

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K Adin, MCIP
Director, Climate Action, Planning and
Development **File:** 13.2680.20
OCP00038 &
REZ00218
OCP00034 &
REZ00203

Item #: 2021-546

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

RECOMMENDATION

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

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

- a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
- b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
- c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
- d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
- e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
- f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2201

THAT Council consider:

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

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

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

PURPOSE

To present to Council with a summary of public feedback for three separate but closely related projects that are being bundled together as the ‘Crisis Response Bylaw Amendments.’ Staff is seeking Second Readings and forwarding to a Public Hearing of the six related bylaws, including for an Indigenous affordable housing project at 350-366 Fenton Street, and a supportive housing project at 60-68 Sixth Street.

EXECUTIVE SUMMARY

The City of New Westminster, along with its project partners, has bundled three separate but closely related projects into one review process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community. The three projects are:

- 1. City-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.**
 - an OCP amendment to permit, in all land use designations, any land 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;
 - a general Zoning Bylaw amendment that includes a definition for Crisis Response Use, outlines transportation related provisions for Crisis Response Use, permits Crisis Response Uses in all zoning districts and outlines criteria with which Crisis Response Uses must comply;

- 2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.**
 - an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings;
 - a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site;

3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

- an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing;
- a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The City and project partners have undertaken public consultation including four virtual information sessions. The proposal was also presented to the Advisory Planning Commission.

There are several imminent funding opportunities by senior levels of government that would contribute to affordable and supportive housing projects at 350-366 Fenton Street and 60-68 Sixth Street. The tight timelines associated with these grant applications, and resulting condensed public engagement phase by the City on these three projects, reflect the understanding by all levels of government that the homelessness and affordable housing crises have been exacerbated by the global pandemic. Should the projects receive funding, it would be significant investment into New Westminster in support of affordable housing for some of our vulnerable populations.

BACKGROUND

Policy Context

There are many policies that actively support the City’s advancement of the Crisis Response Bylaw Amendments. An overview of these enabling and action-focused policies, as well as information about site characteristics, context, proximity to transit and supportive policies for 350-366 Fenton and 60-68 Sixth Street, are included in Attachment 1 to the report.

Project Descriptions

1. City-Wide Crisis Bylaw Amendments

The proposed adoption of some general Official Community Plan and Zoning Bylaw amendments would offer a way for the City to respond more quickly to possible future and current crises such as the COVID-19 pandemic, recent fires and heat waves, the overdose crisis, the regional homelessness crisis. The proposed OCP and zoning bylaw amendments would be limited to projects that meet all four of the following criteria:

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

- d) The project(s) must 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.

Future projects that meet all of the criteria would no longer need a rezoning. However, projects would still be subject to other City approvals. Application review would follow the City's typical development review process, including public notification and an opportunity to comment, though special consideration for waiving certain steps may be considered on a case-by-case basis. For projects on City-owned land, the City would still have the authority as landowner to approve the proposed land use, including setting any appropriate conditions on the use (e.g. limiting the use to a specific time period).

The proposed Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021 which relate to this project are included as Attachment 2. Since 1st Reading of the Zoning Bylaw amendment, a subsequent amendment to the Zoning Bylaw has been brought forward which has resulted in a minor adjustment to the numbering of the Off-Street Parking section for this Zoning Bylaw amendment. The change is as follows:

- 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.

Revised To:

- c) Adding the following under Section 140 (Off-Street Parking) immediately after the Section 140.14 "Institutional Off-street Parking Space Requirements" table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .1 For *crisis response uses*, off-street parking shall be provided to the satisfaction of the Director of Engineering.

2. 350-366 Fenton Street

In partnership with Vancouver Native Housing Society, the City has continued work on developing a non-market affordable housing project for Indigenous individuals on this site. Based on the new and immediate opportunity for Federal funding provided through the Canada Mortgage and Housing Corporation's Rapid Housing Initiative Round Two, and updated information on site geotechnical and construction technology, a modified project that meets the funding program requirements is proposed, including:

- Culturally-appropriate housing to meet the needs of urban Indigenous individuals and families, including a target of 50% units for women and children;
- Three-storey 58-unit building built above the Flood Construction Level;

- Mix of studios, one and two bedroom units with rents geared to tenant incomes;
- 20% fully accessible units;
- A central elevator, which would provide access to all floors and units;
- Common laundry and green space;
- Property management services, including a building maintenance worker;
- Reduced building siting and off-street parking and loading requirements;
- Aiming for high environmental design standard and energy efficiency.

The project would require an OCP amendment to change the land use designation from RL (Residential Low Density) to (RM) Residential – Multiple Unit Buildings; and a rezoning from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Comprehensive Development District (350-366 Fenton Street) (CD-50), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021, both of which relate to this project, are included as Attachment 3.

3. 60-68 Sixth Street

A supportive housing project is being proposed by the City and BC Housing, with the intention to submit a grant application in 2021 to Canada Mortgage and Housing Corporation's [Rapid Housing Initiative](#) program. The project site includes 68 Sixth Street (owned by BC Housing) and 60 Sixth Street (owned by the City). The concept includes:

- Four-storey modular building with approximately 52 supportive housing units, some exterior programming space (e.g. a smoking gazebo), and no commercial at grade;
- 100% Deep Subsidy Income Limit with monthly rents set at the maximum Income Assistance Shelter rate, which is currently \$375;
- Resident supports including: meal programs, laundry facilities, 24/7 support staff, life skills and employment training, referrals to other community services, and on-site medical and other health support;
- BC Housing would have multiple on-site staff to operate the building, as well as other building support staff as needed (e.g. cook, cleaners);
- Limited, if any, parking would be accommodated on-site.

An Open Request for Proposals for operators is expected to be issued in the coming months.

The project would require an OCP amendment to change the requirement for at grade commercial in the Mixed-Use High Density land use designation such that it does not apply if all housing on the two sites are supportive housing; and, a rezoning from Downtown Mixed Use Districts (High Density) (C-4) to Comprehensive Development District (60-68 Sixth Street) (CD-94), a new zoning district that would be unique to this site.

The proposed Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 which relate to this project are included as Attachment 4. On review of the bylaws between 1st and 2nd reading, a wording change in the OCP Bylaw has been made to ensure language consistency with the Zoning Bylaw. The change is as follows:

- *Section 2. Affordable rental housing changed to supportive housing*

DISCUSSION

City-Wide Crisis Response Bylaw Amendments

Staff considers that the proposed City-wide Crisis Response OCP and Zoning Bylaw amendments to be reasonable as they would:

- Proactively respond to the increasing incidence of crises that City residents and businesses are facing; crises that are global, provincial, regional, local – by "pre-approving" specific land uses on publicly-owned/leased land that respond to these emergency situations;
- Increase the City’s and/or future project partners’ chances of successful senior government grant applications, thus resulting in increased amounts of investment in New Westminster in support of affordable housing and urgently needed services for some of our vulnerable populations;
- Facilitate the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Align with the mandate of the Strategic Plan to create a welcoming, inclusive, and accepting community that promotes a deep understanding and respect for all cultures; and with the City’s DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative;
- Demonstrate the City’s deep commitment to partnering with other levels of government to address crises that are affecting our community.

350-366 Fenton Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- House multigenerational members of the Indigenous community including Elders, families, and individuals, aligning with the City's reconciliation initiative;
- Contribute City-owned land for the delivery of much needed new affordable units in New Westminster, in response to the regional housing crisis, and in alignment with the mandate of the 2019-2022 Strategic Plan. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster;
- Provide affordable housing units in Queensborough, which has the lowest number of non-market housing units by sub-area in New Westminster;
- Be consistent with affordable housing principles regarding locating projects near everyday needs, services and amenities such as Queensborough Landing Shopping Centre, parks, bus stops, schools and Queensborough Community Centre.

If funding is successful and the project proceeds, staff would work with the applicant to refine the proposal during the site and building design development phase, including exploring:

- Architectural design that appropriately transitions the building to the neighbouring properties;
- Encouraging and supporting walking, cycling and transit transportation demand management measures;
- Achieving a reasonable amount of on-site parking (the design concept currently includes proposed onsite parking availability at approximately 0.5 /unit ratio).

60-68 Sixth Street

Staff considers that the proposed OCP amendment and rezoning are reasonable as this project would:

- Allow the use of existing, new modular units which, though they cannot accommodate commercial uses at grade, would make the project feasible within the limited site size, and support the City's Climate Action goals by eliminating the need for new wood-frame construction to achieve the project;
- Be consistent with good planning principles regarding locating density along a major transportation corridor and within service centres, such as the downtown regional centre;

- Be consistent with good planning principles regarding locating residential density close to residents' everyday needs (shops, services, transit and other amenities) – particularly important for projects housing those with lower incomes;
- Deliver much needed supportive housing units in New Westminster, in response to the regional housing crisis, the Provincial opioid crisis and in alignment with the mandate of the 2019-2022 Strategic Plan;
- Result in a significant amount of Provincial investment in New Westminster in support of affordable housing for some of our vulnerable populations.

The site is located along Sixth Street, which is a Great Street identified in the City of New Westminster's Master Transportation Plan and OCP. Allocation for loading and parking for staff would be explored during the detailed building design phase. In many supportive housing buildings, very few residents have vehicles. With the proximity to transit and services, the need for resident parking is anticipated to be low.

CONSULTATION

Public Consultation

The City has received feedback on this application through the public engagement approach endorsed by Council at the September 27, 2021 Council meeting. Comments received included correspondence or phone calls submitted directly to staff and Council, through the Be Heard New West engagement page, and during four virtual information sessions. All of the feedback received has been reviewed by staff and is summarized in Attachment 5.

City Notifications: Per City practice, postcards were mailed to residents within 100 metres of 350-366 Fenton and 60-68 Sixth Street; emails were sent to Residents Associations and other local groups such as Business Improvement Associations; project information signs were placed on-site at 350-366 Fenton Street and 60-68 Sixth Street; and advertising for the information sessions and the projects' Be Heard webpage were conducted via the local newspaper and the City's social media channels.

Be Heard New West Project Webpage: Be Heard New West is the City's online community engagement space. A Be Heard page specific to this project was launched on October 1, 2020. The webpage saw more than 450 visitors as of October 24, 2021. A summary of the content is included in Attachment 6.

Other feedback: A number of emails have been sent directly to the City regarding the projects and are included in Attachment 7. Feedback submitted by phone is incorporated into the summary in Attachment 5.

BC Housing: BC Housing also prepared correspondence and information sheets that were distributed to project neighbours and community members, and will continue to engage with stakeholders if this project moves forward. BC Housing staff were also

available to meeting with anyone who wanted to discuss the project outside of the virtual information sessions. A project page on the BC Housing Let’s Talk website went live on September 20, 2021. As of October 27, 2021, there have been a total of 35 views from 29 unique visitors. A summary from BC Housing is included in Attachment 8.

Stakeholder Consultation

The Local Government Act includes specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The Act requires the municipality to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed amendment. At their meeting on September 27, 2021 Council endorsed consultation with the New Westminster Board of Education and with First Nations which have been identified as having an interest in New Westminster through the Province’s Consultative Area Database (CAD).

Acknowledges of receipt for request for consultation were received from the Qayqayt First Nation, Kwantlen First Nation Council and Tsleil-Waututh Nation.

Committee Consultation

Advisory Planning Commission: The project was presented for information to the Advisory Planning Commission on September 21, 2021 and was received positively by members.

FINANCIAL IMPLICATIONS

Senior government funding is being sought for both of the site-specific housing projects, and the City’s expediting of the OCP amendments and rezonings support these funding requests by signaling the emergency nature of these proposals, and the level of commitment the City has to addressing the housing crisis.

1. The grant submission for 350-366 Fenton Street was for approximately \$32M which was requested to cover 100% of the capital required for this project. While the City would be the recipient of the funding, these dollars will largely flow through to VNHS to execute the development of the project.
2. Staff from BC Housing and the City are currently working through the project concept development for 68 Sixth Street and anticipate submitting a grant application in winter 2021/2022.

ADOPTION REQUIREMENTS

Prior to the adoption of the proposed Zoning Bylaw Amendment, the City's project partners will need to register a Section 219 Restrictive Covenant (No Build Covenant) which is to the satisfaction of staff and which outlines that the following requirements must be met prior to any construction on the site:

- Enter into a legal agreement that would secure the rental units; and
- Enter into a Works and Services Agreement.

NEXT STEPS

On September 13, 2021 Council directed staff to use the following application review process, with the goal of fast-tracking these review processes, and with the intention of better meeting current and near-future funding opportunities:

1. Preliminary report to Council (Sept 13, 2021);
2. Project information provided to external community members (Residents Associations, Business Associations, etc.) and other consultation stakeholders (School District, First Nations, 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 (September 27, 2021);
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) (**we are here**)
7. Formal referral and consultation with School District, First Nations and Ministry of Transportation and Infrastructure;
8. Public Hearing and Council Consideration of Third Reading of the Zoning and OCP amendment bylaws (estimated December 6, 2021);
9. Adoption of all bylaws that are given Third Reading (to be determined).

INTERDEPARTMENTAL LIAISON

The Senior Management Team has been consulted in the advancement of the Crisis Response Bylaw Amendments initiative. Staff working on the Affordable Housing Portfolio include staff from Parks & Recreation, Finance, Engineering Services,

Electrical, Planning & Development, Mayor’s Office, and Office of the CAO. The policy and projects were 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 offered for Council’s consideration:

- 1. That Council receive the public engagement summary for three separate but closely related projects that are being bundled together as the ‘Crisis Response Bylaw Amendments’;
- 2. That Council give consideration to Second Reading of the following six Bylaws and forward the Bylaws to Public Hearing:
 - a. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021
 - b. Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021
 - c. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - d. Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021
 - e. Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021
 - f. Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
- 3. That Council consider:
 - a. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, 2021
 - b. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021
 - c. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021;

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

- 4. That Council provide staff with alternate direction.

Staff recommend Options 1, 2 and 3.

ATTACHMENTS

Attachment 1: Policy and Site Context

Attachment 2: Official Community Plan Amendment (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

Attachment 3: Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021

Attachment 4: Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021

Attachment 5: Summary of Community Feedback

Attachment 6: Be Heard New West Feedback

Attachment 7: Verbatim Written Correspondence

Attachment 8: BC Housing Summary

Attachment 9: Official Community Plan Amendment Memos

APPROVALS

This report was prepared by:

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Lisa Spitale, Chief Administrative Officer

Attachment 1

Policy and Site Context

CONTEXT INFORMATION: 350- 366 Fenton Street

Site Context

Site Characteristics and Context

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

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

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

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

Proximity to Transit Service and Other Sustainable Transportation Options

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

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

Official Community Plan Land Use Designation

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

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

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

Zoning Bylaw

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

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

Policy Context

Affordable Housing Strategy (2010)

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

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

Queensborough Community Plan (2014)

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

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

Small Sites Affordable Housing Projects

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

Community Poverty Reduction Strategy (2016)

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

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

Official Community Plan (2017)

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

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

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

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

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

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

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

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

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

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

CONTEXT INFORMATION: 60-68 Sixth Street

Site Context

Site Characteristics and Context

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

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

Proximity to Transit Service and Other Sustainable Transportation Options

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

Official Community Plan Land Use Designation

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

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

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

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

Zoning Bylaw

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

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

Policy Context

Homeless Action Strategy and Implementation Plan (2006)

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

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

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

Downtown Community Plan (2010)

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

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

Within strategy 8.5, it addresses the following actions:

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

Community Poverty Reduction Strategy (2016):

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

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

Official Community Plan (2017)

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

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

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

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

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

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

Supportive Policies – City-Wide Crisis Response Bylaw Amendments

2019-2022 Strategic Plan

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

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

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

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

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.

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 8.1 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.*

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.*

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.

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.*

Attachment 2

*Official Community Plan Amendment (City-wide
Crisis Response) No. 8285, 2021 and
Zoning Amendment Bylaw (City-wide Crisis
Response) No. 8286, 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 Westminster, 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 27th day of September, 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

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) immediately after the Section 140.14 “Institutional Off-street Parking Space Requirements” table:

Crisis Response Uses Off-Street Parking Space Requirements

140 .14 .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) immediately after the Section 150.7 “Recreation, Assembly and Institutional Bicycle Parking Requirements” table:

Crisis Response Uses Bicycle Parking Requirements

150 .7 .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 27th day of September, 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

Attachment 3

*Official Community Plan Amendment Bylaw
(350-366 Fenton Street) No. 8281, 2021
and Zoning Amendment Bylaw (350-366
Fenton Street) No. 8282, 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
27th day of September, 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

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 27th day of September, 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 4

*Official Community Plan Amendment Bylaw
(60-68 Sixth Street) No. 8283, 2021 and
Zoning Amendment Bylaw (60-68 Sixth
Street) No. 8284, 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 Westminister, 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 supportive housing.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this
27th day of September, 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

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 27th day of September, 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 5
Summary of Community Feedback

Overall Summary of Community Feedback

Introduction

The City of New Westminster is bundling three separate, but closely related, projects into one review and consultation process in the interest of moving quickly to meet current and near-future funding deadlines, as well as respond more readily to urgent needs in the community.

1. Potential city-wide bylaw amendments to allow more rapid response on projects meeting specific criteria and addressing an identified emergency or crisis.
2. Non-market housing on City-owned land at 350-366 Fenton Street in Queensborough.
3. Supportive housing on Province-owned land at 60-68 Sixth Street in Downtown.

The City hosted four different virtual information sessions to present the three proposed projects, address questions and hear from community members. Attendance (excluding staff and project partners) across the four sessions was as follows.

- October 5, 2021 (Presentation on all three projects) – 9 participants
- October 19, 2021 (Focus on 60-68 Sixth Street) – 26 participants
- October 20, 2021 (Focus on 250-366 Fenton Street) – 12 participants
- October 21, 2021 (Presentation on all three projects) – 10 participants

The community was also able to provide their feedback on the proposed projects by:

- Completing an online Comment Form on Be Heard New West;
- Submitting comments via BC Housing's Let's Talk webpage for 60-68 6th Street;
- Emailing their comments to City staff;
- Requesting a phone or in-person meeting with City staff; or
- Mail a letter to City Hall.

City staff has summarized the feedback received through Be Heard New West, phone calls or correspondence submitted directly to City staff, as well as the comments provided during the Virtual Information Sessions. The primary comments expressed relate to the following:

City-wide Crisis Response Bylaw Amendments

- **Rapid response to community needs** – Comments in support of bylaws that would enable the City to respond more readily in the future to emergency or time-sensitive needs, with set criteria. A comment was also made that the criteria should be expanded.
- **Bundling of projects** – Comments were made that the city-wide bylaws seemed to be over shadowed by the individual projects.
- **Non-support** – Comments were made in non-support of these amendments, citing leaving the current process as-is and providing housing for specific users.

60-68 Sixth Street

- **Unfair burden on neighbours and neighbourhood** – Concerns were raised that this development would be an unfair burden on those who live in close proximity to the development with respect to litter and crime. Comments were made that the Downtown neighbourhood already has a high concentration of services and housing for vulnerable populations and this project would exacerbate nuisance activities. Other comments were received from nearby residents in support of the building.
- **Adjacent uses** – Concerns were raised regarding the adjacency to a cannabis store, liquor stores, daycare, schools and existing shelters/transition housing.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region's housing crisis and a need to increase the amount of affordable housing in the city. Some comments expressed that housing is a human right and should be treated as a priority in the community.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on nearby property values.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.
- **Tenant Agreements/Conduct** – concerns were raised regarding tenant behaviours (in and outside the units/building) and how the operator could enforce the tenant agreements.

350-366 Fenton Street

- **Size/density of the development in relation to the surrounding neighbourhood**– Issues were raised about the overall size and height of the building compared to the surrounding single detached dwellings. Other residents stated the benefits of this project outweigh concerns about the size and fit of the building.

- **Proposed location of the development within the city** – Some residents questioned the appropriateness of this location citing a lack of services and transit as opposed to elsewhere in the city (e.g. on the mainland). Other residents expressed support.
- **Affordable housing in the community** – Comments were made in support of this development which responds to the region’s housing crisis and a need to increase the amount of affordable housing in the city.
- **Existing infrastructure** – Comments were made that the current infrastructure on Fenton street is inadequate (street lighting, uncovered ditches, localized flooding from blocked culverts, lack of sidewalks). Requests were made for the City to cover the ditches, complete sidewalks and raise street lighting for the entire length of the block.
- **Pedestrian Safety** – Concerns were raised that the street is narrow and in poor condition and sidewalks should be provided to better access transit.
- **Traffic and parking impacts** – Issues were raised about potential impacts to on-street parking. Issues were also raised related to increased traffic volumes in the area.
- **Soil/Settling issues** - Concerns were raised regarding pile driving and potential ground settlement from during construction activities.
- **Increased demand for schools** – Questions were raised regarding the impact of the proposed new units on demand for schools especially given the number of family-friendly units.
- **Property Value** – Concerns were raised that the proposed project would have a negative effect on property values nearby.
- **City residents should make the final decision on the project** – Some comments suggested that a referendum among residents should be used to determine if this project is approved to move forward.

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
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 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

Attachment 7
Email Correspondence

Verbatim Comments from Correspondence to Staff

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

60-68 Sixth Street

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

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

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

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

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

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

responding to can i be heard

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

To: personal information removed

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

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

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

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

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

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

Thank you for responding.

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

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

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

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

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

Hello,

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

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

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

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

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

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

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

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

Best Regards,
Personal information removed

Hello,

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

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

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

Thank you for reading,

Personal information removed and personal information removed

Hello,

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

Thanks so much,
Personal information removed

To whom it may concern,

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

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

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

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

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

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

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

Thanks you for your consideration,
Personal Information removed

Hi,

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

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

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

Thank you for listening,
Personal information removed

Hello,

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

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

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

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

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

Thank you for your time.

Personal information removed

Dear Council,

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

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

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

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

create more homes and support for those who need them.

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

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

Personal information removed

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

Dear Sir or Madam,

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

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

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

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

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

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

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

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

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

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

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

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

We have more questions that need to be answered.

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

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

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

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

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

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

Sincerely,

Hopefully, you can understand.

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

Sincerely,

Personal information removed

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

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

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

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

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

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

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

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

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

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

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

You can join one of the sessions via:

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

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

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

Kind regards,

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

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

LOCATION, LOCATION, LOCATION!!!!

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

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

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

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

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

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

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

Thank you.

Sincerely,

Personal information removed

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

350-366 Fenton Street

Good morning,

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

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

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

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

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

Thank you
Personal information removed

Dear Council,

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

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

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

Thank you,
Personal information removed

Hi there,

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

1. Transit access criteria for site selection

The City's information / report includes the following:

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

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

2. Current condition at Fenton Street and increased density

Following is the current status

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

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

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

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

Your e-mail below includes the following:

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

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

4. Safe pedestrian access to transit

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

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

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

Thanks

Personal information removed

From: *Personal information removed*

Sent: October 18, 2021 3:25 PM

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

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hi Adrian,

Please see my response in red text below.

Please provide additional information, if any.

Thanks

Personal information removed

From: *Personal Information Removed*

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

To: External-Post Master - Pln

Cc: *Personal Information Removed*

Subject: Re: CITY - LED COMMUNITY CONSULTATION

Adrian,

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

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

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

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

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

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

Thanks

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

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 PM
To: *Personal information removed*
Cc: *Personal information removed*
Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

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

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

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

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

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

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

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

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

4. Why would this not be located in a similar zone where these types of multifamily units currently exist. This would avoid impact to the residents living in the proximity ?

One of the most direct ways that Council can deliver affordable housing options in New Westminster is to identify City-owned sites suitable for housing, and invite non-profit housing providers to propose how they would develop them. Such available sites are very limited, and the properties identified in Queensborough are some of the only suitable properties in New Westminster. Additionally, tenants may include existing residents of Queensborough or New Westminster in general; In the Queensborough neighbourhood alone, there are more low-income residents than could be served by the proposed affordable housing project.

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

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

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

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

Please see above.

Please see response in red text above.

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

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

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

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

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

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

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

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

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

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

Regards,

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

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

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

Hi Adrian,

Thanks for your email.

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

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

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

Regards.

Personal information removed

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

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

To: *Personal information removed*

Cc: *Personal information removed*

Subject: RE: CITY - LED COMMUNITY CONSULTATION

Hello *Personal information removed*

,

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

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

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

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

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

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

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

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

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

Regards,

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

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

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

Hi there,

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

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

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

Page not found | Be Heard New \ x +

← → ↻ 🏠 beheardnewwest.ca/crisis-reponse-bylaws

📱 Apps 🌐 MSDS Online 📁 Imported From IE 🖨 IT Service Center


NEW WESTMINSTER

Page not found on ww

Unfortunately, we are unable to retr

Popular Pages

Perhaps you were looking for one of

- COVID-19 Recovery Engagem
- Electric Mobility Strategy
- 51 Elliot Street Rezoning Appli
- 97 Braid Street (Sapperton Gr
- Agnes Street Greenway

Try the home page

Or you can simply start again from t

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

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

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

Thanks

Personal information removed

Attachment 8
BC Housing Summary

BC Housing Summary

The 68 Sixth Street [Let's Talk page](#) on the BC Housing website went live on September 20, 2021. Since then, there have been a total of 35 views from 29 unique visitors. This data is accurate up to October 27, 2021.

There were six inquiries to the Let's Talk page during this time. Three inquisitive and included questions about operations, engagement and development plan. There was one supportive comment and there were two negative comments regarding concern about property values. Additionally, BC Housing and the City of New Westminster did meet virtually with a local resident who was concerned about the location of the proposed supportive housing to answer questions and provide any clarification.

Attachment 9
OCP Memos

Memorandum

To: Jacque Killawee,
City Clerk

Date: November 2, 2021

From: Harji Varn,
CFO/Director of Finance

File: OCP00038
OCP00039

Subject: **Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2021-2025) Bylaw No.8252, 2021).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Capital Expenditure Program. Accordingly I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Harji Varn,
CFO/Director of Finance

Memorandum

To: Jacque Killawee
City Clerk

Date: November 3, 2021

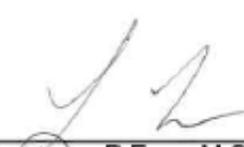
From: Lisa Leblanc
Director of Engineering Services

File: OCP00038
OCP00039

**Subject: Official Community Plan Amendment Bylaws:
No. 8281, 2021 (350-366 Fenton Street)
No. 8283, 2021 (60-68 Sixth Street)
No. 8285, 2021 (City-wide Crisis Response)**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaws (No. 8281, 2021, No. 8283, 2021, and No. 8285, 2021) in conjunction with the GVRD Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan (both of which were adopted by the Greater Vancouver Regional District after liaison with the City).

In my examination, I have found there to be no inconsistency between the proposed OCP Amendment Bylaws and the aforementioned Waste Management Plans. Accordingly, I am satisfied that the proposed OCP Amendment Bylaws may proceed to Council for consideration.



Lisa Leblanc, P.Eng., M.Sc.
Director of Engineering Services