

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 27, 2021

From: Emilie K Adin,
Director of Development Services **File:** 13.2680.20

Item #: 2021-371

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

RECOMMENDATION

THAT Council approve the proposed Public Engagement Approach, as described in this report, 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
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PURPOSE

To present to Council:

- 1) a thorough rationale for the crisis response bylaw amendment;
- 2) a proposed Public Engagement approach for Council consideration and potential approval;

- 3) six bylaws (three amendments to the Zoning Bylaw and three amendments to the Official Community Plan) for consideration of First Reading.

Proposed bylaw amendments would enable urgent housing and time-sensitive crisis services, including opportunities for an affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The BC government will from time to time declare a state of emergency or a public health emergency across the entire province or in an area of the province. There are also widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, and the extreme weather events that are caused by climate change. In relation to the Affordable Housing Crisis and the Homelessness Crisis, the City is working to provide a coordinated response to addressing business and resident concerns related to homelessness, and working with senior levels of government to develop strategic responses, additional emergency shelter capacity and new supportive and non-market housing opportunities.

There are several imminent funding opportunities by senior levels of government that would enable affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications reflect the understanding by senior levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic.

Staff have also identified a means by which urgent and time-sensitive needs relating to the current pandemic, the recent fires and heat waves, the Provincial Opioid Crisis, and the Regional Homelessness Crisis – and any other future crises – could be met more readily by successful adoption of some general bylaw amendments. The Crisis Response Bylaw Amendments being proposed will allow the City to be more nimble in responding to identified crises.

In relation to the projects proposed at 350-366 Fenton Street and 68 Sixth Street, the public engagement processes for these two projects have been necessarily abbreviated in order to meet senior government funding deadlines. This is not an ideal approach to engaging with the community about crisis response, nor more generally about land uses that generate social benefit. This is the rationale behind the future-oriented crisis response bylaw amendments (i.e., Bylaws 8285 and 8286), which would ensure a nimble response but also different dialogue opportunities with the community in relation to urgently needed services and land uses that arise in the future.

BACKGROUND

On September 13, 2021, Council passed the following resolution:

***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:*

- 1. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
- 2. 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;
- 3. Not pursue consultation with:
 - a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;

- c. *any other provincial or federal agency, as none are considered to be affected by this application;*
- d. *Greater Vancouver Sewerage and Drainage District Board; and,*
- e. *Councils of Immediately adjacent municipalities;*

More background on the issues and opportunities that inform this work, and more information about the three projects being proposed, can be found in the September 13, 2021, report.

DISCUSSION

Crises Affecting Our Community

As seen during the response to the COVID-19 pandemic, the BC government may declare a state of emergency or a public health emergency during times of urgent crisis. There are also other widely recognized crises affecting the Metro Vancouver area, such as the affordable housing crisis, extreme weather events caused by climate change, and the opioid crisis. In relation to the latter, the City is not only working to provide a coordinated response to addressing business and resident concerns related to homelessness and opioid addiction, but is also working with senior levels of government to develop strategic responses, health contact centres, additional emergency shelter capacity and new supportive and non-market housing opportunities. A detailed needs assessment, including references to below noted stats, is included as Attachment 1.

Climate Crisis

The extreme heat events of late June 2021, which set all-time record temperatures for many locations in Western Canada, resulted in 445 deaths in BC, including 38 deaths in New Westminster. Seniors and people living in apartments were disproportionately impacted; 34 out of the 38 deaths in New Westminster were in multi-family housing. According to the Intergovernmental Panel on Climate Change (IPCC), it is very likely that extreme heat waves will become much more common due to climate change and global warming.

Similarly, the wildfire situation in BC and around the world has become increasingly severe. The three years on record with the highest amount of land burned by wildfires in British Columbia have occurred within the past five years. The wildfires in 2021 in BC also resulted in approximately 32,000 people displaced during the course of the wildfire season. According to the IPCC, there will be continued increases in wildfires in Western North America as the climate warms. Although most of the wildfire activity in BC has been in the Interior and not in Metro Vancouver, the air quality impact from smoke has been significant. During certain days in September 2020 and again in August 2021, Metro Vancouver had the worst air quality of any major world city due to wildfire smoke from the Western USA (in the case of 2020) and the Interior of BC and Washington State (in the case of 2021).

As hotter, drier summers are predicted to become the norm, the impacts from increased wildfire risks to parks, stress on City trees, and human health impacts will also increase. The direct and indirect impacts from climate-related events on human health and well-being are wide including respiratory issues, inability to seek refuge from extreme temperatures, less exercise from decreased outdoor activity, impact on outdoor workers, and mental health changes. Additionally, these impacts are not evenly distributed with some populations being disproportionately impacted: seniors, individuals experiencing or at risk of homelessness; lower income populations. Part of increasing our local resiliency is developing municipal capacity to ensure a nimble response to the increasing incidence of climate-related events and health emergencies, and prioritizing the consideration of these impacts to different populations.

Overdose Epidemic

Starting in the mid-2010s, increased concentrations of fentanyl and carfentanil in the illicit drug supply has resulted in increasing numbers of overdoses and deaths in BC and Canada. While various programs resulted in decreasing drug toxicity deaths in 2019, a sharp increase in drug toxicity deaths and drug toxicity overdoses occurred in 2020 and 2021, due to physical distancing requirements of the COVID-19 pandemic, the social isolation and mental health impacts of the pandemic, as well as an increasingly toxic drug supply. Indigenous individuals and those experiencing homelessness are particularly at risk for drug toxicity deaths¹, with both populations experiencing increased rates over the general population.

In 2020, 35 New Westminster residents died of drug toxicity, compared with 20 in 2019. Based on January to June 2021 data, both New Westminster (projected at 48 deaths for 2021) and BC (projected at 2,039 deaths for 2021) are on track for record high numbers of drug toxicity deaths in 2021. BC Ambulance attended 275 overdose events in New Westminster from January to June 2021.

COVID-19 Pandemic and Homelessness

The COVID-19 pandemic has taken a significant toll in BC: as of September 14, 2021, there have been 9,227 COVID-19 related hospitalizations in British Columbia, as well as 1,866 confirmed COVID-19 related deaths. According to the federal government, those who experience homelessness may be at higher risk of contracting COVID-19 or developing complications due to pandemic-related barriers to accessing regular services and resources. Furthermore, the report stated that those experiencing homeless may also be at higher risk of developing COVID-19 related complications, as a higher proportion report having an underlying chronic health condition compared to the general population. The Public Health Agency of Canada's report on how COVID-19 has particularly impacted Indigenous people across Canada found that Indigenous

¹ In 2020, First Nations people in BC were 5.3 times more likely to die of an overdose than the general population. A study from the BC Ministry of Public Safety and Solicitor General and the BC Coroner's Service in 2016 and 2017, found that 9% of all people who died from drug toxicity in BC in those years were homeless.

individuals have faced additional challenges, with the pandemic exacerbating existing issues of inadequate housing, homelessness and racism, along with a lack of cultural safety in the health care system.

Housing Affordability Crisis

Compounding the above two challenges is the housing affordability crisis. Housing affordability has been a challenge in New Westminster and Metro Vancouver long before the COVID-19 pandemic. According to the 2016 Census, 40.3% of tenant households in New Westminster spent 30% or more of their before-tax household income on housing costs. Finding non-market rental housing is difficult, with 562 households on the BC Housing Wait List for New Westminster as of June 2020.

For Indigenous residents of New Westminster, these challenges are compounded by higher poverty rates² and racism in the housing market³. For people experiencing homelessness in New Westminster, low incomes, a lack of supportive housing, and housing discrimination are significant barriers to housing.

In addition to the long-standing regional housing crisis, COVID-19 protocols created additional pressure by decreasing the number of housing options for residents, including couch-surfing and finding roommates.

Identification of Need

350-366 Fenton Street

Currently there is no existing Indigenous-specific housing locally, despite New Westminster having 2,295 Indigenous residents according to the 2016 Census. Regionally, there is currently no existing Indigenous-specific housing in Metro Vancouver outside of First Nations Reserves, the City of Surrey and the City of Vancouver, although 61,455 Indigenous residents reside in Metro Vancouver according to the 2016 Census.

68 Sixth Street

Studies have shown homelessness costs more to society compared with providing housing to individuals experiencing homelessness. A 2005 study by Pomeroy in Canada found that the cost of unsheltered homelessness cost \$66,000 to \$120,000 per year per unsheltered person (from higher rates of hospitalization and incarceration) whereas providing supportive and transitional housing cost \$13,000 to \$18,000 per year per person. With medical systems currently under significant pressure due to COVID-19 and the overdose epidemic, providing supportive housing may help to

² According to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents.

³ According to a survey by the Native Women's Association of Canada, 44.6% of participants in the survey in Canada had experienced discrimination from a landlord when trying to rent.

alleviate pressure on the health care system due to lower hospitalization rates resulting from housing people experiencing homelessness.

Policy Context and Project Partner Information

There are many policies that actively support the City's advancement of the Crisis Response Bylaw Amendments. A full listing of all of these enabling and action-focused policies is Attachment 1 to the report.

The City's project partners have prepared correspondence and information sheets to distribute to project neighbours and community members. See Attachment 2 to the report.

Proposed Public Engagement Approach

The City is committed to increased, early public consultation; however, the Crisis Response Bylaw Amendments need to be processed in an expedited manner to meet funding requirements.

As a result of these requirements, staff have developed a series of public engagement events that aim to provide the community with multiple opportunities to gather information, ask questions and provide feedback on the proposed projects.

The following events and activities are proposed:

- Virtual information sessions –
 - Crisis Response, Sixth Street and Fenton Street – October 5, 2021
 - 60-68 Sixth Street – October 19, 2021
 - 350-366 Fenton Street – October 20, 2021
 - Crisis Response, Sixth Street and Fenton Street – October 21, 2021;
- Advertising via local newspaper and City's social media channels;
- Be Heard New West platform to share information with and collect feedback from community members;
- Online comment form – October 1 to October 24, 2021;
- Postcards mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street;
- Emails to Residents Associations and other local stakeholder groups such as Business Improvement Associations, etc;
- Letters sent to First Nations, Ministry of Transportation and Infrastructure; the Board of Education of School District 40.

As with standard practice, community members can also submit comments via email, mail, or request a one-to-one meeting with City staff.

Bylaws Presented for Consideration of First Reading

A municipality’s Development Review Procedures change over time. The City’s Development Review Procedures have changed in different ways over the past three years, often for different reasons:

- To gain efficiencies when application review timelines were unduly increasing;
- To address the constraints, challenges and opportunities created by the COVID-19 pandemic;
- To support the corporate effort to streamline City advisory committees and to make best use of the volunteer committee members’ time; and, most importantly,
- To add early public engagement opportunities, i.e., early enough that designs could still be amended and concerns could more readily be mitigated; (this, as opposed to the public hearing process set out by Provincial statute, when projects are generally “locked in” in terms of not being easily amended without the need for an additional public hearing to be held).

With respect to the Crisis Response Bylaw Amendments, staff propose a departure from typical review procedures toward fast-tracking. Key among these departures from procedure is Council’s early consideration of First Reading of the bylaws, prior to the bulk of public engagement occurring. These proposed changes to typical development/project review procedures arise for a number of reasons:

- In the interest of moving quickly to meet current and near-future funding deadlines;
- In the interest of moving quickly to address the scale of current needs and crises in the New Westminster community;
- In the interest of moving quickly given the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local;
- To demonstrate the City’s deep commitment to partnering with other levels of government to address crises that are affecting our businesses and our residents; and
- To ensure that, during the shortened time frame for public engagement on the Crisis Response Bylaw Amendments, the public is really clear on what exactly is being proposed, as they have seen the actual bylaws that have been drafted and are under active consideration by Council.

In view of all that is outlined above, staff recommend that Council give First Reading to the following bylaws, included as attachments to this report:

- **Attachment 3:** Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021

- **Attachment 4:** Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- **Attachment 5:** Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- **Attachment 6:** Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- **Attachment 7:** Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- **Attachment 8:** Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

NEXT STEPS

On September 13, 2021, Council directed staff to bundle the 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.

The following application review process for the Crisis Response Bylaw Amendments is proposed:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents' Association, Business Association, etc.); (September 20-24, 2021);
3. Advisory Planning Commission consideration (September 21, 2021);
4. Council consideration of First Reading of Zoning and OCP amendment bylaws (**we are here**);
5. City and project-partner consultation; (October 5 – 24, 2021);
 - a. Crisis Response – October 5, 2021
 - b. 60-68 Sixth Street – October 19, 2021
 - c. 350-366 Fenton Street – October 20, 2021
 - d. Crisis Response – October 21, 2021
6. Council consideration of Second Reading of Zoning and OCP amendment bylaws; (anticipated November 15, 2021)
7. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (to be determined);
8. Adoption of Zoning Amendment (to be determined).

FINANCIAL IMPLICATIONS

In 2021 the Fenton Property is vacant land, and therefore, does not draw on current city services, nor contribute to the City’s Financial Plan via Property Taxes. The 68 Sixth street property currently zoned as a Class 6 and the City is collecting ~\$40K annually for Property Taxes based on the assessed land value of \$2.65M.

An OCP amendment and a rezoning for the Fenton Street properties from single-family zoning in order to enable affordable Indigenous housing will not only accelerate the City’s ability to address the Housing Crisis, but will also add density and increased property taxes as a result of the development of multiple units.

Alternatively, the OCP amendment and rezoning for 60-68 Sixth Street to enable the proposed supportive housing project will result in increased density via development of housing units and wraparound services, however, the assessed value of the property will become \$1. Therefore, this reduced value of the land will trigger a net reduction in property taxes of ~\$40K dollars immediately, with some impact to the long range financial plan. However, staff acknowledge the current draw on other City services, such as bylaw enforcement, Fire and Police services, due to addressing issues related to homelessness and the opioid crisis. It is anticipated that the net financial impact will be to improve the current City costs incurred in those service areas. Therefore, staff will work to manage the net financial impact within existing budgets as we move the dial on addressing the homeless and opioid crises.

Subject to the approval of the proposed OCP and zoning bylaw amendments, staff will continue working with Vancouver Native Housing Society to develop the concept plan for the project at 350 - 366 Fenton Street. The grant submission was for ~\$32M, which is anticipated to be 100% of the on-site development costs required for this project. While the City will be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.

Staff from BC Housing and the City are currently working through the project concept development stage for 60-68 Sixth Street and anticipate generating an approximate project value in October/November 2021.

For both of these projects, the City and our partners (VNHS and BC Housing) are relying on senior government funding to enable the development of these affordable housing units; the City cannot afford these projects without significant funding assistance. As a result, there is an expectation from senior government that the City will expedite processing of municipal bylaw amendments and permitting.

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the drafting of this report.

Staff working on the Affordable Housing Portfolio is comprised of staff from Parks and Recreation, Finance, Engineering Services, Electrical, Development Services, Mayor’s

Office and Office of the CAO. Policy and projects are also reviewed by staff in the Staff Committee of Affordable Housing, Senior Management Team and Child Care and Affordable Housing Task Force.

OPTIONS

The following options are presented for Council’s consideration:

- 1. That Council approve the proposed Public Engagement Approach, as described in this report, for three separate but closely related projects that are being bundled together as the *Crisis Response Bylaw Amendments*:
- 2. That Council give consideration to First Reading of the following six Bylaws:
 - 1. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8291, 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
- 3. That Council provide staff with alternative direction.

Staff recommends Options 1 and 2.

ATTACHMENTS

- Attachment 1 – Supportive Policies and Need
- Attachment 2 – Project partner materials
- Attachment 3 – Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- Attachment 4 – Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- Attachment 5 – Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- Attachment 6 – Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- Attachment 7 – Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- Attachment 8 – Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

APPROVALS

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Attachment #1

Supportive Policies and Need

Supportive Policies and Need – 350 to 366 Fenton St and 68 Sixth St

Supportive Policies – 350 to 366 Fenton Street

Affordable Housing Strategy (2010):

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

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

Queensborough Community Plan (2014)

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

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

Small Sites Affordable Housing Projects:

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

Community Poverty Reduction Strategy (2016):

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

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

Official Community Plan (2017):

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

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

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

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

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

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

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

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

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

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

Supportive Policies – 68 Sixth Street

Homeless Action Strategy and Implementation Plan (2006)

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

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

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

Downtown Community Plan (2010)

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

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

Within strategy 8.5, it addresses the following actions:

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

Community Poverty Reduction Strategy (2016):

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

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

Official Community Plan (2017)

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

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

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

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

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

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

Identification of Need – 350-366 Fenton Street

The need for housing for Indigenous residents of New Westminster (the group to be served by the proposal for 350 to 366 Fenton Street) is noted as follows:

Higher rates of low income among Indigenous residents:

According to the 2016 Census, 20.1% of Indigenous residents in New Westminster lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents. Specifically, there were 460 Indigenous residents in low-income households in New Westminster in 2015. Additionally, there were higher rates of low-income among Indigenous children 0-17 years old (19.5% based on LIM—AT) compared with all children 0-17 years old in New Westminster (16.6%) in 2015. Specifically, there were 80 Indigenous children 0-17 years old in low-income households in New Westminster in 2015.

Higher rates of being in lone parent families among Indigenous children:

According to the 2016 Census, 37.3% of Indigenous children 0-14 years old in New Westminster lived in lone parent households, compared with 14.8% of all children 0-14 years old in New Westminster. Specifically, there were 110 Indigenous children 0-14 years old in New Westminster in lone parent households.

Higher rates of homelessness among Indigenous peoples:

According to the 2020 Metro Vancouver Homeless Count, there were at least 22 Indigenous homeless people in New Westminster. As only 71 out of 123 homeless count respondents in New Westminster answered the question on Indigenous identity and as homelessness has likely increased considerably since the onset of the COVID-19 pandemic, this number is likely a significant undercount. Furthermore, Indigenous homeless people composed 31.0% of the homeless population (based on who answered the question on Indigenous identity) in New Westminster, whereas Indigenous people composed 3.3% of New Westminster's population in the 2016 Census.

Lack of Indigenous-specific housing in New Westminster:

There is currently no existing Indigenous-specific housing in New Westminster, despite New Westminster having 2,295 Indigenous residents according to the 2016 Census. There is currently no existing Indigenous-specific housing in Metro Vancouver outside of First Nations Reserves, the City of Surrey and the City of Vancouver, despite 61,455 Indigenous residents residing in Metro Vancouver according to the 2016 Census.

Long waitlist for affordable housing in New Westminster:

in June 2020, there were 562 households (all households of all ethnic backgrounds) on the BC Housing Wait List in New Westminster, compared with 435 households in June 2015. Furthermore, there were 200 family households (all family households of all ethnic backgrounds) on the BC Housing Wait List in June 2020 in New Westminster, compared with 138 family households in June 2015.

Large future demand for non-market rental housing:

According to the City's Housing Needs Report, there will be a total estimated non-market rental demand of 1,290 units between 2021 and 2026 in New Westminster.

Identification of Need – 68 Sixth Street

The need for supportive housing for people experiencing homelessness in New Westminster (which would be partially addressed through the 68 Sixth Street project) is documented below:

Large homeless population in both Metro Vancouver and New Westminster:

According to the 2020 Metro Vancouver Homeless Count, there were 3,634 people experiencing homelessness in Metro Vancouver and 123 people experiencing homelessness in New Westminster. Among these 123 people in New Westminster, 41 were unsheltered, while 82 were sheltered (including 11 who were in extreme weather response shelters during the Count and likely would have been unsheltered if the extreme weather alert was not in effect during the Count). The actual number of people experiencing homelessness in Metro Vancouver and New Westminster is likely much larger than shown in the Homeless Count, as homeless counts are widely acknowledged as undercounts.

Increasing rate of homelessness calls for service to Licencing and Integrated Services:

in 2020, there were more than twice as many homelessness calls for service made to the City's Licencing and Integrated Services Division, with 152 calls in 2020 compared with 66 calls in 2019. In 2021 to date (January 1–August 31), there have been 144 homelessness calls for service, much higher than during the same period in 2019 (38 homelessness calls for service) and 2020 (114 homelessness calls for service).

Homelessness is very expensive to society compared with providing housing to people experiencing homelessness:

A 2005 study by Pomeroy in Canada found that the cost of unsheltered homelessness costs \$66,000 to \$120,000 per year (from higher rates of hospitalization and incarceration compared with people living in supportive housing) per unsheltered person whereas providing supportive and transitional housing cost \$13,000 to \$18,000 per year per person. Given that this study is 16 years old, it is likely that the discrepancy between the costs has increased considerably due to inflation. Furthermore, with the medical system (hospitals, etc.) in British Columbia (and elsewhere in Canada) under significant pressure due to COVID-19 and the overdose epidemic, providing supportive housing would help to alleviate some extra pressure on the health care system due to lower hospitalization rates of people experiencing homelessness once they are housed.

Other Crises

The challenging situation facing Indigenous residents (who would be housed at 350-366 Fenton Street) and residents experiencing homelessness (who would be housed at 68 Sixth Street) is compounded by three concurrent crises: the COVID-19 pandemic, the overdose epidemic, and the housing affordability crisis.

COVID-19 Pandemic:

After significant decreases in COVID-19 cases in late Spring/early Summer 2021, COVID-19 cases have now increased in New Westminster and provincially as part of a fourth wave of COVID-19. In August 2021, New Westminster had 171 new COVID-19 cases, a large increase from the 23 new COVID-19 cases in July 2021. The COVID-19 pandemic has taken a significant toll on British Columbia's health care system and resident health: as of September 14, 2021, there have been 9,227 COVID-19 related hospitalizations in British Columbia since the beginning of the pandemic, as well as 1,866 confirmed COVID-19 related deaths in British Columbia. A report entitled "What we heard: Indigenous Peoples and COVID-19: Public Health Agency of Canada's companion report", Indigenous peoples in Canada faced additional challenges related to the COVID-19 pandemic including a lack of affordable and safe homes, with the pandemic exacerbating issues of inadequate housing and homelessness and racism and a lack of cultural safety in the health care system. According to the "Guidance for providers of services for people experiencing homelessness (in the context of COVID-19)" produced by the Federal Government of Canada, "those who experience homelessness may be at higher risk of contracting COVID-19 or developing complications due to COVID-19 barriers to accessing traditional services and standard resources." Furthermore, according to this Federal Government of Canada report, "those who experience homelessness may also be at higher risk of developing complications due to COVID-19, as they are more likely to report having an underlying chronic condition (particularly asthma, chronic obstructive pulmonary disease, and heart conditions) compared to the general population."

Overdose Epidemic:

Starting in the mid-2010s, increased concentrations of fentanyl and carfentanil in the illicit drug supply resulted in increasing numbers of drug toxicity deaths and drug toxicity overdoses responded to by first responders in British Columbia and Canada. Various programs in British Columbia resulted in some progress in decreasing drug toxicity deaths in 2019. However, the physical distancing requirements of the COVID-19 pandemic in 2020 and 2021 and an increasingly toxic drug supply, as well as the social isolation and mental health impacts of the pandemic, resulted in a sharp increase in drug toxicity deaths and drug toxicity overdoses in 2020 and 2021 compared with 2019. In 2020, 35 New Westminster residents died of drug toxicity, compared with 20 in 2019. Based on January to June 2021 data, both New Westminster (projected 48 deaths for all of 2021 based on 24 deaths in the first six months of 2021) and British Columbia (projected 2,039 deaths for all of 2021 based on 1,011 deaths in the first six months of 2021) are on track for record high numbers of drug toxicity deaths in 2021. Furthermore, BC Ambulance attended 275 drug toxicity events (overdoses) in New Westminster from

January to June 2021. Indigenous residents are especially at risk for drug toxicity deaths: in 2020 in British Columbia, First Nations people died of drug toxicity at a rate that was 5.3 times higher than the general population with 254 First Nations people dying of drug toxicity in British Columbia in 2020. People experiencing homelessness are also at increased risk of drug toxicity deaths: a study from the BC Ministry of Public Safety and Solicitor General and the BC Coroner's Service in 2016 and 2017, found that 9% of all people who died from drug toxicity in British Columbia in those years were homeless. According to data from Statistics Canada Population Estimates and the Canadian Observatory on Homelessness Research Paper, "The State of Homelessness in Canada 2016", approximately 0.7% of Canadians experienced homelessness in 2016. Assuming a similar proportion of the population experienced homelessness during that year in British Columbia (as in Canada), this means that people experiencing homelessness were 12.9 times more likely to die of drug toxicity than residents of British Columbia as a whole.

Housing Affordability Crisis:

Compounding the above two challenges is the housing affordability crisis. When the COVID-19 pandemic emergency was declared in March 2020, concerns about contracting the COVID-19 virus decreased the number of housing options for residents, including couch-surfing and finding roommates. However, housing affordability has been a challenge in New Westminister and Metro Vancouver long before the COVID-19 pandemic. According to the 2016 Census, 40.3% of tenant households in New Westminister spent 30% or more of their before-tax household income on housing costs. Finding market rental housing can be extremely difficult: according to Canada Mortgage and Housing Corporation, in October 2020, New Westminister had a rental vacancy rate of 1.6% (well below the bottom limit of 3.0% for a balanced vacancy rate). Getting into non-market rental housing is difficult as well, with 562 households on the BC Housing Wait List for New Westminister as of June 2020. For Indigenous residents of New Westminister, these challenges are compounded by higher poverty rates (according to the 2016 Census, 20.1% of Indigenous residents in New Westminister lived in low-income households in 2015 (based on LIM-AT), compared with 15.6% of all residents) and racism in the housing market (according to a survey by the Native Women's Association of Canada, 44.6% of participants in the survey in Canada had experienced discrimination from a landlord when trying to rent). For people experiencing homelessness in New Westminister, low incomes and a lack of supportive housing (according to BC Housing, there were 95 applicants on the BC Housing Supportive Housing Registry for New Westminister in September 2020, with actual demand likely much higher) are significant barriers to housing, as well as housing discrimination and other challenges.

Attachment #2
Project Partner Material

350 – 366 Fenton St., New Westminster

Long-Term Affordable Housing for Indigenous Singles and Families

The Project

Vancouver Native Housing Society is working with the City of New Westminster to develop approximately 58 homes for Indigenous individuals and families in New Westminster. The new housing will be up to four storeys with:

- A mix of Studio, One and Two Bedroom apartments for a total of 58 affordable rental units offered at rents geared to tenant incomes.
- Energy-efficient construction.
- Culturally-appropriate housing to meet the needs of Metro Vancouver's growing urban indigenous communities.
- 20% of units will be fully accessible.

Supporting Our Urban Indigenous Community

This project is an important opportunity to fill the need for Indigenous Housing in Metro Vancouver. Vancouver Native Housing Society is committed to creating space for urban Indigenous People to practice, honour and celebrate their cultures. The building's architecture, design and landscaping will incorporate Indigenous art, native plants and other Indigenous elements.

About Vancouver Native Housing Society

Vancouver Native Housing Society is a registered charity and non-profit society who is dedicated to providing safe, secure and affordable housing for Indigenous and non-Indigenous individuals and families living in the urban setting. VNHS is proudly governed by an all Indigenous Board of Directors.

This is a proposed project that has not yet been approved by the City of New Westminster and is still submit to Federal approval processes.



68 Sixth Street, New Westminster

Supportive Housing



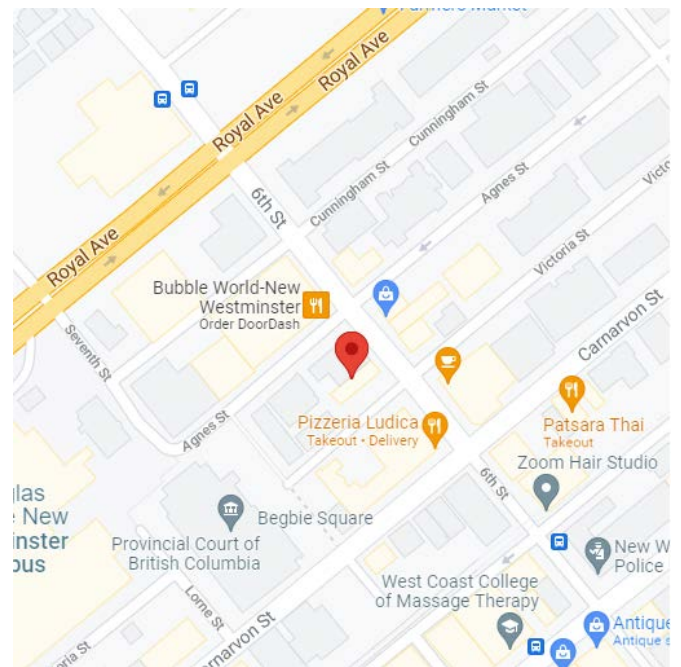
The Project

BC Housing is working with the City of New Westminster to develop approximately 52 new modular homes with supports for adults at **68 Sixth Street**. These proposed new homes will offer safe and secure housing to community members experiencing or at risk of homelessness. Supports would depend on the needs of residents but may include:

- On-site family support workers
- Life skills training
- Employment assistance
- Connection and referral to community services and support groups.

Why does New Westminster Need Supportive Housing?

The number of people experiencing homelessness across the region is rising. Social service providers report more people at risk of homelessness and higher wait lists for social and non-market housing.



Sixth Street Supportive Housing

This modular housing would have self-contained studio homes with various support services provided on-site, to ensure people can achieve and maintain housing stability.

Who would live here?

Adults who apply to live here would need to meet eligibility requirements around income, homelessness and required supports and programming. Priority would be given to residents of New Westminster. BC Housing and the operator would work with local service providers to determine the criteria and select residents. All new residents would pay rent and sign an agreement and good neighbour agreement.

Community safety

We are committed to building a safe community both inside and outside the housing with:

Experience: BC Housing and the operator have extensive experience providing services and housing to people experiencing or at risk of experiencing homelessness across the region.

Staffing: Operator staff would be on-site 24/7 to support residents, manage the building, and be available to respond directly to any related questions that arise, in a timely manner.

Resident Mix: Residents are selected through a thoughtful and thorough assessment process. Every resident is considered on an individual basis to ensure that the housing and services provided by the program match the supports they need.

Property Maintenance: Regular cleanups of property and immediate area would ensure cleanliness.

Design Features: There will be security features in place that will benefit residents and neighbours alike such as a single point of entry, well-lit and fenced grounds, landscaping, and outdoor space

Good Neighbours: Residents would sign an agreement and a good neighbour agreement.

Community Advisory Committee: A Community Advisory Committee would be created to support the successful integration of the building into the community, with anticipated representation from BC Housing, the City of New Westminster, non-profit operator, Fraser Health, community policing, and neighbours.

Next steps

As part of the rezoning process, BC Housing and the City of New Westminster will be hosting several community information sessions this fall to share information and answer questions about the project. Once dates are finalized, they will be added to the Let's Talk website and we will also be reaching out to the community.

Partners & Collaborators

- BC Housing, the City and operator will engage with Fraser Health to discuss support services that could potentially be provided at the site.
- An experienced non-profit operator would manage the housing and provide support services to residents.



Contact Us



For more information about the proposed project visit:

<https://letstalkhousingbc.ca/new-westminister-sixth-street>

and

https://www.beheardnewwest.ca/crisis-response-bylaws/news_feed/68-sixth-street

If you have any questions about the proposed supportive housing please email email: communityrelations@bchousing.org

Attachment #3

*Official Community Plan Amendment
Bylaw (350-366 Fenton Street)
No. 8281, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8281, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City’s Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021”.
- 2. The Official Community Plan is amended by altering the land use designation of the properties listed in Appendix 1, from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings, and by amending Map 11 and Schedule C Land Use Designation Map accordingly.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Appendix 1 OCP Amendment Bylaw No. 8281, 2021

Address	PID	Legal Description
350 FENTON ST	012-640-786	LOT 31, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
354 FENTON ST	012-640-778	LOT 30, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
358 FENTON ST	012-640-701	LOT 29, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
362 FENTON ST	012-640-697	LOT 28, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1
366 FENTON ST	012-640-671	LOT 27, BLOCK 26W1/2, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN NWP2366, GROUP 1

Attachment #4

Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (350-366 FENTON STREET) NO. 8282, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1050 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminster, British Columbia and included in the table below from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
350 Fenton Street	012-640-786	LOT 31 DISTRICT LOT 757 GROUP 1 PLAN 2366
354 Fenton Street	012-640-778	LOT 30 DISTRICT LOT 757 GROUP 1 PLAN 2366
358 Fenton Street	012-640-701	LOT 29 DISTRICT LOT 757 GROUP 1 PLAN 2366
362 Fenton Street	012-640-697	LOT 28 DISTRICT LOT 757 GROUP 1 PLAN 2366
366 Fenton Street	012-640-671	LOT 27 DISTRICT LOT 757 GROUP 1 PLAN 2366

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8282, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8282, 2021
Comprehensive Development District (350-366 Fenton Street) (CD-50)



Comprehensive Development District (350-366 Fenton Street) (CD-50)

1050 Comprehensive Development District (350-366 Fenton Street) (CD-50)

- 1050 .1 The intent of this district is to allow a residential rental tenure housing project, or development reflecting the standards of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).
- 1050 .2 Unless developing an *apartment building* or *multiple dwelling* project, development of sites zoned CD-50 shall instead comply with the regulations and requirements of Queensborough Neighbourhood Residential Dwelling Districts (RQ-1).

Permitted Principal and Accessory Uses

- 1050 .3 In addition to the permitted uses under the RQ-1 schedule, the following principal and accessory uses are permitted in the CD-50 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Apartment buildings</i> or <i>multiple dwellings</i>	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Rental Tenure

- 1050 .4 The tenure of dwelling units for an *apartment building* or *multiple dwelling* use is limited to *residential rental tenure*.

Density

- 1050 .5 The maximum floor space ratio for an *apartment building* or *multiple dwelling* use shall not exceed 3.0.



Comprehensive Development District (350-366 Fenton Street) (CD-50)

Principal Building Envelope

1050 .6 All *principal buildings* and *structures* consisting of an *apartment building* or *multiple dwelling* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	1.52 metres (5 feet)
Minimum Rear Setback	1.52 metres (5 feet)
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Three storeys above the Flood Construction Level

Off-Street Parking and Loading Requirements

1050 .7 For an *apartment building* or *multiple dwelling* use, *off-street parking*, off-street bicycle parking, and off-street loading shall be provided to the satisfaction of the Director of Engineering.

Attachment 5

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8283, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City’s Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminster, in open meeting assembled, enacts as follows:

- 1. This Bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021”.
- 2. The Official Community Plan Schedule C, the Downtown Community Plan, is amended in section 15.0 Land use Designations, by adding the following text to the “Details” column for the Mixed-Use High Density designation: “despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is affordable rental housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment #6

Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (60-68 SIXTH STREET) NO. 8284, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1094 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminister, British Columbia and included in the table below from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
60 Sixth Street	013-873-504	PARCEL “A” (REFERENCE PLAN 1523) OF LOTS 3 AND 4 BLOCK 25 PLAN 2620
68 Sixth Street	013-478-575	NORTHERLY 66 FEET LOT 4 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET
	013-478-567	NORTHERLY 66 FEET LOT 3 BLOCK 25 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON SIXTH STREET BY 131.86 FEET ON AGNES STREET

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

Bylaw No. 8284, 2021

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to Zoning Amendment Bylaw No. 8284, 2021
Comprehensive Development District (60-68 Sixth Street) (CD-94)



Comprehensive Development District (60-68 Sixth Street) (CD-94)

1094 Comprehensive Development District (60-68 Sixth Street) (CD-94)

- 1094 .1 The intent of this district is to allow a supportive housing project, or development reflecting the standards of Downtown Mixed Use Districts (High Density) (C-4).
- 1094 .2 Unless developing a *supportive housing* project, development of sites zoned CD-94 shall instead comply with the regulations and requirements of Downtown Mixed Use Districts (High Density) (C-4).

Permitted Principal and Accessory Uses

- 1094 .3 In addition to the permitted uses under the C-4 schedule, the following principal and accessory uses are permitted in the CD-94 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Supportive housing</i>	✓

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i>	

Density

- 1094 .4 The maximum floor space ratio for a *supportive housing* use shall not exceed 4.0.



Comprehensive Development District (60-68 Sixth Street) (CD-94)

Principal Building Envelope

1094 .5 All *principal buildings* and *structures* consisting of a *supporting housing* use shall be sited and sized according to the following:

Regulation	Requirement
Minimum Front Setback	No front setback required
Minimum Side Setback	No side setback required
Minimum Rear Setback	No rear setback required
Maximum Site Coverage	No maximum site coverage
Maximum Building Height	Six storeys

Off-Street Parking and Loading Requirements

1094 .6 For a *supportive housing* use, *off-street parking*, *off-street bicycle parking*, and *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

Attachment #7

*Official Community Plan Amendment
Bylaw (City-wide Crisis Response)
No. 8285, 2021*

CITY OF NEW WESTMINSTER

BYLAW NO. 8285, 2021

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021 - 2025) Bylaw No. 8252, 2021); and
 - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminister, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021".
2. The Official Community Plan Land Use Designations, page 148, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations,

uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

- 3. The Official Community Plan Schedule C, the Downtown Community Plan, Land Use Designations, page 108, is amended by adding the following text,

* **Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

- 4. The Official Community Plan Schedule D, the Queensborough Community Plan, Land Use Designations, page 138, is amended by adding the following text,

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Attachment #8

Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (CITY-WIDE CRISIS RESPONSE) NO. 8286, 2021

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021”.

2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Adding the following under Section 120 (Definitions):

120.53.1 **CRISIS RESPONSE USE** means a use that addresses a need identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminister. Uses may include, but not be limited to, cooling or heating centres, affordable housing, emergency shelters, and rapid testing or vaccination clinics.

b) Adding the following under Section 190 (General Regulations):

Crisis Response Uses

190.52 Notwithstanding any other provision of this Bylaw, *crisis response uses* are permitted in all zoning districts.

190.53 All *crisis response uses* shall comply with the following:

- a) The property/properties must be owned or under long-term lease by the City, by BC Housing, or by another public agency;
- b) The project(s) must be government agency funded; and
- c) The project(s) must be non-profit society or public agency operated.

c) Adding the following under Section 140 (Off-Street Parking):

140 .15 .1 For *crisis response uses*, *off-street parking* shall be provided to the satisfaction of the Director of Engineering.

d) Adding the following under Section 145 (Accessible Off-Street Parking Regulations):

145 .5 .1 For *crisis response uses*, *accessible off-street parking* shall be provided to the satisfaction of the Director of Engineering.

e) Adding the following under Section 150 (Off-Street Bicycle Parking Regulations) after the first instance of Section 150.8:

150 .8 .1 For *crisis response uses*, *off-street bicycle parking* shall be provided to the satisfaction of the Director of Engineering.

f) Adding the following under Section 160 (Off-Street Loading Regulations):

160 .5 .1 For *crisis response uses*, *off-street loading* shall be provided to the satisfaction of the Director of Engineering.

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING held this _____ day of _____, 2021.

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK