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To City of Quesnel
Contact Tanya Turner – Director of Planning
Date February 26th, 2018

Re: Revised Development Intent Letter for Elliott Street, Quesnel

BC Housing proposes to develop up to 32 units of housing on Lots 8 – 18 of Block 10, District Lot 386, Plan 772. The proposal includes retention of an existing structure and parking area located on Lots 13 – 18, and construction of supportive housing on lots 8 – 12. Lot consolidation is anticipated as part of the redevelopment of the subject land parcel.

BC Housing would like to amend the current zoning application to include the construction of a Supported Housing facility only. The provision of a Shelter & EWR component to the development, as described in the original zoning application is no longer being proposed. The proposed housing development will be designed and constructed as 32 units of Supportive Housing facility.

Supportive Housing

Supportive Housing integrates long-term housing units for persons previously homeless or persons who are at risk of homelessness and may also have mental illness issues or are recovering from drug or alcohol addictions or experience other barriers to housing. Supported housing units will be self-contained with a full washroom and kitchen facilities and designed as one-bedroom units. Rents will be considered affordable being set at the shelter component of income assistance (currently \$375)

On Site Support Services & Amenities

The facility will include on-site site support services dedicated to the residents of the building. On-site support services include health and mental health services, support referrals, addictions services, job and life skills training, assistance with meal preparation and housekeeping; counselling and outreach services. Amenity spaces will include staff offices, common washrooms, and common lounge / dining areas. Tenants will have access to support on a 24/7 basis by connecting with on site staff and specialist in-reach support provided by various referral agencies.

Zoning

As per City of Quesnel Zoning Bylaw No.1662 the site is zoned P1. The purpose is to provide a zone to accommodate the use and development of land for community services and residential facilities typically operated by non-profit organizations. Amend zoning to add a supportive housing definition to the P-1 zone will be requested by BC Housing.

Request for Parking Relaxation

Parking requirement as per Bylaw No.1662 stipulate that 47 spaces are required for a 32-unit residential facility. Tenant rents will be set at shelter component of income assistance rates and as such limited tenant vehicle ownership is anticipated. Based off anticipated staffing and tenant parking expectations a parking reduction of 31 spaces will be requested at the Development permitting phase of the approvals process. 14 parking spaces would be sufficient to service the proposed facility

Regards



James Weldon – JTW Consulting