

Attachment 7

Email Correspondence

Verbatim Comments from Correspondence to Staff

In addition to providing feedback and comments on the Be Heard project page, community members were able to contact City Staff and share their input by email. Below are the emails received by staff, sorted by project. Note that responses are not edited for spelling and grammar – they are reported exactly as received.

60-68 Sixth Street

as much as I absolutely agree something should be done in regards to the homelessness because everyone should be entitled to have a home and feel safe and secure i dont agree with this proposal it is not the right place for this - across the street is The Maple Leaf: marijuana shop (get marijanua other goodies edibles gummiesetc...) why would you build modular homes for adults at risk or experiencing homelessness right across the street? It would be the same building modular homes for recovered alcoholics w a liquor store right there - it is actually kind of lack of empathy towards the adults at risks for the City of New Westminster/ BC Housing to even think of doing this at this precise location and there is a daycare just up the street maybe a block and half up corner of sixth street and royal ave - again not the best location for this project.

We the residents (around the area) were never consulted on this (no survey was done or residents were asked about their input) we were put in front the facts after the land was purchased now we are asked our feed back should it not have been the other way around first?

For us owners our properties will go down in value while we are paying huge amount of taxes because taxes are very high in New Westminster.

New Westminster had a huge drug homelessness years and years ago specially downtown new west could not walk there at night or during the day it finally got cleaned up but now the city of New Westminster will be allowing this to happen again.

Going through the parking lot of the Church on Carnavron that leads to the Columbia Skytrain station often drug addicts are there doing their drugs openly a very disturbing sight and I am not being condescending towards drug addicts (I have lost family members to drug addiction)because addiction is a terrible horrible disease and lots homeless people are drug addicts not all them are some are homeless due to complete different circumstances.

The Russel on Carnavron st that side of the street not a safe place to walk around late in the evening or even the day sometimes the same more lilely will happen at this new location on sixth street and we will not be able to sell our homes to get out of the area because BC housing will have made our homes worthless that is really not fair to the residents/owners? but I dont think BC Housing/City of New Westminster gives a crap about that or they would not have purchased the land without input from the residents. Will we have to be afraid to walk around the streets in the evening? the break ins will be even worst? what about the safety of children, elderly, women etc.. that does not matter at all to City of New Westminster/BC Housing?

responding to can i be heard

From: "devfeedback" <devfeedback@newwestcity.ca>

To: personal information removed

Sent: Friday, October 1, 2021 3:36:24 PM

Subject: RE: 60-68 sixth street project new westminster

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will also be summarized and included in the report to Council for consideration.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential.

There are over 210 provincially funded supportive housing developments across the province that are within 500 metres of a school, and 52% of these have been operating for 10+ years with limited issues and with support from the community. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing is staffed 24 hours a day, seven days a week. All residents sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

We welcome you to attend one of the upcoming virtual information sessions to find out more about the proposed development and provide any additional comments you may have. In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM. Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Thank you for responding.

It really does not matter you asked for feedback because it does not seem that our thoughts, concerns are being taken seriously. BC housing and the city of new westminster bought the land without any consultation from any of the home owners who live near by they did not extend any sort of courtesy at all.....

The project will go ahead and we home owners will have to live with the garbage spued around the area increasing rats, mice, feces etc...needles spread everywhere as it is in most cases, not being able to walk around the area at certain times of day or night, it will be a more likely a nightmare courtesy of BC housing and the City of New Westminster. We wont be able to sell our homes because nobody will want to live near it - so it is a win for BC housing and the city of new westminster but a loss for us tax payers and home owners living around the area.

Again i believe everyone is entitled to live in a safe home and not be homeless but if it comes to the safety and livelihood of others then the location as such must be reconsidered and this is absolutely the case in this one. Why would you even consider having this built across from the marijuana shop that is still baffling?

Condos are being built around there at a very high cost up to the millions but did the city of new westminster inform those potential owners they will be living next door to a homeless shelters and people at risk? more likely no.

i dont need to have another respond from you i know where you stand and how little our concerns will be taken into consideration so it is a dead issue from now on.

Hello,

I am hoping that this letter will be considered by the City when making the decision about 60-68 Sixth Street rezoning.

I really appreciate all the work that the City is doing and am really amazed how all the complaints are taken seriously and resolved in a timely manner.

Unfortunately, potential modular housing is not something I can agree with. I find that the downtown area is already bustling with social housing of similar types and services for people with addiction and it hasn't been working great for the residents or a positive image for the city. I believe that building a 52-unit modular housing will increase crime rate (there has been a lot of research suggesting that there was such increase in other communities), increase the number of homeless people from other areas, increase illegal drugs business, and damage the positive image of the city. The fact that BC Housing will not even require the residents of the site to abstain from drug use, tells me that Agnes street will soon look like Carnarvon (between 6th and 8th), where you can see people injecting drugs on the street. I am already avoiding walking anywhere between 6th and 8th and Carnarvon and Columbia as it seems dangerous even in daylight. I don't want to have the same feeling when I leave my building or when I am at home on the ground floor.

I was present at the zoom meeting regarding this site and found that most arguments about location did not make sense. It seems that the only reason why this site is being proposed here is because the land was still available. What was not considered, is the proximity of cannabis store, multiple daycares and schools, as well as other similar sites on Clarke and Carnarvon. Majority of the comments and questions were against the new modular housing but the session was not recorded and I am not sure that the City will receive the full feedback.

We are a young family that moved to New Westminster from downtown Vancouver before having kids in search of the family oriented community. We bought our place and are paying property taxes. My husband facilitated the move of the main office of the company he works for from Vancouver to New West. I am working from home and expanding my practice with plans of opening an office in New West as soon as pandemic goes away. Our child is enrolled in daycare less than 2 blocks away from the proposed site. As you can see we are a part of this community, we spend most of our time and disposable income here. But if the city will keep neglecting the interests and safety of young families we will have to move elsewhere. I want to assure you that our friends and neighbours have the same opinion. We do agree that homeless and vulnerable people need help, but we also think that by localizing so much help in one area (literally a few blocks) we are attracting more of the same people and changing the demographics of this part of the city.

Just 10 years ago New West didn't have a great reputation, but you worked so hard to make it better. And the New West became so popular again. I know so many families who moved here over the last 5 years attracted by multiple family activities, beautiful Quay, great Community and much cleaner city. But over the last 2 years, the course has changed again. I am really hoping that together we will be able to make this place enjoyable and safe for people and their families.

I would be happy to continue this conversation and will happily provide more facts to support my point of view if this has a real chance to influence the decision of the City. There are many people who want to share their views but might need more time than the October 24 deadline for comments (considering that the info session was only 5 days before deadline).

Finally, I wonder if a petition against this site would make a difference? What is the deadline to submit such a petition and how many signatures from residents and business will you require to even consider?

Best Regards,
Personal information removed

Hello,

We are concerned for a number of reasons by the supportive housing project planned on 68 Sixth Street, New Westminster:

- Too much concentration of problems in few blocks: there are already similar programs and supportive housing in the area, it should be shared among the different neighbourhoods of the city instead of affecting only downtown residents.
- Lot of drugs use around the area already and new tenants will be allowed to use substances in their suite. Not a good idea to concentrate all the users in a same area. Sidewalk will be cleaned only in the vicinity of the supportive housing but there will be even more drug use in the area and neighbours will be the ones having needles and other paraphernalia around on benches and in parks.
- Security/ safety: tenants may sign a good neighbour agreement but not their friends, family and acquaintances visiting, increasing the risk of vandalism in the neighbourhood.
- Trauma for us neighbours: we have witnessed multiple times ambulances and fire services coming and the worst was to see people overdosing from our balcony.
- The coordination of agencies doesn't seem very efficient so far because downtown, vandalism is high, sidewalks and surroundings are constantly dirty, and people use drugs openly making downtown looks really bad. This is prime real estate between the two main skytrain stations of New West and it should look good for residents, visitors and investors.

For all those reasons, we are against this project here and we hope those arguments will make you relocate this project.

Thank you for reading,

Personal information removed and personal information removed

Hello,

I just wanted to send a note saying I support the modular housing development on 6th street and the project in Queensborough with the Vancouver Native Housing Society.

Thanks so much,
Personal information removed

To whom it may concern,

I am writing to express my concern about the proposal for supportive housing at 60-68 Sixth Street which I think would be to the detriment of the City of New Westminster.

I support making available supportive housing within BC and homelessness initiatives. But I am concerned that New West is bearing the brunt of these initiatives within the GVA.

I have myself witnessed appalling and threatening behavior as a result of The Russell and other supportive housing initiatives, being followed home at night and being uncomfortable on 6th street.

As a resident of New West I witnessed multiple times intoxicated behavior from the residents of the Russell and throughout the quayside area. I hesitate to think of children being around these kinds of resident - the proposed development is within blocks of two schools and very close to major public transport hubs.

New West does not have the resources deployed currently to manage the existing supportive housing, let alone provide more spaces in the quayside area.

There are other needs that must also be considered in this area. The people who are in supportive housing have very little hope of finding rental accommodation, given the lack of available rented housing at reasonable costs.

In summary, I am not in support of this initiative. The burden of managing the community impacts of supportive housing is not equally balanced across the tri-cities and wider GVA. New Westminster must refrain from increasing the availability of supportive housing until the city can appropriately mitigate negative impacts from the existing projects i.e. until it is again a safe and welcoming place for all residents including children. It is also unacceptable that schools and supportive housing be placed in such close proximity.

Thanks you for your consideration,
Personal Information removed

Hi,

I'm just writing my respectful objection to putting more supportive housing in downtown New West. This is from an email I wrote before about the proposal for supportive housing on 6th.

I think if we want to revitalize Columbia Street, we really need to focus on attracting businesses, but this won't happen until we clean up the drug problem, dirtiness, and sketchiness, and if we keep putting more shelters (even supervised ones), needle insites and services for homeless people right downtown, they are not only closer to drug dealers around places like Columbia Station, but also will prevent New West residents from wanting to be downtown and businesses, in turn, will not want to open up their doors. There are already a ton of services, transitional homes and shelters for homeless people downtown, and I think putting more and more is a mistake. Honestly, it also feels unfair for downtown residents that we have so many concentrated in our area. I don't see any of these places west of the Quay, in Sapperton, or in the Queens Park area. It really needs to be spread out, and I also wonder why Burnaby doesn't have many of these services.

Sorry, I really think too much is too much, and the small New West downtown core has so many services already.

Thank you for listening,
Personal information removed

Hello,

I am a resident and owner at *Personal information Removed* Victoria Street. We have lived in New Westminster for over ten years. My wife and I understand the need and support for homelessness within the area. We see the need by walking around the area; there seems to have been an uptick recently.

I believe that this proposed property will have a negative effect on the residents nearby because of the consolidation of support buildings already in the area. Spacing out the problem so that it is not solely condensed to one area (our area) will prove to be better planning.

For example, the Cliff Building/shelter is just two blocks away. This property has some serious issues with fights, drug use, crime, and violent incidents. Frequently, we hear yelling and see a lack of respect from these residents for our neighbourhood. The Russel shelter and the Purpose Society are a few blocks away and these properties compound the same negative issues.

We need to look at better city planning; meaning, not having all the shelters within two blocks of each other. I understand and sympathize with the city; there is a need and a lot of the support systems are nearby. But having all the shelters condensed in one area will prove to be a liability. I am afraid to see our four-block radiance turn into a zombie town where the shelter residents continue to litter and cause a negative experience for the other residents.

Is there another site that can be used? I must say, if you continue to have all these support shelters in one area, it will ruin the fabric of the city and make many reconsider staying. After receiving many of these city-led community proposals in the past, this is the FIRST that I felt the need to act on.

Thank you for your time.

Personal information removed

Dear Council,

I am a resident and business owner based in downtown New Westminster and I wanted to voice my whole hearted support for this much needed supportive housing project at 60-68 Sixth Street.

My business has been located *Personal information removed* for 5 years. I've observed the positive changes that can take place for my unhoused neighbours when they have the opportunity to enter this supportive housing facility. I've also witnessed the heartbreaking results of being left without support or care after being evicted from a supportive housing environment. While supportive housing is not the right choice for everyone due to a variety of reasons, these homes improve the quality of life for many who have the opportunity to live there.

My business's front door step has often been a place where underhoused and unhoused people connect with others, take rest, use substances and sleep away from the elements. I never displace these folks as there is nowhere for them to go. Having an additional supportive housing facility will have a positive impact on folks who have no other options but to use these public spaces to meet certain needs. We also need 24/7 shelter services and an indoor "living room" space where folks can spend time together and be supported during the day.

I have spent a lot of time and energy advocating for and supporting my loved ones and community members struggling with mental health and substance use disorders. It is disheartening the severe lack of resources and shelter/housing available to those who are looking and ready for them. This site is a crucial step the City of New Westminster can take to

create more homes and support for those who need them.

We are currently living through multiple crises - a global pandemic, a housing and poverty crisis, a poisoned drug supply crisis and a failed treatment system. I've watched the conditions of the neighbourhood change considerably over the last year and a half during the pandemic. I've also lost friends and familiar faces to the overdose crisis and it has been devastating. We need this supportive housing residence opened in our community as soon as possible for those who are vulnerable and marginalized.

Thank you to BC Housing and the City of New Westminster for increasing our supportive housing units in New Westminster for our loved ones and unhoused neighbours.

Personal information removed

Mayor and Planning Division
City of New Westminster
Sep 29, 2021
Residents of *Personal information removed*
New Westminster, BC *Personal information removed*

Dear Sir or Madam,

We are residents of *Personal information removed*, New Westminster, BC, this letter is in opposition to the BC housing's Supportive Housing plan at 68 6th Street, New Westminster, BC.

We just received the letter from BC housing regarding plan to create 52 modular homes for homelessness at 68 6th Street, New Westminster.

We have been living at Downtown New Westminster for about 15 years, and we love the peaceful and beautiful environment around our house. But unfortunately, this plan will add more fire to create a homelessness and drug users gathering place, will ruin our family's life in the future, our safety will be threatened, thus our house value will go down dramatically, leading to no developer or buyer to purchase our homes in the future.

The location of our house is just beside BC court and has a gorgeous garden view, very quiet and safe when we moved into this location 15 years ago. But now, our families and our neighbors are all concerned about the safety and security issues, especially at this unprecedented Covid-19 pandemic time putting our future housing plan on hold.

Nowadays, more and more drug users and homeless people coming to our areas especially our garden place camping and smoking, drug-using, and defecating under our balconies. Although they could go when we reported them to the police, but these issues still happening with nonstop. There is also a marijuana store located at the corner of Sixth Street and Agnes Street, with this plan will damage the reputation and images of this location.

I understand that you guys' intention for support the homeless and at-risk people, but who will protect and support us? With this location already having a homelessness homes, a marijuana store, and another homeless homes will be created; this will cause huge security and safety issues concern in our daily lives and will have a huge negative effect on the children and our future generations living here. We just want a peaceful, drug-free, and clean environment around our houses.

We have our human right that are requiring a peaceful and security life. If this plan threatens our safety and human being right, that obviously break the law.

We need you take care of our issues; Can you guys hear our voice before you plan for create this homes just beside a cannabis store? Now we are all against this plan!! Would you please change the location to somewhere else?

There are tons of vacant land that best suit what BC HOUSING listed, why choose this location? The fact you cannot denied that there is a Cannabis store just located the corner of Sixth St. and Agnes St., and also a homelessness homes located at 750 Carnarvon St. more and more homelessness come to this area, this place will become a gathering location for them.

Considering your plan will leave our houses in the very awkward situation, which neither buyers nor developers would like to buy our houses or creating a new building at our location in the future. Therefore, we are thinking that a good solution would be for either the City, BC housing or a developer to tear down our own building *Personal information removed* and build either another homeless shelter, or a new condominium, which would move us all out of the area, and we would have that capital to move out of Downtown of New Westminster.

Our family members and my neighbours will go against this plan, we want you provide us a safety plan during this Covid-19 pandemic time. Your duties are not only creating the house to support people at risk or experiencing homelessness, but also to support us – the taxpayers and residents of the City of New Westminster.

Based on BC housing response, we need to address our issues more seriously.

We have more questions that need to be answered.

Which phase is this plan at now, is this plan already settle down? Is it a final decision for BC housing and City of New Westminster? We just want to know, do we have right to oppose this plan?

Regarding the value of our houses evaluation, the research that BC HOUSING provided to us is not valid, because this plan contains more worse points than the other homelessness homes, such as it will be very close to another homelessness homes which located at 750 Carnarvon St. and it will be just a next door of a Cannabis store. Our houses value will absolutely going down.

Also, the research is just done by 2019, it won't count since the situation have changed a lots when Covid 19 pandemic starting.

We already see the fact that now days more homelessness and drug users came to the BC court garden, it is visible from our windows, block our view, and they have damaged this garden already, and causing anxiety and depression among the residents at our building.

How do you guys to explain to our young generation, if you put a huge homelessness gathering place in our peaceful community, and a cannabis store?

Just let you guys know that you have responsibilities to ensure a clean environment in our community, you cannot put a huge bomb in the heart of the city.

Sincerely,

Hopefully, you can understand.

We are looking forward to your response. If you have any questions, please feel free to contact us at email *Personal information removed* or call *Personal information removed* at *Personal information removed*.

Sincerely,

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Personal information removed

Personal information removed

Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

On Tuesday, October 5, 2021, 04:04:43 p.m. PDT, External-Dev Feedback <devfeedback@newwestcity.ca> wrote:

Hello *Personal information removed* and residents of *Personal information removed*,

Thank you for your email and taking the time to send us your comments and concerns about the proposed project at 60-68 Sixth Street. All feedback received about the proposed project will be summarized and included in the report to City Council for consideration. I also understand BC Housing has reached out to you directly to set up a meeting, and I hope this will provide more specific information and answer additional questions you may have.

Supportive housing locations are determined based on availability of property, and proximity to services, amenities and transit. Housing for people experiencing and at risk of homelessness needs to meet people where they are at, providing connection to the resources that they need to work towards living a healthy, stable and more independent life. Being part of a neighbourhood and participating in community life is also essential. BC Housing and the non-profit operator are committed to being good neighbours and to contributing to a safe community, both inside and outside the proposed development. The supportive housing would be staffed 24 hours a day, seven days a week and all residents would sign an agreement in respect to expectations related to their residency. The operator works closely with civic, health and social service agencies, and is proposing to establish a community advisory committee, which would include neighbouring businesses and residents.

This project is currently in the community input stage of the review process. This project is being combined into a review and consultation process with two other projects in the interest of meeting grant funding deadlines, as well as respond more readily to urgent needs in the community. These Bylaw amendments would enable urgent housing and time-sensitive crisis services, including housing project opportunities at 350–366 Fenton Street and 60-68 Sixth Street.

A summary of the next steps of the review process are:

- Community information sessions and input collection (**October 1 to 24, 2021**) – Event details below and posted on the [Be Heard project page](#).
- Community feedback summarized and presented to City Council (**November, 2021**)
- Public Hearing (**anticipated early December, 2021**) – this is the time where City Council would formally decide on whether or not to approve the project. You can provide feedback directly to Council related to whether or not you support the proposed bylaw changes. You will

receive a letter about the opportunities to provide feedback to Council once the hearing date has been set.

In addition to the individual meeting proposed by BC Housing, we welcome you to attend one of four upcoming virtual information sessions (details below) to find out more about the proposed development and provide any additional comments you may have. **In particular, the 60-68 Sixth Street session will be held Tuesday, October 19 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

You can join one of the sessions via:

Computer: Open [Zoom](#) and enter Meeting ID when prompted, and click “Join”.

Smartphone/tablet: Download the Zoom Cloud Meetings app, open it, select “Join a meeting”. Enter meeting ID, and select “Join”.

Phone: Call 778-907-2071. Enter the meeting ID followed by #.

Kind regards,

🏡 City of New Westminster
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

Thanks you to give us quick respond, we are appreciated your info that you have provided for us. there are more issues should be seriously addressed as well:

LOCATION, LOCATION, LOCATION!!!!

Considering the location that homelessness homes, it will be very close to the [École Qayqayt Elementary School](#), the Qayqayt Children’s Centre, which located at 85 Merivale Street, and Douglas College, which just next door of 68 6th St.

Considering of Douglas college, Fraser River middle school, and gayqayt elementary school, students all pass-through Agnes Street. Parents at PAC meetings for school are already afraid to send their kids to walk to school or take the bus because of the increased number of people with mental illness that are already suffering on our New West streets. This sad situation should be well thought out and these people should be carefully placed. Not near schools. We need to keep our children safe first and foremost.

No matter how good you state for the new homes. The homelessness homes at 750 Carvarnon St, it also has 24 hours services very similar with this new one, but from 15 years' experience living here, we already suffered a lot from they causing to us, for example, beside the building of 750 Carvarnon St. We can see the drug users' body dead lying on the street, and mental people walk around us when we go to work every day, and drug users and homeless people coming to our place camping, drug-using and defecating our place.

Therefore, you guys cannot ensure your promise, the "GOOD" on your proposal cannot come true!!! we cannot trust you but **THE FACT!!!** the fact from 750 Carvarnon St. is a good example that they are causing huge problem in this city already, and you guys want to create another one, we cannot believe the problem causing are coming from your proposal project.

We are so worried about this new homelessness home will add fire result in this community will become the place like the Main Street and E Hastings Street, Vancouver.

How careless this proposal made from BC housing and City of New Westminster, you guys just care about your political images not even think about your people, especially children who living in this community and requiring the basic clean environment for living.

So please create the homelessness homes to another place, Stop doing this project.

Thank you.

Sincerely,

Personal information removed

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Personal information removed

Personal information removed

Owners of *Personal information removed*, New Westminster, BC

350-366 Fenton Street

Good morning,

My name is *Personal information removed*. My wife and I are homeowners and residents of *Personal information removed* Street. I am writing to express my opposition to the proposed affordable housing development project at 350-366 Fenton Street.

First and foremost, we feel that the occupants of this proposed complex would likely have needs that are better served in a higher density, more urban area that is not car dependent. There is already significant pressure on the public transit that takes one in and out of Queensborough and I am certain you are well aware of the general gridlock along the Howes St/Queensborough connector.

Secondly, this type of development is not consistent with the immediate surrounding area. The single family detached character of the neighborhood should be retained. Residents in the area are generally quite frustrated with the mish mash of land use that seems to garner approval in QB.

It is our understanding that the Vancouver Native Housing Society often lends tenancy to individuals who may suffer from mental health or substance abuse considerations. The supports necessary for such individuals may also be better found in an area that is either quite remote or closer to an urban/high density centre and not right smack in the middle of an area where people are trying to raise young families.

I am curious to know what the City of New Westminster has planned with respect to servicing the demands that this development will place on Queensborough?

Thank you
Personal information removed

Dear Council,

I am a New Westminster resident writing to vocalize my support for the proposed non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.

New Westminster exists upon stolen and unceded Qayqayt, Musqueam, Tsleil-Waututh, Sḵwxwú7mesh, Katzie, and Kwantlen land. This is a step toward upholding the 94 Calls to Action by the Truth and Reconciliation Commission. As Canada continues its legacy of g*nocide against Indigenous people, it is our responsibility to take individual and collective action by learning and re-educating ourselves, listening and challenging our beliefs as well as increasing our comprehension of and advocacy for upholding these 94 Calls to Actions.

This project addresses the increasing need for affordable housing for families, as well as ending the displacement of people who are at risk, underhoused, or homeless while taking steps towards reconciliation within our community. There is an urgent need for housing that supports Indigenous individuals and families which also offers culturally appropriate support. The approval of this project will work towards meeting those goals and I look forward to seeing it welcome in new residents once it's complete.

Thank you,
Personal information removed

Hi there,

I attended the virtual information session yesterday (Oct 20) and the City's response did not address the concerns. I would like to reiterate the following for City's response.

1. Transit access criteria for site selection

The City's information / report includes the following:

" A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households"

- The above suggests that a detailed report for project's transportation aspects would be completed.
- The above includes that the low income households would more likely use transit.
- It is eminent from this that the residents (low income households) will require safe access to transit.
- The closest location to transit from this site is on the south of Fenton street at Ewen Avenue

2. Current condition at Fenton Street and increased density

Following is the current status

- Open ditches on both sides
- Reduced width of the roadway due to open ditches
- Vehicles parked on both sides of the street along the ditches that further reduces the road width
- Water accumulation and flooding of ditches during rains that cause flooding on street – maintenance efforts of City Ops that results in flooding
- The proposed housing would increase the density resulting in increased pedestrian traffic
- Current condition at Fenton street with open ditches, reduced roadway and no sidewalks with increased pedestrian traffic would result in increasing unsafe condition for pedestrian access on the street

3. City staff's response on Oct 20th info session

The above concerns were notified to the City staff via e-mails and also on Oct 20th and following was their response:

- The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process.
- The above development would be limited to site specific location and would not include for the entire Fenton street
- Based on City's staff response received, the street would still have open ditches and no sidewalks and this would not provide safe pedestrian access to transit located at Ewen Avenue

Your e-mail below includes the following:

Infrastructure development of the site and streetscape (including off-site works) would be completed as part of the development, should Council approve the Rezoning/OCP amendment and the grant application is successful.

- This is giving mixed messages for site and street scope development. It does not clearly state implementation of street scope development for the entire length of Fenton street right up to Ewen Avenue which is the closest location for transit access

4. Safe pedestrian access to transit

- Safe access to pedestrians for taking transit is a fundamental requirement for this proposed housing for residents of low – income households
- Without the sidewalks, safe pedestrian access to transit will not be available to the residents of this proposed housing

Based on the above, City's response is required to address the safe access of pedestrians to transit access for the increased density and increased pedestrian traffic.

This is must have requirement to address public safety that needs to be considered before City's and Council's approval of this site for proposed housing.

Thanks

Personal information removed

From: *Personal information removed*

Sent: October 18, 2021 3:25 PM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

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From: *Personal Information Removed*

Sent: Saturday, October 16, 2021 6:26 PM

To: External-Post Master - Pln

Cc: *Personal Information Removed*

Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

My previous email was incomplete . Please ignore the previous version and consider the following.

Please see the attached picture (*photo removed for privacy*) taken at 5.50pm today. The

flooding has been there since morning and no action taken by the City staff. This clearly indicates City's ignorance to address the safety issues of the residents at Fenton.

City's prime responsibility is to develop and provide infrastructure to address public's health and safety. Increasing housing for 58 residents on the street without diligent planning for developing the required infrastructure that provides safe living to the residents, should be reviewed before approval.

I as a tax payer and a resident living in the immediate proximity, has all the rights to challenge Council's decision to move ahead with this housing as this is totally unreasonable and will prove to be unsafe for the residents.

The planning department and the City council should take enough care on providing a developed infrastructure at Fenton street that can address the safety concerns on ditches, flooding, sidewalks and street lighting before going ahead with the housing project. I expect the planning staff to deal with this issue on top priority before moving forward with the housing on Fenton street.

Thanks

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From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 10:23:38 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

This picture (*photo removed for privacy*) shows increased flooding on Fenton street at 10.20 am on Oct 16th. Posing currently an increased safety concern and imagine this with increased density and increased pedestrian traffic.

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From: *Personal Information Removed*
Sent: Saturday, October 16, 2021 9:13 AM
To: External-Post Master - Pln
Cc: *Personal Information Removed*
Subject: Re: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thank you for your email info.
Had a cursory review on your response and I would send more leafing and concerning issues in my next email that would require further clarification.

In the meanwhile, please see the attached photo of today (Oct 16, 2021) for the flooding on Fenton street in front of my house at *Personal Information Removed*

This indicates the current state of City's infrastructure that adds to unsafe conditions for residents without any sidewalks, street lights and the roadway condition. The ditches overflow during rains and cause flooding which results in very unsafe condition for pedestrians and residents to walk towards Ewen Avenue for access to transit. With 58 units proposed, the density and the pedestrian traffic would substantially increase. Managing pedestrian's safe access to walk on the street in flooded condition and without the sidewalk would add to City's liability and would reduce the trust in the public institution to address safety.

Please consider the above as an important issue for decision making.

Will send my detailed point wise response soon.

Thanks

Personal Information Removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>
Sent: Friday, October 15, 2021 4:27 PM
To: *Personal information removed*
Cc: *Personal information removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

Per your request, the answers to your questions are as follows:

1. The project information is not available at the link included in the post card. Please see the following message when I tried accessing the link:
It looks like there was a typo in the picture of the URL you sent us, which is why it wouldn't work. Please access the project page here:
<https://www.beheardnewwest.ca/crisis-response-bylaws>.

Thanks for the lead. Have been able to access the page.

2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood?
In August 2019, staff conducted an inventory of all City-owned properties to identify potential sites for affordable housing projects. A short list of five sites was identified, three of which were on the mainland and two of which were in Queensborough. The shortlisted sites were reviewed by senior staff in Development Services, Engineering, and Parks and Recreation to identify any foreseeable technical challenges that could complicate affordable housing development on the sites (e.g., geotechnical issues, rights-of-way, servicing requirements, land use, etc.). The five sites and staff's evaluation were then presented for consideration by Council, which made the final site selection. As with typical development applications, the project has a public commentary period to ensure that nearby property owners have a chance to provide feedback prior to a Council decision.
The City's staff is expected to provide the current status of Fenton street to the Council that include issues such as uncovered ditches that limit the width of the roadway/street and NO SIDEWALKS. The street lighting is bear minimal. The ditches overflow during rains and cause flooding. These existing conditions are unsafe for pedestrians and vehicles. Based on this, the

basic street and relevant infrastructure facilities are not available and thus, does not support proposed the housing at this site. The site selection should consider the street development that includes covered ditches, sidewalks and width of roadway that provides safe pedestrians access for transit users. The increased density from the housing would increase the unsafe conditions if the overall street development aspects are not taken into consideration. The site selection without these considerations would cause a significant impact to the residents and increase unsafe living conditions and thus, should not proceed.

3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed)?

The sites are currently zoned “RQ-1 (Single Detached)” and a rezoning to accommodate a multi-unit apartment building form, up to three storeys in height (above the FCL), would be necessary. The proposed development would also require an amendment to the Queensborough Community Plan, which currently designates the site as RL (Residential Low Density), which states that the principle forms and uses are: “Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.” A subdivision and consolidation of the sites would also be required. More information [about the specific bylaws are available in the Council report here.](#)

The proposed project would be situated on just over four of the nine City-owned lots along Fenton Street, and include 58-units for Indigenous individuals including providing spaces for women and children. The concept includes a low-rise apartment building designed to the Flood Construction Level (FCL) necessary for construction in Queensborough, with at-grade parking and three levels of residential above. A central elevator would provide access to all floors and provide accessibility to the units. A mix of apartment sizes are proposed: studios, one, and two-bedroom units. An exterior common corridor is envisioned, which could also accommodate a table and chairs. Other common areas would include a common laundry and green space. Property management services, including a building maintenance worker, would occur, but there would not be 24/7 on-site supports, meals or medical services. The proponent is seeking to design to the Passive House standard and include a geothermal exchange. How can the design proceed without completing the public engagement and consultation process. Also, the current street development is big concern and does support any new housing with increased density besides the single family detached homes for zoning amendments. This should be located at a site which has the 4 storeys housing adjacently located and has required infrastructure to support safe living conditions. The City staff, it seems, has ignored these aspects and have failed to address the safety of the residents. This should not proceed.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

How can a four storeys apartment building with 58 units be located next to single family detached homes ? Your rationale does not justify this location at all. This housing has to be relocated.

5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?

The proposed project would complete adjacent sidewalks, road paving, ditch infill and electrical servicing (including lighting) as part of the standard development process. The current street development seems limited to the front of the new houses only. This would probably be the case for the new housing site. Which would not make sense as the pedestrians safe access will be required all along the street until Ewen Avenue. This would mean street development with covered ditches, sidewalks, street lighting and roadway will be required for the entire length of Fenton street to provide safe access to residents.

6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?

Please see above.

Please see response in red text above.

7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?

A review of the project's transportation aspects would be completed as part of the detailed development, should the project proceed. Studies indicate that very low-income and low-income households are more likely to use transit than moderate and high-income households. A Transit-Oriented Affordable Housing Study by Metro Vancouver, for example, found that over 30% of all work trips in Metro Vancouver by very low- and low-income renter households were by transit, compared with approximately 15% of all work trips by moderate- and high-income owner households. For the low income renter households, as per your statement above, they would largely depend on transit. A transit oriented and fully developed site with easy access to transit would be more suitable. This site is not suitable for the proposed households.

8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future? A relevant study from BC Housing, published in January 2020 and entitled "Exploring Impacts of Non-Market Housing on Surrounding Property Values." reviewed 13 case study sites for a variety of non-market housing developments in British Columbia and their impact on median assessed residential property values for properties within 200 metres of the developments. This study compared the changes in property values during the five post-construction years with the changes during these years to property values in their municipality-as-a-whole. This study found the following results:

- four study sites: nearby area residential property values increased faster than for the municipality-as-a-whole;
- six study sites: nearby area residential property values increased at the same rate as for the municipality-as-a-whole; and,
- three study sites: nearby area residential property values did not increase as quickly as the municipality-as-a-whole.

Based on analysis of these sites and other factors during this study, it was concluded that the main factors affecting residential real estate property values were global and local economic factors, not the introduction of non-market housing to the area.

This needs to be supported by good examples for it to be accepted. .

9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

The project has not yet been approved at this time and is currently in the public engagement phase, which is when the City receives public feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

The City's staff and Council should be able to maintain the trust and confidence of the residents by providing safe living conditions. The residents expect the City to ensure that "PUBLIC HEALTH AND SAFETY" is given due importance before this decision is made.

Thank you again for your feedback, and we do welcome you to attend our upcoming information sessions. We appreciate the time you've taken to voice all your concerns and value the input you've provided. If there is any other information I can for you provide please feel free to let me know.

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*
Sent: October 14, 2021 5:35 PM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Cc: *Personal information removed*
Subject: [EXTERNAL] RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Thanks for your email.

Your response is generic and does not seem to address all of my concerns.

Could I request you to please send a pointwise response on my concerns listed at items 1 to 9 in my previous e-mail.

This would be helpful to understand City's process and its direction and would also address specific concerns of the residents living in the proximity of the site for community / neighborhood consultation and engagement.

Regards.

Personal information removed

From: External-Post Master - Pln <plnpost@newwestcity.ca>

Sent: Thursday, October 14, 2021 4:01 PM

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

Thank you for your email and phone call yesterday, and for taking the time to send us your concerns about the proposed project at 350-366 Fenton Street.

We are sorry to hear you had trouble accessing the project page; you can access the page by clicking this link: <https://www.beheardnewwest.ca/crisis-response-bylaws>. Should you continue to experience any issues, you can visit the main City of New Westminster Be Heard Page at <https://www.beheardnewwest.ca/> and select the project tile *Crisis Response Bylaw Amendments & Housing Projects in Downtown and Queensborough*.

At this time the project has not yet been approved. This proposal is currently in the public engagement phase which is the time for the City to receive public feedback. As with typical development applications, the project has a public commentary period to ensure that affected property owners have a chance to provide feedback. All feedback received about the proposed project will be summarized and included in a report to Council for consideration ahead of the Public Hearing (anticipated to be early December), after which Council will make a decision.

As a follow-up in terms of site location and type of development, the City had conducted an inventory of City-owned properties in 2019 to identify additional potential sites for the Small Sites Affordable Housing Program. Following an evaluation of short-listed properties, the Fenton Street site was one of the locations considered and endorsed in principle for exploration of affordable housing by Council. It is noted that there is a very limited number of available and suitable sites, and it is a high priority for the City to see new affordable housing units developed throughout the city.

Currently, the detailed design of the building has not been completed. The proposed building/project is for at-grade parking with 3 storeys of residential units above, with a mix of studio, one and two bedroom units (total of 58 units). If the Rezoning and Official Community Plan amendments are approved, the City and the building's operator, Vancouver Native Housing Society, would work to ensure the design of the multi-unit building takes into consideration the surrounding context and neighbourhood. As with typical development applications, the project would also go through a modelling analysis to determine servicing requirements for the proposed development. Completing sidewalks, ditch infill and electrical servicing would also be conducted as part of the standard development process. Copies of the report to Council with the proposed bylaw amendments can also be found on the project links above.

Affordable housing projects also aim to meet people where they are at, and provide connection to familiar amenities and resources. Being part of a neighbourhood and

participating in community life is important. In the Queensborough neighbourhood there are more low-income residents than could be served by this proposed affordable housing project. The proposed project on this site is for independent, non-market housing (in which tenants live independently with minimal or no support) rather than supportive housing. The target population would be Indigenous individuals and families, including providing 50% of spaces for women and children. Given this population, Vancouver Native Housing Society (VNHS) is committed to creating a safe and supportive environment, which will inform tenant selection for the remaining units. VNHS is also committed to being a good operating neighbour and making a contribution to the community.

As the public engagement stage is still ongoing, we would also encourage you to join us at the upcoming virtual information sessions (details below) to find out more information, ask questions, and provide your input as well. **In particular, the 350-366 Fenton Street session will be held Wednesday, October 20 from 7:00- 8:00 PM.** Please visit <https://www.beheardnewwest.ca/crisis-response-bylaws> for additional information.

Date & Time	Topic	Zoom Meeting ID Number
Tuesday, October 5 7:00 – 8:30 PM	Hear a presentation from staff on all three projects, and participate in a Q&A.	613 7876 2413
Tuesday, October 19 7:00- 8:00 PM	This session will focus on the proposed supportive housing project at 60-68 Sixth Street.	694 5265 3302
Wednesday, October 20 7:00- 8:00 PM	This session will focus on the proposed long-term affordable housing at 350-366 Fenton Street.	664 1060 0731
Thursday, October 21 7:00 – 8:30 PM	Join us for the final session on all three projects, hear a presentation from staff and participate in a Q&A.	616 7807 2503

Regards,

Adrian McLeod | Planning Assistant
T 604.527.4532 | E amcleod@newwestcity.ca

City of New Westminster | Development Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: *Personal information removed*
Sent: October 13, 2021 12:41 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Cc: *Personal information removed*
Subject: [EXTERNAL] CITY - LED COMMUNITY CONSULTATION

Hi there,

I am a resident of *Personal information removed* Street which is *Personal information removed* to the 350-366 Fenton Street location proposed for the housing project.


I received a post card in the mail. I have following concerns:

1. The project information is not available at the link included in the post card . Please see the following message when I tried accessing the link

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2. Has the City staff considered the issues and impacts on the residents living in the detached single family homes in close proximity and in the neighborhood ?
3. What are the zoning amendments, regulations and laws that have been applied for re-zoning of this site from single family to a multifamily (Ground/at grade parking plus 3 levels of one and two bedroom units with a total of 51 units proposed) ?.

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?
5. What are the plans of the Fenton street development for covering the ditches, sidewalks and providing safe width of roadway and sidewalk to the residents and street lighting ?
6. Has the City considered the increased density impact that would cause a mess and increase concerns on pedestrians safety. Existing Fenton street condition with no sidewalk, ditches and very low street lighting that is currently leading to a lot of safety concerns ?
7. Is a traffic modelling study conducted to evaluate the street impacts for safety and parking ?
8. I would imagine a huge property cost impact with the value decreasing due to this housing ? Can City provide a guarantee on the property value impact for the future?
9. How can council make a decision of site selection without completing the community and neighborhood consultation process ?

I am living *Personal information removed* this site and would need City's response on all of the above items.

Thanks

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