

Previous Decisions
Official Community Plan Amendment Bylaw (60-68 Sixth Street)
No. 8283, 2021 and Zoning Amendment (60-68 Sixth Street) No. 8284, 2021
For Supportive Housing on Province-Owned Land at 60-68 Sixth Street
December 6, 2021

R-2 September 13, 2021 – City Council – Report

R-3 September 13, 2021 – City Council - Presentation

3.3 Crisis Response Bylaw Amendments

a. Presentation, Director of Development Services

Emilie Adin, Director of Development Services, provided a presentation that provided Council with options for responding to local and regional crises with City-wide bylaw amendments to enable urgent housing and time-sensitive crisis services, including two non-market rental housing project opportunities identified at 350-366 Fenton Street and 68 Sixth Street.

In response to Council questions and concerns, Ms. Adin provided the following information:

- The recommendation is to separate out publicly owned lands to start, and then have a broader community conversation about other opportunities; and,
- Staff have done their analysis in terms of this kind of housing being urgently needed, and not temporary in nature.

In discussion, Council members noted:

- The community needs to fully understand that these changes are permanent changes;
- The changes will allow the City and proponents to access grants more quickly;
- The City needs to be able to respond to a variety of needs in a nimble and flexible way to address urgent issues; and,
- The City needs to be very supportive when other proponents want to purchase a site for housing and need assistance in making it through the process.

b. Crisis Response Bylaw Amendments

MOVED AND SECONDED

THAT Council direct staff to bundle development review of several Crisis Response Bylaw Amendments, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities;

THAT Council direct staff to draft Crisis Response Bylaw Amendments, including bylaws to enable envisioned projects at 350-366 Fenton Street and 68 Sixth Street, to present for first reading at a future Council meeting;

THAT in regard to the proposed Official Community Plan Amendments, Council:

i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;

ii. Direct staff to advise and consult with:

a. The following nations:

- Cowichan Tribes
- Halalt First Nation
- Hwlitsum First Nation
- Katzie First Nation
- Kwantlen First Nation
- Kwikwetlem First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Musqueam Indian Band
- Penelakut Tribe
- Qayqayt First Nation
- Seabird Island Band
- Semiahmoo First Nation
- Squamish Nation
- Sto:lo Nation
- Stz'uminus First Nation
- Tsawwassen First Nation
- Tseil-Waututh Nation;

b. Ministry of Transportation and Infrastructure;

c. the Board of Education of School District 40;

iii. Not pursue consultation with:

1. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
2. any greater boards or improvement districts, as none are considered to be affected by this application;
3. any other provincial or federal agency, as none are considered to be affected by this application;
4. Greater Vancouver Sewerage and Drainage District Board; and,
5. Councils of immediately adjacent municipalities;

THAT Council direct staff to propose for consideration in the 2022 Budget Process a high-level multi-year public policy and engagement project relating to “social benefit land uses.”

Carried.

All members present voted in favour of the motion
(Councillor Puchmayr absent for the vote due to Conflict of Interest)

R-4 September 21, 2021 – Advisory Planning Commission – Report

These minutes are in draft form and have not been adopted:

3.2 Crisis Response Bylaw Amendments & Housing Projects in Downtown Queensborough

Emilie Adin, Director of Development Services, summarized the Council report dated September 13, 2021 and provided a PowerPoint presentation regarding crisis response bylaw amendments which outlined:

- Background and context
- Existing opportunity to be responsive: 350-366 Fenton Street
- New opportunity to be responsive: 68 Sixth Street
- Next steps

In response to questions from the Commission, Ms. Adin provided the following information:

- Consultation will take place with the City’s COVID-19 At-Risk and Vulnerable Populations and Seniors and Persons Living with Disabilities Task Forces and non-profit organizations in the fall. Discussions will continue with neighbours and key stakeholders in the specific sites mentioned;
- As senior levels of government deem responses to the housing and overdose crises as temporary, staff have opted to not put time limits on these responses such as what would be in place with Temporary Use Permits where approval would only be received for three years or less at a time;
- Senior levels of government need to know that their investment in things such as modular housing will assist them in achieving their goals and are wise investments;
- Currently, there is no consideration of separating purely temporary land uses from urgent land uses;
- A zoning bylaw sets out what uses are permitted and not permitted and they all transition over time. Many municipalities have a section of their zoning bylaw outlining uses permitted in any zone; however, New Westminster currently adds items to zones individually which takes a long time;

- Many discussions have taken place with the Provincial Government regarding changes that could be made to facilitate quick responses to crisis situations; and,
- While it would take years to have the Emergency Program Act updated, this is something that the City can address with the Provincial Government; and,
- If staff are going to Council with a rezoning or Official Community Plan amendment report, the Development Permit Application is often included, although staff do have delegated authority over them.

Members of the Commission provided the following comments:

- It is exciting to be moving forward with these positive proactive changes which will enable the City to address issues, such as those that we have experienced in the last year, more quickly;
- It is concerning that the four conditions are not land use conditions, they are ownership and funding conditions and zoning is for land use; and,
- Suggestions for additions to the Emergency Program Act include the addition of pandemic to the list of emergencies and allowance for mayors and councils to acquire or use any land considered necessary to respond to or alleviate the effects of an emergency.

R-5 September 27, 2021 – City Council – BC Housing Presentation

R-6 September 27, 2021 – City Council – Report

3.2 Crisis Response Bylaw Amendments: Bylaws for First Reading and Engagement Plan Approval, Director of Development Services

a. Presentation: 68 Sixth Street Proposed Supportive Housing, Sara Jellicoe and Tsitsi Watt, BC Housing

Sara Jellicoe and Tsitsi Watt, both from BC Housing, provided a presentation on the proposed supportive housing project at 68 Sixth Street, including the requirements for future residents.

In response to questions and concerns from Council, Ms. Jellico, Ms. Watt, and Maria Rogrigo, also from BC Housing, provided the following information:

- BC Housing will prioritize people experiencing homelessness in the community;
- Rent rates for supportive housing is the maximum shelter rate for income assistance; and,
- BC Housing Staff will assist tenants in applying for assistance so they receive the shelter rate to pay their rent.

b. Report: Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval

MOVED AND SECONDED

THAT Council approve the proposed Public Engagement Approach, as described in the September 27, 2021, report entitled "Crisis Response Bylaw Amendments: Bylaws for Consideration of First Reading and Proposed Engagement Approach for Approval", for three separate but closely related projects that are being bundled together as the Crisis Response Bylaw Amendments;

THAT Council give consideration to First Reading of the following six Bylaws:

1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
2. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021.
3. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021.
4. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
5. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021.
6. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021.

Carried.

All members present voted in favour of the motion.

R-7 November 15, 2021 – City Council – Report

These minutes are in draft form and have not been adopted:

6.7 Crisis Response Bylaw Amendments: Consultation Summary and Second Reading of Bylaws

MOVED AND SECONDED

THAT Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the 'Crisis Response Bylaw Amendments';

THAT Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

- a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
- b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, and which are deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act.

Carried.

All members present voted in favour of the motion.
(Councillor Puchmayr absent for the vote due to Conflict of Interest)