extreme heat events of late June 2021, which set all-time record temperatures for many locations in Western Canada, resulted in 445 deaths in BC, including 38 deaths in New Westminster. Seniors and people living in apartments were disproportionately impacted; 34 out of the 38 deaths in New Westminster were in multi-family housing. According to the Intergovernmental Panel on Climate Change (IPCC), it is very likely that extreme heat waves will become much more common due to climate change and global warming.

Similarly, the wildfire situation in BC and around the world has become increasingly severe. The three years on record with the highest amount of land burned by wildfires in British Columbia have occurred within the past five years. The wildfires in 2021 in BC also resulted in approximately 32,000 people displaced during the course of the wildfire season. According to the IPCC, there will be continued increases in wildfires in Western North America as the climate warms. Although most of the wildfire activity in BC has been in the Interior and not in Metro Vancouver, the air quality impact from smoke has been significant. During certain days in September 2020 and again in August 2021, Metro Vancouver had the worst air quality of any major world city due to wildfire smoke from the Western USA (in the case of 2020) and the Interior of BC and Washington State (in the case of 2021).

As hotter, drier summers are predicted to become the norm, the impacts from increased wildfire risks to parks, stress on City trees, and human health impacts will also increase. The direct and indirect impacts from climate-related events on human health and well-being are wide including respiratory issues, inability to seek refuge from extreme temperatures, less exercise from decreased outdoor activity, impact on outdoor workers, and mental health changes. Additionally, these impacts are not evenly distributed with some populations being disproportionately impacted: seniors, individuals experiencing or at risk of homelessness; lower income populations. Part of increasing our local resiliency is developing municipal capacity to ensure a nimble response to the increasing incidence of climate-related events and health emergencies, and prioritizing the consideration of these impacts to different populations.

Overdose Epidemic

Starting in the mid-2010s, increased concentrations of fentanyl and carfentanil in the illicit drug supply has resulted in increasing numbers of overdoses and deaths in BC and Canada. While various programs resulted in decreasing drug toxicity deaths in 2019, a sharp increase in drug toxicity deaths and drug toxicity overdoses occurred in 2020 and 2021, due to physical distancing requirements of the COVID-19 pandemic, the social isolation and mental health impacts of the pandemic, as well as an increasingly toxic drug supply. Indigenous individuals and those experiencing homelessness are particularly at risk for drug toxicity deaths¹, with both populations experiencing increased rates over the general population.

In 2020, 35 New Westminster residents died of drug toxicity, compared with 20 in 2019. Based on January to June 2021 data, both New Westminster (projected at 48 deaths for 2021) and BC (projected at 2,039 deaths for 2021) are on track for record high numbers of drug toxicity deaths in 2021. BC Ambulance attended 275 overdose events in New Westminster from January to June 2021.

COVID-19 Pandemic and Homelessness

The COVID-19 pandemic has taken a significant toll in BC: as of September 14, 2021, there have been 9,227 COVID-19 related hospitalizations in British Columbia, as well as 1,866 confirmed COVID-19 related deaths. According to the federal government, those who experience homelessness may be at higher risk of contracting COVID-19 or developing complications due to pandemic-related barriers to accessing regular services and resources. Furthermore, the report stated that those experiencing homeless may also be at higher risk of developing COVID-19 related complications, as a higher proportion report having an underlying chronic health condition compared to the general population. The Public Health Agency of Canada's report on how COVID-19 has particularly impacted Indigenous people across Canada found that Indigenous

¹ In 2020, First Nations people in BC were 5.3 times more likely to die of an overdose than the general population. A study from the BC Ministry of Public Safety and Solicitor General and the BC Coroner's Service in 2016 and 2017, found that 9% of all people who died from drug toxicity in BC in those years were homeless.

individuals have faced additional challenges, with the pandemic exacerbating existing issues of inadequate housing, homelessness and racism, along with a lack of cultural safety in the health care system.

Housing Affordability Crisis

Compounding the above two challenges is the housing affordability crisis. Housing affordability has been a challenge in New Westminster and Metro Vancouver long before the COVID-19 pandemic. According to the 2016 Census, 40.3% of tenant households in New Westminster spent 30% or more of their before-tax household income on housing costs. Finding non-market rental housing is difficult, with 562 households on the BC Housing Wait List for New Westminster as of June 2020.

For Indigenous residents of New Westminster, these challenges are compounded by higher poverty rates² and racism in the housing market³. For people experiencing homelessness in New Westminster, low incomes, a lack of supportive housing, and housing discrimination are significant barriers to housing.

In addition to the long-standing regional housing crisis, COVID-19 protocols created additional pressure by decreasing the number of housing options for residents, including couch-surfing and finding roommates.

Identification of Need

350-366 Fenton Street

Currently there is no existing Indigenous-specific housing locally, despite New Westminster having 2,295 Indigenous residents according to the 2016 Census. Regionally, there is currently no existing Indigenous-specific housing in Metro Vancouver outside of First Nations Reserves, the City of Surrey and the City of Vancouver, although 61,455 Indigenous residents reside in Metro Vancouver according to the 2016 Census.

68 Sixth Street

Studies have shown homelessness costs more to society compared with providing housing to individuals experiencing homelessness. A 2005 study by Pomeroy in Canada found that the cost of unsheltered homelessness cost \$66,000 to \$120,000 per year per unsheltered person (from higher rates of hospitalization and incarceration) whereas providing supportive and transitional housing cost \$13,000 to \$18,000 per year per person. With medical systems currently under significant pressure due to COVID-19 and the overdose epidemic, providing supportive housing may help to

² According to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents.

³ According to a survey by the Native Women's Association of Canada, 44.6% of participants in the survey in Canada had experienced discrimination from a landlord when trying to rent.

alleviate pressure on the health care system due to lower hospitalization rates resulting from housing people experiencing homelessness.

Policy Context and Project Partner Information

There are many policies that actively support the City's advancement of the Crisis Response Bylaw Amendments. A full listing of all of these enabling and action-focused policies is Attachment 1 to the report.

The City's project partners have prepared correspondence and information sheets to distribute to project neighbours and community members. See Attachment 2 to the report.

Proposed Public Engagement Approach

The City is committed to increased, early public consultation; however, the Crisis Response Bylaw Amendments need to be processed in an expedited manner to meet funding requirements.

As a result of these requirements, staff have developed a series of public engagement events that aim to provide the community with multiple opportunities to gather information, ask questions and provide feedback on the proposed projects.

The following events and activities are proposed:

- Virtual information sessions –
 - Crisis Response, Sixth Street and Fenton Street – October 5, 2021
 - 60-68 Sixth Street – October 19, 2021
 - 350-366 Fenton Street – October 20, 2021
 - Crisis Response, Sixth Street and Fenton Street – October 21, 2021;
- Advertising via local newspaper and City's social media channels;
- Be Heard New West platform to share information with and collect feedback from community members;
- Online comment form – October 1 to October 24, 2021;
- Postcards mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street;
- Emails to Residents Associations and other local stakeholder groups such as Business Improvement Associations, etc;
- Letters sent to First Nations, Ministry of Transportation and Infrastructure; the Board of Education of School District 40.

As with standard practice, community members can also submit comments via email, mail, or request a one-to-one meeting with City staff.

Bylaws Presented for Consideration of First Reading

A municipality's Development Review Procedures change over time. The City's Development Review Procedures have changed in different ways over the past three years, often for different reasons:

- To gain efficiencies when application review timelines were unduly increasing;
- To address the constraints, challenges and opportunities created by the COVID-19 pandemic;
- To support the corporate effort to streamline City advisory committees and to make best use of the volunteer committee members' time; and, most importantly,
- To add early public engagement opportunities, i.e., early enough that designs could still be amended and concerns could more readily be mitigated; (this, as opposed to the public hearing process set out by Provincial statute, when projects are generally "locked in" in terms of not being easily amended without the need for an additional public hearing to be held).

With respect to the Crisis Response Bylaw Amendments, staff propose a departure from typical review procedures toward fast-tracking. Key among these departures from procedure is Council's early consideration of First Reading of the bylaws, prior to the bulk of public engagement occurring. These proposed changes to typical development/project review procedures arise for a number of reasons:

- In the interest of moving quickly to meet current and near-future funding deadlines;
- In the interest of moving quickly to address the scale of current needs and crises in the New Westminster community;
- In the interest of moving quickly given the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local;
- To demonstrate the City's deep commitment to partnering with other levels of government to address crises that are affecting our businesses and our residents; and
- To ensure that, during the shortened time frame for public engagement on the Crisis Response Bylaw Amendments, the public is really clear on what exactly is being proposed, as they have seen the actual bylaws that have been drafted and are under active consideration by Council.

In view of all that is outlined above, staff recommend that Council give First Reading to the following bylaws, included as attachments to this report:

- **Attachment 3:** Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021

- **Attachment 4:** Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- **Attachment 5:** Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- **Attachment 6:** Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- **Attachment 7:** Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- **Attachment 8:** Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

NEXT STEPS

On September 13, 2021, Council directed staff to bundle the review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities.

The following application review process for the Crisis Response Bylaw Amendments is proposed:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents' Association, Business Association, etc.); (September 20-24, 2021);
3. Advisory Planning Commission consideration (September 21, 2021);
4. Council consideration of First Reading of Zoning and OCP amendment bylaws (**we are here**);
5. City and project-partner consultation; (October 5 – 24, 2021);
 - a. Crisis Response – October 5, 2021
 - b. 60-68 Sixth Street – October 19, 2021
 - c. 350-366 Fenton Street – October 20, 2021
 - d. Crisis Response – October 21, 2021
6. Council consideration of Second Reading of Zoning and OCP amendment bylaws; (anticipated November 15, 2021)
7. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (to be determined);
8. Adoption of Zoning Amendment (to be determined).

FINANCIAL IMPLICATIONS

In 2021 the Fenton Property is vacant land, and therefore, does not draw on current city services, nor contribute to the City's Financial Plan via Property Taxes. The 68 Sixth street property currently zoned as a Class 6 and the City is collecting ~\$40K annually for Property Taxes based on the assessed land value of \$2.65M.

An OCP amendment and a rezoning for the Fenton Street properties from single-family zoning in order to enable affordable Indigenous housing will not only accelerate the City's ability to address the Housing Crisis, but will also add density and increased property taxes as a result of the development of multiple units.

Alternatively, the OCP amendment and rezoning for 60-68 Sixth Street to enable the proposed supportive housing project will result in increased density via development of housing units and wraparound services, however, the assessed value of the property will become \$1. Therefore, this reduced value of the land will trigger a net reduction in property taxes of ~\$40K dollars immediately, with some impact to the long range financial plan. However, staff acknowledge the current draw on other City services, such as bylaw enforcement, Fire and Police services, due to addressing issues related to homelessness and the opioid crisis. It is anticipated that the net financial impact will be to improve the current City costs incurred in those service areas. Therefore, staff will work to manage the net financial impact within existing budgets as we move the dial on addressing the homeless and opioid crises.

Subject to the approval of the proposed OCP and zoning bylaw amendments, staff will continue working with Vancouver Native Housing Society to develop the concept plan for the project at 350 - 366 Fenton Street. The grant submission was for ~\$32M, which is anticipated to be 100% of the on-site development costs required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.

Staff from BC Housing and the City are currently working through the project concept development stage for 60-68 Sixth Street and anticipate generating an approximate project value in October/November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these affordable housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the drafting of this report.

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor's

Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council's consideration:

1. That Council approve the proposed Public Engagement Approach, as described in this report, for three separate but closely related projects that are being bundled together as the *Crisis Response Bylaw Amendments*:
2. That Council give consideration to First Reading of the following six Bylaws:
 1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8291, 2021
 2. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
 3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 4. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
 5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
3. That Council provide staff with alternative direction.

Staff recommends Options 1 and 2.

ATTACHMENTS

Attachment 1 – Supportive Policies and Need

Attachment 2 – Project partner materials

Attachment 3 – Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021

Attachment 4 – Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

Attachment 5 – Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021

Attachment 6 – Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

Attachment 7 – Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021

Attachment 8 – Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

APPROVALS

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Attachment #1

Supportive Policies and Need

Supportive Policies and Need – 350 to 366 Fenton St and 68 Sixth St

Supportive Policies – 350 to 366 Fenton Street

Affordable Housing Strategy (2010):

Strategic Direction #3 is to “Facilitate community partnerships”. Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Queensborough Community Plan (2014)

This project aligns with Policy 7.1, which is to “Facilitate the provision of affordable housing options”. Specifically, this project aligns with action 7.1a, which states that:

- *City should continue to implement the strategic directions of the City’s Affordable Housing Strategy.*

Small Sites Affordable Housing Projects:

In order to help address the housing crisis in the region, the City is actively pursuing creative approaches to providing affordable housing in New Westminster. Through the Small Sites Affordable Housing Program, the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City’s Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017):

This project aligns with Policy 8.2 of the City's Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

Supportive Policies – 68 Sixth Street

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Downtown Community Plan (2010)

This project relates to section 8.0 (Community Well-Being). Specifically, it address strategy 8.5 of section 8.0:

- *Address the needs and issues related to homelessness, including business and resident concerns related to street homelessness and its associated impacts.*

Within strategy 8.5, it addresses the following actions:

- *Develop a continuum of housing, including emergency shelter beds as entry points or gateways, and longer-term supportive housing, to permanently transition people out of homelessness.*
- *Facilitate the provision of adequate emergency shelter and supportive housing.*

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key direction:

- *Explore strategies to reduce homelessness, including developing opportunities for supportive housing.*

Identification of Need – 350-366 Fenton Street

The need for housing for Indigenous residents of New Westminster (the group to be served by the proposal for 350 to 366 Fenton Street) is noted as follows:

Higher rates of low income among Indigenous residents:

According to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents. Specifically, there were 460 Indigenous residents in low-income households in New Westminster in 2015. Additionally, there were higher rates of low-income among Indigenous children 0-17 years old (19.5% based on LIM—AT) compared with all children 0-17 years old in New Westminster (16.6%) in 2015. Specifically, there were 80 Indigenous children 0-17 years old in low-income households in New Westminster in 2015.

Higher rates of being in lone parent families among Indigenous children:

According to the 2016 Census, 37.3% of Indigenous children 0-14 years old in New Westminster lived in lone parent households, compared with 14.8% of all children 0-14 years old in New Westminster. Specifically, there were 110 Indigenous children 0-14 years old in New Westminster in lone parent households.

Higher rates of homelessness among Indigenous peoples:

According to the 2020 Metro Vancouver Homeless Count, there were at least 22 Indigenous homeless people in New Westminster. As only 71 out of 123 homeless count respondents in New Westminster answered the question on Indigenous identity and as homelessness has likely increased considerably since the onset of the COVID-19 pandemic, this number is likely a significant undercount. Furthermore, Indigenous homeless people composed 31.0% of the homeless population (based on who answered the question on Indigenous identity) in New Westminster, whereas Indigenous people composed 3.3% of New Westminster's population in the 2016 Census.

Lack of Indigenous-specific housing in New Westminster:

There is currently no existing Indigenous-specific housing in New Westminster, despite New Westminster having 2,295 Indigenous residents according to the 2016 Census. There is currently no existing Indigenous-specific housing in Metro Vancouver outside of First Nations Reserves, the City of Surrey and the City of Vancouver, despite 61,455 Indigenous residents residing in Metro Vancouver according to the 2016 Census.

Long waitlist for affordable housing in New Westminster:

in June 2020, there were 562 households (all households of all ethnic backgrounds) on the BC Housing Wait List in New Westminster, compared with 435 households in June 2015. Furthermore, there were 200 family households (all family households of all ethnic backgrounds) on the BC Housing Wait List in June 2020 in New Westminster, compared with 138 family households in June 2015.

Large future demand for non-market rental housing:

According to the City's Housing Needs Report, there will be a total estimated non-market rental demand of 1,290 units between 2021 and 2026 in New Westminster.

Identification of Need – 68 Sixth Street

The need for supportive housing for people experiencing homelessness in New Westminster (which would be partially addressed through the 68 Sixth Street project) is documented below:

Large homeless population in both Metro Vancouver and New Westminster:

According to the 2020 Metro Vancouver Homeless Count, there were 3,634 people experiencing homelessness in Metro Vancouver and 123 people experiencing homelessness in New Westminster. Among these 123 people in New Westminster, 41 were unsheltered, while 82 were sheltered (including 11 who were in extreme weather response shelters during the Count and likely would have been unsheltered if the extreme weather alert was not in effect during the Count). The actual number of people experiencing homelessness in Metro Vancouver and New Westminster is likely much larger than shown in the Homeless Count, as homeless counts are widely acknowledged as undercounts.

Increasing rate of homelessness calls for service to Licencing and Integrated Services:

in 2020, there were more than twice as many homelessness calls for service made to the City's Licencing and Integrated Services Division, with 152 calls in 2020 compared with 66 calls in 2019. In 2021 to date (January 1–August 31), there have been 144 homelessness calls for service, much higher than during the same period in 2019 (38 homelessness calls for service) and 2020 (114 homelessness calls for service).

Homelessness is very expensive to society compared with providing housing to people experiencing homelessness:

A 2005 study by Pomeroy in Canada found that the cost of unsheltered homelessness costs \$66,000 to \$120,000 per year (from higher rates of hospitalization and incarceration compared with people living in supportive housing) per unsheltered person whereas providing supportive and transitional housing cost \$13,000 to \$18,000 per year per person. Given that this study is 16 years old, it is likely that the discrepancy between the costs has increased considerably due to inflation. Furthermore, with the medical system (hospitals, etc.) in British Columbia (and elsewhere in Canada) under significant pressure due to COVID-19 and the overdose epidemic, providing supportive housing would help to alleviate some extra pressure on the health care system due to lower hospitalization rates of people experiencing homelessness once they are housed.

Other Crises

The challenging situation facing Indigenous residents (who would be housed at 350-366 Fenton Street) and residents experiencing homelessness (who would be housed at 68 Sixth Street) is compounded by three concurrent crises: the COVID-19 pandemic, the overdose epidemic, and the housing affordability crisis.

COVID-19 Pandemic:

After significant decreases in COVID-19 cases in late Spring/early Summer 2021, COVID-19 cases have now increased in New Westminster and provincially as part of a fourth wave of COVID-19. In August 2021, New Westminster had 171 new COVID-19 cases, a large increase from the 23 new COVID-19 cases in July 2021. The COVID-19 pandemic has taken a significant toll on British Columbia's health care system and resident health: as of September 14, 2021, there have been 9,227 COVID-19 related hospitalizations in British Columbia since the beginning of the pandemic, as well as 1,866 confirmed COVID-19 related deaths in British Columbia. A report entitled "What we heard: Indigenous Peoples and COVID-19: Public Health Agency of Canada's companion report", Indigenous peoples in Canada faced additional challenges related to the COVID-19 pandemic including a lack of affordable and safe homes, with the pandemic exacerbating issues of inadequate housing and homelessness and racism and a lack of cultural safety in the health care system. According to the "Guidance for providers of services for people experiencing homelessness (in the context of COVID-19)" produced by the Federal Government of Canada, "those who experience homelessness may be at higher risk of contracting COVID-19 or developing complications due to COVID-19 barriers to accessing traditional services and standard resources." Furthermore, according to this Federal Government of Canada report, "those who experience homelessness may also be at higher risk of developing complications due to COVID-19, as they are more likely to report having an underlying chronic condition (particularly asthma, chronic obstructive pulmonary disease, and heart conditions) compared to the general population."

Overdose Epidemic:

Starting in the mid-2010s, increased concentrations of fentanyl and carfentanil in the illicit drug supply resulted in increasing numbers of drug toxicity deaths and drug toxicity overdoses responded to by first responders in British Columbia and Canada. Various programs in British Columbia resulted in some progress in decreasing drug toxicity deaths in 2019. However, the physical distancing requirements of the COVID-19 pandemic in 2020 and 2021 and an increasingly toxic drug supply, as well as the social isolation and mental health impacts of the pandemic, resulted in a sharp increase in drug toxicity deaths and drug toxicity overdoses in 2020 and 2021 compared with 2019. In 2020, 35 New Westminster residents died of drug toxicity, compared with 20 in 2019. Based on January to June 2021 data, both New Westminster (projected 48 deaths for all of 2021 based on 24 deaths in the first six months of 2021) and British Columbia (projected 2,039 deaths for all of 2021 based on 1,011 deaths in the first six months of 2021) are on track for record high numbers of drug toxicity deaths in 2021. Furthermore, BC Ambulance attended 275 drug toxicity events (overdoses) in New Westminster from

January to June 2021. Indigenous residents are especially at risk for drug toxicity deaths: in 2020 in British Columbia, First Nations people died of drug toxicity at a rate that was 5.3 times higher than the general population with 254 First Nations people dying of drug toxicity in British Columbia in 2020. People experiencing homelessness are also at increased risk of drug toxicity deaths: a study from the BC Ministry of Public Safety and Solicitor General and the BC Coroner's Service in 2016 and 2017, found that 9% of all people who died from drug toxicity in British Columbia in those years were homeless. According to data from Statistics Canada Population Estimates and the Canadian Observatory on Homelessness Research Paper, "The State of Homelessness in Canada 2016", approximately 0.7% of Canadians experienced homelessness in 2016. Assuming a similar proportion of the population experienced homelessness during that year in British Columbia (as in Canada), this means that people experiencing homelessness were 12.9 times more likely to die of drug toxicity than residents of British Columbia as a whole.

Housing Affordability Crisis:

Compounding the above two challenges is the housing affordability crisis. When the COVID-19 pandemic emergency was declared in March 2020, concerns about contracting the COVID-19 virus decreased the number of housing options for residents, including couch-surfing and finding roommates. However, housing affordability has been a challenge in New Westminster and Metro Vancouver long before the COVID-19 pandemic. According to the 2016 Census, 40.3% of tenant households in New Westminster spent 30% or more of their before-tax household income on housing costs. Finding market rental housing can be extremely difficult: according to Canada Mortgage and Housing Corporation, in October 2020, New Westminster had a rental vacancy rate of 1.6% (well below the bottom limit of 3.0% for a balanced vacancy rate). Getting into non-market rental housing is difficult as well, with 562 households on the BC Housing Wait List for New Westminster as of June 2020. For Indigenous residents of New Westminster, these challenges are compounded by higher poverty rates (according to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents) and racism in the housing market (according to a survey by the Native Women's Association of Canada, 44.6% of participants in the survey in Canada had experienced discrimination from a landlord when trying to rent). For people experiencing homelessness in New Westminster, low incomes and a lack of supportive housing (according to BC Housing, there were 95 applicants on the BC Housing Supportive Housing Registry for New Westminster in September 2020, with actual demand likely much higher) are significant barriers to housing, as well as housing discrimination and other challenges.

Attachment #2

Project Partner Material

350 – 366 Fenton St., New Westminster

Long-Term Affordable Housing for Indigenous Singles and Families

The Project

Vancouver Native Housing Society is working with the City of New Westminster to develop approximately 58 homes for Indigenous individuals and families in New Westminster. The new housing will be up to four storeys with:

- A mix of Studio, One and Two Bedroom apartments for a total of 58 affordable rental units offered at rents geared to tenant incomes.
- Energy-efficient construction.
- Culturally-appropriate housing to meet the needs of Metro Vancouver's growing urban indigenous communities.
- 20% of units will be fully accessible.

Supporting Our Urban Indigenous Community

This project is an important opportunity to fill the need for Indigenous Housing in Metro Vancouver. Vancouver Native Housing Society is committed to creating space for urban Indigenous People to practice, honour and celebrate their cultures. The building's architecture, design and landscaping will incorporate Indigenous art, native plants and other Indigenous elements.

About Vancouver Native Housing Society

Vancouver Native Housing Society is a registered charity and non-profit society who is dedicated to providing safe, secure and affordable housing for Indigenous and non-Indigenous individuals and families living in the urban setting. VNHS is proudly governed by an all Indigenous Board of Directors.

This is a proposed project that has not yet been approved by the City of New Westminster and is still submit to Federal approval processes.



68 Sixth Street, New Westminster

Supportive Housing



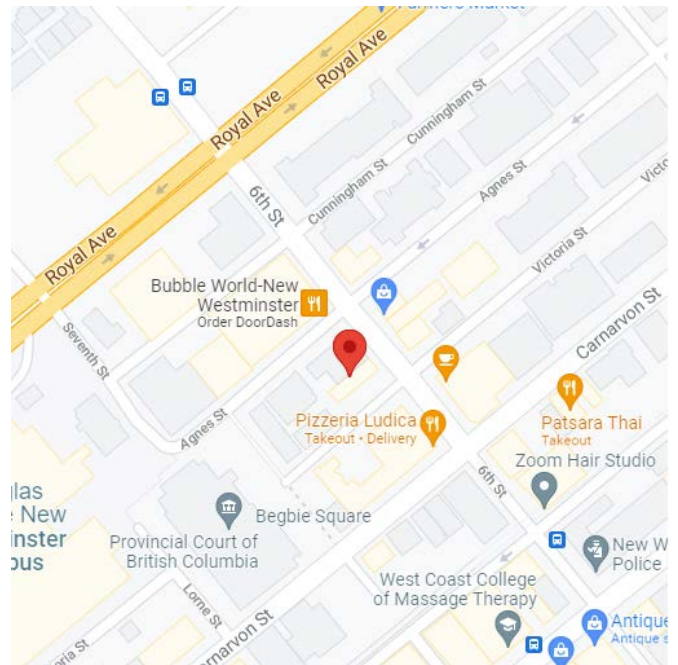
The Project

BC Housing is working with the City of New Westminster to develop approximately 52 new modular homes with supports for adults at **68 Sixth Street**. These proposed new homes will offer safe and secure housing to community members experiencing or at risk of homelessness. Supports would depend on the needs of residents but may include:

- On-site family support workers
- Life skills training
- Employment assistance
- Connection and referral to community services and support groups.

Why does New Westminster Need Supportive Housing?

The number of people experiencing homelessness across the region is rising. Social service providers report more people at risk of homelessness and higher wait lists for social and non-market housing.



Sixth Street Supportive Housing

This modular housing would have self-contained studio homes with various support services provided on-site, to ensure people can achieve and maintain housing stability.

Who would live here?

Adults who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. Priority would be given to residents of New Westminster. BC Housing and the operator would work with local service providers to determine the criteria and select residents. All new residents would pay rent and sign an agreement and good neighbour agreement.

Community safety

We are committed to building a safe community both inside and outside the housing with:

Experience: BC Housing and the operator have extensive experience providing services and housing to people experiencing or at risk of experiencing homelessness across the region.

Staffing: Operator staff would be on-site 24/7 to support residents, manage the building, and be available to respond directly to any related questions that arise, in a timely manner.

Resident Mix: Residents are selected through a thoughtful and thorough assessment process. Every resident is considered on an individual basis to ensure that the housing and services provided by the program match the supports they need.

Property Maintenance: Regular cleanups of property and immediate area would ensure cleanliness.

Design Features: There will be security features in place that will benefit residents and neighbours alike such as a single point of entry, well-lit and fenced grounds, landscaping, and outdoor space

Good Neighbours: Residents would sign an agreement and a good neighbour agreement.

Community Advisory Committee: A Community Advisory Committee would be created to support the successful integration of the building into the community, with anticipated representation from BC Housing, the City of New Westminster, non-profit operator, Fraser Health, community policing, and neighbours.

Next steps

As part of the rezoning process, BC Housing and the City of New Westminster will be hosting several community information sessions this fall to share information and answer questions about the project. Once dates are finalized, they will be added to the Let's Talk website and we will also be reaching out to the community.

Partners & Collaborators

- BC Housing, the City and operator will engage with Fraser Health to discuss support services that could potentially be provided at the site.
- An experienced non-profit operator would manage the housing and provide support services to residents.



Contact Us



For more information about the proposed project visit:

<https://letstalkhousingbc.ca/new-westminister-sixth-street>

and

https://www.beheardnewwest.ca/crisis-response-bylaws/news_feed/68-sixth-street

If you have any questions about the proposed supportive housing please email email: communityrelations@bchousing.org

Attachment #3

*Official Community Plan Amendment
Bylaw (350-366 Fenton Street)
No. 8281, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

Attachment #4

Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021

Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

- 1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

- 1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 5

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021".
- 2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is affordable rental housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment #6

Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

- 1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

- 1094 .6 For a *supportive housing* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment #7

*Official Community Plan Amendment
Bylaw (City-wide Crisis Response)
No. 8285, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

*** Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment #8

Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

c) Adding the following under Section 140 (Off-Street Parking):

140 .15 .1 For *crisis response uses*, *off-street parking* shall be provided to the satisfaction of the Director of Engineering.

d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, *accessible off-street parking* shall be provided to the satisfaction of the Director of Engineering.

e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) after the first instance of Section 150.8:

150 .8 .1 For *crisis response uses*, *off-street bicycle parking* shall be provided to the satisfaction of the Director of Engineering.

f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K Adin, MCIP
Director, Climate Action, Planning and
Development **File:** 13.2680.20
OCP00038 &
REZ00218
OCP00034 &
REZ00203

Item #: 2021-546

Subject: Crisis Response Bylaw Amendments: Consultation Summary and Second
Reading of Bylaws

RECOMMENDATION

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021

- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

PURPOSE

To present to Council with a summary of public feedback for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments.' Staff is seeking Second Readings and forwarding to a Public Hearing of the six related bylaws, including for an Indigenous affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The City of New Westminster, along with its project partners, has bundled three separate but closely related projects into one review process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. The three projects are:

1. City-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.

- an OCP amendment to permit, in all land use designations, any land uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster;
- a general Zoning Bylaw amendment that includes a definition for Crisis Response Use, outlines transportation related provisions for Crisis Response Use, permits Crisis Response Uses in all zoning districts and outlines criteria with which Crisis Response Uses must comply;

2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.

- an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings;
- a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site;

3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

- an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing;
- a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The City and project partners have undertaken public consultation including four virtual information sessions. The proposal was also presented to the Advisory Planning Commission.

There are several imminent funding opportunities by senior levels of government that would contribute to affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications, and resulting condensed public engagement phase by the City on these three projects, reflect the understanding by all levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Should the projects receive funding, it would be significant investment into New Westminster in support of affordable housing for some of our vulnerable populations.

BACKGROUND

Policy Context

There are many policies that actively support the City's advancement of the Crisis Response Bylaw Amendments. An overview of these enabling and action-focused policies, as well as information about site characteristics, context, proximity to transit and supportive policies for 350-366 Fenton and 60-68 Sixth Street, are included in Attachment 1 to the report.

Project Descriptions

1. City-Wide Crisis Bylaw Amendments

The proposed adoption of some general Official Community Plan and Zoning Bylaw amendments would offer a way for the City to respond more quickly to possible future and current crises such as the COVID-19 pandemic, recent fires and heat waves, the overdose crisis, the regional homelessness crisis. The proposed OCP and zoning bylaw amendments would be limited to projects that meet all four of the following criteria:

- a) The property/properties must be owned or under long-term lease by the City, BC Housing, or another public agency;
- b) The project(s) must be government agency funded;
- c) The project(s) must be non-profit society or public agency operated; and

- d) The project(s) must address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster.

Future projects that meet all of the criteria would no longer need a rezoning. However, projects would still be subject to other City approvals. Application review would follow the City's typical development review process, including public notification and an opportunity to comment, though special consideration for waiving certain steps may be considered on a case-by-case basis. For projects on City-owned land, the City would still have the authority as landowner to approve the proposed land use, including setting any appropriate conditions on the use (e.g. limiting the use to a specific time period).

The proposed Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021 which relate to this project are included as Attachment 2. Since 1st Reading of the Zoning Bylaw amendment, a subsequent amendment to the Zoning Bylaw has been brought forward which has resulted in a minor adjustment to the numbering of the Off-Street Parking section for this Zoning Bylaw amendment. The change is as follows:

- c) Adding the following under Section 140 (Off-Street Parking):

140 .15 .1 For crisis response uses, off-street parking shall be provided to the satisfaction of the Director of Engineering.

Revised To:

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 "Institutional Off-street Parking Space Requirements" table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

2. 350-366 Fenton Street

In partnership with Vancouver Native Housing Society, the City has continued work on developing a non-market affordable housing project for Indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Canada Mortgage and Housing Corporation's Rapid Housing Initiative Round Two, and updated information on site geotechnical and construction technology, a modified project that meets the funding program requirements is proposed, including:

- Culturally-appropriate housing to meet the needs of urban Indigenous individuals and families, including a target of 50% units for women and children;
- Three-storey 58-unit building built above the Flood Construction Level;

- Mix of studios, one and two bedroom units with rents geared to tenant incomes;
- 20% fully accessible units;
- A central elevator, which would provide access to all floors and units;
- Common laundry and green space;
- Property management services, including a building maintenance worker;
- Reduced building siting and off-street parking and loading requirements;
- Aiming for high environmental design standard and energy efficiency.

The project would require an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings; and a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021, both of which relate to this project, are included as Attachment 3.

3. 60-68 Sixth Street

A supportive housing project is being proposed by the City and BC Housing, with the intention to submit a grant application in 2021 to Canada Mortgage and Housing Corporation's [Rapid Housing Initiative](#) program. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street (owned by the City). The concept includes:

- Four-storey modular building with approximately 52 supportive housing units, some exterior programming space (e.g. a smoking gazebo), and no commercial at grade;
- 100% Deep Subsidy Income Limit with monthly rents set at the maximum Income Assistance Shelter rate, which is currently \$375;
- Resident supports including: meal programs, laundry facilities, 24/7 support staff, life skills and employment training, referrals to other community services, and on-site medical and other health support;
- BC Housing would have multiple on-site staff to operate the building, as well as other building support staff as needed (e.g. cook, cleaners);
- Limited, if any, parking would be accommodated on-site.

An Open Request for Proposals for operators is expected to be issued in the coming months.

The project would require an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing; and, a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 which relate to this project are included as Attachment 4. On review of the bylaws between 1st and 2nd reading, a wording change in the OCP Bylaw has been made to ensure language consistency with the Zoning Bylaw. The change is as follows:

- *Section 2. Affordable rental housing changed to supportive housing*

DISCUSSION

City-Wide Crisis Response Bylaw Amendments

Staff considers that the proposed City-wide Crisis Response OCP and Zoning Bylaw amendments to be reasonable as they would:

- Proactively respond to the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local – by "pre-approving" specific land uses on publicly-owned/leased land that respond to these emergency situations;
- Increase the City's and/or future project partners' chances of successful senior government grant applications, thus resulting in increased amounts of investment in New Westminster in support of affordable housing and urgently needed services for some of our vulnerable populations;
- Facilitate the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Align with the mandate of the Strategic Plan to create a welcoming, inclusive, and accepting community that promotes a deep understanding and respect for all cultures; and with the City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative;
- Demonstrate the City's deep commitment to partnering with other levels of government to address crises that are affecting our community.

350-366 Fenton Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- House multigenerational members of the Indigenous community including Elders, families, and individuals, aligning with the City's reconciliation initiative;
- Contribute City-owned land for the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster;
- Provide affordable housing units in Queensborough, which has the lowest number of non-market housing units by sub-area in New Westminster;
- Be consistent with affordable housing principles regarding locating projects near everyday needs, services and amenities such as Queensborough Landing Shopping Centre, parks, bus stops, schools and Queensborough Community Centre.

If funding is successful and the project proceeds, staff would work with the applicant to refine the proposal during the site and building design development phase, including exploring:

- Architectural design that appropriately transitions the building to the neighbouring properties;
- Encouraging and supporting walking, cycling and transit transportation demand management measures;
- Achieving a reasonable amount of on-site parking (the design concept currently includes proposed onsite parking availability at approximately 0.5 /unit ratio).

60-68 Sixth Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- Allow the use of existing, new modular units which, though they cannot accommodate commercial uses at grade, would make the project feasible within the limited site size, and support the City's Climate Action goals by eliminating the need for new wood-frame construction to achieve the project;
- Be consistent with good planning principles regarding locating density along a major transportation corridor and within service centres, such as the downtown regional centre;

- Be consistent with good planning principles regarding locating residential density close to residents' everyday needs (shops, services, transit and other amenities) – particularly important for projects housing those with lower incomes;
- Deliver much needed supportive housing units in New Westminster, in response to the regional housing crisis, the Provincial opioid crisis and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Result in a significant amount of Provincial investment in New Westminster in support of affordable housing for some of our vulnerable populations.

The site is located along Sixth Street, which is a Great Street identified in the City of New Westminster's Master Transportation Plan and OCP. Allocation for loading and parking for staff would be explored during the detailed building design phase. In many supportive housing buildings, very few residents have vehicles. With the proximity to transit and services, the need for resident parking is anticipated to be low.

CONSULTATION

Public Consultation

The City has received feedback on this application through the public engagement approach endorsed by Council at the September 27, 2021 Council meeting. Comments received included correspondence or phone calls submitted directly to staff and Council, through the Be Heard New West engagement page, and during four virtual information sessions. All of the feedback received has been reviewed by staff and is summarized in Attachment 5.

City Notifications: Per City practice, postcards were mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street; emails were sent to Residents Associations and other local groups such as Business Improvement Associations; project information signs were placed on-site at 350-366 Fenton Street and 60-68 Sixth Street; and advertising for the information sessions and the projects' Be Heard webpage were conducted via the local newspaper and the City's social media channels.

Be Heard New West Project Webpage: Be Heard New West is the City's online community engagement space. A Be Heard page specific to this project was launched on October 1, 2020. The webpage saw more than 450 visitors as of October 24, 2021. A summary of the content is included in Attachment 6.

Other feedback: A number of emails have been sent directly to the City regarding the projects and are included in Attachment 7. Feedback submitted by phone is incorporated into the summary in Attachment 5.

BC Housing: BC Housing also prepared correspondence and information sheets that were distributed to project neighbours and community members, and will continue to engage with stakeholders if this project moves forward. BC Housing staff were also

available to meeting with anyone who wanted to discuss the project outside of the virtual information sessions. A project page on the BC Housing Let's Talk website went live on September 20, 2021. As of October 27, 2021, there have been a total of 35 views from 29 unique visitors. A summary from BC Housing is included in Attachment 8.

Stakeholder Consultation

The Local Government Act includes specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The Act requires the municipality to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed amendment. At their meeting on September 27, 2021 Council endorsed consultation with the New Westminster Board of Education and with First Nations which have been identified as having an interest in New Westminster through the Province's Consultative Area Database (CAD).

Acknowledges of receipt for request for consultation were received from the Qayqayt First Nation, Kwantlen First Nation Council and Tsleil-Waututh Nation.

Committee Consultation

Advisory Planning Commission: The project was presented for information to the Advisory Planning Commission on September 21, 2021 and was received positively by members.

FINANCIAL IMPLICATIONS

Senior government funding is being sought for both of the site-specific housing projects, and the City's expediting of the OCP amendments and rezonings support these funding requests by signaling the emergency nature of these proposals, and the level of commitment the City has to addressing the housing crisis.

1. The grant submission for 350-366 Fenton Street was for approximately \$32M which was requested to cover 100% of the capital required for this project. While the City would be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.
2. Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate submitting a grant application in winter 2021/2022.

ADOPTION REQUIREMENTS

Prior to the adoption of the proposed Zoning Bylaw Amendment, the City's project partners will need to register a Section 219 Restrictive Covenant (No Build Covenant) which is to the satisfaction of staff and which outlines that the following requirements must be met prior to any construction on the site:

- Enter into a legal agreement that would secure the rental units; and
- Enter into a Works and Services Agreement.

NEXT STEPS

On September 13, 2021 Council directed staff to use the following application review process, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents Associations, Business Associations, etc.) and other consultation stakeholders (School District, First Nations, etc.); (September 20-24, 2021);
3. Advisory Planning Commission consideration (September 21, 2021);
4. Council consideration of First Reading of Zoning and OCP amendment bylaws (September 27, 2021);
5. City and project-partner consultation; (October 5 – 24, 2021);
 - a. Crisis Response – October 5, 2021
 - b. 60-68 Sixth Street – October 19, 2021
 - c. 350-366 Fenton Street – October 20, 2021
 - d. Crisis Response – October 21, 2021
6. Council consideration of Second Reading of Zoning and OCP amendment bylaws; (anticipated November 15, 2021) (**we are here**)
7. Formal referral and consultation with School District, First Nations and Ministry of Transportation and Infrastructure;
8. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (estimated December 6, 2021);
9. Adoption of all bylaws that are given Third Reading (to be determined).

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the advancement of the Crisis Response Bylaw Amendments initiative. Staff working on the Affordable Housing Portfolio include staff from Parks & Recreation, Finance, Engineering Services,

Electrical, Planning & Development, Mayor's Office, and Office of the CAO. The policy and projects were also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are offered for Council's consideration:

1. That Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';
2. That Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:
 - a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
 - b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
 - c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
 - e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 - f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
3. That Council consider:
 - a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
 - b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

4. That Council provide staff with alternate direction.

Staff recommend Options 1, 2 and 3.

ATTACHMENTS

Attachment 1: Policy and Site Context

Attachment 2: Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

Attachment 3: Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

Attachment 4: Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

Attachment 5: Summary of Community Feedback

Attachment 6: Be Heard New West Feedback

Attachment 7: Verbatim Written Correspondence

Attachment 8: BC Housing Summary

Attachment 9: Official Community Plan Amendment Memos

APPROVALS

This report was prepared by:

Carolyn Armanini, Planner, Economic Development

This report was reviewed by:

Emilie Adin, Director, Climate Action, Planning and Development

Jackie Teed, Manager, Climate Action, Planning and Development

This report was approved by:

Emilie Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer

Attachment 1

Policy and Site Context

CONTEXT INFORMATION: 350- 366 Fenton Street

Site Context

Site Characteristics and Context

The project site is located in the Queensborough neighbourhood. It is approximately 3,789 square metres (40,784 sq. ft.) in size consisting of just over four (4) of 9 City-owned properties which are each zoned to allow for a single detached dwelling. The site is relatively flat.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

The site is located within walking distance of the Queensborough Landing Shopping Centre (1.0 km away), which has a full range of shopping amenities. Furthermore, the Fenton Street site will be located within walking distance (0.88 km) of the Queensborough Eastern Node shopping area at Mercer Street between Ewen Avenue and Duncan Street once the Queensborough Eastern Node project is completed. The site is also located within a short walk (0.45 km) from Old Schoolhouse Park, which has a wide range of amenities, including a playground, nature play area, basketball court, tennis court, sports field, picnic shelter and outdoor fitness circuit.

The site is a short walk away from the bus stop, which provides access to two schools (Queen Elizabeth Elementary School and Queensborough Middle School), three parks (Ryall Park, Port Royal Park and Port Royal Riverfront Walk) and the many amenities (library, fitness centre, community centre, and meeting rooms) of the Queensborough Community Centre).

Proximity to Transit Service and Other Sustainable Transportation Options

Transit Facility	Frequency	Distance
Bus Service (104 – 22nd St Station/Annacis Island)	Approximately 13 minutes during peak hours	330-400 metres (0.33 – 0.4km) to the bus stop located on Ewen Avenue.

The 104 bus, which operates every 13 minutes during peak hours, also connects the Fenton Street site with the Skytrain System (at 22nd Street) and workplaces on Annacis Island.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is (RL) (Residential Low Density). The purpose of this designation is to allow single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.

The proposed building form (three storeys above the Flood Construction Level) is not consistent with the Official Community Plan (OCP) land use designation. An amendment to the OCP would be required to change the land use designation to (RM) Residential – Multiple Unit Buildings. The principal forms and uses permitted in this land use designation include a mix of small to moderate sized multiple unit residential buildings

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned RQ-1 (Single Detached) which would permit single detached dwellings and secondary suites. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (350-366 Fenton Street) (CD-50), a zoning district that would be created specifically for this project.

Policy Context

Affordable Housing Strategy (2010)

Strategic Direction #3 is to “Facilitate community partnerships”. Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Queensborough Community Plan (2014)

This project aligns with Policy 7.1, which is to “Facilitate the provision of affordable housing options”. Specifically, this project aligns with action 7.1a, which states that:

- *City should continue to implement the strategic directions of the City’s Affordable Housing Strategy.*

Small Sites Affordable Housing Projects

In order to help address the housing crisis in the region, the City is actively pursuing creative approaches to providing affordable housing in New Westminster. Through the Small Sites Affordable Housing Program, the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

Community Poverty Reduction Strategy (2016)

This project aligns with section 7.3 (Housing and Shelter) of the City’s Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.2 of the City’s Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019)

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

CONTEXT INFORMATION: 60-68 Sixth Street

Site Context

Site Characteristics and Context

The project site is located in the Downtown neighbourhood. It is approximately 843 square metres (9072 sq. ft.) in size. The sites are relatively flat and are zoned to allow mixed use development at a high density.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade, and offices above. Across Sixth Street to the east are two storey commercial buildings.

Proximity to Transit Service and Other Sustainable Transportation Options

Being located in the Downtown, the site is well-served by transit, including multiple bus routes and SkyTrain, as well as greenways and cycling routes, providing access to services and amenities throughout the city. The site is within a five minute walking distance to SkyTrain to Columbia Street Station and 260 New Westminster Station and is located directly on Sixth Street which is part of the Frequent Transit Network.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is Mixed Use High Density. The purpose of this designation is to allow mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses). As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

An amendment to the OCP would be required to change the land use designation to include text that the requirement for at grade commercial does not apply if all housing on the two sites are affordable rental housing (RM) Residential – Multiple Unit Buildings.

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted for staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address

any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned Commercial (C-4) which use development at a high density. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (60-68 Sixth Street) (CD-94), a zoning district that would be created specifically for this project.

Policy Context

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Downtown Community Plan (2010)

This project relates to section 8.0 (Community Well-Being). Specifically, it address strategy 8.5 of section 8.0:

- *Address the needs and issues related to homelessness, including business and resident concerns related to street homelessness and its associated impacts.*

Within strategy 8.5, it addresses the following actions:

- *Develop a continuum of housing, including emergency shelter beds as entry points or gateways, and longer-term supportive housing, to permanently transition people out of homelessness.*
- *Facilitate the provision of adequate emergency shelter and supportive housing.*

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key direction:

- *Explore strategies to reduce homelessness, including developing opportunities for supportive housing.*

Supportive Policies – City-Wide Crisis Response Bylaw Amendments

2019-2022 Strategic Plan

Council's strategic plan, which acts as the road map for steering the City's activities, lays out the vision for New Westminster: A vibrant, compassionate, sustainable city that includes everyone. The Plan also includes core values that are interwoven into everything the City does towards fulfilling the vision. One of these core values is: Inclusion - we place high value on the principles of equality and equity and strive to build an environment where everyone is included, valued, and treated with dignity and respect.

The principle of equity is key in the way the City provides services that ensure our community is safe, healthy, and meets our residents' needs. Equity requires fair treatment according to each person's needs and situation, which is different from equality which involves everyone receiving exactly the same treatment. Equality only works if everyone starts from the same place. Equity recognizes that everyone does not.

The City, in facilitating the provision of affordable housing, gives equal consideration to the full spectrum of housing needs, from non- and below-market housing through to affordable home ownership. Through that the City identifies where there are gaps in housing types along the spectrum, and work to create policy and facilitate projects to fill those gaps. One of the gaps identified in the spectrum is housing for at-risk and vulnerable populations who have more difficulty than others in accessing affordable housing in New Westminster, and across the region.

The principle of equity requires that more support be given to accommodate persons with multiple barriers to housing, which is why many of the affordable housing projects in the City are focused on groups such as women and their children fleeing abusive situations, persons living with disabilities, and those who are homeless or at risk of homelessness. It is only by providing the most assistance to those having more barriers to housing that the City will be able to achieve our vision of a vibrant, compassionate, inclusive and sustainable city.

Affordable Housing Strategy (2010):

Strategic Direction #3 is to "Facilitate community partnerships". Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve*

partnership with other levels of government and identification of priority target groups.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017):

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

This project aligns with Policy 8.2 of the City's Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Attachment 2

*Official Community Plan Amendment (City-wide
Crisis Response) No. 8285, 2021 and
Zoning Amendment Bylaw (City-wide Crisis
Response) No. 8286, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
- 2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

*** Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
 _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
 _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
 _____, 2021.

 MAYOR JONATHAN X. COTE

 JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 “Institutional Off-street Parking Space Requirements” table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

- d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, accessible off-street parking shall be provided to the satisfaction of the Director of Engineering.

- e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) immediately after the Section 150.7 “Recreation, Assembly and Institutional Bicycle Parking Requirements” table:

Crisis Response Uses Bicycle Parking Requirements

150 .7 .1 For *crisis response uses*, off-street bicycle parking shall be provided to the satisfaction of the Director of Engineering.

- f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, off-street loading shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment 3

*Official Community Plan Amendment Bylaw
(350-366 Fenton Street) No. 8281, 2021
and Zoning Amendment Bylaw (350-366
Fenton Street) No. 8282, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021".
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
day of , 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this day of
, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021

Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

- 1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

- 1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 4

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021 and
Zoning Amendment Bylaw (60-68 Sixth
Street) No. 8284, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021".
- 2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the "Details" column for the Mixed-Use High Density designation: "despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
____ 27th _____ day of _____ September _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this
_____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of
_____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this 27th day of September, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

- 1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

- 1094 .6 For a *supportive housing* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 5

Summary of Community Feedback

Overall Summary of Community Feedback

Introduction

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community.

1. Potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.
2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.
3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

The City hosted four different virtual information sessions to present the three proposed projects, address questions and hear from community members. Attendance (excluding staff and project partners) across the four sessions was as follows.

- October 5, 2021 (Presentation on all three projects) – 9 participants
- October 19, 2021 (Focus on 60-68 Sixth Street) – 26 participants
- October 20, 2021 (Focus on 250-366 Fenton Street) – 12 participants
- October 21, 2021 (Presentation on all three projects) – 10 participants

The community was also able to provide their feedback on the proposed projects by:

- Completing an online Comment Form on Be Heard New West;
- Submitting comments via BC Housing's Let's Talk webpage for 60-68 6th Street;
- Emailing their comments to City staff;
- Requesting a phone or in-person meeting with City staff; or
- Mail a letter to City Hall.

City staff has summarized the feedback received through Be Heard New West, phone calls or correspondence submitted directly to City staff, as well as the comments provided during the Virtual Information Sessions. The primary comments expressed relate to the following:

City-wide Crisis Response Bylaw Amendments

- **Rapid response to community needs** – Comments in support of bylaws that would enable the City to respond more readily in the future to emergency or time-sensitive needs, with set criteria. A comment was also made that the criteria should be expanded.
- **Bundling of projects** – Comments were made that the city-wide bylaws seemed to be over shadowed by the individual projects.
- **Non-support** – Comments were made in non-support of these amendments, citing leaving the current process as-is and providing housing for specific users.

60-68 Sixth Street

- **Unfair burden on neighbours and neighbourhood** – Concerns were raised that this development would be an unfair burden on those who live in close proximity to the development with respect to litter and crime. Comments were made that the Downtown neighbourhood already has a high concentration of services and housing for vulnerable populations and this project would exacerbate nuisance activities. Other comments were received from nearby residents in support of the building.
- **Adjacent uses** – Concerns were raised regarding the adjacency to a cannabis store, liquor stores, daycare, schools and existing shelters/transition housing.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region's housing crisis and a need to increase the amount of affordable housing in the city. Some comments expressed that housing is a human right and should be treated as a priority in the community.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on nearby property values.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.
- **Tenant Agreements/Conduct** – concerns were raised regarding tenant behaviours (in and outside the units/building) and how the operator could enforce the tenant agreements.

350-366 Fenton Street

- **Size/density of the development in relation to the surrounding neighbourhood**– Issues were raised about the overall size and height of the building compared to the surrounding single detached dwellings. Other residents stated the benefits of this project outweigh concerns about the size and fit of the building.

- **Proposed location of the development within the city** – Some residents questioned the appropriateness of this location citing a lack of services and transit as opposed to elsewhere in the city (e.g. on the mainland). Other residents expressed support.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region's housing crisis and a need to increase the amount of affordable housing in the city.
- **Existing infrastructure** – Comments were made that the current infrastructure on Fenton street is inadequate (street lighting, uncovered ditches, localized flooding from blocked culverts, lack of sidewalks). Requests were made for the City to cover the ditches, complete sidewalks and raise street lighting for the entire length of the block.
- **Pedestrian Safety** – Concerns were raised that the street is narrow and in poor condition and sidewalks should be provided to better access transit.
- **Traffic and parking impacts** – Issues were raised about potential impacts to on-street parking. Issues were also raised related to increased traffic volumes in the area.
- **Soil/Settling issues** - Concerns were raised regarding pile driving and potential ground settlement from during construction activities.
- **Increased demand for schools** – Questions were raised regarding the impact of the proposed new units on demand for schools especially given the number of family-friendly units.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on property values nearby.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.

Attachment 6

Be Heard New West Feedback

Attachment 6: Summary of Be Heard New West Feedback

Be Heard New West Feedback

Be Heard New West is the City's new online community engagement space. A Be Heard project page for the overall the Crisis Response Bylaw Amendments initiative was developed, along with specific information on the three related but individual projects. The project page was launched on October 1, 2021 and had 453 total visits, 370 aware participants (viewed a page), 167 informed participants (clicked on something), and 48 engaged participants (provided input), as of October 24, 2021.

The project page included:

- Project Summary – including an outline of what is being proposed, site plan of the proposed development, and information about how to engage.
- Development Review Timeline & Links – outlining the key milestones in the review process, including links to relevant material (e.g. Council reports).
- Community Questions – could be asked through the page. Two questions were asked through the page and are included below.
- Comment Form – comments could be submitted from October 1 to October 24, 2021. A total of 8 comments from unique users were submitted for City-wide Crisis Response, 34 for 60-68 Sixth Street and 14 for 350-366 Fenton Street. The comments received have been included below.
- Location Maps – indicated the location of the proposed projects.
- Project Contact – providing contact details for the Planning Division as well as a link to BC Housing's project webpage.

Below is the input provided by participants who shared their questions and comments on Be Heard. Note that responses are not edited for spelling and grammar – they are reported exactly as entered by participants.

Community Questions Received on Be Heard Project Page

60-68 Sixth Street

Regarding the 68 Sixth St supportive housing, will residents be prohibited (possibly via the mandatory "good neighbour agreement") from recreational substance use (alcohol and marijuana products)? Is it a good idea to build supportive housing less than two blocks from a liquor store and directly across the street from a cannabis retailer?

Many residents in this area have had negative experiences with assisted housing in the neighbourhood (e.g., the area around 740 Carnarvon St has become a hotspot for frequent open displays of substance abuse and petty crime). Calls for assistance from NWPD as a result of break-ins and theft appear to be treated as low-priority or zero priority.

While most can probably get behind helping out those who are less fortunate, community members are understandably concerned by the proposition of this project (which is, of course, slightly different than the one referenced above) and the impact it is going to have on the neighbourhood.

My questions are as follows: What assurances can the City of New Westminster provide to community members that this facility will not become another 'hot spot' of issues that make others in the area feel unsafe or vulnerable? Is NWPD going to be able to take a more active role in policing downtown New Westminster to assist? Do we have sufficient social support to assist the vulnerable in these areas and also make neighbours feel safe?

350-366 Fenton Street

None received.

City-wide Crisis Response Bylaw Amendments

None received.

Comments Received: City-wide Crisis Response Bylaw Amendments

support - very important issue to fast track
I support these amendments and commend the City for recognizing and addressing systemic barriers to quickly address community needs.
This not required. This is political power grab, leave the process as is.
This bylaw amendment is excellent in creating some provisions for emergency response from the public sector. It unfortunately limits the opportunities for other non-governmental agencies, such as non-profit housing providers, to be included in the housing crisis response. Please consider broadening the criteria to include non-profit groups as project and land owners. Additionally, the criterion for government funding excludes the private sector from participating in a response. There are market solutions to the issues being described in the bylaw, which are unfortunately excluded by the restrictive requirements of the bylaw. Due to the severity of the housing crisis, the rigidity of these criteria does not seem appropriate. A case-by-case mechanism for inclusion could alleviate this issue.
Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities)
Fully supportive of this and welcome with open arms to our community.
In full support
Strongly support potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis:

Comments Received: 60-68 Sixth Street

<p>This plan does not care for homeowners around the area. It will definitely have an adverse effect on the homeowners' livelihoods and living standards.</p>
<p>We believe that this location is a bad idea for many reasons: 1) you are right across the street from the cannabis store, 2) only 2 blocks from the local elementary school, 3) 2 blocks from a CEFA school, 4) walking distance to the middle school on 8th Street and 5) 624 Agnes Street houses many single, senior women who are afraid what element of additional security fears this will bring to our neighbourhood. This is not a good location. Agnes Street dead ends into Douglas College and Begbie Steps (Courthouse) where illicit drug activity takes place on a daily basis. This is a bad location.</p>
<p>I am fully in support of this proposal! We absolutely need more housing-first initiatives, especially in downtown and even more especially near Carnarvon. A few questions I have which I hope will be answered in the meeting: what services would the housing staff be providing? Will the occupants be exclusively New West citizens or come from other parts of BC? Will occupancy include families, or single adults or couples only?</p> <p>Thank you!</p>
<p>DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)</p>
<p>Please do not go forward with this. It would be a disaster in the city of new Westminster</p>
<p>Considering the location that homelessness homes, it will be very close to the École Qayqayt Elementary School, the Qayqayt Children's Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St.</p> <p>the students of Douglas college, Fraser River middle school, and qayqayt elementary school can all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.</p> <p>No matter how good you state for the new homes. The homelessness homes at 750 Carvarnon St, it also has some services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from they causing to us, for example, beside the building of 750 Carvarnon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place. Therefore, you guys cannot ensure your promise, the "GOOD" of your saying on the proposal cannot come true!!! we only trust THE FACT!!! the fact from 750 Carvarnon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project. We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver. How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children</p>

<p>who living in this community and requiring the basic clean environment for living. So please create the homelessness homes to another place, Stop doing this project.</p>
<p>Very disappointed with City of NW and BC Housing to create this homelessness homes, that can cause safety and security issues around this community, which already has so many problems causing from homelessness and drug users around this area. this project will bring more and more homelessness and illness people come to this area, what are you doing City and BC Housing????</p>
<p>I live in a nearby building and am fully supportive of this project. I do not like seeing the police force my unhoused neighbours to pack up their tents and tarps when there is only "public/private" outdoor spaces for them to live on. I hope these ones get housed in the new homes. Dignity for all :-)</p>
<p>I am strongly in favour of this project. Supportive housing is one of the best ways of helping people in our community. Doing this downtown, close to services and transportation options, is ideal. I'm not sure how much more needs to be said, but supportive housing for people is a way better use of this space than an empty lot. Let's help our underhoused neighbours by providing this necessary supportive housing!</p> <p>The only thing I would change about this is its size -- if you can make it bigger to help more people find housing, that would be ideal.</p>
<p>I am happy to hear that more supportive housing is coming! My concern is that other related programs receive increased capacity and are sustained. These include things like street clean up, and patrolling to reduce crime. I also believe that there should be a "parklet" type of space (maybe behind this development or behind the Purpose Society?) that could be a safe space to hang out for those who are homeless or whose friends are. This is specifically an idea to reduce the use of sidewalks and private property as a space for loitering. Our neighborhood has been so heavily impacted by increased homelessness, street drug use, crime and litter that our family feels it has become an undesirable place to live.</p>
<p>I'm against this project since the location is too close to the school and residential area. I don't want my kids growing up with this kind of bad influence around them.</p>
<p>This is very bad news for us. New west is already abandoned. The huge increase of homeless from 6th street to the new west Skytrain station. It looks like hastings street. And now, this bad idea of having " supportive housing" in a residential area just confirms that New West is gone.</p> <p>Many people were already planning to leave New West and now, from this new idea, more people is already planning to leave new west.</p> <p>I live in new west for 6 years and it's incredible how the city changed and how the city is crowded of homeless making mess all around the streets.</p> <p>Really cant continue living in a city where the homeless people are taking control of everything. It's not the city I chose in the past to leave., so we will leave the city as so many other residents will as well.</p>

New West is being known as the homeless city.

Hello, I am voicing my apprehension to the building of the supportive housing at 68 6th Street. Putting at risk people in an area that has a cannabis dispensary directly across the street, not to mention extensive drug use and selling around the courthouse steps area, to me is not the best idea. We have chosen to live in an urban area and have put up with people urinating in every corner our complex, not forgetting that Hyack Tire's parking lot is being used as a toilet as well. My question is, are the city or BC Housing going to pay us for the loss when our property values go down?
Thank you

We oppose this plan. Creating one more homeless shelter will make our community to become a gathering place for homeless and drug users. It will ruin our entire life!!

I oppose this plan!!

Are you serious to create homeless shelter near schools? Do you never concern the safety of the kids?

I oppose this plan!!

With this area already having a homeless home located at 750 Carnarvon St, creating another homeless home will add more fire to make this area become a gathering place for homeless and drug users. This plan will damage the reputation and images of this location, destroy our house value, and ruin our family's life in the future.

I oppose this project!!

There are too many schools near to the proposed project. this project will create a huge security risk for our young generation.

We are against this project!!

We shouldn't create homeless shelter near school zone. We need to keep our children safe first and foremost.

I oppose this proposed project!!

Creating homeless shelter near schools will destroy the safety for our children.

We are all against this plan!!

Would you please change the location to somewhere else far away from the school zone

support - housing and services downtown new west are much needed, I am a downtown resident and am happy if this will go ahead to support our unhoused neighbours

I fully support the development of supportive housing on Sixth Street! I live right next door at *Personal Information Removed* Victoria, and I want to make sure that the members of my community are taken care of and have their basic needs met.

The past 18 months has been difficult for everyone, we need to come together to support and protect the most vulnerable. Vancouver already has thousands of people homeless with nowhere to live, let's be part of the solution and support this initiative!

I OPPSE THIS PROJECT!!! this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here.

Hello, I am writing with some concerns about the proposal for supportive housing at 60-68 Sixth Street and what exactly is meant by 24 hour staffing.

While I support the need for supportive housing and homelessness initiatives I am concerned about the concentration of these in both the downtown core and the proximity to schools in general. In the downtown neighbourhood we already have Rhoda Kaellis, the Russell, Genesis House and Maria Keary Cottage (although Genesis is a CRF and is not, strictly speaking, supportive housing).

The Russell is a plague on the neighbourhood and local businesses. It is a hub of stolen goods and drug trafficking and while the police do their best there have been no improvements over the years. I used to attend the local gym across the street and often struggled with interactions with the residents or the people who prey on the residents of the Russell. I have had to help people who have staggered into the middle of the street because they are under the influence, and while everyone deserves caring and compassion, the block around that facility is highly problematic.

In contrast, Rhoda Kaellis and Maria Keary appear to be well run operations. I don't know a lot about RK but I have significant experience with MKC - they do not tolerate criminal behaviour in or around their facility, they have excellent staff and security, and they have demanding standards for their residents. This is probably in large part because they are required to maintain a particularly strict standard to keep their contract with Corrections Canada for the CRF beds on the other side of the house. Overall they provide excellent long term support for their residents.

When you speak of 24 hour staffing I am concerned that you mean the type of staffing and support that places like the Russell and the SRO's in the downtown eastside provide. Which is to say that they advocate for their residents alone and do not give any thought or consideration to the surrounding community. It is not in their mandate. If you want people to support these initiatives then they need to not victimize the neighbourhood. If you are talking about 24 hour staffing such as what MKC provides then this could potentially be a valuable, safe place but we are not talking about such an agency running this facility.

Young children walk past that address to get to the middle school and Qayqayt. 5-15 year olds. I find it an intolerable proposition that they would have to face those same encounters that I have had outside the Russell at that age. Or any age really.

What would be valuable here is more rental inventory, more permanent affordable residences for families, and to ensure that children have safe housing and are elevated out of poverty. I am less supportive of shelter and transient beds for people who have no emotional investment in the community and whose facilities are staffed by people whose are not tasked with a secondary priority to keep the community safe and habitable.

Lastly, I feel like it is all well and good for New Westminster to do its part, but it appears as though we are doing everyone's part. I don't see other municipalities stepping up. We are a tiny city. Burnaby has one supportive housing site in the entire city. Coquitlam has none that I am aware of. Pitt Meadows/Maple Ridge has one, Port Moody has none. This burden does not need to fall solely to New West. And certainly not to the already low-income residents who populate the majority of the Carnarvon/Agnes corridor and can't afford (and are too busy working to survive) to fight back - unlike the more wealthy areas of New West.

Thank you for your time and consideration.

Personal Information Removed

Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities).

I attended the online meeting about the proposal for supportive housing on Sixth Street. To be honest, you could tell by most of the comments from downtown residents that many people are concerned, based on the fact that within a 3 block radius there are 4 other types of transitional/supportive housing systems already here, and that it results in many of the problems that come with drug addiction (such as dangerous discarded needles, petty crime, women feeling like they can't go out after dark, dirtiness etc). You said that this supportive housing will be different, but I really think that if you don't commit future residents to drug rehabilitation, it will be exactly the same as the other housing and the negative effects on our community will be amplified. If we really want to rejuvenate Columbia Street, we really need to focus on enticing businesses and cleaning it up. Businesses will not want to come here if the hard drug scene is further proliferated. It's really not fair for downtown NW residents that we have so many of these types of supportive housing concentrated in such a small area.

I would not be complaining if this were the first one. I am not against supportive housing (although I think there needs to be stricter rules about drug use), but feel like it's not fair that areas like Queens Park, west of the Quay, or Sapperton don't have any or nearly the amount that the tiny downtown core has. When you have to live with this every day, your opinion actually changes. Another problem I thought of, is that if you put these units close to Skytrain stations like Columbia Station, you are increasing the risk of users having to only walk a few blocks to their supply. I have seen drug deals in front of this station, and I've actually been asked myself if I wanted to buy drugs. Having supportive housing so close to this kind of drug hub will do nothing to solve the elephant-in-the-room problem, which is proliferated drug addiction and the challenging impact it is having on our community.

Please consider changing this type of housing, perhaps it could be useful for seniors who need support? Are people with disabilities? And please consider relocating this type of supportive housing to an area that does not have it yet.

Our family will go against BC housing's proposal, during this Covid-19 pandemic time, you guys should take care of people's health, don't bring homelessness to our neighborhood, our house value will going down because of this new housing.
STOP DOING MESS TO THIS BUEATIFUL CITY!!!

we need more green spaces to set off the carbon footprint , from all traffic going thru royal avenue there is already enough supportive housing in metro vancouver
<p>I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC, because there are too many schools near to the proposed project. This proposed project will destroy our community's safety and create a huge risk for our young generation.</p> <p>I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC. This is school area, and creating homeless shelter will cause huge security issue for the kids.</p> <p>We are again this plan. It is crazy to create another homeless shelter in the same area.</p>
<p>I live in the complex next to this proposed site. <i>Personal Information Removed</i> and we have lived in this area more generally for the last six years. I have a great deal invested in this community being a safe supportive and inclusive community and as a result I want to just put forth my whole hearted support for this project. When we support those who are struggling, we build stronger communities, make them safer and support those who need it. I see nothing but good in this initiative. Some have asked me if I am concerned about safety: no! People who struggle with homelessness are not inherently dangerous, and the whole point of this project is to help support them. The evidence of how this sort of project works is evident from other projects I've seen that have had clear benefit for their communities. My kids will be just as safe, if not safer! I am also not concerned with home values: as someone fortunate to own a home, I must care for those less fortunate than myself. This is what it means to be a good citizen. I am so heartened to see such an initiative being proposed and hope that it will be successful. I really just wanted to make sure that it was known that there are people living next door to this project who welcome it and support it. Thank you, <i>Personal Information Removed</i></p>
<p>Why? The City already has the highest per cap shelter rate for the LowerMainland. We can not afford any more. The City would be better served with a regional plan and not centralizing services. Please do not create a new Downtown East Side in New Westminster. This plan has not worked so why are we centralizing services in 6 block area. New Westminster is to small and has reached the max in terms of social services.</p>
<p>As above. All properties should be maintained and cared for to the same degree as if it was the personal home of a proud and responsible homeowner. The residents will be vulnerable members of society and deserve to be treated with dignity and provided with well maintained residences and surroundings that are a source of pride.</p>
<p>Why do you guys do not think about our children who will pass by all these homelessness go to elementary school, and children center, which very close to this new homes. Such a careless considering proposal, we all oppose this project. please stop ruin our life!!!!!! STOP</p>
<p>I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.</p>
<p>100% support. This project is critical to supporting ALL members of our community.</p>

Supportive housing is desperately needed in this area. I am an employee at a shop on Sixth and Clarkson, and there is consistently 1-2 patrons who sleep in front of the shop and often store their belongings there all day. My boss has taken to providing some of the support and safety that social housing needs to provide. These people are human beings who need a safe place to sleep, be, go to the washroom and bathe, store their belongings and have a sense of home. More needs to be done as the opioid and housing crisis in our area continues on, as well as the challenges the pandemic have caused.
Fully supportive of this and welcome with open arms to our community.
Pls proceed! We need more like this
Obviously we want people to receive help and the big concern is probably that this will lower the value of properties in the surrounding area especially for young people who are relying on reselling their condos either for retirement or when they have families. My second big concern is that it's going to result in a downgrade in the cleanliness of the area and that there will be people lingering outside like The Russel on Carnarvon. It gives the appearance and honestly feels very upsetting to walk by cause even if they're not going to lunge at you or anything I've often had the men make comments as I walk pst and this new location will be in a direct walking/riding route to Douglas college and young people shouldn't have to feel uncomfortable on their way to school. If this is actually a residence and there will be staff 24/7 making sure no ones hanging around and leaving carts of stuff around the building then I guess I don't care but I will care if my safety feels threatened
In full support
Strongly support supportive housing New Westminster. There is a real need for a safe space where people can eat food that's distributed by the Union Gospel Mission. Need space that is next to important social services but not infringing on the space of nearby towers. Need a permanent porta potty.
I would love for this project to be moved forward. I am a local home owner that has lived in downtown new Westminster for the past 7 years, just two blocks from this site. I have seen the increase in people needing housing. The community is only going to benefit from having supportive housing in our community.
Please plant native around the building and have gardening opportunities and opportunity to interact with nature and watch the natives attract pollinators and life bloom.

Comments Received: 350-366 Fenton Street

<p>Will city allow the rezoning for rest of the street? My house is on <i>Personal Information Removed</i> Fenton Street. Am I allowed to get the same rezoning?</p> <p>Is City going to upgrade the sewer system on the street because ditches are flooded in case of rain and residents on this street already complaint so my time to city.</p>
support - housing is much needed and very important to the city
DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)
Against having a 3 storey low rise in a single family home neighborhood
There is a project on 8th and 6th being built for indigenous people, 92-96 units. Two builds only non market priced ONLY for indigenous people is not fair, as there are plenty of low income individuals in need of these units. Open one or both up to everyone. There is no other non market housing for low income in New Westminster.
Ensuring that non profit society has demonstrated capacity and willingness and a legal obligation to adequately repair, maintain, and update housing as necessary.
I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.
100% support. This project is critical to supporting ALL members of our community. Not to mention that New West is built on stolen Indigenous lands.
Fully supportive of this and welcome with open arms to our community.
Ensure that this housing considers how the space being built and how the public spaces around them encourages and integrates the wider community with the marginalized indigenous residents. If there is deficiency in the design of immediate and nearby spaces to allow for the community to welcome and participate in living in harmony with the residents, they will feel isolated and segregated. Public amenities must accommodate the growing and densifying area, and the city must be held accountable to making sure they are balancing and prioritizing public spaces for everyone to meet and coexist.
Pls proceed! We need more like this
In full support
Strongly support new non-market in New Westminster
<p>Please see below e-mails exchanged with the City :</p> <p>First e-mail</p>

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Friday, October 15, 2021 4:27 PM

To: *Personal Information Removed*

Cc: *Personal Information Removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:

It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here: <https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.

The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-

zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned "RQ-1 (Single Detached)" and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: "Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite." A subdivision and consolidation of the sites would also be required. More information about the specific bylaws are available in the Council report here.

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.

The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would

mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ? Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households.

For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Thursday, October 14, 2021 4:01 PM
To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time Topic Zoom Meeting ID Number

Tuesday, October 5

7:00 – 8:30 PM Hear a presentation from staff on all three projects, and participate in a Q&A.
613 7876 2413

Tuesday, October 19

7:00- 8:00 PM This session will focus on the proposed supportive housing project at 60-68
Sixth Street. 694 5265 3302

Wednesday, October 20

7:00- 8:00 PM This session will focus on the proposed long-term affordable housing at 350-
366 Fenton Street. 664 1060 0731

Thursday, October 21

7:00 – 8:30 PM Join us for the final session on all three projects, hear a presentation from
staff and participate in a Q&A. 616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*

Sent: October 13, 2021 12:41 PM

To: External-Dev Feedback <devfeedback@newwestcity.ca>

Cc: *Personal Information Removed*

Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal Information Removed* which is adjacent to the 350-366 Fenton
Street location proposed for the housing project.

I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link
2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.
4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk,

ditches and very low street lighting that is currently leading to a lot of safety concerns ?

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?
8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?
9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal Information Removed* and would need City's response on all of the above items.

Thanks

Personal Information Removed

Second e-mail

.

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 6:26 PM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photos removed for privacy*) taken at 5.50pm today. The flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity , has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches , flooding , sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

Personal Information Removed
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From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture ((*photos removed for privacy*)) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.

Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*

This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks , street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit.

With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Friday, October 15, 2021 4:27:05 PM

To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link:

It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here: <https://www.beheardnewwest.ca/crisis-response-bylaws>.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned "RQ-1 (Single Detached)" and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: "Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite." A subdivision and consolidation of the sites would also be required. More information about the specific bylaws are available in the Council report here.

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ? Please see above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?

A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

9. How can council make a decision of site selection without completing the community and

neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal Information Removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Thursday, October 14, 2021 4:01 PM
To: *Personal Information Removed*
Cc: *Personal Information Removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal Information Removed*,

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Coun

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

" A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is eminent from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal Information Removed

Attachment 7

Email Correspondence

Verbatim Comments from Correspondence to Staff

In addition to providing feedback and comments on the Be Heard project page, community members were able to contact City Staff and share their input by email. Below are the emails received by staff, sorted by project. Note that responses are not edited for spelling and grammar – they are reported exactly as received.

60-68 Sixth Street

as much as I absolutely agree something should be done in regards to the homelessness because everyone should be entitled to have a home and feel safe and secure i dont agree with this proposal it is not the right place for this - across the street is The Maple Leaf: marijuana shop (get marijanua other goodies edibles gummiesetc...) why would you build modular homes for adults at risk or experiencing homelessness right across the street? It would be the same building modular homes for recovered alcoholics w a liquor store right there - it is actually kind of lack of empathy towards the adults at risks for the City of New Westminster/ BC Housing to even think of doing this at this precise location and there is a daycare just up the street maybe a block and half up corner of sixth street and royal ave - again not the best location for this project.

We the residents (around the area) were never consulted on this (no survey was done or residents were asked about their input) we were put in front the facts after the land was purchased now we are asked our feed back should it not have been the other way around first?

For us owners our properties will go down in value while we are paying huge amount of taxes because taxes are very high in New Westminster.

New Westminster had a huge drug homelessness years and years ago specially downtown new west could not walk there at night or during the day it finally got cleaned up but now the city of New Westminster will be allowing this to happen again.

Going through the parking lot of the Church on Carnavron that leads to the Columbia Skytrain station often drug addicts are there doing their drugs openly a very disturbing sight and I am not being condescending towards drug addicts (I have lost family members to drug addiction)because addiction is a terrible horrible disease and lots homeless people are drug addicts not all them are some are homeless due to complete different circumstances.

The Russel on Carnavron st that side of the street not a safe place to walk around late in the evening or even the day sometimes the same more lilely will happen at this new location on sixth street and we will not be able to sell our homes to get out of the area because BC housing will have made our homes worthless that is really not fair to the residents/owners? but I dont think BC Housing/City of New Westminster gives a crap about that or they would not have purchased the land without input from the residents. Will we have to be afraid to walk around the streets in the evening? the break ins will be even worst? what about the safety of children, eldlerly, women etc.. that does not matter at all to City of New Westminster/BC Housing?

responding to can i be heard

From: "devfeedback" <devfeedback@newwestcity.ca>

To: personal information removed

Sent: Friday, October 1, 2021 3:36:24 PM

Subject: RE: 60-68 sixth street project new westminster

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will also be summarized and included in the report to Council for consideration.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential.

There are over 210 provincially funded supportive housing developments across the province that are within 500 metres of a school, and 52% of these have been operating for 10+ years with limited issues and with support from the community. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing is staffed 24 hours a day, seven days a week. All residents sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

We welcome you to attend one of the upcoming virtual information sessions to find out more about the proposed development and provide any additional comments you may have. In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Thank you for responding.

It really does not matter you asked for feedback because it does not seem that our thoughts, concerns are being taken seriously. BC housing and the city of new westminster bought the land without any consultation from any of the home owners who live near by they did not extend any sort of courtesy at all.....

The project will go ahead and we home owners will have to live with the garbage spued around the area increasing rats, mice, feces etc...needles spread everywhere as it is in most cases, not being able to walk around the area at certain times of day or night, it will be a more likely a nightmare courtesy of BC housing and the City of New Westminster. We won't be able to sell our homes because nobody will want to live near it - so it is a win for BC housing and the city of new westminster but a loss for us tax payers and home owners living around the area.

Again i believe everyone is entitled to live in a safe home and not be homeless but if it comes to the safety and livelihood of others then the location as such must be reconsidered and this is absolutely the case in this one. Why would you even consider having this built across from the marijuana shop that is still baffling?

Condos are being built around there at a very high cost up to the millions but did the city of new westminster inform those potential owners they will be living next door to a homeless shelters and people at risk? more likely no.

i dont need to have another respond from you i know where you stand and how little our concerns will be taken into consideration so it is a dead issue from now on.

Hello,

I am hoping that this letter will be considered by the City when making the decision about 60-68 Sixth Street rezoning.

I really appreciate all the work that the City is doing and am really amazed how all the complaints are taken seriously and resolved in a timely manner.

Unfortunately, potential modular housing is not something I can agree with. I find that the downtown area is already bustling with social housing of similar types and services for people with addiction and it hasn't been working great for the residents or a positive image for the city. I believe that building a 52-unit modular housing will increase crime rate (there has been a lot of research suggesting that there was such increase in other communities), increase the number of homeless people from other areas, increase illegal drugs business, and damage the positive image of the city. The fact that BC Housing will not even require the residents of the site to abstain from drug use, tells me that Agnes street will soon look like Carnarvon (between 6th and 8th), where you can see people injecting drugs on the street. I am already avoiding walking anywhere between 6th and 8th and Carnarvon and Columbia as it seems dangerous even in daylight. I don't want to have the same feeling when I leave my building or when I am at home on the ground floor.

I was present at the zoom meeting regarding this site and found that most arguments about location did not make sense. It seems that the only reason why this site is being proposed here is because the land was still available. What was not considered, is the proximity of cannabis store, multiple daycares and schools, as well as other similar sites on Clarke and Carnarvon. Majority of the comments and questions were against the new modular housing but the session was not recorded and I am not sure that the City will receive the full feedback.

We are a young family that moved to New Westminster from downtown Vancouver before having kids in search of the family oriented community. We bought our place and are paying property taxes. My husband facilitated the move of the main office of the company he works for from Vancouver to New West. I am working from home and expanding my practice with plans of opening an office in New West as soon as pandemic goes away. Our child is enrolled in daycare less than 2 blocks away from the proposed site. As you can see we are a part of this community, we spend most of our time and disposable income here. But if the city will keep neglecting the interests and safety of young families we will have to move elsewhere. I want to assure you that our friends and neighbours have the same opinion. We do agree that homeless and vulnerable people need help, but we also think that by localizing so much help in one area (literally a few blocks) we are attracting more of the same people and changing the demographics of this part of the city.

Just 10 years ago New West didn't have a great reputation, but you worked so hard to make it better. And the New West became so popular again. I know so many families who moved here over the last 5 years attracted by multiple family activities, beautiful Quay, great Community and much cleaner city. But over the last 2 years, the course has changed again. I am really hoping that together we will be able to make this place enjoyable and safe for people and their families.

I would be happy to continue this conversation and will happily provide more facts to support my point of view if this has a real chance to influence the decision of the City. There are many people who want to share their views but might need more time than the October 24 deadline for comments (considering that the info session was only 5 days before deadline).

Finally, I wonder if a petition against this site would make a difference? What is the deadline to submit such a petition and how many signatures from residents and business will you require to even consider?

Best Regards,
Personal information removed

Hello,

We are concerned for a number of reasons by the supportive housing project planned on 68 Sixth Street, New Westminster:

- Too much concentration of problems in few blocks: there are already similar programs and supportive housing in the area, it should be shared among the different neighbourhoods of the city instead of affecting only downtown residents.
- Lot of drugs use around the area already and new tenants will be allowed to use substances in their suite. Not a good idea to concentrate all the users in a same area. Sidewalk will be cleaned only in the vicinity of the supportive housing but there will be even more drug use in the area and neighbours will be the ones having needles and other paraphernalia around on benches and in parks.
- Security/ safety: tenants may sign a good neighbour agreement but not their friends, family and acquaintances visiting, increasing the risk of vandalism in the neighbourhood.
- Trauma for us neighbours: we have witnessed multiple times ambulances and fire services coming and the worst was to see people overdosing from our balcony.
- The coordination of agencies doesn't seem very efficient so far because downtown, vandalism is high, sidewalks and surroundings are constantly dirty, and people use drugs openly making downtown looks really bad. This is prime real estate between the two main skytrain stations of New West and it should look good for residents, visitors and investors.

For all those reasons, we are against this project here and we hope those arguments will make you relocate this project.

Thank you for reading,

Personal information removed and personal information removed

Hello,

I just wanted to send a note saying I support the modular housing development on 6th street and the project in Queensborough with the Vancouver Native Housing Society.

Thanks so much,

Personal information removed

To whom it may concern,

I am writing to express my concern about the proposal for supportive housing at 60-68 Sixth Street which I think would be to the detriment of the City of New Westminster.

I support making available supportive housing within BC and homelessness initiatives. But I am concerned that New West is bearing the brunt of these initiatives within the GVA.

I have myself witnessed appalling and threatening behavior as a result of The Russell and other supportive housing initiatives, being followed home at night and being uncomfortable on 6th street.

As a resident of New West I witnessed multiple times intoxicated behavior from the residents of the Russell and throughout the quayside area. I hesitate to think of children being around these kinds of resident - the proposed development is within blocks of two schools and very close to major public transport hubs.

New West does not have the resources deployed currently to manage the existing supportive housing, let alone provide more spaces in the quayside area.

There are other needs that must also be considered in this area. The people who are in supportive housing have very little hope of finding rental accommodation, given the lack of available rented housing at reasonable costs.

In summary, I am not in support of this initiative. The burden of managing the community impacts of supportive housing is not equally balanced across the tri-cities and wider GVA. New Westminster must refrain from increasing the availability of supportive housing until the city can appropriately mitigate negative impacts from the existing projects i.e. until it is again a safe and welcoming place for all residents including children. It is also unacceptable that schools and supportive housing be placed in such close proximity.

Thanks you for your consideration,
Personal Information removed

Hi,

I'm just writing my respectful objection to putting more supportive housing in downtown New West. This is from an email I wrote before about the proposal for supportive housing on 6th.

I think if we want to revitalize Columbia Street, we really need to focus on attracting businesses, but this won't happen until we clean up the drug problem, dirtiness, and sketchiness, and if we keep putting more shelters (even supervised ones), needle insites and services for homeless people right downtown, they are not only closer to drug dealers around places like Columbia Station, but also will prevent New West residents from wanting to be downtown and businesses, in turn, will not want to open up their doors. There are already a ton of services, transitional homes and shelters for homeless people downtown, and I think putting more and more is a mistake. Honestly, it also feels unfair for downtown residents that we have so many concentrated in our area. I don't see any of these places west of the Quay, in Sapperton, or in the Queens Park area. It really needs to be spread out, and I also wonder why Burnaby doesn't have many of these services.

Sorry, I really think too much is too much, and the small New West downtown core has so many services already.

Thank you for listening,
Personal information removed

Hello,

I am a resident and owner at *Personal information Removed* Victoria Street. We have lived in New Westminster for over ten years. My wife and I understand the need and support for homelessness within the area. We see the need by walking around the area; there seems to have been an uptick recently.

I believe that this proposed property will have a negative effect on the residents nearby because of the consolidation of support buildings already in the area. Spacing out the problem so that it is not solely condensed to one area (our area) will prove to be better planning.

For example, the Cliff Building/shelter is just two blocks away. This property has some serious issues with fights, drug use, crime, and violent incidents. Frequently, we hear yelling and see a lack of respect from these residents for our neighbourhood. The Russel shelter and the Purpose Society are a few blocks away and these properties compound the same negative issues.

We need to look at better city planning; meaning, not having all the shelters within two blocks of each other. I understand and sympathize with the city; there is a need and a lot of the support systems are nearby. But having all the shelters condensed in one area will prove to be a liability. I am afraid to see our four-block radiance turn into a zombie town where the shelter residents continue to litter and cause a negative experience for the other residents.

Is there another site that can be used? I must say, if you continue to have all these support shelters in one area, it will ruin the fabric of the city and make many reconsider staying. After receiving many of these city-led community proposals in the past, this is the FIRST that I felt the need to act on.

Thank you for your time.

Personal information removed

Dear Council,

I am a resident and business owner based in downtown New Westminster and I wanted to voice my whole hearted support for this much needed supportive housing project at 60-68 Sixth Street.

My business has been located *Personal information removed* for 5 years. I've observed the positive changes that can take place for my unhoused neighbours when they have the opportunity to enter this supportive housing facility. I've also witnessed the heartbreaking results of being left without support or care after being evicted from a supportive housing environment. While supportive housing is not the right choice for everyone due to a variety of reasons, these homes improve the quality of life for many who have the opportunity to live there.

My business's front door step has often been a place where underhoused and unhoused people connect with others, take rest, use substances and sleep away from the elements. I never displace these folks as there is nowhere for them to go. Having an additional supportive housing facility will have a positive impact on folks who have no other options but to use these public spaces to meet certain needs. We also need 24/7 shelter services and an indoor "living room" space where folks can spend time together and be supported during the day.

I have spent a lot of time and energy advocating for and supporting my loved ones and community members struggling with mental health and substance use disorders. It is disheartening the severe lack of resources and shelter/housing available to those who are looking and ready for them. This site is a crucial step the City of New Westminster can take to

create more homes and support for those who need them.

We are currently living through multiple crises - a global pandemic, a housing and poverty crisis, a poisoned drug supply crisis and a failed treatment system. I've watched the conditions of the neighbourhood change considerably over the last year and a half during the pandemic. I've also lost friends and familiar faces to the overdose crisis and it has been devastating. We need this supportive housing residence opened in our community as soon as possible for those who are vulnerable and marginalized.

Thank you to BC Housing and the City of New Westminster for increasing our supportive housing units in New Westminster for our loved ones and unhoused neighbours.

Personal information removed

Mayor and Planning Division
City of New Westminster
Sep 29, 2021
Residents of *Personal information removed*
New Westminster, BC *Personal information removed*

Dear Sir or Madam,

We are residents of *Personal information removed*, New Westminster, BC, this letter is in opposition to the BC housing's Supportive Housing plan at 68 6th Street, New Westminster, BC.

We just received the letter from BC housing regarding plan to create 52 modular homes for homelessness at 68 6th Street, New Westminster.

We have been living at Downtown New Westminster for about 15 years, and we love the peaceful and beautiful environment around our house. But unfortunately, this plan will add more fire to create a homelessness and drug users gathering place, will ruin our family's life in the future, our safety will be threatened, thus our house value will go down dramatically, leading to no developer or buyer to purchase our homes in the future.

The location of our house is just beside BC court and has a gorgeous garden view, very quiet and safe when we moved into this location 15 years ago. But now, our families and our neighbors are all concerned about the safety and security issues, especially at this unprecedented Covid-19 pandemic time putting our future housing plan on hold.

Nowadays, more and more drug users and homeless people coming to our areas especially our garden place camping and smoking, drug-using, and defecating under our balconies. Although they could go when we reported them to the police, but these issues still happening with nonstop. There is also a marijuana store located at the corner of Sixth Street and Agnes Street, with this plan will damage the reputation and images of this location.

I understand that you guys' intention for support the homeless and at-risk people, but who will protect and support us? With this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here. We just want a peaceful, drug-free, and clean environment around our houses.

We have our human right that are requiring a peaceful and security life. If this plan threatens our safety and human being right, that obviously break the law.

We need you take care of our issues; Can you guys hear our voice before you plan for create this homes just beside a cannabis store? Now we are all against this plan!! Would you please change the location to somewhere else?

There are tons of vacant land that best suit what BC HOUSING listed, why choose this location? The fact you cannot denied that there is a Cannabis store just located the corner of Sixth St. and Agnes St., and also a homelessness homes located at 750 Carnarvon St. more and more homelessness come to this area, this place will become a gathering location for them.

Considering your plan will leave our houses in the very awkward situation, which neither buyers nor developers would like to buy our houses or creating a new building at our location in the future. Therefore, we are thinking that a good solution would be for either the City, BC housing or a developer to tear down our own building *Personal information removed* and build either another homeless shelter, or a new condominium, which would move us all out of the area, and we would have that capital to move out of Downtown of New Westminster.

Our family members and my neighbours will go against this plan, we want you provide us a safety plan during this Covid-19 pandemic time. Your duties are not only creating the house to support people at risk or experiencing homelessness, but also to support us – the taxpayers and residents of the City of New Westminster.

Based on BC housing response, we need to address our issues more seriously.

We have more questions that need to be answered.

Which phase is this plan at now, is this plan already settle down? Is it a final decision for BC housing and City of New Westminster? We just want to know, do we have right to oppose this plan?

Regarding the value of our houses evaluation, the research that BC HOUSING provided to us is not valid, because this plan contains more worse points than the other homelessness homes, such as it will be very close to another homelessness homes which located at 750 Carnarvon St. and it will be just a next door of a Cannabis store. Our houses value will absolutely going down.

Also, the research is just done by 2019, it won't count since the situation have changed a lots when Covid 19 pandemic starting.

We already see the fact that now days more homelessness and drug users came to the BC court garden, it is visible from our windows, block our view, and they have damaged this garden already, and causing anxiety and depression among the residents at our building.

How do you guys to explain to our young generation, if you put a huge homelessness gathering place in our peaceful community, and a cannabis store?

Just let you guys know that you have responsibilities to ensure a clean environment in our community, you cannot put a huge bomb in the heart of the city.

Sincerely,

Hopefully, you can understand.

We are looking forward to your response. If you have any questions, please feel free to contact us at email *Personal information removed* or call *Personal information removed* at *Personal information removed*.

Sincerely,

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

On Tuesday, October 5, 2021, 04:04:43 p.m. PDT, External-Dev Feedback
<devfeedback@newwestcity.ca> wrote:

Hello *Personal information removed* and residents of *Personal information removed*,

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will be summarized and included in the report to City Council for consideration. I also understand BC Housing has reached out to you directly to set up a meeting, and I hope this will provide more specific information and answer additional questions you may have.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing would be staffed 24 hours a day, seven days a week and all residents would sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

This project is currently in the community input stage of the review process. This project is being combined into a review and consultation process with two other projects in the interest of meeting grant funding deadlines, as well as respond more readily to urgent needs in the community. These Bylaw amendments would enable urgent housing and time-sensitive crisis services, including housing project opportunities at 350–366 Fenton Street and 60-68 Sixth Street.

A summary of the next steps of the review process are:

- Community information sessions and input collection **(October 1 to 24, 2021)** – Event details below and posted on the [Be Heard project page](#).
- Community feedback summarized and presented to City Council **(November, 2021)**
- Public Hearing **(anticipated early December, 2021)** – this is the time where City Council would formally decide on whether or not to approve the project. You can provide feedback directly to Council related to whether or not you support the proposed bylaw changes. You will

receive a letter about the opportunities to provide feedback to Council once the hearing date has been set.

In addition to the individual meeting proposed by BC Housing, we welcome you to attend one of four upcoming virtual information sessions (details below) to find out more about the proposed development and provide any additional comments you may have. **In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

You can join one of the sessions via:

Computer: Open [Zoom](#) and enter Meeting ID when prompted, and click “Join”.

Smartphone/tablet: Download the Zoom Cloud Meetings app, open it, select “Join a meeting”. Enter meeting ID, and select “Join”.

Phone: Call 778-907-2071. Enter the meeting ID followed by #.

Kind regards,

🏡 City of New Westminster
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

Thanks you to give us quick respond, we are appreciated your info that you have provided for us. there are more issues should be seriously addressed as well:

LOCATION, LOCATION, LOCATION!!!!

Considering the location that homelessness homes, it will be very close to the [École Qayqayt Elementary School](#), the Qayqayt Children’s Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St.

Considering of Douglas college, Fraser River middle school, and qayqayt elementary school, students all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.

No matter how good you state for the new homes. The homelessness homes at 750 Carvarnon St, it also has 24 hours services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from they causing to us, for example, beside the building of 750 Carvarnon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place.

Therefore, you guys cannot ensure your promise, the "GOOD" on your proposal cannot come true!!! we cannot trust you but **THE FACT!!!** the fact from 750 Carvarnon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project.

We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver.

How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children who living in this community and requiring the basic clean environment for living.

So please create the homelessness homes to another place, Stop doing this project.

Thank you.

Sincerely,

Personal information removed

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Personal information removed

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Personal information removed

Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

350-366 Fenton Street

Good morning,

My name is *Personal information removed*. My wife and I are homeowners and residents of *Personal information removed* Street. I am writing to express my opposition to the proposed affordable housing development project at 350-366 Fenton Street.

First and foremost, we feel that the occupants of this proposed complex would likely have needs that are better served in a higher density, more urban area that is not car dependent. There is already significant pressure on the public transit that takes one in and out of Queensborough and I am certain you are well aware of the general gridlock along the Howes St/Queensborough connector.

Secondly, this type of development is not consistent with the immediate surrounding area. The single family detached character of the neighborhood should be retained. Residents in the area are generally quite frustrated with the mish mash of land use that seems to garner approval in QB.

It is our understanding that the Vancouver Native Housing Society often lends tenancy to individuals who may suffer from mental health or substance abuse considerations. The supports necessary for such individuals may also be better found in an area that is either quite remote or closer to an urban/high density centre and not right smack in the middle of an area where people are trying to raise young families.

I am curious to know what the City of New Westminster has planned with respect to servicing the demands that this development will place on Queensborough?

Thank you
Personal information removed

Dear Council,

I am a New Westminster resident writing to vocalize my support for the proposed non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.

New Westminster exists upon stolen and unceded Qayqayt, Musqueam, Tsleil-Waututh, Skwxwú7mesh, Katzie, and Kwantlen land. This is a step toward upholding the 94 Calls to Action by the Truth and Reconciliation Commission. As Canada continues its legacy of g*nocide against Indigenous people, it is our responsibility to take individual and collective action by learning and re-educating ourselves, listening and challenging our beliefs as well as increasing our comprehension of and advocacy for upholding these 94 Calls to Actions.

This project addresses the increasing need for affordable housing for families, as well as ending the displacement of people who are at risk, underhoused, or homeless while taking steps towards reconciliation within our community. There is an urgent need for housing that supports Indigenous individuals and families which also offers culturally appropriate support. The approval of this project will work towards meeting those goals and I look forward to seeing it welcome in new residents once it's complete.

Thank you,
Personal information removed

Hi there,

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

" A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is eminent from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This is must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal information removed

From: *Personal information removed*

Sent: October 18, 2021 3:25 PM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal information removed

From: *Personal Information Removed*

Sent: Saturday, October 16, 2021 6:26 PM

To: External-Post Master - Pln

Cc: *Personal Information Removed*

Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photo removed for privacy*) taken at 5.50pm today. The

flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity , has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches , flooding , sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

Personal Information Removed
Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture (*photo removed for privacy*) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

Get Outlook for iOS

From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.
Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*

This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks, street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit. With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Friday, October 15, 2021 4:27 PM

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card. Please see the following message when I tried accessing the link:
It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here:
<https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood?
In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.
The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the

basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required. More information [about the specific bylaws are available in the Council report here.](#)

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange. How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process. The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?

Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households. For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future? A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant

T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*

Sent: October 14, 2021 5:35 PM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Cc: *Personal information removed*

Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal information removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Thursday, October 14, 2021 4:01 PM

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

,

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile *Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough*.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and

participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. **In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*
Sent: October 13, 2021 12:41 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Cc: *Personal information removed*
Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal information removed* Street which is *Personal information removed* to the 350-366 Fenton Street location proposed for the housing project.

I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link

Page not found | Be Heard New

← → ↺ 🏠


beheardnewwest.ca/crisis-reponse-bylaws

Apps

MSDS Online

Imported From IE

IT Service Center


NEW WESTMINSTER

Page not found on ww

Unfortunately, we are unable to retr

Popular Pages

Perhaps you were looking for one of

- COVID-19 Recovery Engagem
- Electric Mobility Strategy
- 51 Elliot Street Rezoning Appli
- 97 Braid Street (Sapperton Gr
- Agnes Street Greenway

Try the home page

Or you can simply start again from t

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?
7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?
8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?
9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal information removed* this site and would need City's response on all of the above items.

Thanks

Personal information removed

Attachment 8

BC Housing Summary

BC Housing Summary

The 68 Sixth Street [Let's Talk page](#) on the BC Housing website went live on September 20, 2021. Since then, there have been a total of 35 views from 29 unique visitors. This data is accurate up to October 27, 2021.

There were six inquiries to the Let's Talk page during this time. Three inquisitive and included questions about operations, engagement and development plan. There was one supportive comment and there were two negative comments regarding concern about property values. Additionally, BC Housing and the City of New Westminster did meet virtually with a local resident who was concerned about the location of the proposed supportive housing to answer questions and provide any clarification.

Attachment 9

OCP Memos

Memorandum

To: Jacque Killawee,
City Clerk

Date: November 2, 2021

From: Harji Varn,
CFO/Director of Finance

File: OCP00038
OCP00039

Subject: Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021-2025) Bylaw No.8252, 2021).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Capital Expenditure Program. Accordingly I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Harji Varn,
CFO/Director of Finance

Memorandum

To: Jacque Killawee
City Clerk

Date: November 3, 2021

From: Lisa Leblanc
Director of Engineering Services

File: OCP00038
OCP00039

**Subject: Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the GVRD Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan (both of which were adopted by the Greater Vancouver Regional District after liaison with the City).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Waste Management Plans. Accordingly, I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Lisa Leblanc, P.Eng., M.Sc.
Director of Engineering Services

**Public Input for
Official Community Plan Amendment Bylaw (City Wide Crisis Response)
No. 8285, 2021 and Zoning Amendment (City Wide Crisis Response) No. 8286, 2021
December 6, 2021**

Name	Public Input Submissions		#
	Date Submitted	Date Received	
	None received to date		

Correspondence received until 5pm on Wednesday, December 1, 2021 will be distributed with the Public Hearing agenda package. Later correspondence will be distributed On-Table at the meeting.

**Public Input for
Official Community Plan Amendment Bylaw (60-68 Sixth Street)
No. 8283, 2021 and Zoning Amendment (60-68 Sixth Street) No. 8284, 2021
For Supportive Housing on Province-Owned Land at 60-68 Sixth Street
December 6, 2021**

Name	Public Input Submissions		#
	Date Submitted	Date Received	
Carol Miller	November 30, 2021	December 1, 2021	C-1

Correspondence received until 5pm on Wednesday, December 1, 2021 will be distributed with the Public Hearing agenda package. Later correspondence will be distributed On-Table at the meeting.

Kathryn Stobbart

From: Carol Miller < >
Sent: Tuesday, November 30, 2021 1:02 PM
To: External-Clerks
Subject: [EXTERNAL] Supportive Housing & OCP Amendments

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

Hello,

I am a resident at Victoria Street, New Westminster, overlooking the proposed Supportive Housing.

I just want to take this opportunity to say I am in favour of the Supportive Housing initiatives and the OCP Amendments that will expedite this process.

Thanks,

Carol Miller

**Public Input for
Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
And Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
for non-market housing on City-owned land
December 6, 2021**

Name	Public Input Submissions		#
	Date Submitted	Date Received	
None received.			

Correspondence received until 5pm on Wednesday, December 1, 2021 will be distributed with the Public Hearing agenda package. Later correspondence will be distributed On-Table at the meeting.



Public Hearing December 6, 2021

City-wide:

**Official Community Plan Amendment Bylaw No.8285, 2021
Zoning Amendment Bylaw No.8286, 2021**

Site-specific:

**Official Community Plan Amendment Bylaw No. 8281, 2021
Zoning Amendment Bylaw No. 8282, 2021**

**Official Community Plan Amendment Bylaw No.8283, 2021
Zoning Amendment Bylaw No.8284, 2021**

ON TABLE
Public Hearing
December 6, 2021
re: Item 3.b.



Proposed Crisis Response Bylaw Amendments

Official Community Plan Amendment Bylaw No.8285, 2021

Zoning Amendment Bylaw No.8286, 2021

Official Community Plan and Zoning Amendment

To Allow More Rapid Response on Projects Meeting Specific Criteria and Addressing an Identified
Emergency or Crisis.

Context and Proposal

Provide a more nimble response to time-sensitive social, physical and health needs.

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Address

- City-wide

Proposal

- Property/properties must be owned or under long-term lease by the City, BC Housing, or another public agency;
- Project(s) must be government agency funded;
- Project(s) must be non-profit society or public agency operated; and
- Project(s) must address needs identified through a BC Public Health Emergency Declaration, State of Emergency Declaration; or a crisis affecting the region.

Development Approvals Required

Purpose of the Public Hearing

OCP Amendment (Bylaw No. 8285, 2021)

- to permit, in all land use designations, any land uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster

Zoning Amendment (Bylaw No. 8286, 2021)

- includes a definition for Crisis Response Use, outlines transportation related provisions for Crisis Response Use, permits Crisis Response Uses in all zoning districts and outlines criteria with which Crisis Response Uses must comply

Alignment with City Policy

- Proactively responds to increasing incidence of crises
- Increases chance of successful grant applications for urgently needed services for vulnerable populations
- Facilitates provision of affordable housing units
- Supports City's reconciliation initiative
- Supports a welcoming, inclusive, and accepting community
- Support City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative

Project Review

- Be Heard New West project webpage
- Four virtual information sessions
- Notifications via post cards, emails to Residents' Associations and business associations
- Advertisement in local newspaper and via City's social media channels
- Written and telephone feedback
- Stakeholder consultation
- Presentation to the Advisory Planning Commission

Recommendation

THAT Council consider Official Community Plan Amendment Bylaw No. 8285, 2021 for Third Reading; and

THAT Council consider Zoning Amendment Bylaw No. 8286, 2021 for Third Reading.



350-366 Fenton Street Queensborough

Official Community Plan Amendment Bylaw No. 8281, 2021

Zoning Amendment Bylaw No. 8282, 2021

Official Community Plan and Zoning Amendment

To Allow an Affordable Rental Housing Project on City-Owned Land

Context and Proposal

Vancouver Native Housing Society is working with the City to develop homes for Indigenous individuals and families.



Address

- 350-366 Fenton Street

Proposal

- Three storeys of residential, 58 units
- Mix of studio, one- and two-bedroom apartments
- Affordable Rental rates geared to tenant incomes
- 20% fully accessible
- Energy-efficient construction

Development Approvals Required

Purpose of the Public Hearing

OCP Amendment (Bylaw No. 8281, 2021)

- From: (RL) Residential – Low Density
- To: (RM) Residential – Multiple Unit Buildings

Rezoning (Bylaw No. 8282, 2021)

- From: Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)
- To: Comprehensive Development District (350-366 Fenton Street) (CD-50)

To Be Considered in the Future

Development Permit

Legal Agreement to secure units

Works & Services Agreement

Funding

Senior Government funding is being sought and required for this project.

Alignment with City Policy

- Provide housing for members of the Indigenous community, aligning with the City's reconciliation initiative
- Provide affordable housing units in Queensborough
- Locate affordable housing projects near everyday needs, services and amenities
- Support a welcoming, inclusive, and accepting community
- Support City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative
- Contribute City-owned land for delivery of affordable housing projects/units

Project Review

- Be Heard New West project webpage
- Four virtual information sessions
- Notifications via post cards, emails to Residents' Associations and business associations
- Advertisement in local newspaper and via City's social media channels
- Written and telephone feedback
- Stakeholder consultation
- Presentation to the Advisory Planning Commission

Recommendation

THAT Council consider Official Community Plan Amendment Bylaw No. 8281, 2021 for Third Reading; and

THAT Council consider Zoning Amendment Bylaw No. 8282, 2021 for Third Reading.



60-68 Sixth Street Supportive Housing Downtown

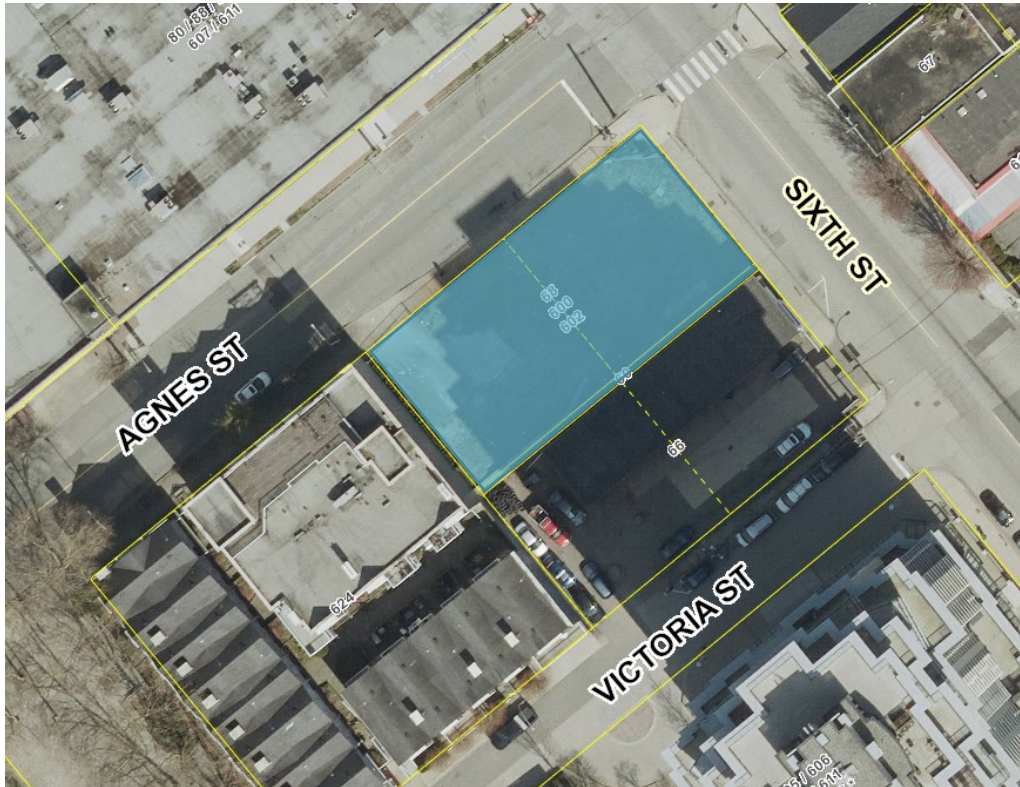
Official Community Plan Amendment Bylaw No.8283, 2021

Zoning Amendment Bylaw No.8284, 2021

Official Community Plan and Zoning Amendment
To Allow a Supportive Housing Project on Province Owned Land

Context and Proposal

BC Housing is working with the City to develop supportive housing for individuals experiencing or at-risk of homelessness.



Address

- 60-68 Fenton Street

Proposal

- Project site includes 68 Sixth St. (BC Housing owned) and 60 Street (small strip owned by City)
- Approx. 52-units of modular homes with supports for tenants
- Staffed 24/7

Development Approvals Required

Purpose of the Public Hearing

OCP Amendment (Bylaw No. 8283, 2021)

- remove the requirement for at-grade commercial if the housing on the two sites are supportive housing.

Rezoning (Bylaw No. 8284, 2021)

- From: Downtown Mixed Use Districts (High Density) (C-4)
- To: Comprehensive Development District (60-68 Sixth Street) (CD-94)

To Be Considered in the Future

Special Development Permit

Legal Agreement to secure units

Works & Services Agreement

BC Housing Funding

Senior Government funding is required for this project.

Alignment with City Policy

- Facilitate use of existing, new modular units which support the City's Climate Action goals
- Locate density along a major transportation corridor and within service centres
- Deliver supportive housing units in Downtown, in response to the regional housing crisis, the Provincial opioid crisis and in alignment with the Strategic Plan
- Locate supportive housing projects near everyday services and amenities
- Support a welcoming, inclusive, and accepting community
- Support City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative

Project Review

- Be Heard New West project webpage
- Four virtual information sessions
- Notifications via post cards, emails to Residents' Associations and business associations
- Advertisement in local newspaper and via City's social media channels
- Project partner initiated notifications via emails, post and through their project webpage
- Written and telephone feedback
- Stakeholder consultation
- Presentation to the Advisory Planning Commission

Recommendation

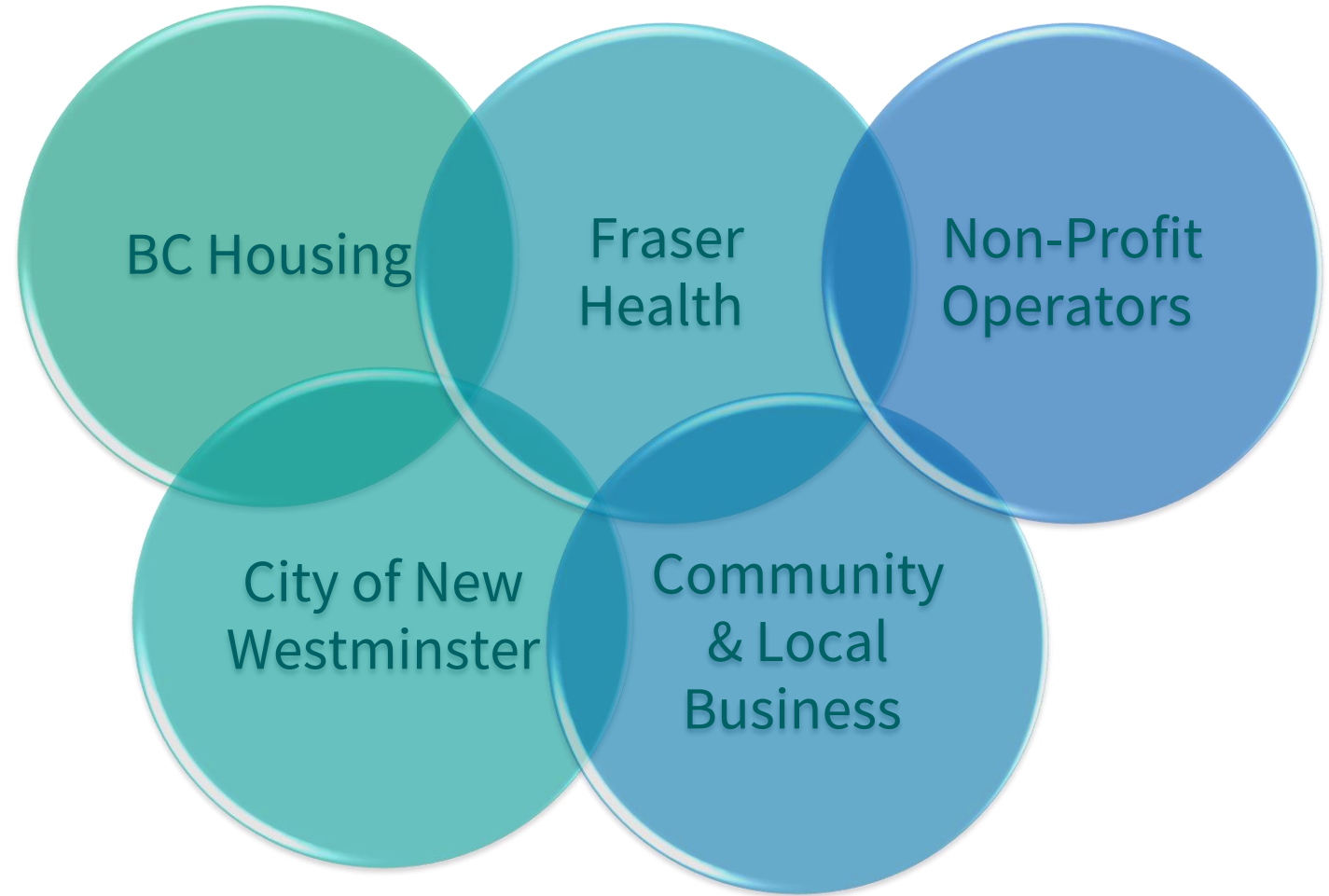
THAT Council consider Official Community Plan Amendment Bylaw No. 8283, 2021 for Third Reading; and

THAT Council consider Zoning Amendment Bylaw No. 8284, 2021 for Third Reading.

68 Sixth Street Proposed Supportive Housing

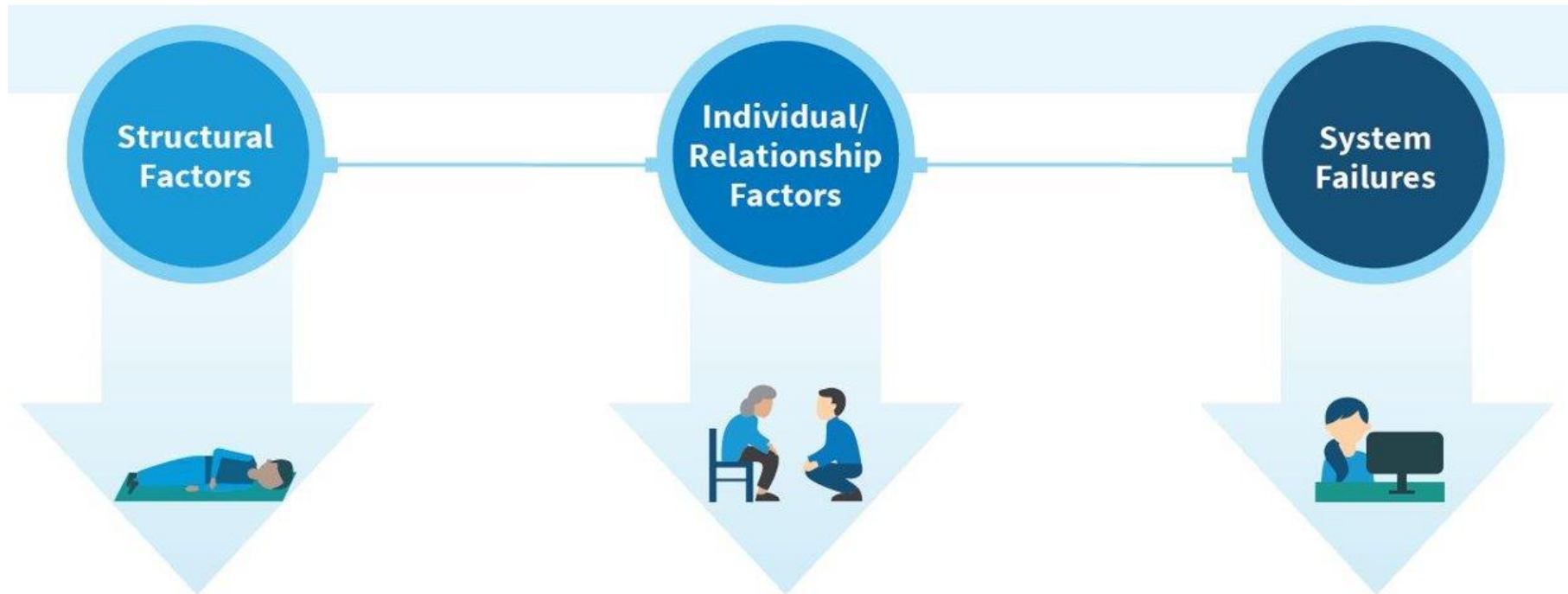
City of New Westminster
December 6, 2021

Collaborative Approach to Addressing Homelessness



Homelessness is on the Rise Across the Region

- 2020 Point in Time count – 123 people reported as homeless in New Westminster.



Who would Live in this Supportive Housing?

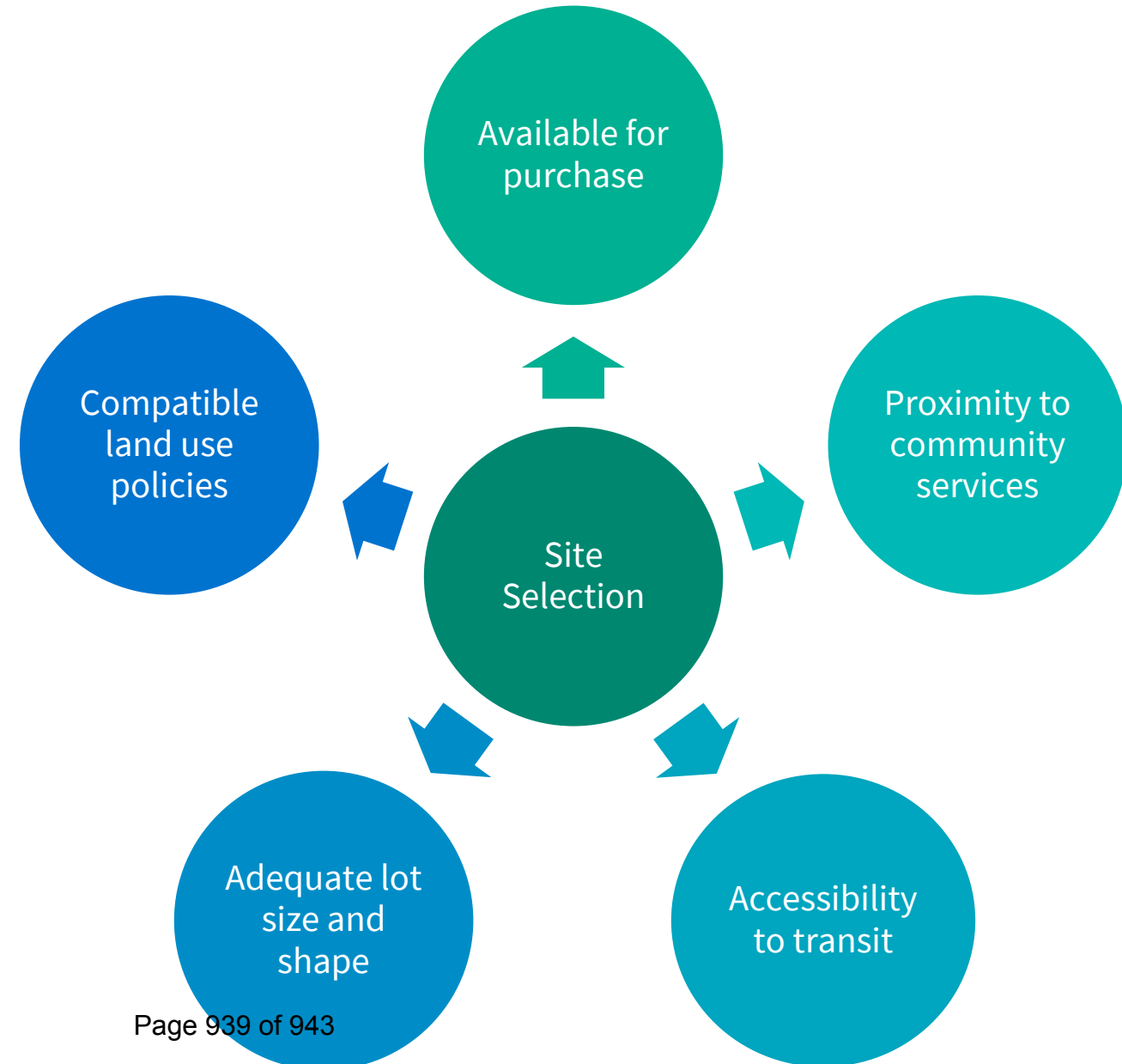
People who apply must be:

- A local resident over the age of 19;
- Experiencing or at risk of homelessness;
- In need additional support to maintain housing;
- Priority given to residents of New Westminster or who work in the City.

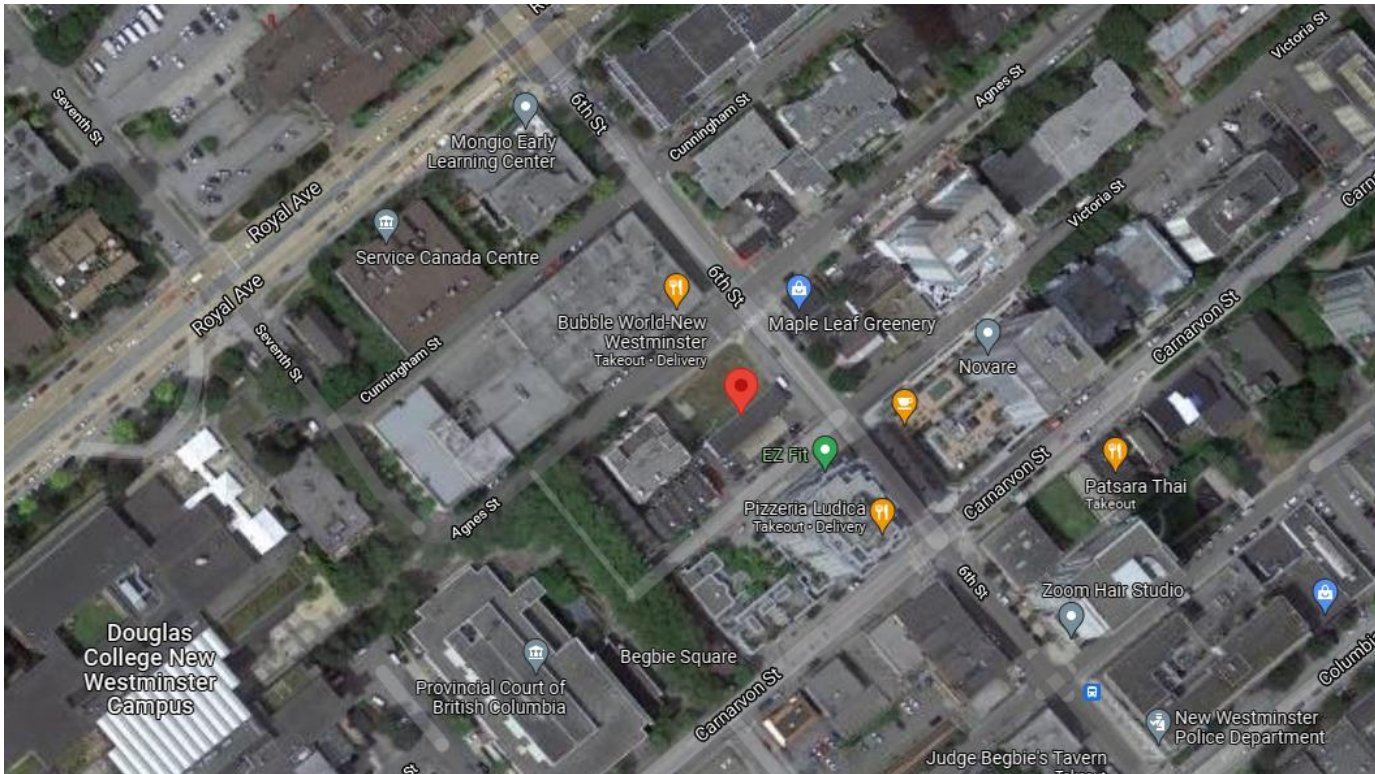
Resident Selection Process

- The operator works with BC Housing and local service providers to match needs of resident to support services provided;
- People are be assessed using a thorough process to determine services need and create healthy resident mix;
- All residents pay rent and sign an agreement around expectations and behaviours.

Site Selection Criteria



68 Sixth Street Supportive Housing



Proposed Housing

- Approx. 52-units of modular homes with supports
- Staffed 24/7
- Experienced operator to be selected through an open Request for Proposals
- Estimated completion: late 2022

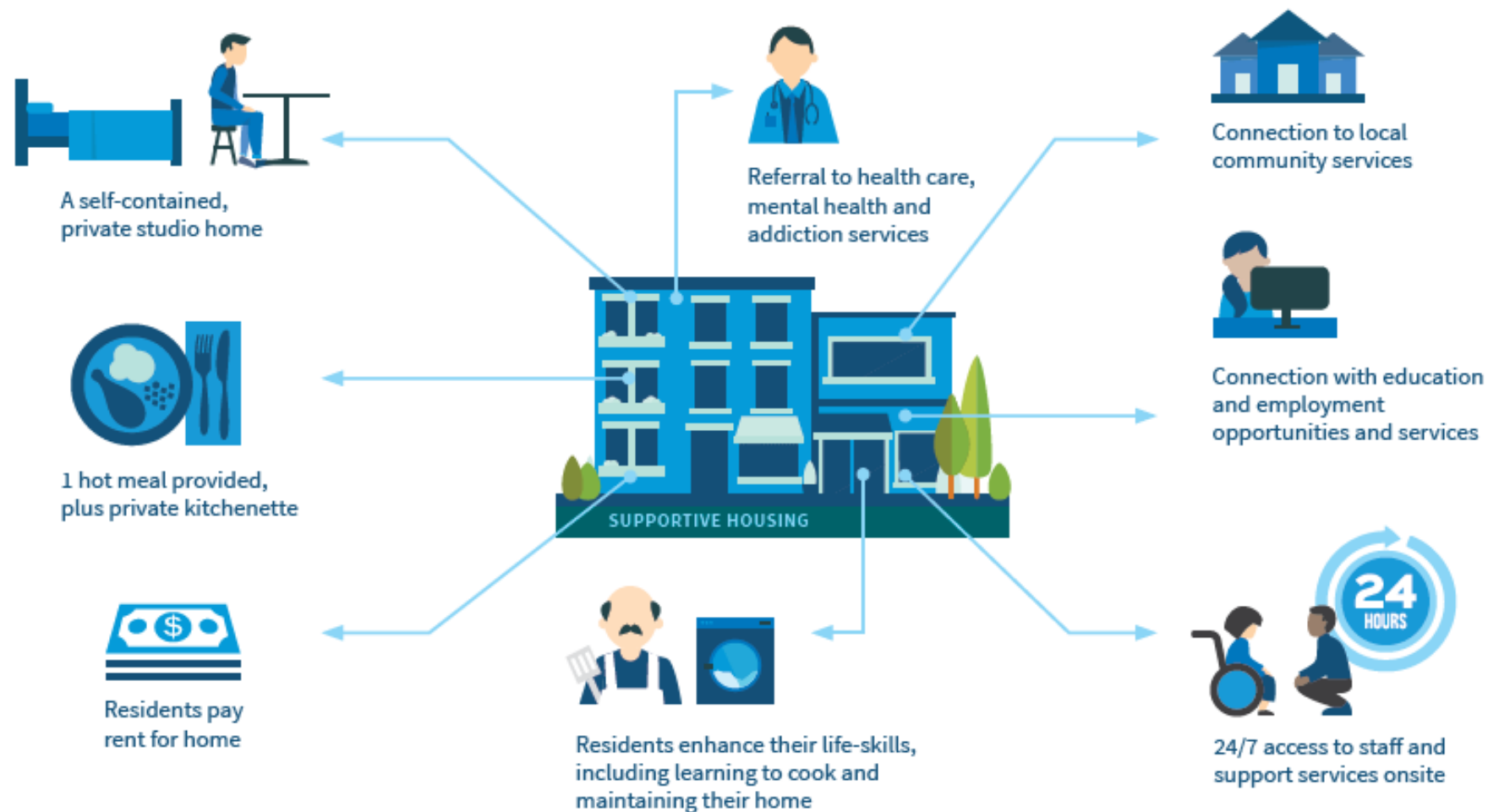
Modular Housing

- Modular housing uses standardized designs that can be easily transported on trucks and quickly assembled onsite
- Cost effective and time efficient method of construction
- Minimizes construction disturbances
- Creates less waste



Ewen Avenue, New Westminster

What Supports are Typically Available



How will the Supportive Housing be Managed?

