

# 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

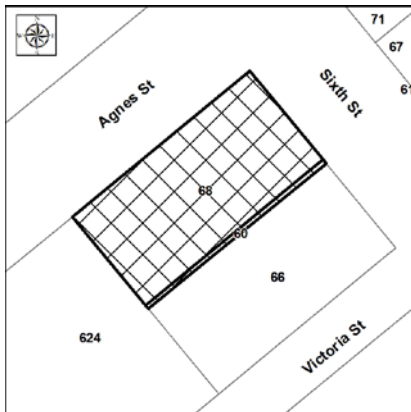
- **Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021;**
- **Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 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.

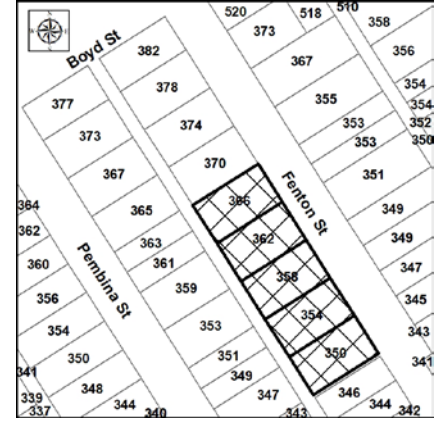


**Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for Supportive Housing on Province-owned land at 60-68 Sixth Street.**

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](http://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](http://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](http://speakers.newwestcity.ca), or contact Legislative Services to register to speak:**

Phone: 604-527-4523

Email: [clerks@newwestcity.ca](mailto: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