

Attachment #2

Policy and Regulation Context

Attachment 2: Policy and Regulation Context

Inclusionary Housing Policy

The Inclusionary Housing Policy was endorsed by Council on December 9, 2019 and is intended to secure new affordable rental housing for very low- and low-income renters through the provision of non-market and below-market housing units. Applications seeking additional density are required to provide new affordable rental units that are constructed on-site in multi-unit strata residential and mixed-use residential developments.

The subject applications were received prior to Council endorsement of the Inclusionary Housing Policy. While the Inclusionary Housing Policy was being developed, Council directed that staff work with new applications and in-stream applications early in the application process to achieve below and non-market housing while the policy was under development. As per this direction, staff has been working closely with the applicant and not-for-profit housing operators to deliver below and non-market housing on the site, in addition to other amenities, as outlined in this report.

Downtown Community Plan Land Use Designation

The subject site is designated as Residential – Tower Apartment. As per the Downtown Community Plan, the purpose of this designation is:

- Targeted for residential;
- Intended for residential towers;
- Also may include mid-rise apartments, low-rise apartments, townhouses, stacked townhouses, row houses;
- Community amenities such as churches, child care, libraries or community space;
- Small-scale, corner store type retail, restaurant, and service uses permitted.

The proposed development would be consistent with the intent of Residential – Tower Apartment designation in the OCP.

Development Permit Area

The site is within the #1 Downtown Development and Special Development Permit Area. This Development Permit Area seeks to support the Downtown's Regional Town Centre designation in the Regional Growth Strategy. Objectives and guidelines are outlined for:

- The form and character of commercial, multifamily, institutional and intensive residential development.
- Protection of the natural environment, its ecosystems and biological diversity.
- Revitalization of an area in which a commercial use is permitted.

- Objectives to promote energy and water conservation and reduction of greenhouse gas emissions.

A Development Permit, issued by the Director of Climate Action, Planning and Development is required before any development or alteration to the lands or exterior of buildings on the lands.

Downtown Building and Public Realm Design Guidelines and Master Plan

The Downtown Building and Public Realm Design Guidelines and Master Plan ('the guidelines') provides guidance in achieving a high quality, cohesive Downtown that honours the historical and cultural context of New Westminster. This document informs public realm improvements both on- and off-site within the Downtown area.

The subject site is located within the Albert Crescent Precinct within the guidelines and is described as follows:

The Albert Crescent Precinct will maintain its residential character, with some mixed-use land uses at its western edge close to Sixth Street. The development of housing suitable for families, and the preservation of existing market rental housing stock aims to maintain the social diversity of the neighbourhood. Ground-oriented housing with entrances and windows fronting the street, which enhance safety through "eyes on the street," will promote interaction with neighbours and passersby. Well-articulated ground-oriented housing will be encouraged with the use of details in doors, lighting, fencing and landscaping that provide visual interest to the street, and materials sympathetic to the historic character of parts of the precinct. High rise towers around Albert Crescent Park enhance its formal park setting.

Zoning Bylaw

The subject site is currently zoned Multiple Unit Residential District (High Density) (RM-6B). This district permits a maximum residential density of 2.5 FSR and a maximum height of 45 metres (147.64 feet). Given the proposal exceeds the maximum density and height, a rezoning is required.

Density Bonus Phase 2

In 2014, Council adopted amendments to the Zoning Bylaw which implemented Density Bonus Phase 2 policies to cover high density development in Downtown. This includes the subject site.

The Density Bonus Policy supports a rezoning of the subject site to RM-6(DB) which would allow a maximum residential density of 4.0 FSR and a maximum height of 73.15 metres (240 feet), accommodating about 24 storeys, in exchange for bonus density charges set out in the Zoning Bylaw.

In cases where a development proposal exceeds the height and density anticipated, the policy allows Council to consider whether unique and exceptional circumstances or opportunities warrant additional density.

Inclusionary Housing Policy

The Inclusionary Housing Policy (IHP) aims to increase the supply of new units to meet New Westminster's rental housing needs for very low income households (under \$30,000/year) and low to moderate income households (\$30,000 to \$75,000/year). These new inclusionary units are intended to supplement the existing stock of affordable market and non-market rental units.

The IHP was developed with input from an extensive consultation process which included: workshops with housing advocates and non-profit housing providers, rental building owners and Landlords BC, and the development community; a public open house; and, a Housing Policy Survey.

The Inclusionary Housing Policy has three streams:

Inclusionary Housing Policy Application
<p>Option 1 – Applications requesting OCP amendment and/or exceeding Density Bonus Policy</p> <ul style="list-style-type: none"> • Provision of a minimum of 20% of total units or floor area as built affordable units; • Number of units and rental rates subject to discussions with Council and senior government, and consideration of other amenities; • Units sold to a non-profit or BC Housing at below-market value.
<p>Option 2 – Applications within OCP / Density Bonus Limits</p> <ul style="list-style-type: none"> • Provision of a minimum of 5% of total units as built non-market units; • Rents at shelter rate or rent geared to income (to a maximum of \$29,999 in 2020), as determined by non-profit or BC Housing; • Units provided at no cost to a non-profit or BC Housing.
<p>Option 3 – Applications within OCP / Density Bonus Limits</p> <ul style="list-style-type: none"> • Provision of a minimum of 10% of total units as built below-market units*; • Rents at 10% below the currently reported Canada Mortgage and Housing Corporate (CMHC) rental market median rent, all years, for New Westminster; • Units may be owned by developer with occupancy management by a non-profit or BC Housing, or sold to a non-profit or BC Housing at below-market value. <p><i>* 5% for properties with high existing entitlements (i.e. sites zoned RM 6A, C-3, C-3A and designated Residential High-Rise in the OCP; and, Sapperton Green)</i></p>

Family-Friendly Housing Bylaw and Design Guidelines

The proposed development would be required to provide the following in order to meet the City's Family-Friendly Housing Bylaw and Guidelines:

- Market Strata Residential Units - minimum 30% two and three bedroom units, of which a minimum 10% of the overall number of units would need to contain three bedrooms or more.
- Secured Market Rental Units - minimum of 25% two and three bedroom units, of which 5% of the overall number of units would need to contain three bedrooms or more.
- Non-Market Rental Units – the Family-Friendly Housing bylaw provides exemptions where a project is proposing non-market rental units.

Pattullo Bridge Replacement Project

The Province of British Columbia is undertaking the replacement of the existing Pattullo Bridge with a new bridge with construction currently underway. Private development activities and timing within proximity of the bridgehead could be impacted and may need to be coordinated by the Province to ensure no impact to bridge construction.

Child Care Strategy

The *Child Care Strategy* (October 2016) includes 23 actions in support of a comprehensive child care system. A comprehensive child care system is one that includes the provision of quality programs that are accessible and affordable.

Child Care Needs Assessment

The *Child Care Needs Assessment* (Fall 2015) provides an overview of the child care system and a snapshot of the current child care situation in New Westminster.

In November 2018, City staff updated the child care needs assessment information. The analysis found that the second leased resourced sub-area is the East End, where there are 22.0 licensed child care spaces per 100 children aged 0 to 12 years, compared to 28.2 licensed child care spaces per 100 children aged 0 to 12 years in New Westminster. The Queensborough sub-area remains the least resourced sub-area as there are 10.9 licensed child care spaces per 100 children aged 0 to 12 years.