



Attachment 1

Policy and Site Context

CONTEXT INFORMATION: 350- 366 Fenton Street

Site Context

Site Characteristics and Context

The project site is located in the Queensborough neighbourhood. It is approximately 3,789 square metres (40,784 sq. ft.) in size consisting of just over four (4) of 9 City-owned properties which are each zoned to allow for a single detached dwelling. The site is relatively flat.

The existing neighbourhood is typified by single detached dwellings with suites. Further to the South is Ewen Avenue, where a number of services and commercial uses are located. To the North, across Boyd Street, are industrial lands, along the Fraser River and Queensborough Landing shopping centre.

The site is located within walking distance of the Queensborough Landing Shopping Centre (1.0 km away), which has a full range of shopping amenities. Furthermore, the Fenton Street site will be located within walking distance (0.88 km) of the Queensborough Eastern Node shopping area at Mercer Street between Ewen Avenue and Duncan Street once the Queensborough Eastern Node project is completed. The site is also located within a short walk (0.45 km) from Old Schoolhouse Park, which has a wide range of amenities, including a playground, nature play area, basketball court, tennis court, sports field, picnic shelter and outdoor fitness circuit.

The site is a short walk away from the bus stop, which provides access to two schools (Queen Elizabeth Elementary School and Queensborough Middle School), three parks (Ryall Park, Port Royal Park and Port Royal Riverfront Walk) and the many amenities (library, fitness centre, community centre, and meeting rooms) of the Queensborough Community Centre).

Proximity to Transit Service and Other Sustainable Transportation Options

Transit Facility	Frequency	Distance
Bus Service (104 – 22nd St Station/Annacis Island)	Approximately 13 minutes during peak hours	330-400 metres (0.33 – 0.4km) to the bus stop located on Ewen Avenue.

The 104 bus, which operates every 13 minutes during peak hours, also connects the Fenton Street site with the Skytrain System (at 22nd Street) and workplaces on Annacis Island.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is (RL) (Residential Low Density). The purpose of this designation is to allow single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.

The proposed building form (three storeys above the Flood Construction Level) is not consistent with the Official Community Plan (OCP) land use designation. An amendment to the OCP would be required to change the land use designation to (RM) Residential – Multiple Unit Buildings. The principal forms and uses permitted in this land use designation include a mix of small to moderate sized multiple unit residential buildings

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned RQ-1 (Single Detached) which would permit single detached dwellings and secondary suites. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (350-366 Fenton Street) (CD-50), a zoning district that would be created specifically for this project.

Policy Context

Affordable Housing Strategy (2010)

Strategic Direction #3 is to “Facilitate community partnerships”. Two of the actions within Strategic Direction #3 are directly relevant to this project:

- *Provide assistance to non-market housing providers by leasing City-owned land and making grants available where opportunities arise.*
- *Implement proposal calls to non-profit operators for housing that targets special needs groups that may be under-served in the community. This would involve partnership with other levels of government and identification of priority target groups.*

Queensborough Community Plan (2014)

This project aligns with Policy 7.1, which is to “Facilitate the provision of affordable housing options”. Specifically, this project aligns with action 7.1a, which states that:

- *City should continue to implement the strategic directions of the City’s Affordable Housing Strategy.*

Small Sites Affordable Housing Projects

In order to help address the housing crisis in the region, the City is actively pursuing creative approaches to providing affordable housing in New Westminster. Through the Small Sites Affordable Housing Program, the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

Community Poverty Reduction Strategy (2016)

This project aligns with section 7.3 (Housing and Shelter) of the City’s Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to implement its Affordable Housing Strategy (2010), which includes actions in support of developing affordable, non-market and rental housing.*
- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.2 of the City’s Official Community Plan, which is:

- *Facilitate access to affordable and non-market housing for low to moderate income households.*

Specifically, this project aligns with actions 8.2b and 8.2c:

- *The City should continue to implement the Affordable Housing Strategy.*
- *The City should continue to partner with seniors governments, charitable foundations, faith groups and non-profit organizations in the development of affordable and non-market housing.*

New Westminster City Council 2019-2022 Strategic Plan (2019)

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key directions:

- *Aggressively pursue creative approaches to housing policy and on-the ground projects to transform the way housing is provided in New Westminster.*
- *Use partnerships, negotiations with developers and leveraging of City resources to secure development of below and non-market housing.*

In regards to the Reconciliation, Inclusion and Engagement strategic priority, this project aligns with the following key directions:

- *Continue to monitor, evaluate and respond to emerging community and social issues.*
- *Actively and meaningfully engage with Indigenous nations, bands, communities and individuals to develop enduring relationships.*

CONTEXT INFORMATION: 60-68 Sixth Street

Site Context

Site Characteristics and Context

The project site is located in the Downtown neighbourhood. It is approximately 843 square metres (9072 sq. ft.) in size. The sites are relatively flat and are zoned to allow mixed use development at a high density.

The site is located along Sixth Street, which is a Great Street identified in the Master Transportation Plan and OCP. Immediately adjacent to the west is a four storey, 33 unit residential and commercial building, and to the south is a two storey car service shop. To the north, across the Agnes Street greenway, is a four storey commercial building with retail at grade, and offices above. Across Sixth Street to the east are two storey commercial buildings.

Proximity to Transit Service and Other Sustainable Transportation Options

Being located in the Downtown, the site is well-served by transit, including multiple bus routes and SkyTrain, as well as greenways and cycling routes, providing access to services and amenities throughout the city. The site is within a five minute walking distance to SkyTrain to Columbia Street Station and 260 New Westminster Station and is located directly on Sixth Street which is part of the Frequent Transit Network.

Official Community Plan Land Use Designation

The Official Community Plan (OCP) land use designations for the subject property is Mixed Use High Density. The purpose of this designation is to allow mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use, retail, office, service or residential and any combination of the above (can be one use or multiple uses). As commercial uses cannot be accommodated within the modular building and the limited site size, an OCP amendment to permit non-commercial uses at grade would be required.

An amendment to the OCP would be required to change the land use designation to include text that the requirement for at grade commercial does not apply if all housing on the two sites are affordable rental housing (RM) Residential – Multiple Unit Buildings.

Any property owner (or authorized representative) is entitled to make an application to change the zoning and the OCP designation of their property. When amendments to the OCP are submitted for staff review for compliance with other OCP and City policies. As this project is well aligned with policy (e.g. provision of affordable housing), the project warrants consideration. The application review process includes consultation opportunities to ensure that the City can understand and try and find ways to address

any issues, and that Council has the opportunity to hear from the community before deciding whether or not to support the proposed changes.

Zoning Bylaw

The subject properties are currently zoned Commercial (C-4) which use development at a high density. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

The site would be rezoned to Comprehensive Development District (60-68 Sixth Street) (CD-94), a zoning district that would be created specifically for this project.

Policy Context

Homeless Action Strategy and Implementation Plan (2006)

This project addresses the issue of homelessness that is the centre of the Homeless Action Strategy and Implementation Plan through action 15 from this Strategy and Plan.

- *The City of New Westminster to take leadership to assist with meeting affordable housing needs through various means such as fast tracking of development applications where there are benefits to the City.*

The City is commencing work on a new Homelessness Action Strategy, in which supportive housing will be an important consideration.

Downtown Community Plan (2010)

This project relates to section 8.0 (Community Well-Being). Specifically, it address strategy 8.5 of section 8.0:

- *Address the needs and issues related to homelessness, including business and resident concerns related to street homelessness and its associated impacts.*

Within strategy 8.5, it addresses the following actions:

- *Develop a continuum of housing, including emergency shelter beds as entry points or gateways, and longer-term supportive housing, to permanently transition people out of homelessness.*
- *Facilitate the provision of adequate emergency shelter and supportive housing.*

Community Poverty Reduction Strategy (2016):

This project aligns with section 7.3 (Housing and Shelter) of the City's Community Poverty Reduction Strategy. In particular, this project aligns with the following actions:

- *That the City continue to work with BC Housing to address the needs of low and moderate income households, as well as vulnerable populations such as Indigenous peoples, new immigrants and refugees.*
- *That the City explore partnerships and additional sites for affordable housing.*

Official Community Plan (2017)

This project aligns with Policy 8.1 of the City's Official Community Plan, which is:

- *Facilitate the creation and maintenance of housing that offers options to people who are homeless or at risk of homelessness.*

New Westminster City Council 2019-2022 Strategic Plan (2019):

This project aligns with the Affordable Housing strategic priority and the Reconciliation, Inclusion and Engagement strategic priority.

Specifically, with the Affordable Housing strategic priority, this project aligns with the following key direction:

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

Supportive Policies – City-Wide Crisis Response Bylaw Amendments

2019-2022 Strategic Plan

Council's strategic plan, which acts as the road map for steering the City's activities, lays out the vision for New Westminster: A vibrant, compassionate, sustainable city that includes everyone. The Plan also includes core values that are interwoven into everything the City does towards fulfilling the vision. One of these core values is: Inclusion - we place high value on the principles of equality and equity and strive to build an environment where everyone is included, valued, and treated with dignity and respect.

The principle of equity is key in the way the City provides services that ensure our community is safe, healthy, and meets our residents' needs. Equity requires fair treatment according to each person's needs and situation, which is different from equality which involves everyone receiving exactly the same treatment. Equality only works if everyone starts from the same place. Equity recognizes that everyone does not.

The City, in facilitating the provision of affordable housing, gives equal consideration to the full spectrum of housing needs, from non- and below-market housing through to affordable home ownership. Through that the City identifies where there are gaps in housing types along the spectrum, and work to create policy and facilitate projects to fill those gaps. One of the gaps identified in the spectrum is housing for at-risk and vulnerable populations who have more difficulty than others in accessing affordable housing in New Westminster, and across the region.

The principle of equity requires that more support be given to accommodate persons with multiple barriers to housing, which is why many of the affordable housing projects in the City are focused on groups such as women and their children fleeing abusive situations, persons living with disabilities, and those who are homeless or at risk of homelessness. It is only by providing the most assistance to those having more barriers to housing that the City will be able to achieve our vision of a vibrant, compassionate, inclusive and sustainable city.

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partnership with other levels of government and identification of priority target groups.

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