

## Attachment 3

### *Background Information*

## **Site Characteristics and Context**

The subject site is located in the Uptown neighbourhood on the west side of Sixth Street, slightly south of Brantford Street. The site contains a four-storey commercial building constructed in 1962 and which fronts Sixth Street. It also contains a large surface parking lot in the rear which fronts Brantford Street



To the north of the site, at the corner of Sixth Street and Brantford Street is a gas station; to the south and to the west, across Sixth Street are two-storey commercial buildings; to the east is a six-storey apartment building as well as single family dwellings.

The subject site is located on Sixth Street which is part of the Frequent Transit Network (FTN).

## **Policy and Regulations**

### **Official Community Plan**

The City's 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.*

The Official Community Plan (OCP) land use designation for the subject property is Mixed Use - High Rise (MH). The purpose of this designation is to allow low-mid-and high-rise commercial or commercial and residential mixed use buildings which create active and engaging principle streets. The proposed use is considered to be in keeping with the OCP.

## Zoning Bylaw

The site is currently zoned Community Commercial Districts (High Rise) (C-3) (C-3A)). The intent of this district is to allow for high-rise, commercial, and mixed use development including pedestrian-oriented commercial businesses and multi-family residential. Supportive housing units are not permitted in this zone. As such, the site is proposed to be rezoned to a Comprehensive Development (CD) zoning district to permit supportive housing units above the ground floor, in addition to the uses permitted in the existing C-3 and C-3A zones.

## Council Strategic Plan

Council, as part of its Strategic Plan (2019), supported the following strategic directions:

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

## Homelessness Action Strategy

The Homelessness Action Strategy (2022) provides a five-year vision and plan for addressing homelessness in New Westminster. More specifically, it incorporates a vision of a desired future:

- *where all residents can locate affordable and secure housing;*
- *where there is an adequate income and opportunities for employment, including supported, to maintain one's housing; and,*
- *where there are services and supports to assist the unsheltered and precariously housed.*