

Attachment 6

Be Heard New West Feedback

Attachment 6: Summary of Be Heard New West Feedback

Be Heard New West Feedback

Be Heard New West is the City's new online community engagement space. A Be Heard project page for the overall the Crisis Response Bylaw Amendments initiative was developed, along with specific information on the three related but individual projects. The project page was launched on October 1, 2021 and had 453 total visits, 370 aware participants (viewed a page), 167 informed participants (clicked on something), and 48 engaged participants (provided input), as of October 24, 2021.

The project page included:

- Project Summary – including an outline of what is being proposed, site plan of the proposed development, and information about how to engage.
- Development Review Timeline & Links – outlining the key milestones in the review process, including links to relevant material (e.g. Council reports).
- Community Questions – could be asked through the page. Two questions were asked through the page and are included below.
- Comment Form – comments could be submitted from October 1 to October 24, 2021. A total of 8 comments from unique users were submitted for City-wide Crisis Response, 34 for 60-68 Sixth Street and 14 for 350-366 Fenton Street. The comments received have been included below.
- Location Maps – indicated the location of the proposed projects.
- Project Contact – providing contact details for the Planning Division as well as a link to BC Housing's project webpage.

Below is the input provided by participants who shared their questions and comments on Be Heard. Note that responses are not edited for spelling and grammar – they are reported exactly as entered by participants.

Community Questions Received on Be Heard Project Page

60-68 Sixth Street

Regarding the 68 Sixth St supportive housing, will residents be prohibited (possibly via the mandatory "good neighbour agreement") from recreational substance use (alcohol and marijuana products)? Is it a good idea to build supportive housing less than two blocks from a liquor store and directly across the street from a cannabis retailer?

Many residents in this area have had negative experiences with assisted housing in the neighbourhood (e.g., the area around 740 Carnarvon St has become a hotspot for frequent open displays of substance abuse and petty crime). Calls for assistance from NWPD as a result of break-ins and theft appear to be treated as low-priority or zero priority.

While most can probably get behind helping out those who are less fortunate, community members are understandably concerned by the proposition of this project (which is, of course, slightly different than the one referenced above) and the impact it is going to have on the neighbourhood.

My questions are as follows: What assurances can the City of New Westminster provide to community members that this facility will not become another 'hot spot' of issues that make others in the area feel unsafe or vulnerable? Is NWPD going to be able to take a more active role in policing downtown New Westminster to assist? Do we have sufficient social support to assist the vulnerable in these areas and also make neighbours feel safe?

350-366 Fenton Street

None received.

City-wide Crisis Response Bylaw Amendments

None received.

Comments Received: City-wide Crisis Response Bylaw Amendments

support - very important issue to fast track
I support these amendments and commend the City for recognizing and addressing systemic barriers to quickly address community needs.
This not required. This is political power grab, leave the process as is.
This bylaw amendment is excellent in creating some provisions for emergency response from the public sector. It unfortunately limits the opportunities for other non-governmental agencies, such as non-profit housing providers, to be included in the housing crisis response. Please consider broadening the criteria to include non-profit groups as project and land owners. Additionally, the criterion for government funding excludes the private sector from participating in a response. There are market solutions to the issues being described in the bylaw, which are unfortunately excluded by the restrictive requirements of the bylaw. Due to the severity of the housing crisis, the rigidity of these criteria does not seem appropriate. A case-by-case mechanism for inclusion could alleviate this issue.
Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities)
Fully supportive of this and welcome with open arms to our community.
In full support
Strongly support potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis:

Comments Received: 60-68 Sixth Street

This plan does not care for homeowners around the area. It will definitely have an adverse effect on the homeowners' livelihoods and living standards.

We believe that this location is a bad idea for many reasons: 1) you are right across the street from the cannabis store, 2) only 2 blocks from the local elementary school, 3) 2 blocks from a CEFA school, 4) walking distance to the middle school on 8th Street and 5) 624 Agnes Street houses many single, senior women who are afraid what element of additional security fears this will bring to our neighbourhood. This is not a good location. Agnes Street dead ends into Douglas College and Begbie Steps (Courthouse) where illicit drug activity takes place on a daily basis. This is a bad location.

I am fully in support of this proposal! We absolutely need more housing-first initiatives, especially in downtown and even more especially near Carnarvon. A few questions I have which I hope will be answered in the meeting: what services would the housing staff be providing? Will the occupants be exclusively New West citizens or come from other parts of BC? Will occupancy include families, or single adults or couples only?

Thank you!

DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)

Please do not go forward with this. It would be a disaster in the city of new Westminster

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. the students of Douglas college, Fraser River middle school, and qayqayt elementary school can 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 Carvannon St, it also has some 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 Carvannon 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" of your saying on the proposal cannot come true!!! we only trust THE FACT!!! the fact from 750 Carvannon 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.

Very disappointed with City of NW and BC Housing to create this homelessness homes, that can cause safety and security issues around this community, which already has so many problems causing from homelessness and drug users around this area. this project will bring more and more homelessness and illness people come to this area, what are you doing City and BC Housing????

I live in a nearby building and am fully supportive of this project. I do not like seeing the police force my unhoused neighbours to pack up their tents and tarps when there is only "public/private" outdoor spaces for them to live on. I hope these ones get housed in the new homes. Dignity for all :-)

I am strongly in favour of this project. Supportive housing is one of the best ways of helping people in our community. Doing this downtown, close to services and transportation options, is ideal. I'm not sure how much more needs to be said, but supportive housing for people is a way better use of this space than an empty lot. Let's help our underhoused neighbours by providing this necessary supportive housing!

The only thing I would change about this is its size -- if you can make it bigger to help more people find housing, that would be ideal.

I am happy to hear that more supportive housing is coming! My concern is that other related programs receive increased capacity and are sustained. These include things like street clean up, and patrolling to reduce crime. I also believe that there should be a "parklet" type of space (maybe behind this development or behind the Purpose Society?) that could be a safe space to hang out for those who are homeless or whose friends are. This is specifically an idea to reduce the use of sidewalks and private property as a space for loitering. Our neighborhood has been so heavily impacted by increased homelessness, street drug use, crime and litter that our family feels it has become an undesirable place to live.

I'm against this project since the location is too close to the school and residential area. I don't want my kids growing up with this kind of bad influence around them.

This is very bad news for us. New west is already abandoned. The huge increase of homeless from 6th street to the new west Skytrain station. It looks like hastings street. And now, this bad idea of having " supportive housing" in a residential area just confirms that New West is gone.

Many people were already planning to leave New West and now, from this new idea, more people is already planning to leave new west.

I live in new west for 6 years and it's incredible how the city changed and how the city is crowded of homeless making mess all around the streets.

Really cant continue living in a city where the homeless people are taking control of everything. It's not the city I chose in the past to leave., so we will leave the city as so many other residents will as well.

New West is being known as the homeless city.

Hello, I am voicing my apprehension to the building of the supportive housing at 68 6th Street. Putting at risk people in an area that has a cannabis dispensary directly across the street, not to mention extensive drug use and selling around the courthouse steps area, to me is not the best idea. We have chosen to live in an urban area and have put up with people urinating in every corner our complex, not forgetting that Hyack Tire's parking lot is being used as a toilet as well. My question is, are the city or BC Housing going to pay us for the loss when our property values go down?
Thank you

We oppose this plan. Creating one more homeless shelter will make our community to become a gathering place for homeless and drug users. It will ruin our entire life!!

I oppose this plan!!

Are you serious to create homeless shelter near schools? Do you never concern the safety of the kids?

I oppose this plan!!

With this area already having a homeless home located at 750 Carnarvon St, creating another homeless home will add more fire to make this area become a gathering place for homeless and drug users. This plan will damage the reputation and images of this location, destroy our house value, and ruin our family's life in the future.

I oppose this project!!

There are too many schools near to the proposed project. this project will create a huge security risk for our young generation.

We are against this project!!

We shouldn't create homeless shelter near school zone. We need to keep our children safe first and foremost.

I oppose this proposed project!!

Creating homeless shelter near schools will destroy the safety for our children.

We are all against this plan!!

Would you please change the location to somewhere else far away from the school zone

support - housing and services downtown new west are much needed, I am a downtown resident and am happy if this will go ahead to support our unhoused neighbours

I fully support the development of supportive housing on Sixth Street! I live right next door at *Personal Information Removed* Victoria, and I want to make sure that the members of my community are taken care of and have their basic needs met.

The past 18 months has been difficult for everyone, we need to come together to support and protect the most vulnerable. Vancouver already has thousands of people homeless with nowhere to live, let's be part of the solution and support this initiative!

I OPPSE THIS PROJECT!!! 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.

Hello, I am writing with some concerns about the proposal for supportive housing at 60-68 Sixth Street and what exactly is meant by 24 hour staffing.

While I support the need for supportive housing and homelessness initiatives I am concerned about the concentration of these in both the downtown core and the proximity to schools in general. In the downtown neighbourhood we already have Rhoda Kaellis, the Russell, Genesis House and Maria Keary Cottage (although Genesis is a CRF and is not, strictly speaking, supportive housing).

The Russell is a plague on the neighbourhood and local businesses. It is a hub of stolen goods and drug trafficking and while the police do their best there have been no improvements over the years. I used to attend the local gym across the street and often struggled with interactions with the residents or the people who prey on the residents of the Russell. I have had to help people who have staggered into the middle of the street because they are under the influence, and while everyone deserves caring and compassion, the block around that facility is highly problematic.

In contrast, Rhoda Kaellis and Maria Keary appear to be well run operations. I don't know a lot about RK but I have significant experience with MKC - they do not tolerate criminal behaviour in or around their facility, they have excellent staff and security, and they have demanding standards for their residents. This is probably in large part because they are required to maintain a particularly strict standard to keep their contract with Corrections Canada for the CRF beds on the other side of the house. Overall they provide excellent long term support for their residents.

When you speak of 24 hour staffing I am concerned that you mean the type of staffing and support that places like the Russell and the SRO's in the downtown eastside provide. Which is to say that they advocate for their residents alone and do not give any thought or consideration to the surrounding community. It is not in their mandate. If you want people to support these initiatives then they need to not victimize the neighbourhood. If you are talking about 24 hour staffing such as what MKC provides then this could potentially be a valuable, safe place but we are not talking about such an agency running this facility.

Young children walk past that address to get to the middle school and Qayqayt. 5-15 year olds. I find it an intolerable proposition that they would have to face those same encounters that I have had outside the Russell at that age. Or any age really.

What would be valuable here is more rental inventory, more permanent affordable residences for families, and to ensure that children have safe housing and are elevated out of poverty. I am less supportive of shelter and transient beds for people who have no emotional investment in the community and whose facilities are staffed by people whose are not tasked with a secondary priority to keep the community safe and habitable.

Lastly, I feel like it is all well and good for New Westminster to do its part, but it appears as though we are doing everyone's part. I don't see other municipalities stepping up. We are a tiny city. Burnaby has one supportive housing site in the entire city. Coquitlam has none that I am aware of. Pitt Meadows/Maple Ridge has one, Port Moody has none. This burden does not need to fall solely to New West. And certainly not to the already low-income residents who populate the majority of the Carnarvon/Agnes corridor and can't afford (and are too busy working to survive) to fight back - unlike the more wealthy areas of New West.

Thank you for your time and consideration.

Personal Information Removed

Drug addicts need help. Please help them by building affordable rehabs. Those proposed projects won't help them - please provide that housing to those who need it more (elderly people, people with disabilities).

I attended the online meeting about the proposal for supportive housing on Sixth Street. To be honest, you could tell by most of the comments from downtown residents that many people are concerned, based on the fact that within a 3 block radius there are 4 other types of transitional/supportive housing systems already here, and that it results in many of the problems that come with drug addiction (such as dangerous discarded needles, petty crime, women feeling like they can't go out after dark, dirtiness etc). You said that this supportive housing will be different, but I really think that if you don't commit future residents to drug rehabilitation, it will be exactly the same as the other housing and the negative effects on our community will be amplified. If we really want to rejuvenate Columbia Street, we really need to focus on enticing businesses and cleaning it up. Businesses will not want to come here if the hard drug scene is further proliferated. It's really not fair for downtown NW residents that we have so many of these types of supportive housing concentrated in such a small area.

I would not be complaining if this were the first one. I am not against supportive housing (although I think there needs to be stricter rules about drug use), but feel like it's not fair that areas like Queens Park, west of the Quay, or Sapperton don't have any or nearly the amount that the tiny downtown core has. When you have to live with this every day, your opinion actually changes. Another problem I thought of, is that if you put these units close to Skytrain stations like Columbia Station, you are increasing the risk of users having to only walk a few blocks to their supply. I have seen drug deals in front of this station, and I've actually been asked myself if I wanted to buy drugs. Having supportive housing so close to this kind of drug hub will do nothing to solve the elephant-in-the-room problem, which is proliferated drug addiction and the challenging impact it is having on our community.

Please consider changing this type of housing, perhaps it could be useful for seniors who need support? Are people with disabilities? And please consider relocating this type of supportive housing to an area that does not have it yet.

Our family will go against BC housing's proposal, during this Covid-19 pandemic time, you guys should take care of people's health, don't bring homelessness to our neighborhood, our house value will going down because of this new housing.
STOP DOING MESS TO THIS BUEATIFUL CITY!!!

we need more green spaces to set off the carbon footprint , from all traffic going thru royal avenue there is already enough supportive housing in metro vancouver

I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC, because there are too many schools near to the proposed project. This proposed project will destroy our community's safety and create a huge risk for our young generation.

I oppose BC Housing's Supportive Housing plan at 68 6th Street, New Westminster, BC. This is school area, and creating homeless shelter will cause huge security issue for the kids.

We are again this plan. It is crazy to create another homeless shelter in the same area.

I live in the complex next to this proposed site. *Personal Information Removed* and we have lived in this area more generally for the last six years. I have a great deal invested in this community being a safe supportive and inclusive community and as a result I want to just put forth my whole hearted support for this project. When we support those who are struggling, we build stronger communities, make them safer and support those who need it. I see nothing but good in this initiative. Some have asked me if I am concerned about safety: no! People who struggle with homelessness are not inherently dangerous, and the whole point of this project is to help support them. The evidence of how this sort of project works is evident from other projects I've seen that have had clear benefit for their communities. My kids will be just as safe, if not safer! I am also not concerned with home values: as someone fortunate to own a home, I must care for those less fortunate than myself. This is what it means to be a good citizen. I am so heartened to see such an initiative being proposed and hope that it will be successful. I really just wanted to make sure that it was known that there are people living next door to this project who welcome it and support it. Thank you, *Personal Information Removed*

Why? The City already has the highest per cap shelter rate for the LowerMainland. We can not afford any more. The City would be better served with a regional plan and not centralizing services. Please do not create a new Downtown East Side in New Westminster. This plan has not worked so why are we centralizing services in 6 block area. New Westminster is to small and has reached the max in terms of social services.

As above. All properties should be maintained and cared for to the same degree as if it was the personal home of a proud and responsible homeowner. The residents will be vulnerable members of society and deserve to be treated with dignity and provided with well maintained residences and surroundings that are a source of pride.

Why do you guys do not think about our children who will pass by all these homelessness go to elementary school, and children center, which very close to this new homes. Such a careless considering proposal, we all oppose this project. please stop ruin our life!!!!!! STOP

I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.

100% support. This project is critical to supporting ALL members of our community.

Supportive housing is desperately needed in this area. I am an employee at a shop on Sixth and Clarkson, and there is consistently 1-2 patrons who sleep in front of the shop and often store their belongings there all day. My boss has taken to providing some of the support and safety that social housing needs to provide. These people are human beings who need a safe place to sleep, be, go to the washroom and bathe, store their belongings and have a sense of home. More needs to be done as the opioid and housing crisis in our area continues on, as well as the challenges the pandemic have caused.

Fully supportive of this and welcome with open arms to our community.

Pls proceed! We need more like this

Obviously we want people to receive help and the big concern is probably that this will lower the value of properties in the surrounding area especially for young people who are relying on reselling their condos either for retirement or when they have families. My second big concern is that it's going to result in a downgrade in the cleanliness of the area and that there will be people lingering outside like The Russel on Carnarvon. It gives the appearance and honestly feels very upsetting to walk by cause even if they're not going to lunge at you or anything I've often had the men make comments as I walk past and this new location will be in a direct walking/riding route to Douglas college and young people shouldn't have to feel uncomfortable on their way to school. If this is actually a residence and there will be staff 24/7 making sure no ones hanging around and leaving carts of stuff around the building then I guess I don't care but I will care if my safety feels threatened

In full support

Strongly support supportive housing New Westminster. There is a real need for a safe space where people can eat food that's distributed by the Union Gospel Mission. Need space that is next to important social services but not infringing on the space of nearby towers. Need a permanent porta potty.

I would love for this project to be moved forward. I am a local home owner that has lived in downtown new Westminster for the past 7 years, just two blocks from this site. I have seen the increase in people needing housing. The community is only going to benefit from having supportive housing in our community.

Please plant native around the building and have gardening opportunities and opportunity to interact with nature and watch the natives attract pollinators and life bloom.

Comments Received: 350-366 Fenton Street

<p>Will city allow the rezoning for rest of the street? My house is on <i>Personal Information Removed</i> Fenton Street. Am I allowed to get the same rezoning? Is City going to upgrade the sewer system on the street because ditches are flooded in case of rain and residents on this street already complaint so my time to city.</p>
<p>support - housing is much needed and very important to the city</p>
<p>DO this ASAP and prioritize existing long term New Westminster Residents on Bc housing registry (mental health clients, on disability/income assistance, in shelters etc.)</p>
<p>Against having a 3 storey low rise in a single family home neighborhood</p>
<p>There is a project on 8th and 6th being built for indigenous people, 92-96 units. Two builds only non market priced ONLY for indigenous people is not fair, as there are plenty of low income individuals in need of these units. Open one or both up to everyone. There is no other non market housing for low income in New Westminster.</p>
<p>Ensuring that non profit society has demonstrated capacity and willingness and a legal obligation to adequately repair, maintain, and update housing as necessary.</p>
<p>I'm in full support of this project! Housing is desperately needed and I've worked with clients who are on waitlists waiting for years before they even hear back. Increasing the supply will hopefully help with this.</p>
<p>100% support. This project is critical to supporting ALL members of our community. Not to mention that New West is built on stolen Indigenous lands.</p>
<p>Fully supportive of this and welcome with open arms to our community.</p>
<p>Ensure that this housing considers how the space being built and how the public spaces around them encourages and integrates the wider community with the marginalized indigenous residents. If there is deficiency in the design of immediate and nearby spaces to allow for the community to welcome and participate in living in harmony with the residents, they will feel isolated and segregated. Public amenities must accommodate the growing and densifying area, and the city must be held accountable to making sure they are balancing and prioritizing public spaces for everyone to meet and coexist.</p>
<p>Pls proceed! We need more like this</p>
<p>In full support</p>
<p>Strongly support new non-market in New Westminster</p>
<p>Please see below e-mails exchanged with the City :</p> <p>First e-mail</p>

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

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* which is adjacent 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
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* and would need City's response on all of the above items.

Thanks

Personal Information Removed

Second e-mail

.

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 (*photos 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

Personal Information Removed
Get Outlook for iOS

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 ((*photos 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.

Get Outlook for iOS

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 4:27:05 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>.

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.

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.

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.

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.

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.

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.

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.

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.

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
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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,

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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.

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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 Coun

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