

Appendix A

*Summary of Related City Policies and
Regulations*

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Heritage Resource Inventory

The building is not legally protected by bylaw or listed on the City's Heritage Register. Though, it is on the City's Heritage Resource Inventory (1986). The Inventory is an informal listing of historic New Westminster properties. The Inventory was the City's first step to identify local heritage assets, and listing acts as a flag for potential heritage value in a property. Listing on the Inventory does not prohibit demolition, but rather indicates potential heritage value to the community and property owners.

Official Community Plan

The subject site is designated *Residential - Low Rise Apartment*. Based on the Official Community Plan, this designation is:

- *targeted for residential*
- *intended for low rise apartments*
- *also may include townhouses, stacked townhouses, row houses*
- *community amenities such as churches, child care, libraries or community space*
- *small-scale, corner store type retail, restaurant, and service uses permitted*

Development Permit Area

The site is within the D1 Downtown Development and Special Development Permit Area. This Development Permit Area seeks to support the Downtown's Regional Town Centre designation in the Regional Growth Strategy. Objectives and guidelines are outlined for:

- The form and character of commercial, multifamily, institutional and intensive residential development.
- Protection of the natural environment, its ecosystems and biological diversity.
- Revitalization of an area in which a commercial use is permitted.
- Objectives to promote energy and water conservation and reduction of greenhouse gas emissions.

A Development Permit, issued by the Director of Development Services, is required before any development or alteration to the lands or exterior of buildings on the lands.

Downtown Building and Public Realm Design Guidelines and Master Plan

The Downtown Building and Public Realm Design Guidelines and Master Plan ('the guidelines') provides guidance in achieving a high quality, cohesive Downtown that honours the historical and cultural context of New Westminster. This document informs public realm improvements both on and off-site within the Downtown area.

The subject site is located within the Albert Crescent Precinct within the guidelines and is described, in part, as follows:

The Albert Crescent Precinct will maintain its residential character, with some mixed-use land uses at its western edge close to Sixth Street.... The Albert Crescent Precinct is defined by several historic landmarks including Irving House and the four historic churches. Provisions will be made to respect, enhance and celebrate these recognized heritage resources.... The development of housing suitable for families, and the preservation of existing market rental housing stock aims to maintain the social diversity of the neighbourhood. Ground-oriented housing with entrances and windows fronting the street, which enhance safety through “eyes on the street,” will promote interaction with neighbours and passersby. Well-articulated ground-oriented housing will be encouraged with the use of details in doors, lighting, fencing and landscaping that provide visual interest to the street, and materials sympathetic to the historic character of parts of the precinct.

Zoning Bylaw

The subject site is currently zoned *Downtown Mixed Use Districts (High Density) (C-4)*, which permits a range of commercial uses, along with residential uses. Based on the lot area (air space parcel and base parcel), the maximum permitted base residential density is 3.0 FSR. The maximum building height permitted under the C-4 zone is 12.19 m. (40 ft.).

Rental Replacement Policy

The City's draft Rental Replacement Policy applies to all existing purpose-built market rental housing sites where redevelopment will remove more than six rental units. Applicants are expected to provide 100% secure market rental units including 10% of total units secured as below-market rental units. Non-profit ownership of below-market rental units is preferred. Otherwise, below-market rental units are to be managed by a pre-qualified occupancy management entity, with costs paid by the building owner. Applicants are required to enter into a Housing Agreement.

Tenant Relocation Policy

The City's Tenant Relocation Policy applies to Rezoning applications that involve the demolition of six or more purpose-built market rental housing units within a multi-family building, or involve the anticipated demolition of such units. A key component is the preparation of a Tenant Assistance Plan. This policy would be applicable to the multi unit residential project since it involves the proposed demolition of an existing 10-unit rental apartment building.

Business Regulation and Licensing (Rental Units) Bylaw

On November 15, 2021, the City repealed Part 6 of the Business Regulation and Licensing (Rental Units) Bylaw because the new provincial regulations made this bylaw inoperable. As of July 1, 2021, if a landlord wants to end a tenancy for extensive renovations or repairs, they need to apply for an Order to End Tenancy and an Order of Possession from the Residential Tenancy Branch. The Branch will then schedule a proceeding where an arbitrator will decide if ending the tenancy is the only way to complete the renovation work. The City is currently reviewing the new Residential Tenancy Agreement provisions to determine what steps, if any, are needed.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 25% two and three bedroom units, of which at least 5% of the overall number of units would need to contain three bedrooms or more. Based on the information provided by the applicant, all of the units are proposed as one bedroom units, not meeting the minimum requirements.