

City Staff Report

Report Date: April 18, 2018

Meeting Date: April 24, 2018

File No.: OCPZZ2017-25

To: City Manager

From: Director of Development Services

Subject: Elliot Street 32 Unit Supportive Housing Consultation and Public Hearing.

Purpose

Council consideration of additional consultation and set public hearing date for the 32 unit Elliot Street Supportive Housing facility.

Summary

- The proponent is advancing their proposal for a 32 unit Supportive Housing development.
- This amends an original proposal put forth in 2017 for a supportive housing and shelter facility on this site by removing the uses of shelter and support services offered to individuals other than tenants.
- The building will remain a three storey multi-unit supportive housing residential development.
- Council will continue to require a housing agreement necessitating the operator of facility to be entered into a Good Neighbour Agreement with the City and identified stakeholders as well as maintaining a number of management expectations.
- The conversion of the previous shelter units to new supportive housing units is considered a decrease in intensity of use for the site and not considered a higher use or density from the previous proposal.

Recommendation

THAT COUNCIL deems that early and ongoing consultation with persons, organization and authorities it deems to be affected has been satisfied with the consultation activities that have occurred to date for Official Community Plan Amendment Bylaw No. 1848 to accommodate the Elliot Street Supportive Housing Development;

AND THAT COUNCIL sets the public hearing for Official Community Plan Amendment Bylaw No. 1848 and Zoning Amendment Bylaw No. 1849 for Tuesday May 29th at 7:00 p.m. at City Hall Council Chambers.

Statutory Requirements

Local Government Act

Community Charter

Council Policy

1. Zoning Bylaw
2. Subdivision Servicing Bylaw
3. Official Community Plan
4. Development Application Procedures Bylaw

Background

- On December 13, 2017, following review and public consideration of an initial development proposal for supportive housing and shelter units on Elliott Street, the proponent, BC Housing, cancelled the second public consultation event and the public hearing for the development and announced they would first be seeking a request for proposals from qualified non-profit societies.
- BC Housing revised its proposal to not include shelter units February 26th, 2018 and provided a new development intent letter.



- On March 6th, the new proposal came to Council and was endorsed through first readings of revised amending bylaws (Zoning and Official Community Plan) conditional up entering into a housing agreement with the City that:
 - requires the operator to enter into a Good Neighbour Agreement with the City and stakeholders;
 - Provide management expectations on the operation of the housing units including;
 - require 24 hour 7 day a week supervision of the facility;
 - require the owner to ensure any tenant of independent units to be required to sign a rental agreement under the Residential Tenancy Act with a crime free addendum;
 - require that no support services be offered to clientele on the site other than to the residents of the units or shelter beds.
- Advancement of City process was on hold waiting for the release of the request for proposals and the new operating agreement confirming the intentions of the development proposal. These documents have now been received by City Staff and it has been confirmed that the service delivery description identified in these documents are consistent with the expectations identified above. In addition the housing agreement is the tool that will ensure enforceability of these conditions.
- An amendment to the Official Community Plan from SFR (Single Family Residential) to HDR continues to be required to facilitate the proposed development.
- The overall impact of the building in the neighbourhood has been previously discussed in past consultation events and Council has received significant feedback on this aspect of the development which will not change under this proposal.
- The aspects of use in terms of providing services to clients other than the residents has been addressed by removing these uses from the proposal.

Consultation Consideration

The Local Government Act requires that the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. It needs to be considered if the consultation with one or more persons, organizations and authorities should early and ongoing and consider specifically if consultation with the following groups is required:

- (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- (ii) the board of any regional district that is adjacent to the area covered by the plan;
- (iii) the council of any municipality that is adjacent to the area covered by the plan;
- (iv) first nations;
- (v) boards of education, greater boards and improvement district boards;
- (vi) the Provincial and federal governments and their agencies.

The process for this development has been ongoing for over a year and the groups have been consulted during the past review. The only changes to this development are that the shelter and community drop-in components of the facility are removed. The project will be a housing development with supports offered to residential tenants only.

Consultation to date has included:

- July 25 – Aug 15 2017 Letters sent to persons, organizations and authorities deemed affected by Council notifying of the project, upcoming open house and how to submit comments by BC Housing;
- Open House held August 15, 2017;
- Answers to questions posed at the Open House presented to Council and posted for public viewing November 7, 2017.



NEXT STEPS

Staff is currently working to finalize the draft housing agreement with BC Housing that includes provisions as referenced. Final readings of the bylaw and registration on title will be required prior to final adoption of the land use bylaws.

Following public hearing Council and consideration of third reading of the amending bylaws, staff anticipates receiving final plans for the development in order to proceed to development permit and variance consideration. The final OCP/Zoning amendment bylaws may then be processed.

The anticipated schedule for consideration of this OCP/Zoning Amendment process is:

March 6, 2018:	1st Reading of Bylaws
April 24, 2018:	Consultation consideration
May 30, 2018:	Public Hearing
June 5, 2018	Third Reading OCP and Zoning
June 5, 2018	Housing Agreement Bylaw 1 st reading
June 28, 2018	Housing Agreement Finalization
TBD:	Development Permit Review (Variance consideration);
TBD	Final bylaw consideration

Attachment

None

Options

1. Require no further consultation and set public hearing.
2. Require further consultation in a defined form with specified persons, organizations and authorities.
3. Provide an alternate direction to staff.
4. Deny the application.