

Minutes of a Newcastle Community Association Special Meeting

Via Zoom

July 22, 2021

The meeting was called to order by NCA president, Karen Kuwica at 7.05 pm. 30 NCA members were in attendance.

In her opening remarks Karen explained that this special meeting was called to discuss the permanent supportive housing development that BC Housing is planning for 250 Terminal Ave. The NCA had considerable input into this proposed development during the summer and fall of 2020, but it now appears that BC Housing is moving ahead without incorporating the needs of the community.

In a round table discussion, NCA members expressed their concerns about the ongoing effects of Newcastle Place on the neighbourhood, the lack of transparency from BC Housing and the long time that has elapsed without any action to deal with this “temporary” emergency supportive housing project.

Status of the proposed development.

Nancy outlined the process that BC Housing is using to obtain input on four possible site plans for the project. They have asked community residents to vote on the proposed site plans before July 26th. There was general agreement that the BC Housing input process is flawed and very limited in its’ scope.

Then proposed development appears to do little to protect the interests of the neighboring properties that back onto the development on Vancouver Ave. Parking needs are not adequately addressed in the proposal. BC Housing is now proposing a five-story building with commercial space on the ground floor. No consideration has been given at this time to the affordable housing that was initially promised as part of this development.

After considerable discussion it was agreed that the NCA would ask members to abstain from voting on this proposal because we lack sufficient information to make an informed decision.

Motion: It was moved by Peter and seconded by Janet, that the NCA write to BC Housing to inform them that we are advising members not to participate in this voting process as a result of insufficient information. Motion carried.

There was further discussion on the considerable impacts experienced by the adjacent property owners on Vancouver Ave., and a consensus that the NCA must take a proactive approach on behalf of these owners to help mitigate the impact of the proposed development.

Motion: It was moved by Nancy and seconded by Peter, that the NCA ask BC Housing to consider using the east side of the property for parking and emergency access in order to mitigate the impact of the development on neighbouring properties. Motion carried.

There was further roundtable discussion on concerns about crime and social disorder in the neighbourhood and the need for community concerns to be heard at the municipal and provincial level.

The meeting adjourned at 8.30 pm

Submitted by: Fred MacDonald