



# 529 Queens Avenue

Proposed Affordable Housing Project – Preliminary Application Review

Council Workshop – May 13, 2024

Wendee Lang, Development Planner



NEW WESTMINSTER

# Site Context



## Site Area

3,235 sq. m. (34,848 sq. ft.)

## Existing Use

Queens Avenue United Church & annex  
Frog Hollow Montessori (child care)

## TOA

Columbia SkyTrain Station (~500 m.)

# Project Team

## Applicant

Hugh Forster

*Design build developer*

## Property Owner

BC Conference Property  
Development Council (PDC) of  
the United Church of Canada

*United Church affiliate*

## Housing Operator

Qayqayt First Nation  
North Fraser Métis Association

Lu'ma Native Housing Society  
(partnership in progress)

*Housing operating group*

# Affordability and Target Renters

## Affordability

BC Housing Indigenous Housing Fund

- **Requirement: 100% units Rent Geared to Income (RGI)**
- Rent amount – Varies based on rent calculation guide rent scale
- Tenant income eligibility – All households below Housing Income Limits

## Target Renters

Multi-generational members of Indigenous community including:

- Elders;
- Families; and,
- Individuals

# Proposal

**Height:** 6 storeys

**FSR:** 2.3

**Units:** 91 units

- 1-bdr – 45%
- 2-bdr – 31%
- 3-bdr – 24%

## Parking:

- 40 resident + 5 visitor stalls
- 115 long-term + 6 short-term bicycle parking spaces

## Amenity building

Liverpool Street

Sixth Street



Queens Avenue

# Policy Context

## OCP

(RM) Residential – Multiple Unit Buildings (4-6 storeys)

## Rezoning

C-2 Community Commercial Districts (CD) District  Rise)

Comprehensive Development

## Development Permit

2.2 Sixth Street Development Permit Area design guidelines

## Housing Needs

Below- and non-market rental housing units:

- Required to meet demand: **208 units per year**
- Provided over 2021-2022: **158 units per year**

# Heritage Considerations



**Year of construction:** 1958

**Queen's Park HCA:** Excluded

**Protection status:** None

**Heritage value:** Yes (church only)

**Staff evaluation:**

- Values and stories well represented in heritage building stock
- Proposed community benefits are significant and much needed
- Retention not required

# Key Considerations Feedback

1. Affordable housing project **supported in principle** subject to Council consideration as a formal development application;
2. **Retention** of Queens United Church and annex **does not need to be considered**;
3. Further exploration of **capital and operational funding opportunities for on-site not-for-profit child care**;
4. **Six-storey massing** supported by current policy provided activation of Sixth Street achieved; and,
5. **Off-street accessible and bike parking requirements** should be met, and **TDM** measures explored, provided the project remains viable.



# Key Considerations

## Council Report Recommendations

**THAT** Council endorse the recommendations summarized in the Feedback section of this report.

**THAT** Council instruct staff to provide feedback to the applicant, as provided by Council and as summarized in the Feedback section of the report, in the Pre-Application Review letter.