

# REPORT

## DEVELOPMENT SERVICES DEPARTMENT

To: Members of the Advisory Planning Commission      Date: May 15, 2018

From: Jackie Teed, Acting Director of Development Services      File: OCP00024 REZ00157

Subject: 838 Ewen Avenue: Proposed Official Community Plan Amendment and Rezoning Amendment Bylaws

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### RECOMMENDATIONS

*THAT this report be received for information*

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### PURPOSE

Applications have been received for an Official Community Plan (OCP) amendment and a Rezoning for the site at 838 Ewen Avenue. (See location map – **Appendix 1**). These applications would permit a 44 unit modular housing development with support services which would address the needs of women who are homeless or at-risk of homelessness.

This development would support a number of City policies and priorities related to decreasing homelessness and enhancing housing choice and affordability. It would also address a critical need in the community, as more and more women find themselves homeless or at-risk of homelessness. The numbers tend to under-report the true extent of the problem, as women are more likely to stay temporarily with family and friends rather than use emergency shelters or other resources.

The OCP amendment would change the land use designation of the property from Parks/Community Facilities to “(RM) Residential – Medium Density.” It would also change the Development Permit Area for the site from Commercial and Mixed-Use Development Permit Areas (DPA) – Queensborough Main Street DPA #1 to Residential Development Permit Areas (DPA) – Ewen Avenue Multi-Family DPA #1. The Rezoning

application would rezone the subject property from Local Commercial Districts (C-1) to a new Comprehensive Development (CD) Zone (CD-83).

The City, who is the applicant, has initiated a development approvals process which meets the Local Government Act statutory requirements and is consistent with standard City practice. Consultation activities include but are not limited to: presentations to the Queensborough Residents' Association and the Queen Elizabeth Elementary and Queensborough Middle School Parent Advisory Councils; letters to parents of students attending both schools; an open house at the Queensborough Community Centre; and a webpage containing information about the development, including frequently asked questions and responses. To date, over 250 residents have been involved, with additional consultation activities forthcoming.

This report is to provide information to the Advisory Planning Commission on the proposed project and to seek a recommendation in regards to the proposed OCP Amendment and Rezoning applications.

**SITE INFORMATION**

Applicant / Developer:	City of New Westminster/ BC Housing
Current Zoning:	Local Commercial Districts (C-1)
OCP Land Use Designation	Parks/Community Facilities
Development Permit Area:	Commercial and Mixed-Use Development Permit Areas (DPA) – Queensborough Main Street DPA #1
Site Area:	1,454 square metres (16,650 square feet)

**BACKGROUND**

*Site Characteristics and Context*

The City-owned site has an area of 1,454 square metres (16,650 square feet) and is located within Queensborough (see location map – **Appendix 1**). It was the former site of a service station decommissioned in the early-1990s. The site fronts onto Ewen Avenue (collector road) and is located in close proximity to the Queensborough Community Centre (QCC) with townhouse and rowhouse developments to the north and QCC park space to the east, south and west. The Queen Elizabeth Elementary School and the Queensborough Middle School are also located nearby the site. The site is located in the Fraser River Flood Plain and is being reviewed per the Queensborough Community Plan Flood Hazard Development Permit Area guidelines.

***Proximity to Transit Service***

The site is served by transit and a bus stop is located directly in front of the project. Service is generally provided between the hours of 6:00 a.m. and 1:00 a.m. Frequency of service varies during the day with service at peak times every 15 and 20 minutes.

**POLICY CONTEXT**

***Official Community Plan***

**Land Use Designation**

The site is designated **Parks/Community Facilities** in the Queensborough Official Community Plan. The purpose of this designation is to provide places of public assembly and recreation. Uses consistent with this designation are parks, open space, natural areas, community activities, cultural uses, and community facilities such as libraries or community centres, and City facilities such as fire halls and City Hall. The proposal would not be consistent with this designation

**Development Permit Area Designation**

The site is currently designated as part of Commercial and Mixed-Use Development Permit Areas (DPA) – Queensborough Main Street DPA #1. The Queensborough Main Street Design Guidelines focus primarily on mixed-use (commercial and residential) type plaza developments. Since this would be an all residential development, the proposal would not be consistent with this designation and would require an Official Community Plan amendment to change the Development Permit Area designation.

This site is also designated as part of Natural Hazards Development Permit Area # 1 – Flood Hazard. Compliance with the provision of the Natural Hazards Development Permit Area may result in changes to the required construction level of the project and could affect the height of the building, the grade of access to the building or may reduce the number of units, which would be addressed through the Development Permit process.

**Other Relevant OCP Policies**

Other sections of the Official Community Plan speak to diversifying the housing stock, providing options to help address homelessness, including those at risk of being homeless, and facilitating access to affordable and non-market housing for low-to moderate-income households.

More specifically, the City's Official Community Plan (2017) includes the following policies:

- *Facilitate the creation and maintenance of housing that offers options for people who are homeless or at risk of homelessness.*
- *Facilitate access to affordable and non-market housing for low- to moderate-income households.*

### ***Zoning Bylaw***

The subject site is located within the Local Commercial Districts (C-1) zoning district. The intent of this district is to allow local, pedestrian-oriented commercial uses. The proposal would not be consistent with this designation and would require a Zoning Bylaw amendment.

### ***Mayor's Task Force on Housing Affordability***

The Mayor Task Force on Housing Affordability, established in December 2014, makes recommendations to Council in support of the creation of new non-market housing for low- to moderate-income households, affordable rental housing and affordable home ownership. The task force includes the Mayor and two City Councilors, senior City staff and representatives from BC Housing and the Metro Vancouver Housing Corporation.

### ***Affordable Housing Strategy***

The Affordable Housing Strategy (2010) contains the following vision:

*Within its jurisdiction, the City of New Westminster will work towards being an inclusive city where all residents live in safe, appropriate and affordable housing and where there are housing choices for people of all ages and abilities.*

The strategy also contains the following major goal:

- *To improve the choice of housing for New Westminster's low- and moderate- income residents and households with unique needs.*

## **CURRENT SITUATION**

### ***Extent of Homelessness***

The '2017 Homeless Count' reported that 29% of the people who are homeless in New Westminster were women. Service providers have expressed concern that this is an underrepresentation as women often use strategies such as couch surfing and doubling up with families and friends, or stay in unsafe situations, rather than stay on the street or access services for the homeless. Between April 2016 and March 2017, Gurney Place, which is the only shelter specifically programmed and staffed to meet the needs of women in New Westminster, turned away 1,558 women during the time period in question.

### ***Existing Resources***

Currently, there are 36 extreme weather response mats, 56 year-round emergency shelter beds and 107 units of transitional and supportive housing specifically addressing the needs of people who are homeless or at risk of homelessness in New Westminster; all of which are located east of Twelfth Street. With regard to resources which are specifically programmed and staffed for women and children, there are six extreme weather response mats for women, 10 emergency shelter beds for women and 14 emergency shelter beds for women and dependent children. Of the 107 units of transitional and supportive housing, the majority is occupied by men although most of the facilities accommodate both genders. In the past, service providers have expressed concern about the safety or the perception of safety for women in such facilities as many have experienced partner abuse or violence.

## **PROJECT DESCRIPTION**

The applications would permit a 44 unit modular housing development with support services for women who are homeless or at-risk of homelessness. The development is part of the Provincial Government's program to invest \$291 million to support the construction of 2,000 modular housing units for people who are homeless and more than \$170 million to provide 24/7 staffing and support services. Currently, similar projects are underway in a number of Metro Vancouver and Fraser Valley municipalities, including Richmond, Surrey, Vancouver, Abbotsford and Chilliwack, as well as in other parts of the Province.

BC Housing, which would be the responsible Provincial agency for this initiative, would purchase, own and provide the modular housing units and supply the operating funds. It

would also cover any agreed capital costs, including design work and site development; lead the selection of a non-profit operator (i.e., the Elizabeth Fry Society); coordinate the delivery of services; comply with all municipal conditions, including zoning; and cover all costs associated with decommissioning and relocating the units after use. The land is owned by the City of New Westminster and the City is the applicant.

The project proposes to amend the Official Community Plan (OCP), rezone the site to a Comprehensive Development District and secure a Development Permit to allow a three storey modular housing development with 44 units (38 standard and six accessible units). Two parking spaces would be provided within the site, with additional on-street parking available on Carter Street and Ewen Avenue. The site would be landscaped to provide a transition to the park and to the street, and would include a welcoming plaza area on the northwest corner of the site with additional landscaping to achieve a soft edge where the development meets the adjacent green spaces. The proposed modular housing project is temporary for a minimum of ten years, with an option to renew based on need.

Two building design options are being explored; both are contemporary in style with detailing to animate the façade. The site plans associated with the two building designs are identical. In both design options, the primary pedestrian entrances have been articulated through the use of colour and an overhead canopy; with the ‘front’ entrance visually connected to the adjacent sidewalk and transit stop. The second option has a much more prominent roof design. (See Design Option 1 in **Appendix 2** and Design Option 2 in **Appendix 3**).

## **DEVELOPMENT APPROVALS PROCESS**

### ***Proposed OCP Amendment***

The project would require an Official Community Plan amendment from Parks/Community Facilities to “(RM) Residential – Medium Density.” The full description of the RM designation, as identified in the Queensborough Community Plan, is as follows:

*(RM) Residential – Medium Density – this area will include medium density multi-family residential uses such as rowhouses, townhouses, and low-rises. In Queensborough, this area will also include single detached dwellings on a compact lot. Depending on the provision of public amenities, a density bonus may be provided in order to reach the upper limits of density in this area. This area may also include the following complimentary uses: home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care*

*facilities), utilities, transportation corridors, parks, open space, and community facilities.*

It is also proposed to re-designate the site as part of the Residential Development Permit Areas (DPA) - Ewen Avenue Multi-Family DPA #1. The Queensborough Community Plan defines the Ewen Avenue Multi-Family designation as:

*Ewen Avenue Multi-Family – The Ewen Avenue Multi-Family areas, identified as Development Permit Area #1, are designated in order to provide housing in close proximity to the neighbourhood centre and help define the axis streets leading to the center of the neighbourhood. This area will contain medium density, multi-family residential uses and may include community amenities such as child care or community space (e.g. firehall).*

A copy of the Draft OCP Amendment Bylaw (Bylaw No. 8021, 2018) is attached to this report (see **Appendix 4**).

### ***Proposed Rezoning***

The site is proposed to be rezoned from Local Commercial Districts (C-1) to a new Comprehensive Development District (CD-83) to give the project site specific development attributes. The density, use and building envelope and parking provisions of the proposed CD-83 zone are based upon the design options under consideration for the site.

A copy of the Draft Zoning Bylaw Amendment Bylaw (Bylaw no. 8022, 2018) is attached to this report (see **Appendix 5**).

### ***Public Consultation***

The April 9, 2018 Report to Council outlined a series of meetings and open houses that would constitute a part of the consultation program for this project. To date, there have been three public engagement events in regards to the proposed Official Community Plan (OCP) amendment and Rezoning which took place on April 10, April 11 and May 1, 2018. A meeting is also scheduled to be held on May 16, 2018 with the Queensborough Middle School Parent Advisory Council. Below is an overview of the meetings and the open house held prior to the writing of this report.

**Presentation to the Queensborough Residents' Association - April 10, 2018**

The meeting was attended by about 20 residents. City staff and a BC Housing representative provided a 15-minute presentation which highlighted the following areas: funding opportunity, policy context, site selection process, project description, population to be served, accountability framework, and development approvals process, including consultation. The residents in attendance were generally receptive to the project. There were a number of questions raised, several of which dealt with the population to be served. One resident stated that Queensborough is an inclusive neighbourhood and that she hoped that the community would welcome the women. She also hoped that there would be opportunities for them to volunteer at the community centre. There was interest in the design of the modular housing project, especially given that this was a new building form. The two conceptual project renderings were shared and this appeared to ease possible concerns related to design quality and fit within the neighbourhood. Residents were receptive to the realignment of the access road to the community centre using Carter Street and the cost sharing arrangement and the fact that the project would create a more usable site through the provision of fill and servicing.

**Presentation to Queen Elizabeth Elementary School PAC - April 9, 2018**

The meeting was attended by about 15 parents. City staff and a BC Housing representative provided a 15-minute presentation which highlighted the following areas: funding opportunity, policy context, site selection process, project description, population to be served, accountability framework, and development approvals process, including consultation. The parents in attendance were generally receptive to the project in regards to meeting housing objectives but raised questions about the proposed location. Discussion and questions were primarily focused on the population to be served, interaction between residents and children, non-profit operator selection, the accountability framework and how the City would ensure compliance. There were also questions raised in regards to how impacts to parking, traffic and demands on existing transit services would be mitigated. Several parents also commented on the importance of protecting existing park space in Queensborough in relation to the pace of new development.

**Open House, Queensborough Community Centre - May 1, 2018**

The open house was held between 6:30 and 8:30 p.m. on May 1, 2018 at the Queensborough Community Centre. In total, there were 221 attendees and all attendees were asked to complete a feedback form, with 216 taking advantage of this opportunity. (For a detailed summary of the feedback form results – see **Appendix 6.**) The vast

majority (82%) of attendees identified themselves as a resident of Queensborough. Additionally, a majority (63%) of attendees also identified themselves as a parent of a child attending a school in Queensborough.

Based on the discussions and the feedback form results, most participants felt there was a need for supportive housing for women who had experienced or were at-risk of homelessness; however, close to half (49%) of feedback form respondents stated that it should be located elsewhere. Regarding the proposed location, many respondents expressed concern about its location in close proximity to the community centre, the park and the two schools. Feedback form respondents frequently (44%) referenced child safety. Other respondents, in smaller numbers, referenced crime and open drug use, as well as the proposed project attracting people who are dangerous, homeless or vulnerable.

Regarding the proposed project design, there was only limited feedback, with more participants supporting the rendering of the butterfly roof design. As for the program, some participants felt that there had to be more supports provided to the women, as public transit and services, including health and social, are limited in Queensborough. Some participants also questioned having two staff for 44 women; however, when informed that there would be a resident selection process, including assessment, staffing appeared to be less of a concern.

### **Community and Social Issues Committee - May 8, 2018**

A presentation was made to the City's Community and Social Issues Committee on May 8, 2018, whose role is to review social policies and community programs which contribute to the general health, welfare and quality of life of residents. City staff and an Elizabeth Fry Society representative provided an overview of the proposed project and reviewed the public consultation to date. Committee members asked questions about the accountability framework, including the resident selection process, and the support services provided, particularly related to the role of Fraser Health. The Elizabeth Fry Society representative stated that any issues would be dealt with immediately and that the operator would have a strong presence in the neighbourhood.

Committee members unanimously endorsed the following two resolutions:

- *That the Community and Social Issues (CSI) Committee recognizes the need for supportive housing addressing the needs of women who are homeless or at-risk of homelessness in New Westminster.*
- *That the Community and Social Issues (CSI) Committee is generally supportive of the 44-unit supportive housing development for women at 838 Ewen Avenue.*

### **Official Community Plan Consultation Comments**

In addition to the public consultation described above, per direction from Council provided on April 9, 2018, project consultation notices for the Official Community Plan (OCP) amendment were mailed and e-mailed by April 18, 2018 to the Ministry of Transportation and Infrastructure, the Board of Education of School District #40 and the following First Nations:

- *Cowichan Tribes*
- *Halalt First Nation*
- *Hwlitsum First Nation*
- *Katzie First Nation*
- *Kwantlen First Nation*
- *Lyackson First Nation*
- *Lake Cowichan First Nation*
- *Musqueam Indian Band*
- *Penelakut Tribe*
- *Qayqayt First Nation*
- *Semiahmoo First Nation*
- *Sto:lo Nation*
- *Stz'uminus First Nation*
- *Tsawwassen First Nation*
- *Tsleil-Waututh Nation*

No responses were received prior to the writing of this report. Responses received after the writing of this report and prior to the Advisory Planning Commission meeting on May 15, 2018 will be provided on table.

### **DISCUSSION**

#### ***Site Considerations***

The 'Queensborough Community Plan' strives to achieve a diverse community with a mix of housing types built around the community spine of a rebuilt Ewen Avenue. The subject site falls within the Western Residential neighbourhood area of Queensborough and near the historic heart of the community. Higher density housing is encouraged along Ewen Avenue for its proximity to services (both existing and future) and to transit.

In the area around the site, there has been a significant amount of residential development in recent years of similar scale and massing. Three storey townhouses are located across Ewen Avenue from the site. Much of the surrounding area is designated RM (Residential – Medium Density) in the Official Community Plan and, if not already developed at these densities, would likely in the future. The residential use at the density proposed by this project would be consistent with the development in the area.

### ***Possible Benefits***

As discussed in the Policy Context section of this report, there are several Official Community Plan policies and City priorities and strategies related to decreasing homelessness and enhancing housing diversity, choice and affordability. These policies, priorities and strategies recognize the critical need for and are supportive of this type of housing in New Westminster.

In addition to the housing policy benefits of this proposal, there are a number of other benefits of this proposal to the neighbourhood and the city-as-a-whole:

- The project meets an identified community need by providing housing with support services to women who are homeless or at-risk of homelessness.
- The project would result in an investment of at least \$6.5 million by the Province to address homelessness and housing affordability in New Westminster.
- The project would create a more useable site for future civic and park purposes through the provision of fill and servicing at no cost to the City.
- The project would enhance vehicular and pedestrian access to the Queensborough Community Centre through a cost sharing arrangement with the Province to construct Carter Street.
- The project would enhance safety for park users through the orientation of units and windows overlooking the park.
- The project would enhance the aesthetics of the park through the addition of landscaping to provide visual interest and transition.

### ***Identified Challenges***

During the public consultation process, concerns have been raised about the appropriateness of placing housing with support services for woman in this location, which is nearby the Queensborough Community Centre, Ryall Park, Queen Elizabeth Elementary School and Queensborough Middle School. As discussed in this report, 49% of feedback form respondents stated that the project should be located elsewhere and 44% cited child safety as a concern.

Based on the identified concerns, the City is working with BC Housing and the Elizabeth Fry Society, the operator, to address them. The resultant measures and strategies would form part of a future report to Council, as well as being posted on the City's webpage for the proposed project.

### **NEXT STEPS**

After consideration by the Advisory Planning Commission, the next steps in the process would be a report to Council for consideration of First and Second Readings of the proposed Official Community Plan (OCP) amendment and Rezoning Application and for Council to schedule a Public Hearing.

Below is an overall outline of the complete development review process for this project. The bold text outlines where we are currently at within the process.

1. Formal application submission.
2. Circulation of the application to all City Departments for review.
3. Preliminary Report to Council, including OCP Consultation Section 475 and 476. (April 9, 2018)
4. Public Consultation. (Ongoing)
5. Consideration by the New Westminster Design Panel. (April 24, 2018)
6. Consideration by the Community and Social Issues Committee (May 8, 2018)
- 7. Presentation of OCP Amendment and Rezoning Application to the Advisory Planning Commission. (May 15, 2018)**
8. Council consideration of First and Second Readings of the OCP amendment and Rezoning applications. Council to consider setting a date for Public Hearing.
9. Hold Public Hearing on OCP and Zoning Amendment Bylaws.
10. Council consideration of Third Reading for OCP and Zoning Amendment Bylaws
11. Adoption of OCP Amendment Bylaw only.

12. Send Zoning Amendment Bylaw to Ministry of Transportation and Infrastructure for sign-off.
13. Council consideration of Zoning Amendment Bylaw adoption and issuance of Development Permit.

**APPENDICES ATTACHED TO THIS REPORT**

Appendix 1: Location Map

Appendix 2: Design Option 1

Appendix 3: Design Option 2

Appendix 4: Draft OCP Amendment Bylaw No. 8021, 2018

Appendix 5: Draft Rezoning Amendment Bylaw No. 8022, 2018

Appendix 6: Feedback Forms Analysis from May 1, 2018 Open House

Author:

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Bob Sokol  
Planning Consultant

Appendix 1  
*Location Map*



0.1      0      0.04      0.1 Kilometers

NAD\_1983\_UTM\_Zone\_10N  
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Appendix 2  
*Design Option 1*

838 EWEN AVENUE  
SUPPORTIVE HOUSING - DESIGN SCHEME 1

DESIGN PANEL  
APRIL 24, 2018



BC HOUSING

CITY OF NEW WESTMINSTER

ATCO SUSTAINABLE COMMUNITIES INC.

RON HART ARCHITECT LTD.

Appendix 3  
*Design Option 2*

838 EWEN AVENUE  
SUPPORTIVE HOUSING - DESIGN SCHEME 2

DESIGN PANEL  
APRIL 24, 2018



BC HOUSING

CITY OF NEW WESTMINSTER

ATCO SUSTAINABLE COMMUNITIES INC.

RON HART ARCHITECT LTD.

## Appendix 4

*Draft OCP Amendment Bylaw No. 8021, 2018*

**CITY OF NEW WESTMINSTER**

**BYLAW NO. 8021, 2018**

**A bylaw to amend the Official Community Plan**

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WHEREAS:

The Council has specifically considered whether consultation regarding this Bylaw is required with:

1. *The following nations:*
  - a. *Cowichan Tribes*
  - b. *Halalt First Nation*
  - c. *Hwlitsum First Nation*
  - d. *Katzie First Nation*
  - e. *Kwantlen First Nation*
  - f. *Lyackson First Nation*
  - g. *Lake Cowichan First Nation*
  - h. *Musqueam Indian Band*
  - i. *Penelakut Tribe*
  - j. *Qayqayt First Nation*
  - k. *Semiahmoo First Nation*
  - l. *Sto:lo Nation*
  - m. *Stz'uminus First Nation*
  - n. *Tsawwassen First Nation*
  - o. *Tsleil-Waututh Nation; and*
2. *Ministry of Transportation and Infrastructure;*
3. *the Board of Education of School District 40;*

and whether such consultation, if required, should be early or ongoing.

The Council has considered the amendment, between first and second reading of this Bylaw, in conjunction with:

1. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2017 - 2021) Bylaw No. 7906, 2017), and
2. the 2012 Integrated Solid Waste and Resource Management Plan and the 2010 Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District.

The Council has consulted with the Board of Trustees of School District No.40 regarding this Bylaw and has sought its input as to the matters set out in s. 881(2) of the *Local Government Act*.

The Council has held a Public Hearing on this Bylaw.

The City wishes to amend the Queensborough Community Plan, Schedule D of Official Community Plan Bylaw No. 7925, 2017 (the "OCP"), by changing the land use designation for the property located at 838 Ewen Avenue from Parks/Community Facilities to (RM) Residential – Medium Density and by changing the development permit area designation of the property from Commercial and Mixed-Use Development Permit Areas (DPA) – Queensborough Main Street DPA #1 to Residential Development Permit Areas (DPA) - Ewen Avenue Multi-Family DPA #1

NOW THEREFORE the Council of the City in open meeting assembled enacts as follows:

1. This Bylaw may be cited as “Official Community Plan Amendment (838 Ewen Avenue) Bylaw No. 8021, 2018.”
2. The New Westminster Official Community Plan, Bylaw No. 7925, 2017 is hereby amended by:

- (a) altering the land use designation of the following subject property as shown on Schedule A to this Bylaw:

Legal Description: LOT 27 DISTRICT LOT 757 GROUP 1 NEW  
WESTMINSTER DISTRICT PLAN 26384

PID: 008-890-901  
(Municipally known at 838 Ewen Avenue)

from Parks/Community Facilities to (RM) Residential – Medium Density by amending Schedule C Land Use Designation Map and Map 11 Land Use Designation Map included in the Queensborough Community Plan (Schedule D to the OCP);

- (b) amending the Commercial and Mixed-Use Development Permit Areas (DPA) – Queensborough Main Street DPA #1 development permit area boundaries, shown on Map A Commercial and Mixed-Use Development Permit Areas included in the Queensborough Community Plan (Schedule D to the OCP) by removing the subject property indicated in Schedule A to this Bylaw; and
- (c) amending the Residential Development Permit Areas (DPA) - Ewen Avenue Multi-Family DPA #1 development permit area boundaries, shown on Map B Residential Development Permit Areas included in the Queensborough Community Plan (Schedule D to the OCP), by including the subject property indicated in Schedule A to this Bylaw.

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

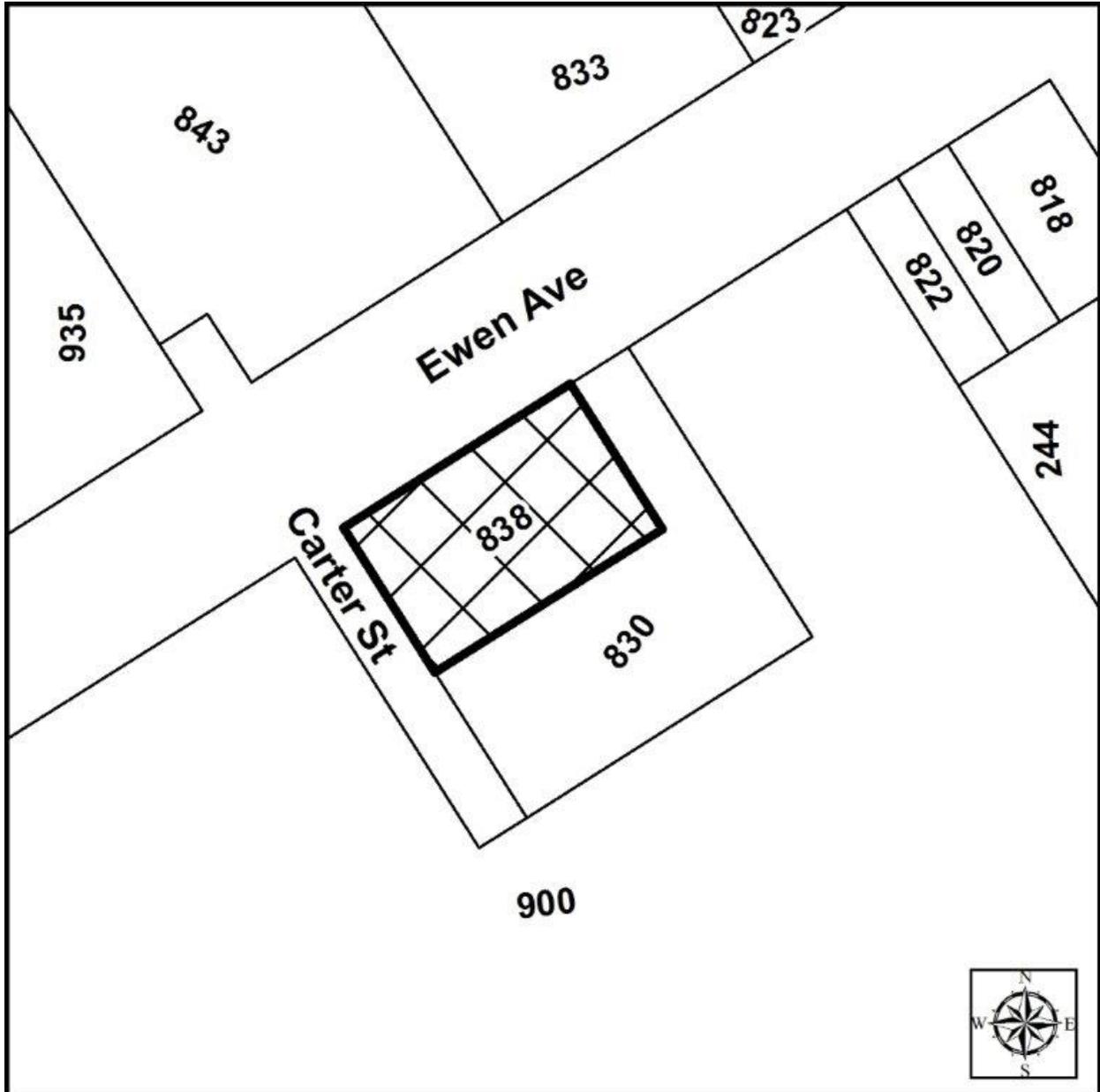
ADOPTED on an affirmative vote of a majority of all members of Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

DRAFT

SCHEDULE "A"



## Appendix 5

### *Draft Rezoning Amendment Bylaw No. 8022, 2018*

**CORPORATION OF THE CITY OF NEW WESTMINSTER**

**ZONING AMENDMENT BYLAW (838 EWEN AVENUE)  
NO. 8022, 2018**

**ADOPTED** \_\_\_\_\_

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

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The Municipal Council 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 (838 Ewen Ave) No. 8022, 2018”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
  - a) Section 1000 Comprehensive Development Districts of Zoning Bylaw 6680, 2001 is hereby amended by inserting as section 1083 the Schedule attached to this Bylaw as Schedule A.
  - b) That a certain parcel of land situated within the City of New Westminster, British Columbia and outlined in bold in the Schedule attached to this Bylaw as Schedule B and which is presently zoned Local Commercial Districts (C-1) is hereby rezoned to Comprehensive Development District (838 Ewen Avenue) (CD-83) and the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 is hereby amended to record this rezoning.

GIVEN FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

GIVEN SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

GIVEN THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

| [MOTI Signature Line](#)

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this

\_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



Schedule A:

Comprehensive Development District (838 Ewen Avenue) (CD-83)



**1083 Comprehensive Development District (838 Ewen Avenue) (CD-83)**

1083.1 The intent of this District is to permit the development of a 44 unit residential building

**Permitted Principal and Accessory Uses**

1083.2 The following uses and no others shall be permitted in the (CD-83) district:

- A. A multiple unit building developed for supportive housing purposes
- B. Parks and other civic uses
- C. Accessory buildings and uses provided that all accessory buildings:
  - (i) shall not exceed one storey nor a height of 15 feet (4.57 metres)
  - (ii) shall not be located in the required front yard;
  - (iii) shall not be located closer than 5 feet (1.52 metres) from the rear or side lot line;

**Density**



# Comprehensive Development District (838 Ewen Avenue)(CD-83)

1083.3 The maximum number of residential units permitted on this site shall not exceed 44.

## Building Envelope

1083.4 The principle building shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback	3 meters (9.85 feet)
Minimum Rear Setback	8.5 meters (27.88 feet)
Minimum Side Setback (West)	9.88 meters (32.4 feet)
Minimum Side Setback (East)	1.5 meters (4.9 feet)
Maximum Site Coverage	50 percent (50%)
Maximum Building Height	10.6 meters (35 feet) or 3 storeys

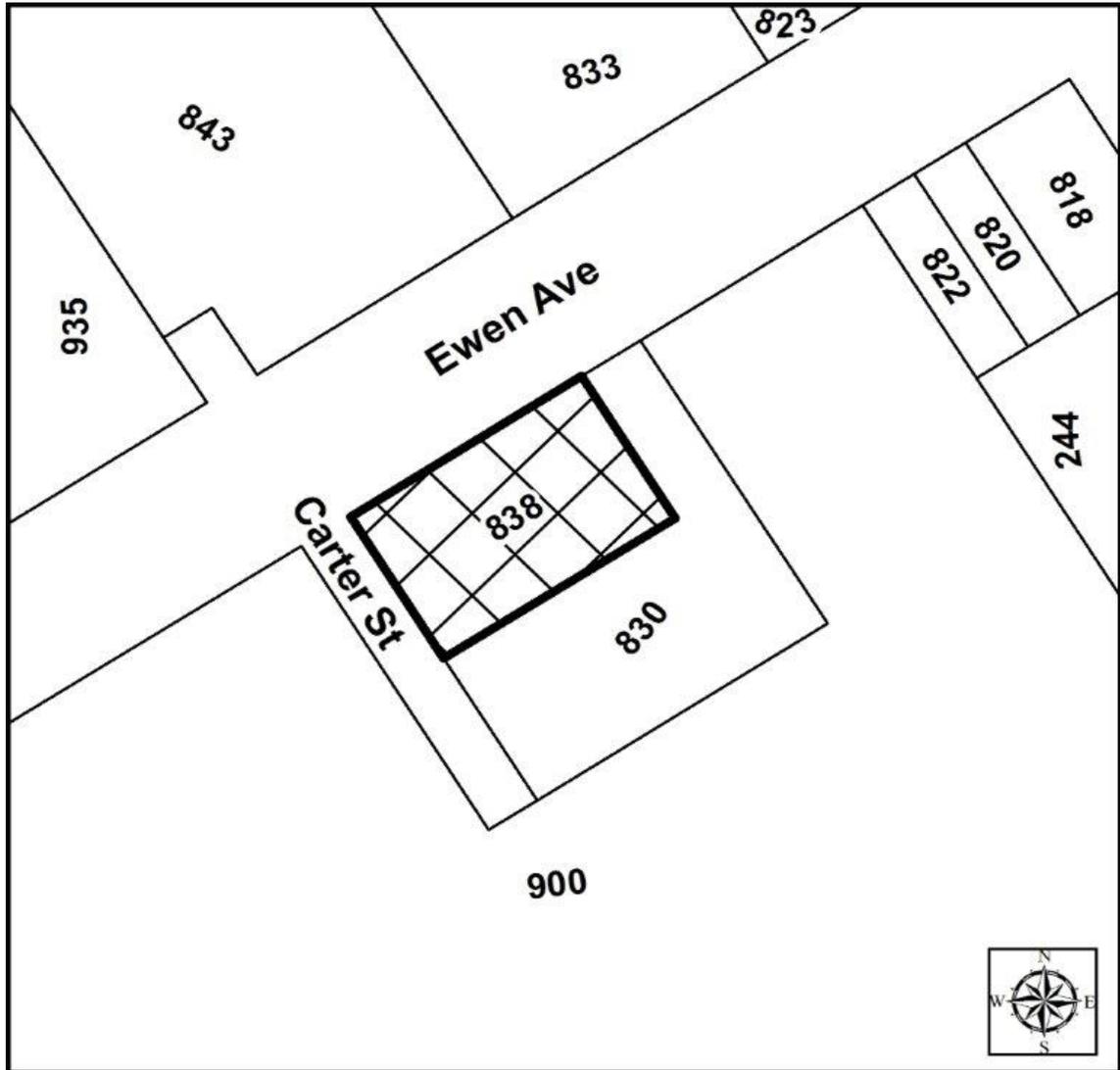
## Off-Street Parking and Loading Requirements

1083.5 Off-Street Parking  
Despite the provisions of Section 150 of this Bylaw, two off-street parking spaces shall be provided.

1083.6 Off-Street Loading  
Despite the provisions of Section 160 of this Bylaw, no off street loading spaces shall be required.

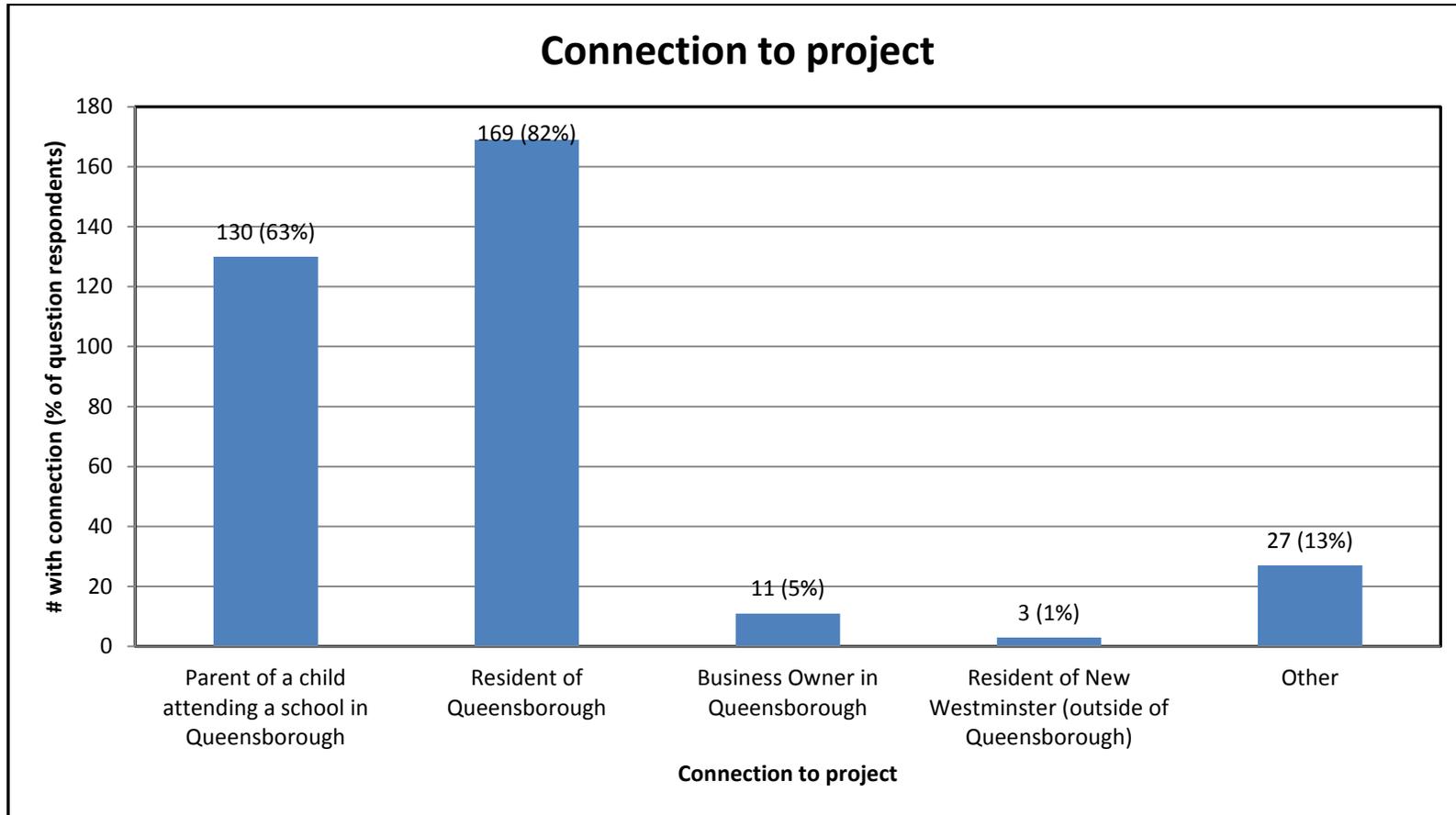


Schedule B:  
Area of Rezoning

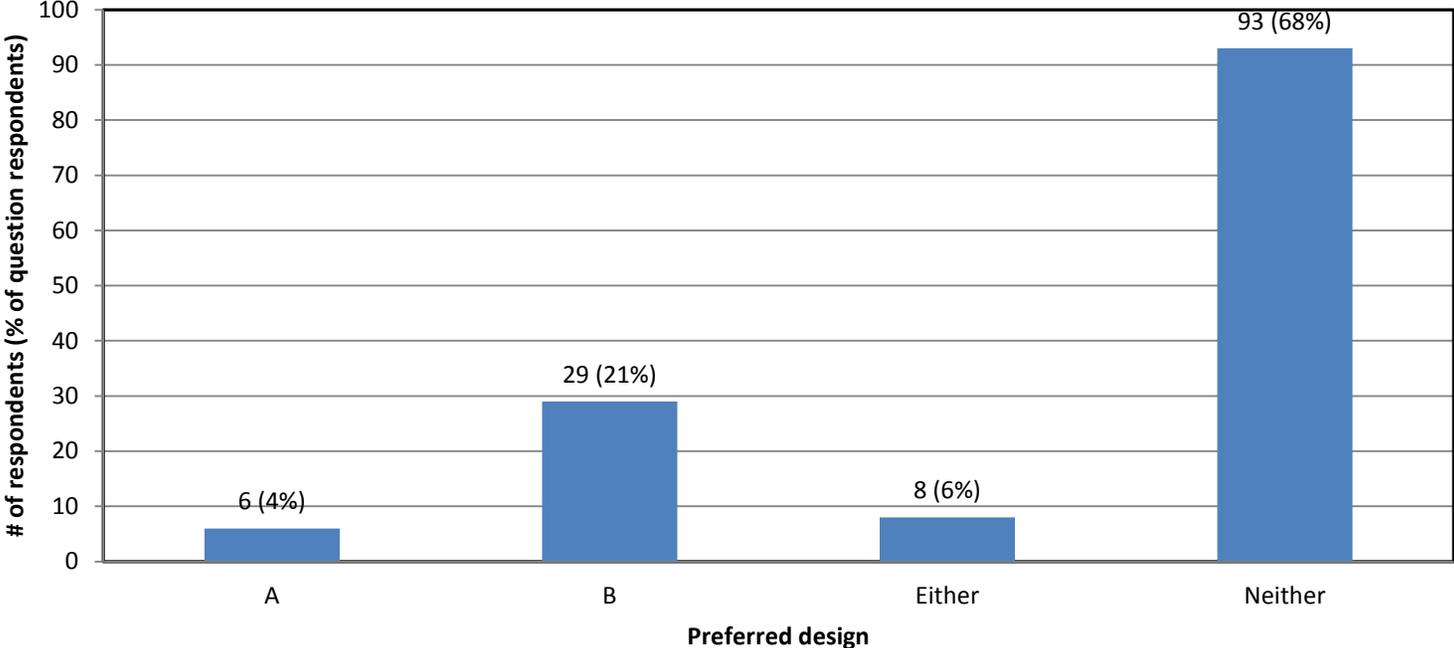


Appendix 6  
*Feedback Forms Analysis from May 1, 2018*  
*Open House*

# 838 Ewen Avenue – Survey Analysis – Tables and Graphs



### Preferred design



Theme	Comment	# of mentions
Location	Feeling that a different location would be a better fit for the supportive housing	106
	Concerns about the proximity of supportive housing to schools/child cares	103
	Concerns about housing persons who are homeless in Queensborough	51
	Concerns about the proximity of supportive housing to community centre	34
	Concerns about the proximity of supportive housing to park	27
	Recommendation to consider having this supportive housing project in another municipality instead	10
Safety	Concerns about safety of children (e.g., safety and well-being of children and feelings of safety among children)	96
	Concerns about possible substance use (e.g., needles and drug paraphernalia on the ground, concerns about behaviour of people when they are under the influence, questions about drug use on site or nearby)	39
	Concerns about needing extra help from police (e.g., lack of police nearby, the need to install a police station in Queensborough and/or have more police patrols)	19
	Concerns about possible crime impacts (e.g., perception that Queensborough already has some crime issues, perception that supportive housing project could bring more theft and violent crime)	18
	General safety concerns about safety of all Queensborough residents	17
	Safety concerns related to visitors (e.g., concerns about visitors visiting supportive housing residents and the safety risk that they could potentially pose to community)	12
	Safety - possible concerns about prostitution (e.g., discarded used condoms)	10

Theme	Comment	# of mentions
	Concerns about the need for additional security (e.g., security guards, monitoring of site)	9
Services	Comments about the lack of social services (e.g., a lack of medical, mental health and other supports) for supportive housing residents in Queensborough	35
	Comments about the lack of shopping options (e.g., regular grocery store) and other amenities in Queensborough for supportive housing residents	9
Transportation	Concerns about possible traffic congestion (e.g., concerns about worsening traffic congestion, the ability of Ewen Avenue to handle possible additional traffic and traffic congestion possibly making it tough for emergency services to visit the site)	10
	Concerns about a lack of public transit for supportive housing residents (e.g., frequency of bus service and long distance from Skytrain stations)	6
	Comments that more staff parking will be needed for supportive housing than what is shown	3
Land Use	Comments that other uses for site are needed more (e.g., larger playground, more school spaces, childcare spaces, community centre expansion etc.)	12
	This project would result in the loss of green space	5
Housing	Project looks nice, with a good concept and design	18
	Recommendation that the supportive housing project should have more units, as we need more supportive housing to meet housing need	3
	Comments that other types of social housing for site would be a better fit (e.g., co-op housing etc.)	3
	Comments that housing other than non-market housing would be a better use of the site (e.g., rental, condos, townhomes)	2

Theme	Comment	# of mentions
Public Process	Concerns about open house and consultation (e.g., concerns about getting questions answered and about possible positive biasing of questions)	8
	Recommendations to build this supportive housing project despite the opposition of some community members	8
	Comments that voices of community should be listened to (e.g., the need for a referendum on this project, the need to listen to community and the need to be give more information to the community)	7
	Need to provide more information to community as project proceeds to keep people informed	3
	Feeling that the project seems like a done deal, with consultation just being a formality	3
Homeless people	Need to/important to help women who are homeless and people who are homeless in general	55
	Concerns that the supportive housing project will bring people who are homeless with problems into community	5
	Supportive housing can help women who are homeless can assist them with substance use and improving their lives	2
	Concerns that there are already too many persons who are homeless in Queensborough	2
Staffing and management	Questions about supportive housing rules and specifications (e.g., service level of supportive housing residents, who gets to live in supportive housing, rules for supportive housing, staffing)	10
	Concerns that the Province and provider won't be able to manage project properly, that the project is understaffed, and that the project needs more on-site supports	5
	Feeling of confidence in operator (Elizabeth Fry)	3
Miscellaneous	There are other more important issues that are higher priority in Queensborough (e.g., traffic and infrastructure) in Queensborough, but feeling that Queensborough is ignored on issues.	11

Theme	Comment	# of mentions
	Concerns that the project will negate clean-up efforts in neighbourhood and that currently good neighbourhood will decline	8
	Concerns that there could be a drop in property values and it could make it difficult to sell homes	5
	Concerns that the supportive housing could turn Queensborough into a troubled area	4
	Questions about whether the project is temporary or permanent?	3
	Concerns that the supportive housing and its' externalities will force families and people to move out of Queensborough	3
	Belief that the supportive housing project will help make Queensborough an inclusive community of people (from different income groups)	2

## Top ten most often mentioned comments

