



Public Hearing December 6, 2021

City-wide:

**Official Community Plan Amendment Bylaw No.8285, 2021
Zoning Amendment Bylaw No.8286, 2021**

Site-specific:

**Official Community Plan Amendment Bylaw No. 8281, 2021
Zoning Amendment Bylaw No. 8282, 2021**

**Official Community Plan Amendment Bylaw No.8283, 2021
Zoning Amendment Bylaw No.8284, 2021**

ON TABLE
Public Hearing
December 6, 2021
re: Item 3.b.



Proposed Crisis Response Bylaw Amendments

Official Community Plan Amendment Bylaw No.8285, 2021

Zoning Amendment Bylaw No.8286, 2021

Official Community Plan and Zoning Amendment

To Allow More Rapid Response on Projects Meeting Specific Criteria and Addressing an Identified
Emergency or Crisis.

December 6, 2021

Context and Proposal

Provide a more nimble response to time-sensitive social, physical and health needs.

Related to addressing urgent crises:

- **Provincial emergency declarations** (Pandemic, Fire, Flood, Heat Wave, Opioid Overdose Emergency, etc.)
- **Regionally Recognized Crises** (Extreme Weather Events, Homelessness Crisis)

Address

- City-wide

Proposal

- Property/properties must be owned or under long-term lease by the City, BC Housing, or another public agency;
- Project(s) must be government agency funded;
- Project(s) must be non-profit society or public agency operated; and
- Project(s) must address needs identified through a BC Public Health Emergency Declaration, State of Emergency Declaration; or a crisis affecting the region.

Development Approvals Required

Purpose of the Public Hearing

OCP Amendment (Bylaw No. 8285, 2021)

- 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

Zoning Amendment (Bylaw No. 8286, 2021)

- 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

Alignment with City Policy

- Proactively responds to increasing incidence of crises
- Increases chance of successful grant applications for urgently needed services for vulnerable populations
- Facilitates provision of affordable housing units
- Supports City's reconciliation initiative
- Supports a welcoming, inclusive, and accepting community
- Support City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative

Project Review

- Be Heard New West project webpage
- Four virtual information sessions
- Notifications via post cards, emails to Residents' Associations and business associations
- Advertisement in local newspaper and via City's social media channels
- Written and telephone feedback
- Stakeholder consultation
- Presentation to the Advisory Planning Commission

Recommendation

THAT Council consider Official Community Plan Amendment Bylaw No. 8285, 2021 for Third Reading; and

THAT Council consider Zoning Amendment Bylaw No. 8286, 2021 for Third Reading.



350-366 Fenton Street Queensborough

Official Community Plan Amendment Bylaw No. 8281, 2021

Zoning Amendment Bylaw No. 8282, 2021

Official Community Plan and Zoning Amendment

To Allow an Affordable Rental Housing Project on City-Owned Land



NEW WESTMINSTER

Context and Proposal

Vancouver Native Housing Society is working with the City to develop homes for Indigenous individuals and families.



Address

- 350-366 Fenton Street

Proposal

- Three storeys of residential, 58 units
- Mix of studio, one- and two-bedroom apartments
- Affordable Rental rates geared to tenant incomes
- 20% fully accessible
- Energy-efficient construction

Development Approvals Required

Purpose of the Public Hearing

OCP Amendment (Bylaw No. 8281, 2021)

- From: (RL) Residential – Low Density
- To: (RM) Residential – Multiple Unit Buildings

Rezoning (Bylaw No. 8282, 2021)

- From: Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)
- To: Comprehensive Development District (350-366 Fenton Street) (CD-50)

To Be Considered in the Future

Development Permit

Legal Agreement to secure units

Works & Services Agreement

Funding

Senior Government funding is being sought and required for this project.

Alignment with City Policy

- Provide housing for members of the Indigenous community, aligning with the City's reconciliation initiative
- Provide affordable housing units in Queensborough
- Locate affordable housing projects near everyday needs, services and amenities
- Support a welcoming, inclusive, and accepting community
- Support City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative
- Contribute City-owned land for delivery of affordable housing projects/units

Project Review

- Be Heard New West project webpage
- Four virtual information sessions
- Notifications via post cards, emails to Residents' Associations and business associations
- Advertisement in local newspaper and via City's social media channels
- Written and telephone feedback
- Stakeholder consultation
- Presentation to the Advisory Planning Commission

Recommendation

THAT Council consider Official Community Plan Amendment Bylaw No. 8281, 2021 for Third Reading; and

THAT Council consider Zoning Amendment Bylaw No. 8282, 2021 for Third Reading.



60-68 Sixth Street Supportive Housing Downtown

Official Community Plan Amendment Bylaw No.8283, 2021

Zoning Amendment Bylaw No.8284, 2021

Official Community Plan and Zoning Amendment

To Allow a Supportive Housing Project on Province Owned Land



NEW WESTMINSTER

Context and Proposal

BC Housing is working with the City to develop supportive housing for individuals experiencing or at-risk of homelessness.



Address

- 60-68 Fenton Street

Proposal

- Project site includes 68 Sixth St. (BC Housing owned) and 60 Street (small strip owned by City)
- Approx. 52-units of modular homes with supports for tenants
- Staffed 24/7

Development Approvals Required

Purpose of the Public Hearing

OCP Amendment (Bylaw No. 8283, 2021)

- remove the requirement for at-grade commercial if the housing on the two sites are supportive housing.

Rezoning (Bylaw No. 8284, 2021)

- From: Downtown Mixed Use Districts (High Density) (C-4)
- To: Comprehensive Development District (60-68 Sixth Street) (CD-94)

To Be Considered in the Future

Special Development Permit

Legal Agreement to secure units

Works & Services Agreement

BC Housing Funding

Senior Government funding is required for this project.

Alignment with City Policy

- Facilitate use of existing, new modular units which support the City's Climate Action goals
- Locate density along a major transportation corridor and within service centres
- Deliver supportive housing units in Downtown, in response to the regional housing crisis, the Provincial opioid crisis and in alignment with the Strategic Plan
- Locate supportive housing projects near everyday services and amenities
- Support a welcoming, inclusive, and accepting community
- Support City's DIEAR (Diversity, Inclusion, Equity, Anti-Racism) initiative

Project Review

- Be Heard New West project webpage
- Four virtual information sessions
- Notifications via post cards, emails to Residents' Associations and business associations
- Advertisement in local newspaper and via City's social media channels
- Project partner initiated notifications via emails, post and through their project webpage
- Written and telephone feedback
- Stakeholder consultation
- Presentation to the Advisory Planning Commission

Recommendation

THAT Council consider Official Community Plan Amendment Bylaw No. 8283, 2021 for Third Reading; and

THAT Council consider Zoning Amendment Bylaw No. 8284, 2021 for Third Reading.