



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 12/14/2020

From: Emilie K Adin, MCIP **File:** REZ00208
Director of Development Services OCP00035

Item #: 469/2020

Subject: 823 - 841 Sixth Street: Proposed Affordable Housing Project - Preliminary Report

RECOMMENDATION

***THAT** Council direct staff to explore options in early 2021 for enhancing the Affordable Housing Reserve Fund and updating the Funding Allocation Guidelines, with the intent of providing Council with more opportunities to support more affordable housing projects per year, which may mean a reduction in the amount each project is eligible for.*

***THAT** Council direct staff to report back with a recommendation regarding financially supporting the affordable housing project proposed by Aboriginal Land Trust Society (ALT) for 823 – 841 Sixth Street that is consistent with the updated Affordable Housing Reserve Fund and Funding Allocation Guidelines.*

***THAT** Council direct staff to work with the applicant to further improve the transition to the surrounding lower density neighbourhood, provided this can remain a viable affordable housing project.*

***THAT** Council direct staff to work with the applicant to widen the overall width of the pathway corridor, to align with current best practices and the intent of the Uptown Streetscape Vision, including provision of landscape buffers on both sides, and enhancing overlook from the residential units.*

***THAT** in regard to the proposed Official Community Plan Amendment to the change the Land Use Designation for 823 – 841 Sixth Street, Council:*

- i. *Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;*
- ii. *Direct staff to advise and consult with:*
 - a. *The following Nations:*
 - *Cowichan Tribes*
 - *Halalt First Nation*
 - *Hwlitsum First Nation*
 - *Katzie First Nation*
 - *Kwantlen First Nation*
 - *Kwikwetlem First Nation*
 - *Lake Cowichan First Nation*
 - *Lyackson First Nation*
 - *Musqueam Indian Band*
 - *Penelakut Tribe*
 - *Qayqayt First Nation*
 - *Seabird Island Band*
 - *Semiahmoo First Nation*
 - *Squamish Nation*
 - *Sto:lo Nation*
 - *Stz'uminus First Nation*
 - *Tsawwassen First Nation*
 - *Tsleil-Waututh Nation;*
 - b. *the Board of Education of School District 40;*
- iii. *Not pursue consultation with:*
 - a. *Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);*
 - b. *any greater boards or improvement districts, as none are considered to be affected by this application;*
 - c. *any other provincial or federal agency, as none are considered to be affected by this application;*
 - d. *Greater Vancouver Sewerage and Drainage District Board; and,*
 - e. *Councils of immediately adjacent municipalities;*

THAT *Council direct staff to proceed with processing the development applications as outlined in the "Application Review Process and Next Steps" section of this report.*

EXECUTIVE SUMMARY

Applications for an Official Community Plan (OCP), rezoning and Development Permit have been submitted on behalf of the Aboriginal Land Trust Society (ALT) for 823 – 841 Sixth Street. The proposal is a six storey affordable housing apartment building with 96 units. The project affordability is set to meet BC Housing's Community Housing Fund.

The proposed development would have a floor space ratio (FSR) of 2.1, providing 20 three-bedroom units (21%), 37 two-bedroom units (38%), and 39 one-bedroom units (41%) which exceeds the requirements of the City's Family Friendly Housing Policy. Vehicle and long term bike parking for the site would be located on one level of underground parking.

The OCP allows for the consideration of six storey buildings in situations where there is high policy alignment. Further work on the proposal (e.g. massing, setbacks, materials, colour, overshadow and overlook) is recommended to better transition to neighbouring properties (include those across the lane) and reduce the visual impact of the building on the public streetscape. Appropriately transition is particularly important on this site, given that the Official Community Plan designates surrounding land uses at a lower density.

The advancement of this project provides an opportunity to implement the objective of Uptown Streetscape Vision to achieve a connection between the Rotary Crosstown Greenway to the new high school. Through the PAR process, the applicant was given the direction to incorporate a multi-use path that connects mid-block from Sixth Street to a new bike route on Fifth Street, and to design streetscape improvements along Sixth Street in alignment with the Vision. The applicant has proposed a preliminary design for the multi-use path. As the application progresses, staff will continue to explore the design and width of the pathway with the applicant.

The applicant has stated that this project is reliant on funding from each level of government, including the City. The applicant states that financial contribution from the City would greatly improve the application's likelihood of success in received funding from BC Housing. They have proposed the City consider a number of ways to financially contribute to the project to a total of \$2.4 million. Given the importance of affordable housing in the city, and the significance of funding from the City on the viability of the subject proposal, staff recommends that work be undertaken to explore:

- the enhancement of the Affordable Housing Reserve Fund, with the intent of supporting more projects,
- the Affordable Housing Reserve Funding Allocation Guidelines to include a broader range of eligible costs, and

- financially supporting the affordable housing project proposed by Aboriginal Land Trust Society (ALT) for 823 – 841 Sixth Street in a way that is consistent with the updated Affordable Housing Reserve Fund and Funding Allocation Guidelines.

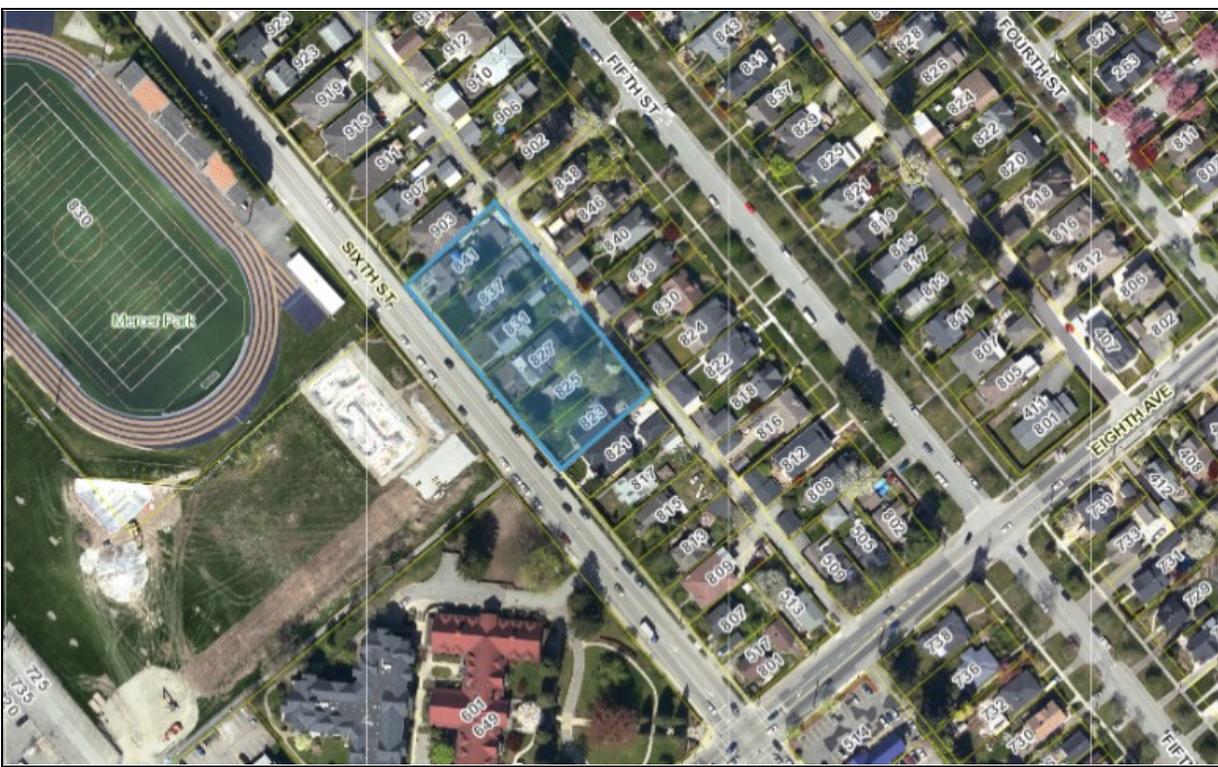
BACKGROUND

Site Characteristics and Context

The site (Figure 1) is on the western edge of the Glenbrook North neighbourhood. It is approximately 3,798 square metres (40,881 sq. ft.), made up of six lots (823 – 841 Sixth Street) zoned to allow a single detached dwelling. It is relatively flat and has a rear lane.

The surrounding properties are all zoned for single detached dwellings. In the OCP, Infill Townhouses are anticipated along Sixth Street to the north and south of the subject site. The properties along Fifth Avenue will remain single detached dwellings but have the option to add a laneway house. Across the street from the subject site is the new high school.

Figure 1: Site Context Map.



Proximity to Transit Service and Other Sustainable Transportation Options

Transit Facility	Frequency	Distance
Bus Service (106 – Edmonds / New Westminster Station)	Approximately 12 minutes	77 metres (250.6 feet) to the bus stop located at Sixth Street and Eighth Avenue
SkyTrain Station	2-5 minutes	> 2 kilometres to Columbia Station

Sixth Street is part of the Frequent Transit Network. The site is located along the future link between the London / Dublin Greenway and the Crosstown Greenway.

City Policy and Regulations

The Official Community Plan (OCP) land use designation for the subject properties is (RT) Residential – Infill Townhouse. An OCP amendment to change the land use designation to RM Residential – Multiple Unit Buildings would be required to allow the proposed low rise apartment building, and to change the Development Permit Area to 1.4 Multiple Unit Residential to ensure alignment between the design guidelines and the proposed land use. Similarly, the proposal is not consistent with the existing Single Detached Residential Districts (RS-2) zoning currently in place, and therefore a rezoning would be required to a comprehensive development (CD) zone.

This project would deliver much needed affordable units in New Westminster, aligning with the mandate of the 2019-2022 Strategic Plan through which the City resolved to “aggressively pursue creative approaches to housing policy and on the ground projects to transform the way housing is provided in New Westminster” and to “use partnerships, negotiations with developers and leveraging City resources to secure development of below- and non-market housing, as well as affordable child care.”

The project’s intent to house multigenerational members of the Indigenous community including elders, families, and individuals, is aligned with the City’s reconciliation initiative.

For further information, please refer to a summary of these and related policies in Attachment 1.

Uptown Streetscape Vision

Sixth Street is identified as a Great Street in the Master Transportation Plan and the Official Community Plan. The City’s “Uptown Streetscape Vision,” endorsed by Council on November 30, 2020, informs future developments and City capital works along both Sixth Street and Sixth Avenue. The Vision includes a future connection between the Rotary Crosstown Greenway and the new high school, to be achieved through a multi-use path that connects mid-block from Sixth Street to a bike route on Fifth Street (Figure 2). At their

November 30, 2020 meeting, Council directed staff to also explore the alternative option of providing separated bike lanes along Sixth Street and report back with a recommendation on which alignment to construct.

Figure 2: Site Context Map with Proposed Pedestrian and Cyclist Route Overlay



PROJECT DESCRIPTION

General Project Description

Applications for an Official Community Plan (OCP), rezoning and Development Permit have been submitted on behalf of the Aboriginal Land Trust Society (ALT) to allow an affordable housing project. The project is intended to house multi-generational members of the Indigenous community including elders, families, and individuals. ALT will also make a number of units available to the Swahili community through their project partners, the Swahili Vision International Association.

Project affordability levels would be set to meet BC Housing's Community Housing Fund, which would result in the project having the following mix of rents and income limits:

- 30% affordable housing (moderate income),
- 50% rent geared to income (housing income limit), and
- 20% deep subsidy.

BC Housing's definitions for rent geared to income and deep subsidy align with the City's affordability criteria. However the proposed 29% of units that meet the BC Housing affordable housing (moderate income) criteria do not meet the City's criteria as outlined in the Inclusionary Housing Policy. As a result, the project would be considered as 100% (96 units) affordable units under BCH criteria, whereas it would be considered as 71% (68 units) affordable units under the City's criteria. All units and rental rates would be secured through a Housing Agreement registered on title.

The proposed development would have a floor space ratio (FSR) of 2.1, providing 20 three-bedroom units (21%), 37 two-bedroom units (38%), and 39 one-bedroom units (41%) which exceeds the requirements of the City's Family Friendly Housing Policy.

Vehicle and long term bike parking for the site would be below grade. Parking access to the building would be from the rear lane. The applicant has proposed 53 off-street parking spaces (50% of requirement). Project statistics are included in Attachment 2 and the conceptual site plans are included in Attachment 6.

Figure 3: Front Elevation



Previous Direction Provided

Land Use and Planning Committee (LUPC)

A report was presented to the LUPC on August 31, 2020, outlining the Pre-Application Review (PAR) inquiry submitted on behalf of the Aboriginal Land Trust Society (ALT) for 823 – 903 Sixth Street. At this meeting, the LUPC supported the proposal in principle for further exploration as part of a formal development application, and provided the following feedback:

- A. six storey massing could be further explored, provided that an appropriate transition to the surrounding lower density neighbourhood can be achieved;
- B. the optional property (903 Sixth Street) should not be included in the application;

- C. one storey units could be explored at the building base if appropriately ground-oriented (i.e. as opposed to two-storey “city home” type townhouses which are generally preferred at the base of multi-unit buildings);
- D. the pedestrian and cyclist connection anticipated between Sixth Street and Fifth Street should be included in the project development process, and designed to provide sufficient functional space for multiple modes of transportation;
- E. the proposed parking reduction should be explored in combination with the provision of Transportation Demand Management (TDM), while taking into consideration the viability of the affordable housing project;
- F. the extent to which the affordable housing application can finance the off-site works on Sixth Street should be further explored; and
- G. on-site retention of existing buildings does not need to be considered (heritage considerations related to these houses is included in Attachment 3).

Regarding item “D” outlined above, the applicant was given the direction by LUPC to incorporate this option into their site design, specifically including:

- A three metre-wide pedestrian and cyclist multi-use path between Sixth Street and Fifth Street, with landscaped boulevard on either side.
- A cyclist connection along the Sixth Street frontage that connects the multi-use path to the secondary school via a new crossing on Sixth Street.
- Additional off-site works on Sixth Street such as widening the sidewalk, adding trees to the boulevard, and undergrounding the overhead utilities.

DISCUSSION

Six Storey Building Height

The proposed (RM) Residential – Multiple Unit Buildings land use designation and 1.4 Multiple Unit Residential Development Permit Area (DPA) guidelines include provisions for consideration of up to six storeys in circumstances where: the development permit guidelines can be met; a compelling case can be made; and appropriate amenities are provided. Staff consider the subject proposal to make a compelling case as:

- This project would deliver much needed new affordable units in New Westminster, aligning with the mandate of the 2019-2022 Strategic Plan.
- The intent of the project to house multigenerational members of the Indigenous community including elders, families, and individuals, is strongly aligned with the City’s reconciliation initiative.
- The project exceeds the requirements of the family friendly housing policy.

Further work on the proposal (e.g. massing, setbacks, materials, colour, overshadow and overlook) is recommended to better transition to neighbouring properties (include those across the lane) and reduce the visual impact of the building on the public streetscape. Appropriate transitioning is particularly important on this site, given that the Official Community Plan designates surrounding land uses at a lower density.

The applicant has indicated that, given the financial constraints of the project, there are limitations to their ability to increase project costs (e.g. by increasing building articulation), or to reduce the overall number of units or the number of family friendly units. Best practices in urban design (i.e. transitioning between diverse heights and densities) runs counter to some degree from Council policies and strategic priorities for increasing the City's number of family friendly units and its overall quantity of affordable units. Staff recognizes that there is a discrepancy at play and seeks guidance from Council on this issue.

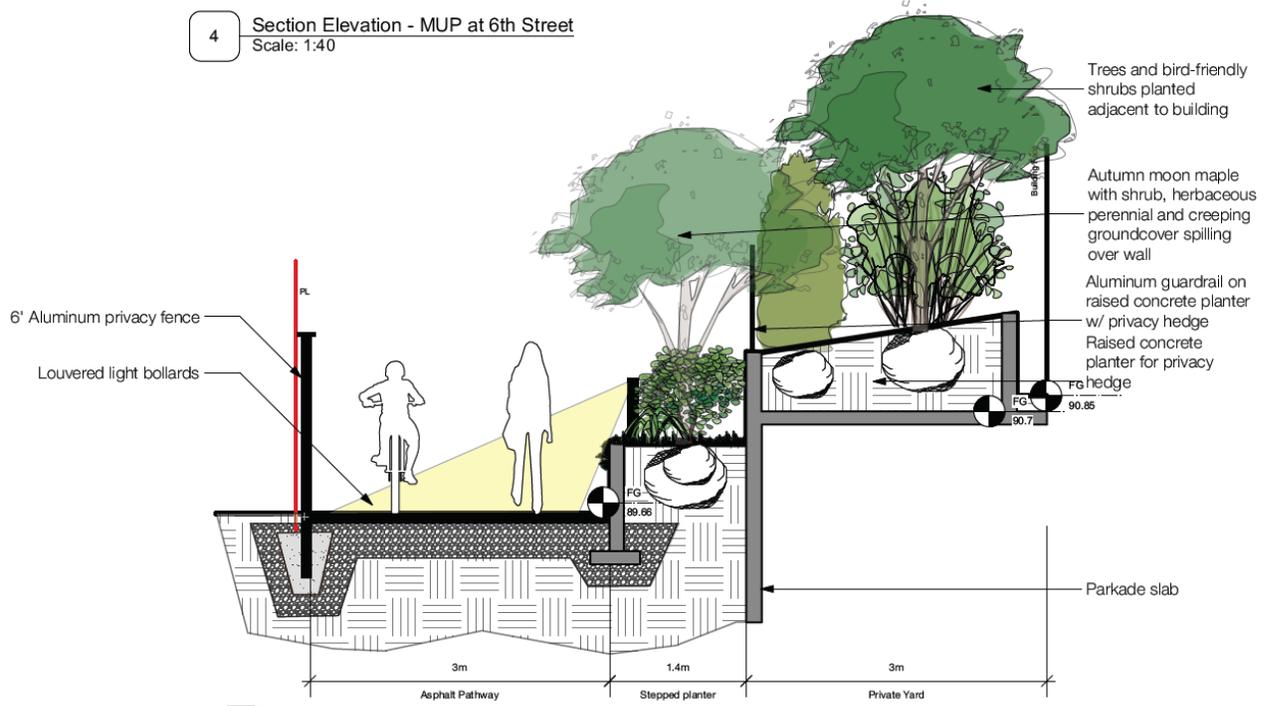
Staff recommends that Council direct staff to work with the applicant to further improve the transition to the surrounding lower density neighbourhood, provided this can remain a viable affordable housing project.

Uptown Streetscape Vision

The Uptown Streetscape Vision includes a number of off-street improvements along the Sixth Street frontage of the subject site including a pedestrian and bike connection, adding trees to the boulevard, installing street lighting, and undergrounding the overhead utilities. The applicant would develop a design for Sixth Street that reflects the best approach for implementing the Vision; however, it would be challenging for an affordable housing project to accommodate the costs associated with this level of off-site works. The applicant would be requested to provide a rationale for the parking variances requested.

The proposal includes the connection between the Rotary Crosstown Greenway and the new high school as identified in the Uptown Streetscape Vision. The current application includes a proposed design for the multi-use path that includes a 3 metre (9.8 foot) path and a 1.4 metre (4.6 foot) landscape buffer on one side, for a total corridor width of 4 metres (14.4 feet) (Figure 4). Staff envision a 6 metre (19.7 foot) corridor with a meandering 4 metre (13.1 foot) wide pathway (reducing to 3 metres / 9.8 feet where physical constraints exist) and landscaped buffer on either side.

Figure 4: Proposed Multi-Use Path



Further work on the design and width of the pathway is recommended. As proposed, the overall corridor width is narrower than recommended, with a landscape buffer on only one side, and a fence along the other edge of the pathway. This reduces the functional width of the pathway, and creates an uncomfortable canyon effect. The one landscape buffer proposed includes a raised concrete planter, which increases these impacts. The landscape design of the adjacent private property would increase privacy for residential units but reduce overlook and perceived safety of the pathway.

Staff recommends that Council direct staff to work with the applicant to widen the overall width of the pathway corridor, to include landscape buffers on both sides, and to enhance overlook from the residential units.

Parking

The proposal assumes a parking reduction to 0.5 spaces per dwelling unit. This is based on the City's Inclusionary Housing Policy, which includes an incentive of 0.5 spaces per affordable dwelling unit for sites that are within 400 metres of the Frequent Transit Network (FTN). The applicant has proposed that this parking ratio be applied to all of the units (96 units), versus only the units that comply with the City's affordability criteria (68 units). The applicant has also proposed a 50% reduction in the number of visitor parking stalls required.

The applicant is preparing a Transportation Statement in accordance with the City's Draft Comprehensive Transportation Review (CTR) Guidelines, in order to assist the City in assessing the proposed variance to the on-site parking. All reductions should be supported by meaningful Transportation Demand Management (TDM) measures that promote the use of sustainable modes (e.g. bicycle infrastructure, transit, car-share etc.). Staff would be considerate of the overall affordability of the project during the discussions related to the extent of the TDM measures to be provided.

CONSULTATION

Public and Committee Consultation

The applicant would be required to undertake public engagement, including with Glenbrook North and Moody Park residents associations, per the City's COVID-19 interim development review process. The interim process was developed in response to the Pandemic to enable development applications to move forward for review and public engagement in alignment with Provincial Health Orders. Through the interim process, the applicant may replace traditional methods of in-person public consultation with digital engagement platforms. The applicant would still be required to mail out notifications and post newspaper notices, as well as accommodate telephone discussions. Overall, the process must be open, transparent, and allow for accurate reporting out.

Review by the New Westminster Design Panel and Advisory Planning Commission would also be required. The Official Community Plan amendment also means that a public hearing would be required. As a public hearing is required, this process would not include City-led consultation.

OCP Consultation Requirements

Section 475 and 476 of the Local Government Act provides specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The Act requires local government 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. Staff would seek input from the parties by sending a letter requesting written comments or inviting participation in the applicant-led consultation. Staff has provided a recommendation for Council's consideration for each of the identified groups, as outlined in Attachment 4, and included in the Options Section below.

Petition

A petition has been received and has been included on the December 14, 2020 Council agenda, which has two components: 1) 82 signatures have been collected in opposition to any zoning changes for Glenbrook North, and in support of the retention of the existing

Single Detached Dwelling zoning (RS-1 and RS-2); 2) 23 signatures have been collected in opposition to the proposed six storey development, based on it not complying with the single detached dwelling zoning, or the Infill Townhouses land use designation.

FINANCIAL IMPLICATIONS

Affordable Housing Reserve Fund

The applicant has stated that this project is reliant on funding from each level of government, including the City. The applicant has requested \$2.4 million in funding from the City, based on their interpretation of the City's Affordable Housing Reserve Fund Policy and Funding Allocation Guidelines (Attachment 5). Staff advises that:

- Based on the current unit mix and affordability level, the guidelines would only allow for eligible expenses related to the proposal up to \$1.7 million, or 60% of the reserve fund total, whichever is less;
- Given the limited funding in the Reserve, combined with the number of requests for funding, projects often do not receive the full amount they could be eligible for based on the guidelines; and,
- The Affordable Housing Reserve Fund has been fully allocated for the coming few years, currently leaving no unallocated funds in the Reserve to support the project. The applicant was advised of this at the time of their PAR application. The same message has been given to other non-profit organizations proposing affordable housing.

The applicant states that financial contribution from the City would greatly improve the application's likelihood of success in receiving funding from BC Housing. They have proposed the City consider a number of ways to financially contribute to the project to a total of \$2.4 million. Staff recommend that the applicant be advised to assume that no funding would be provided by the City, as the current fund is fully subscribed. However, staff also propose that work be undertaken in early 2021 to explore enhancing the Affordable Housing Reserve Fund with the intent of creating opportunities to support more affordable housing projects per year. The scope of work would include considering changes to Funding Allocation Guidelines and may result in a reduction in the amount each project is eligible for. Once this work is complete, and endorsed by Council, staff would develop recommendations for Council consideration regarding financially supporting the project proposed by ALT. The recommendations would also be considered as part of the 2022-2026 City budget process.

In summary, staff recommends:

- *that Council direct staff to explore options in early 2021 for enhancing the Affordable Housing Reserve Fund and updating the Funding Allocation Guidelines, with the intent of providing Council with more opportunities to supporting more affordable housing projects per year, which may mean a reduction in the amount each project is eligible for.*
- *that Council direct staff to report back with a recommendation regarding financially supporting the affordable housing project proposed by Aboriginal Land Trust Society (ALT) for 823 – 841 Sixth Street that is consistent with the updated Affordable Housing Reserve Fund and Funding Allocation Guidelines.*

APPLICATION REVIEW PROCESS AND NEXT STEPS

Despite that the Affordable Housing Reserve Fund is fully subscribed and staff's recommendation is to incorporate consideration of any funding request for the project into the 2022 budgeting process, the applicant has indicated that their funding application is being submitted to BC Housing for the January 15, 2021 intake deadline, with the expectation that approval from BC Housing will be conditional on achieving the required rezoning and OCP amendment. The applicant has stated that their objective is to have the OCP and Zoning Bylaw amendments adopted by the summer of 2021. Achieving this timeline would require a streamlined application process and dedicated staff resources. This would also require the applicant to have capacity to very quickly make revisions and resubmit materials throughout the process.

Given the difficulties with achieving this proposed timeline, staff has brought this report directly to Council for consideration, rather than presenting a preliminary report to LUPC first. Should Council not support this process, the report could be referred back to LUPC for discussion.

The anticipated steps in this application's review process are:

1. Preliminary report to the Council [we are here]
2. Applicant-led community and stakeholder consultation, including consultation with local residents associations
3. Presentation to the New Westminster Design Panel (NWDP)
4. Presentation to the Advisory Planning Commission (APC)
5. Council Consideration of First and Second Readings of the OCP and Zoning amendment bylaws, and First, Second and Third Readings of the Housing Agreement Bylaw

6. Public Hearing, followed by Council's Consideration of Third Reading of OCP and Zoning amendment bylaws
7. Adoption of the Bylaws
8. Registration of the Housing Agreement at the Land Titles Office; and
9. Consideration of Development Permit issuance by Director of Development Services.

OPTIONS

The following options are provided for Council's consideration:

1. That Council direct staff to explore options in early 2021 for enhancing the Affordable Housing Reserve Fund and updating the Funding Allocation Guidelines, with the intent of providing Council with more opportunities to support more affordable housing projects per year, which may mean a reduction in the amount each project is eligible for.
2. That Council direct staff to report back with a recommendation regarding financially supporting the affordable housing project proposed by Aboriginal Land Trust Society (ALT) for 823 – 841 Sixth Street that is consistent with the updated Affordable Housing Reserve Fund and Funding Allocation Guidelines.
3. That Council direct staff to work with the applicant to further improve the transition to the surrounding lower density neighbourhood, provided this can remain a viable affordable housing project.
4. That Council direct staff to work with the applicant to widen the overall width of the pathway corridor, to align with current best practices and the intent of the Uptown Streetscape Vision, including provision of landscape buffers on both sides, and enhancing overlook from the residential units.
5. That in regard to the proposed Official Community Plan Amendment to the change the Land Use Designation for 823 – 841 Sixth Street, Council:
 - i. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
 - ii. Direct staff to advise and consult with:
 - a. The following nations:
 - Cowichan Tribes
 - Halalt First Nation
 - Hwlitsum First Nation
 - Katzie First Nation

- Kwantlen First Nation
 - Kwikwetlem First Nation
 - Lake Cowichan First Nation
 - Lyackson First Nation
 - Musqueam Indian Band
 - Penelakut Tribe
 - Qayqayt First Nation
 - Seabird Island Band
 - Semiahmoo First Nation
 - Squamish Nation
 - Sto:lo Nation
 - Stz'uminus First Nation
 - Tsawwassen First Nation
 - Tsleil-Waututh Nation;
- b. the Board of Education of School District 40;
- iii. Not pursue consultation with:
- a. Board of the Regional District in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts, as none are considered to be affected by this application;
 - c. any other provincial or federal agency, as none are considered to be affected by this application;
 - d. Greater Vancouver Sewerage and Drainage District Board; and,
 - e. Councils of immediately adjacent municipalities;
6. That Council direct staff to proceed with processing the development applications as outlined in the "Application Review Process and Next Steps" section of this report.
7. That Council provide staff with alternative feedback.

Staff recommends Option 1, 2, 3, 4, 5 and 6.

ATTACHMENTS

Attachment 1: Policy and Regulations Summary

Attachment 2: Project Statistics

Attachment 3: Heritage Considerations

Attachment 4: OCP Consultation Requirements

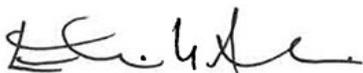
Attachment 5: Affordable Housing Reserve Fund Policy Funding Allocation Guidelines

Attachment 6: Conceptual Site Plans

This report has been prepared by:
Lynn Roxburgh, Senior Policy Planner

This report was reviewed by:
Jackie Teed, Senior Manager of Development Services

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Lisa Spitale
Chief Administrative Officer



Attachment 1
Policy and Regulations Summary

POLICY AND REGULATIONS SUMMARY

Official Community Plan (OCP)

The Official Community Plan (OCP) land use designations for the subject property is (RT) Residential – Infill Townhouse. The purpose of this designation to allow small scale, side-by-side townhouses and rowhouses which are compatible within areas of single detached housing and other lower density ground oriented housing.

The proposed six storey building 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: townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered.

Development Permit Area and Design Guidelines

The subject site is located within the 1.3 Townhouses and Rowhouses Development Permit Area, which aligns with the current land use designation, but is not consistent with the proposed land use. The OCP would also be amended to change the Development Permit Area to: 1.4 Multiple Unit Residential. The intent of this Development Permit Area is to integrate multi-unit housing forms into the city's single detached dwelling and ground oriented housing neighbourhoods. The Development Permit Area also includes specific design guidelines for consideration for when a building is proposing to go above four storeys.

Zoning Bylaw

The subject properties are currently zoned Single Detached Residential Districts (RS-2) 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.

Heritage Review Policy

In June 2011, Council approved a revised heritage review policy where demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance. The CHC could make a recommendation to Council that a Temporary Protection Order be placed on the property, in order to discuss retention strategies with the owner or applicant.

Family Friendly Housing Policy

The proposed building would need to provide for family-friendly housing units in accordance with the Family-Friendly Housing Bylaw. As noted in the Project Statistics, the project exceeds the requirements of the Family-Friendly Housing Bylaw in regards to the amount of two and three bedroom units which are included within the development.

Master Transportation Plan

Sixth Street is identified as a “Great Street” within the Master Transportation Plan (MTP). As per the MTP, Great Streets “require planning and design that goes beyond the typical street function of supporting through traffic. Planning and designing Great Streets means providing characteristics that make streets destinations – places for people to be, instead of places to move through.”

With recent and planned growth in the Uptown area, the City is developing the ‘Uptown Streetscape Vision’ to inform future redevelopment and future City capital project works along Sixth Street and Sixth Avenue. The purpose of the Uptown Streetscape Vision is to deliver a bold and creative, yet affordable and attainable streetscape for Sixth Street, Sixth Avenue and Belmont Street within the Uptown Neighbourhood.

The project has been considered in light of the MTP objectives and the Uptown Streetscape Vision for making Sixth Street a “Great Street” in regards to streetscape improvements (sidewalks, landscaped boulevards, etc.), building setbacks, and other design aspects.



Attachment 2
Project Statistics

PROJECT STATISTICS

	Permitted / Required	Proposed
Existing Site Area	-	3,798 square metres (40,881 sq. ft.)
Site Frontage	-	89.94 metres (295.08 ft.)
Lot Depth	-	42.21 metres (138.48 ft.)
Gross Floor Area	-	7,850 square metres (84,501 sq. ft.)
Floor Space Ratio	-	2.1 FSR
Building Height	-	6 storeys
Site Coverage	-	38%
Residential Units	Family Friendly Housing Requirements (rental) – minimum 25% two and three bedroom units, of which 5% three bedrooms or more	Non-Market Rental: 1 BDR: 39 (41 %) 2 BDR: 37 (38%) 3 BDR: 20 (21%) Total: 96 Units
Parking		
Residential	96 spaces	48 spaces
Residential Visitor	9 spaces	5 spaces
Total	105 spaces	53 spaces
Bicycle Parking		
Long Term	120 spaces	136 spaces
Short Term	6 spaces	6 spaces
Loading	1 space	1 space



Attachment 3
Heritage Considerations

HERITAGE CONSIDERATIONS

The houses located at 823 – 841 Sixth Street range in age from 1911 to 1943. In the case of redevelopment, where a site includes buildings of this age, the City’s policy is that heritage assets be identified, retained, restored, and protected.

Table 1: Summary of Property Details

Property Address	Building Age	Developer	Inventory Listed
823 Sixth Street	1912	Bradley Brothers	No
825 Sixth Street	1911	[unknown]	No
827 Sixth Street	1940	Samuel Jaggart	No
831 Sixth Street	1912	J.S. Cameron	No
837 Sixth Street	1941	P. Keymer	No
841 Sixth Street	1943	T. Holzman	No

However, given that the proposal is intended to provide homes for members of the Indigenous community, and that all the houses are representative of the City’s colonial history, staff recommend not pursuing on-site retention as part of this project. Not requiring the retention of buildings representative of settler history, and subsequently reducing the costs to the project, is considered to be aligned with the City’s reconciliation initiatives. During the PAR process, the LUPC supported staff advising the applicant that on-site retention of existing buildings does not need to be considered as part of a formal development application. Staff would still work with the applicant to determine if any of the buildings have heritage significance and to offer those houses for private relocation, prior to demolition.



Attachment 4
OCP Consultation Requirements

OCP CONSULTATION REQUIREMENTS

Section 475 and 476 of the Local Government Act provides specific requirements for consultation that must occur prior to the consideration of an OCP Amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP Amendment. Staff has provided a recommendation for Council's consideration for each of the identified groups, as outlined below.

- *The Board of the Regional District in which the area covered by the OCP is located.*

Consultation with Metro Vancouver is not recommended given the proposed development is consistent with the Regional Growth Strategy.

- *Greater Boards or Improvement Districts.*

Consultation with other Regional Districts is not recommended as the proposed OCP Amendment is not considered to affect adjacent Regional Districts.

- *The Council of any municipality that is adjacent to the area covered by the plan.*

Consultation with the City of Burnaby is not recommended given the scale of the proposed development. The proposal is not considered to have any negative impact on this municipality.

- *First Nations*

The City is currently in the process of developing a work plan to establish strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regard to Official Community Plan Amendments, as well as other planning notifications. Until such time as this work is in place and adopted by Council, staff recommends consultation with the following nations which have been identified in the past by the City:

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

- *Greater Boards and Improvement Boards*

The Greater Vancouver Sewer and Drainage District Board oversee operation of regional utilities in New Westminister. Due to the insignificant impact of the change in density of one project, consultation with this Board is not recommended.

- *The Provincial and Federal governments and their agencies.*

Consultation with the Ministry of Highways and Infrastructure is not required in this case since the property is not located within 800 metres (2,625 feet) of a controlled access highway.

Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP Amendment is not considered to affect other agencies.

- *Board of Education and School District No. 40*

Consultation is required with the Board of Education of School District No. 40. The OCP amendment could impact school enrollment.



Attachment 5
Affordable Housing Reserve Fund Policy
Funding Allocation Guidelines

AFFORDABLE HOUSING RESERVE FUND POLICY FUNDING ALLOCATION GUIDELINES

The following guidelines will apply when considering the allocation of monies held in the City's Affordable Housing Reserve Fund:

1. That all requests for use of the reserve fund in excess of \$10,000 will be subject to review and approval by Council. For lesser amounts, these will be subject to review and approval by the Director of Development Services or their designate.
2. That for projects to qualify for use of the reserve fund, they must supply, retain or facilitate access to transitional and supportive housing for people with a history of homelessness or affordable and non-market housing for low- to moderate-income individuals and households.
3. That the reserve fund can be used towards the following:
 - a. the acquisition of land for transitional, supportive, affordable or non-market housing;
 - b. the construction of new transitional, supportive, affordable or non-market housing;
 - c. the renovation of existing transitional, supportive, affordable or non-market housing;
 - d. the payment of City fees and charges associated with the construction or renovation of transitional, supportive, affordable or non-market housing;
 - e. the payment of due diligence costs associated with the construction or renovation of transitional, supportive, affordable or non-market housing, including: environmental assessments, geo-technical studies and site surveys; site servicing costs such as sanitary, storm and water service connections; and legal costs such as Covenants and Housing Agreements;
 - f. the support of homelessness prevention and housing assistance programs such as the New Westminster Rent Bank Program;
 - g. other expenditures which Council deems to be supportive of homelessness prevention and affordable or non-market housing.
4. That preference be given to projects:
 - a. that facilitate the provision of below- and non-market rental housing;
 - b. that address the needs of low-income individuals and households;
 - c. that offer deeper levels of subsidy;
 - d. that provide support services which build capacity and facilitate movement of individuals and households up the housing continuum;
 - e. that are appropriately located and fit within the surrounding community context;

- f. that meet or exceed requirements as contained in other City policies (e.g., Adaptable Housing Policy and Family-Friendly Housing Policy).
5. That withdrawals related to any one project will not exceed 60% of the balance of the reserve fund and that any such request be accompanied by a Report to Council discussing the implications for the fund and identifying the remaining balance.
6. That withdrawals not exceed \$25,000 per transitional, supportive, affordable or non-market housing unit for projects with ten or more units and \$35,000 per transitional, supportive, affordable or non-market housing unit for projects with nine or fewer units. Higher amounts may be considered if there are extenuating circumstances such as adverse soil conditions, floodplain considerations and other site constraints. These amounts will be regularly updated based on inflation, construction costs and other market conditions.
7. That all allocations from the reserve fund will be subject to the requirement that the expense be included in the City of New Westminster Financial Plan.
8. That use of the reserve fund will be considered on an ongoing basis in order to better access funding and partnership opportunities as they arise.
9. That eligible projects will be encouraged to demonstrate partnerships between the senior levels of government, non-profit providers and private industry.
10. That eligible projects will demonstrate confirmed sources of primary capital and operating funding.
11. That eligible applicants must be a registered non-profit society or partner with a registered non-profit society that will own and/or manage the transitional, supportive, affordable or non-market housing units. Exceptions may apply for affordable home-ownership projects, where it can be demonstrated that funding will directly offset the price of unit purchase and/or contribute to the reserve fund on a continuing basis.
12. That preference will be given to eligible applicants that have responded to the City of New Westminster's Expression of Interest to Non-Profit Housing Providers (2019), and which will be updated from time to time.
13. That a Housing Agreement will be required in order to ensure the affordability of the housing units on a long-term basis. Unless exempted by Council, the minimum term will be 60 years or the life of the building, whichever is less.



Attachment 6
Conceptual Site Plans





View from laneway

SOUTH ELEVATION

3/32" = 1'-0"



South Elevation
Along 6th Street

WEST & EAST ELEVATIONS

3/32" = 1'-0"



West Elevation



East Elevation

NORTH ELEVATION

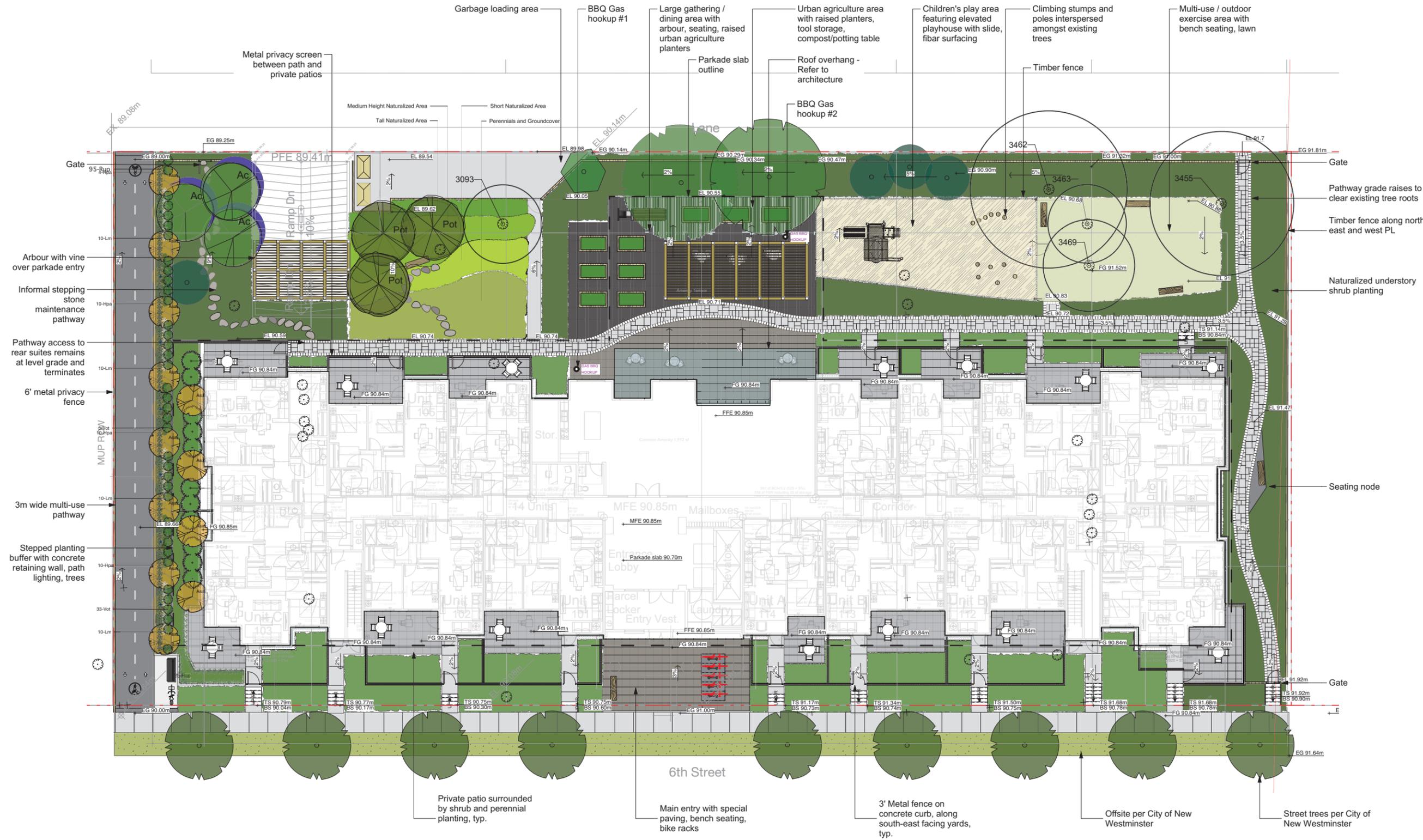
3/32" = 1'-0"



North Elevation
Along Lane

LANDSCAPE DESIGN

ILLUSTRATIVE PLAN



Issue No.	Date	Issue Notes
A	2020-11-23	Issued for Reasoning

Professional Seal



1690 West 2nd Avenue
 Vancouver, BC, Canada, V6J 1H4
 t | 604.683.1456
 f | 604.683.1459
 w | www.etalta.ca

All Rights Reserved by eta landscape architecture inc.
 Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

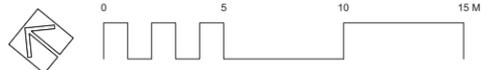
Project
for Aboriginal Land Trust

823-903 6th St., New Westminster, BC

Drawing Title
Illustrative Plan

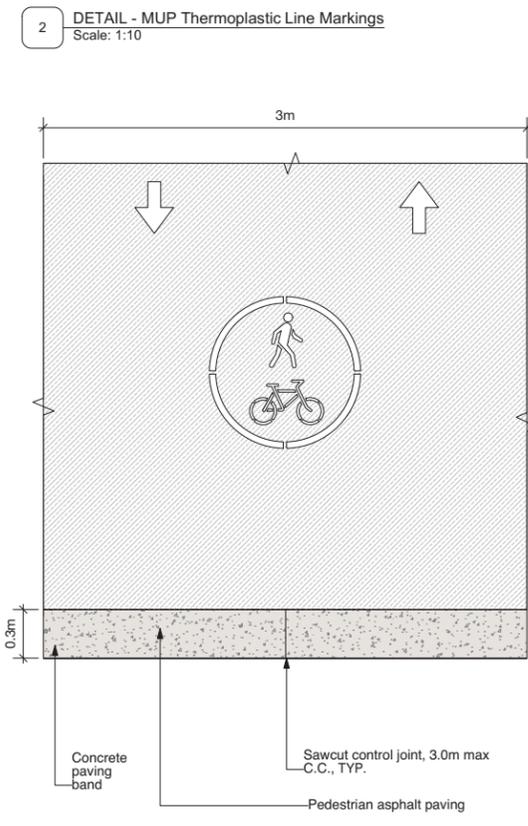
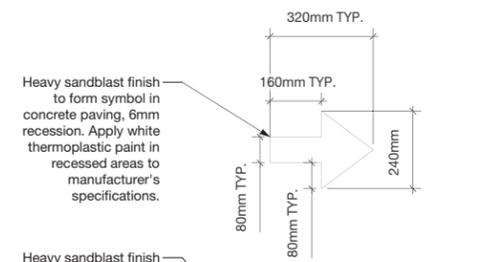
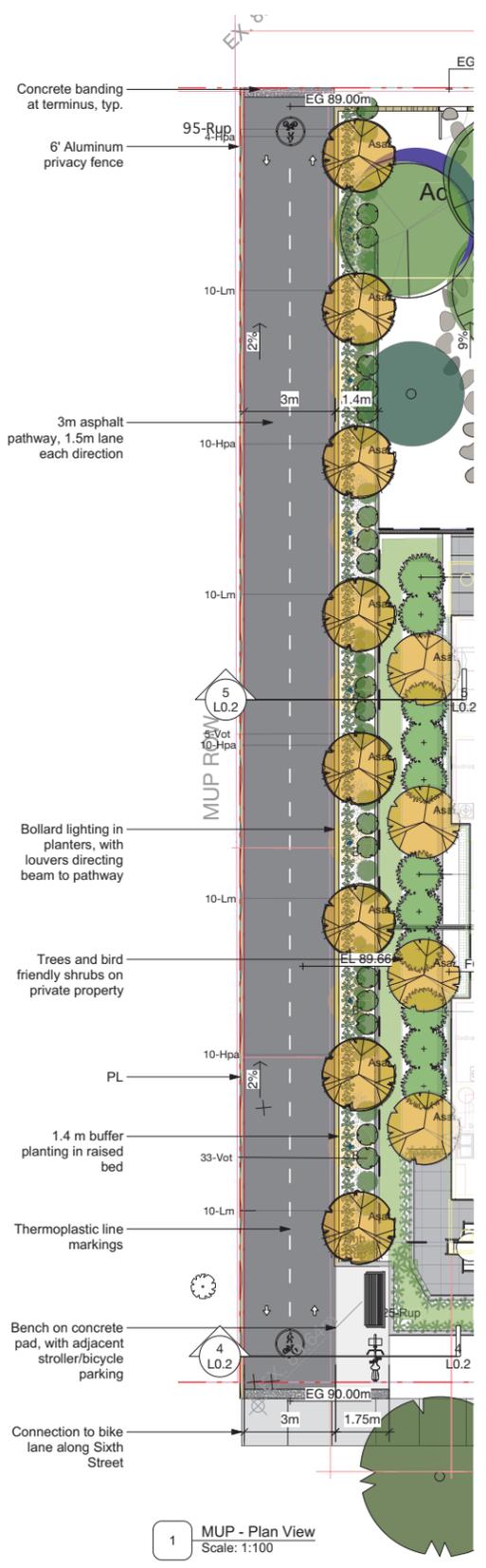
Legal
 Legal Address line 1
 Legal Address line 2

Level 1
 Scale: 1:150



LANDSCAPE DESIGN

MULTI-USE PATHWAY

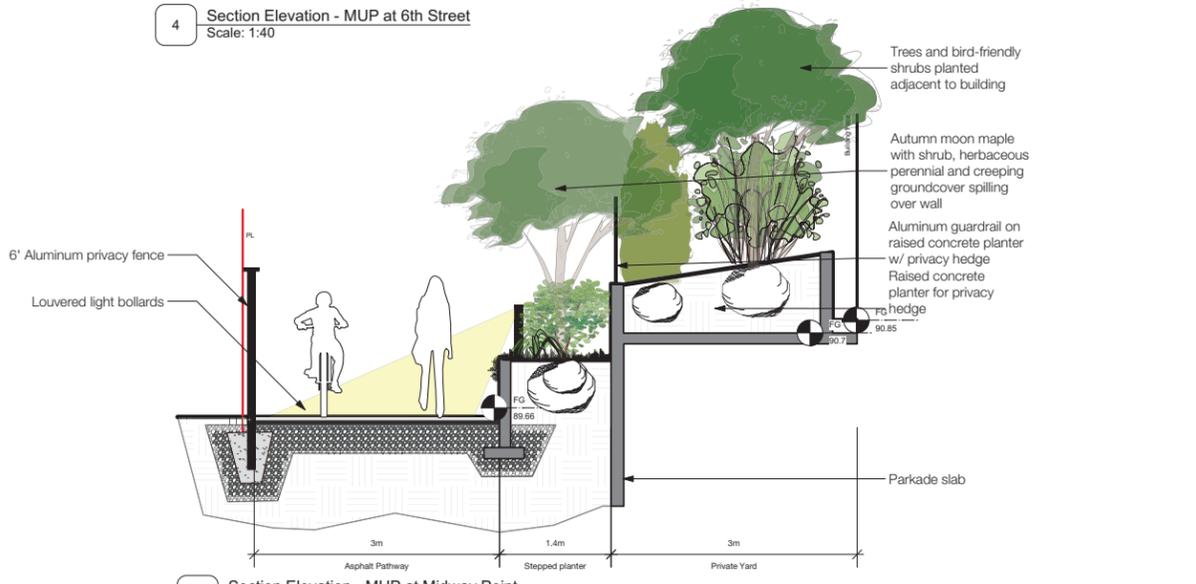
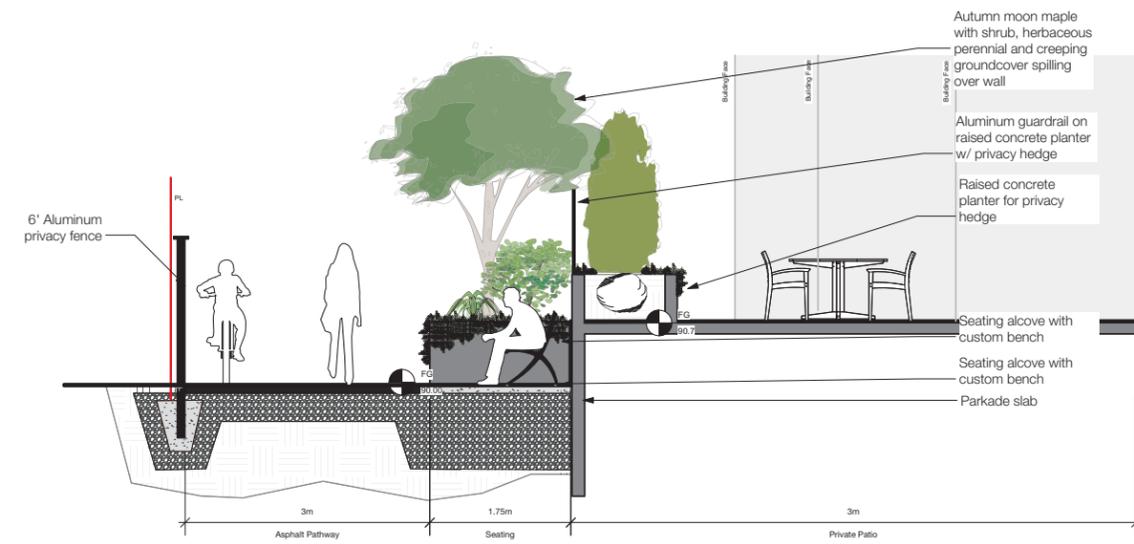


PLANT LIST - MULTI-USE PATHWAY

TREES					
Asa	8	Acer shirasawanum 'Autumn Moon'	Autumn Moon Japanese maple as shown	2.5m ht/ B&B	2m standard/ full crown
SHRUBS / GROUNDCOVERS / PERENNIALS					
Hpa	34	Hosta plantaginea 'Aphrodite'	Aphrodite Plantain Lily	0.41 #2 cont.	full/ bushy plants
Lm	40	Liriope muscari 'Monroe White'	white lily turf	0.41 #1 cont.	full/ bushy plants E, P, B
Rup	95	Rubus pentalobus	creeping raspberry	0.41 #2 cont.	full/ bushy plants
Vot	38	Vaccinium ovatum 'thunderbird'	evergreen huckleberry	0.76 #2cont.	full/ bushy plants

NOTES:

- ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
- SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
- N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST



Issue No.	Date	Issue Notes
A	2020-11-23	Issued for Rezoning

Professional Seal

eta landscape architecture
 1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4
 T | 604.683.1456
 F | 604.683.1459
 W | www.etalandscape.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project
for Aboriginal Land Trust Society

823-903 6th St., New Westminster, BC

Drawing Title
Illustrative Plan - MUP

Legal	
Project Manager	Project ID
SS	22026
Drawn By	Scale
AS	as noted
Reviewed By	Drawing No.
AS	L0.2
Date	00/00/00
	6