

# 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:

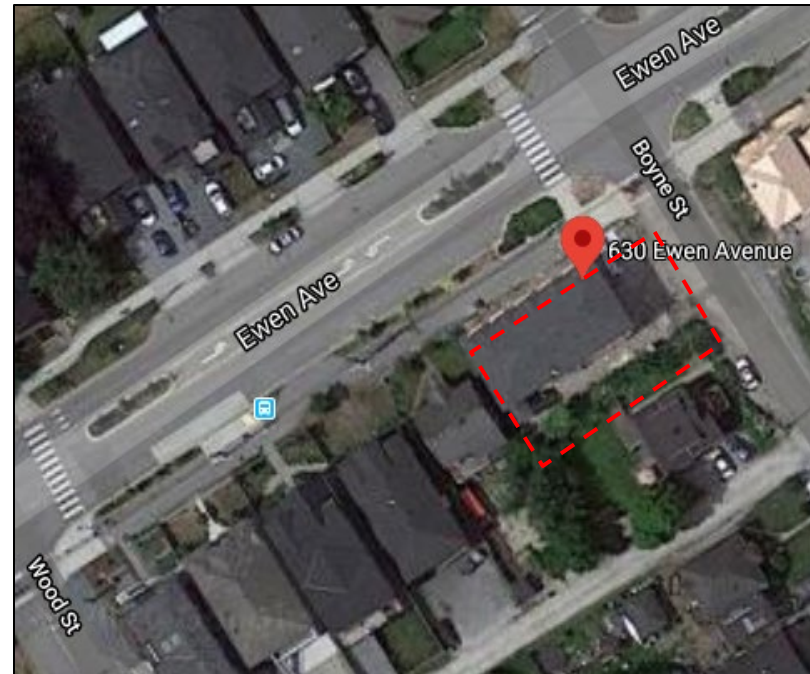
- **43 Hastings Street** – operated by the Community Living Housing Society, and provides three units to individuals with developmental disabilities at shelter rates and three units to families at Housing Income Limits (HILs) rates.



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**

<b>Square Metres</b>	449
<b>Square Feet</b>	4830



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# 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%
<b>Total</b>	<b>1,608</b>	<b>100.0%</b>



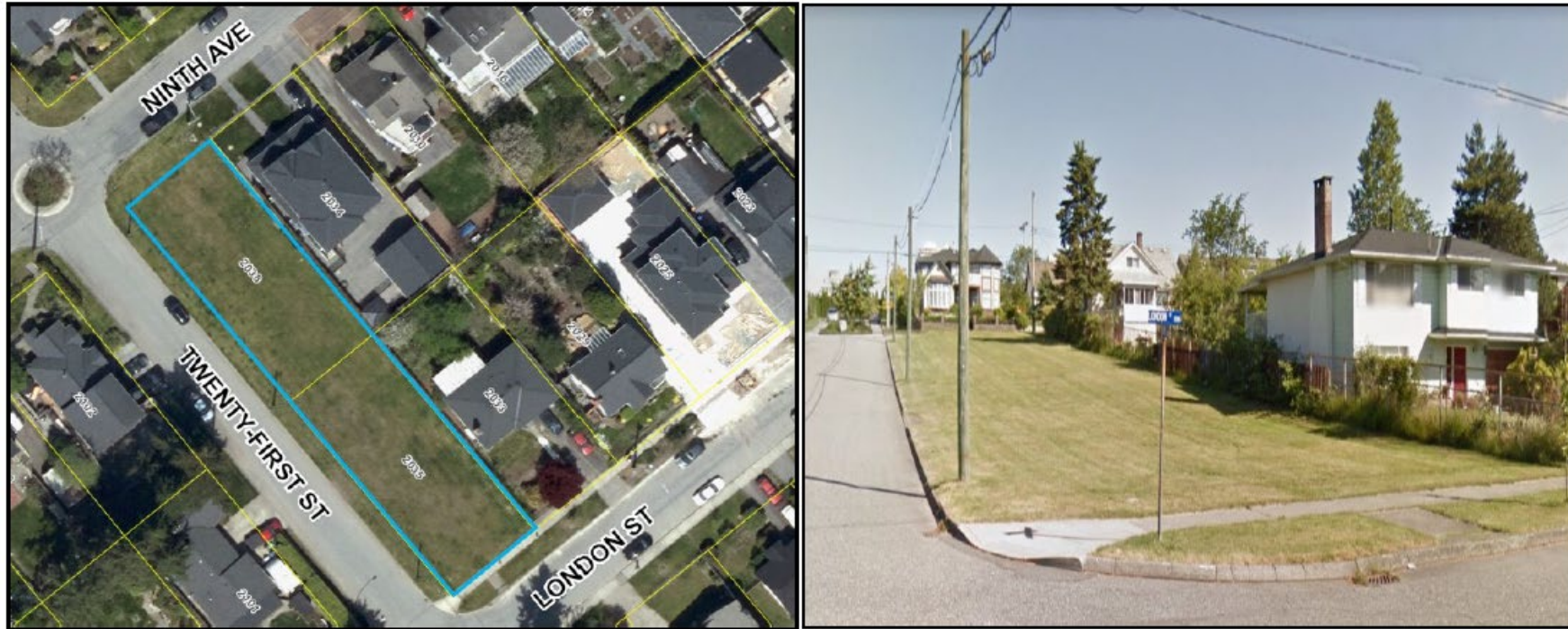
# Queensborough Small Site

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](http://www.newwestcity.ca/ssah)



# Next Steps

- FAQ on website will be updated based on questions this evening
  - [www.newwestcity.ca/ssah](http://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](http://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](http://www.newwestcity.ca/ssah)

Phone: 604-527-4532

Email: [plnpost@newwestcity.ca](mailto:plnpost@newwestcity.ca)



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