Welcome

New Housing Proposed for New Westminster

Neighbourhood Open House
Tuesday, May 1, 2018
6:30 pm - 8:30 pm

- Please ensure comments and discussions are respectful.
- Please take the time to review the information and ask questions of staff.
- No signs, banners, placards are permitted in the meeting room.
- No recording (audio or video.)
There is a growing issue of homelessness in communities across British Columbia. Modular housing offers an immediate response to the crisis by allowing for the quick deployment of housing with support services to help transition people toward more stable housing.

Modular housing is a cost-effective and flexible means of addressing the urgent need for more housing due to its construction method.

One of the key factors in making supportive housing a success is proximity to amenities and services, and access to transit. People experiencing homelessness are already a part of our community; we want to help them find safe and stable housing in the community. This is the first step in providing safe and supportive housing for those currently staying on the streets or in shelters.

What makes the modular housing program even stronger is that each building is staffed 24/7 to make sure residents receive the vital services they need in a safe and secure environment.

For more information, visit [www.bchousing.org/partner-services/major-projects/modular-housing-initiative](http://www.bchousing.org/partner-services/major-projects/modular-housing-initiative)
Housing Need for Women in New Westminster

What is the need for this type of housing?

According to the 2017 Metro Vancouver Homeless Count

39 women identified as homeless (street and sheltered)

29% of the people who are homeless in New Westminster were women*

* Service providers indicated the number of women who are homeless is likely higher since 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 and children.
## Current Housing Options

### for people who are homeless in New Westminster

<table>
<thead>
<tr>
<th>Area</th>
<th>Extreme Weather Response</th>
<th>Emergency Shelters</th>
<th>Transitional/Supportive Housing</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uptown</td>
<td>0</td>
<td>12</td>
<td>60</td>
<td>78</td>
</tr>
<tr>
<td>Eastend</td>
<td>6</td>
<td>12</td>
<td>0</td>
<td>18</td>
</tr>
<tr>
<td>Downtown</td>
<td>30</td>
<td>32</td>
<td>83</td>
<td>145</td>
</tr>
<tr>
<td>Queensborough</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</table>

### Summary of Beds Per Neighbourhood

- **Uptown**: 78 beds
- **Eastend**: 18 beds
- **Downtown**: 145 beds
- **Queensborough**: 0 beds

**Total**: 241 beds

All of these options are located east of Twelfth Street.
City Policy Context

Why is the City considering this proposed project?

The proposed project is supportive of a number of City policies and priorities related to decreasing homelessness and enhancing housing diversity, choice and affordability. These include but are not limited to:

The City’s **Official Community Plan** (2017), which 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.

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.
- One of the principle goals of the Affordable Housing Strategy is to improve the choice of housing for New Westminster’s low and moderate income residents and households with unique needs.

The Mayors 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 Homelessness Action Strategy (2006) sets targeted actions and priorities for New Westminster in the areas of housing, income and support. Fourteen of 25 actions pertain to housing, of which six focus on transitional and supportive housing.
Spectrum of Housing Options

Where does this housing fit within the spectrum of housing?

Proposed

838 Ewen Avenue

• Supportive housing for women
  44 units

- The spectrum of housing is a commonly used concept that represents a range of housing types that are affordable to low- and moderate-income households.

- On one end of the spectrum is temporary, non-market housing such as emergency shelters and transitional housing. Further along the spectrum is permanent non-market housing such as supportive and independent housing. On the other end of the continuum is permanent market housing such as purpose-built rental housing. With the right support services, people are able to move from temporary to more independent housing types, including market.

- The proposed modular supportive housing project would fall roughly in the middle of the spectrum and provide 44 new homes, with supports, for women. This will allow women to move from shelter beds and precarious housing into housing with support services to achieve and maintain housing stability.
Site Selection Criteria

- the provision of a City-owned site;
- the ability to accommodate a minimum of 40 to 50 modular units; and,
- the close proximity of amenities and public transit.

Based on the criteria, the City identified four potential sites for consideration – two on the mainland and two in Queensborough. After due diligence work, three of the sites were eliminated as they did not meet the criteria. 838 Ewen Avenue met all criteria and is additionally ideal for two reasons:

- The lack of identifiable use for this recently purchased site
- The fact that the proposed project does not limit the long-term future use for the civic or park purposes.
Proposed Housing, with Supports, for Women in New Westminster

Ensuring everyone has a place to call home.

**Proposed Project:**
44 units of supportive housing

**Proposed Location:**
838 Ewen Avenue

**Operated by:**
The Elizabeth Fry Society of Greater Vancouver, with 24/7 staffing working closely with residents to connect them to support services

**Who it is for:**
Women who have been homeless or who are at risk of homelessness.

**Housing Type:**
Safe and secure self-contained (own bathroom and kitchenette) studio, with shared amenity space.
Who will live here?

Who would live in the proposed project?
The proposed project would provide safe and affordable homes for women who:

• Are over the age of 19
• Have low incomes
• Have a history of homelessness or are at risk of homelessness
• Would benefit from additional support to maintain housing

Resident Selection Process:

• The Elizabeth Fry Society of Greater Vancouver will work with BC Housing and local service providers to ensure the needs of a potential resident are well matched to the types of support services provided.
• Women will be assessed using a thorough and thoughtful process to determine the support services they need to remain housed and live a more healthy, stable life, while ensuring a healthy resident mix within a building.
• All residents will pay rent, will sign a resident agreement and have made a choice to work towards living a healthy, stable life.

What are some of the contributing factors to homelessness?
There are various factors which contribute to homelessness for women such as:

• insecure housing and renovictions
• disability or poor health
• childhood abuse or domestic violence
• inadequate employment or lack of income
• limited support networks including family, mental wellness, and substance use.
Support Services

- 24/7 professional support staff
- Private Washrooms
- Accessible for a diverse group
- Safe and secure place to sleep
- Laundry
- Connection to local community services
- Peer employment opportunities
- Breakfast and one hot meal a day
- Social Connection
- Referral to health care, mental health and addiction services
- Trauma-informed support and care to assist people in stabilizing and creating plans to move from homelessness to successfully housed.
- Outreach worker assists with income issues, apartment viewings, securing housing and liaising with landlords to support stable tenancies.
The Elizabeth Fry Society of Greater Vancouver

Our programs help women affected by poverty, homelessness, addictions, mental illness, or justice involvement, to restore their lives.

6  Income Assistance & Employment Programs & Businesses
4  Addiction Treatment Programs
3  Child & Youth programs focused on recreation, leadership & literacy.
3  Individualized Case Management Programs
3  Counselling Programs
3  Homeless Shelters
3  Housing Programs
1  Early Childhood Strong Start Program

We match the needs of women and children with appropriate resources through the efforts of our committed staff and volunteers.
Rendering A

Site Plan

Ground Level

Level 2 & 3

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Rendering B

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Interior Renderings

Disclaimer: 3D renderings are graphical representations only – furnishings, appliances, accessories, items, materials, may not be exactly as shown.
Carter Street would be constructed in coordination between the City and development, and would provide improved access to the community centre and park, as well as driveway access to the proposed housing development.

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Park Enhancements

- Trees and landscape features will integrate the building to the park.
- Existing road to be decommissioned and replaced by Carter Road.
- Proposed Carter Road with multi-use path, improved pedestrian and cycling access, more direct access to community centre.
- Grassy berms will be built, developed, deployed, and engineered to delineate private and public space.

DISCLAIMER: These technical drawings are subject to change during the municipal approvals process.
## Accountability Framework

<table>
<thead>
<tr>
<th>Lease Agreement (City + BC Housing)</th>
<th>Experienced Non-Profit Operator</th>
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<tbody>
<tr>
<td>› The agreement defines use of the land and minimizes potential impacts on neighbouring properties.</td>
<td>The Elizabeth Fry Society of Greater Vancouver is an experienced and respected local non-profit operator who will be available to the community and is committed to be a good neighbour. They will join the Residents Association.</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Resident Selection Process</th>
<th>Process for Concerns</th>
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</thead>
</table>
| › Women will be selected through a collaborative process, including assessment, between the Elizabeth Fry Society of Greater Vancouver, BC Housing and community partners to ensure that residents are suitable candidates for supportive housing in a neighbourhood setting. | › 24/7 staffing to ensure residents are supported and the property is well managed and maintained  
› Any concerns that may arise will be addressed in a professional and timely manner. A 24/7 call-in number will be provided. |
Project Benefits

There are a number of benefits to the city and neighbourhood, including but not limited to the fact that the proposed project:

- is supportive of a number of City policies and priorities related to decreasing homelessness and enhancing housing diversity, choice and affordability
- meets an identified community need by providing supportive housing to women who are homeless or at risk of homelessness
- would result in an investment of $6.5 million by the Province to address homelessness and housing affordability in New Westminster
- would create a more usable site for future civic and park purposes through the provision of fill and servicing at no cost to the City
- would enhance vehicular and pedestrian access to the Queensborough Community Centre through a cost sharing arrangement with the Province to construct Carter Street
- would enhance safety for park users through the orientation of units and windows overlooking the park.
- would enhance the aesthetics of the park through the addition of landscaping to provide interest and transition
What are the steps in the development review process?

To accommodate the proposed project, the site at 838 Ewen Avenue would require an Official Community Plan amendment, a Rezoning and a Development Permit. To this end, the City has initiated a development review process which meets the Local Government Act statutory requirements and is consistent with standard City practice.

As part of the development review process, the building and landscaping will also be reviewed to ensure a high level of design and fit with the surrounding neighbourhood.

**STEP 1** April 9, 2018

- Preliminary Report to Council
  - Council Directs staff to process the applications

**STEP 2** April 10, 2018

- Queensborough Residents’ Association – Public Consultation

**STEP 3** April 11, 2018

- Queen Elizabeth Elementary School Parent Advisory Committee – Public Consultation

**STEP 4** April 24, 2018

- New Westminster Design Panel

**STEP 5** May 1, 2018

- Open House (6:30-8:30 p.m.) at Queensborough Community Centre – Public Consultation

**STEP 6** May 15, 2018

- Advisory Planning Commission (APC) meeting – Public Consultation

**STEP 7** May 16, 2018

- Queensborough Middle School Parent Advisory Committee – Public Consultation

**STEP 8** May 28, 2018

- Council Report – First and Second Readings for OCP and Rezoning – Set Date of Public Hearing

**STEP 9** To be Determined

- Public Hearing for OCP Amendment, Development Permit and Rezoning Bylaw – Public Consultation
  - Adoption of OCP Amendment Bylaw
  - Approval of Development Permit
  - Adoption of Zoning Amendment Bylaw
How Can I stay Informed?

Visit: www.newwestcity.ca/838ewen

Contact the City of New Westminster if you have any questions:

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