

City Staff Report

Report Date: August 10, 2022
Meeting Date: August 16, 2022

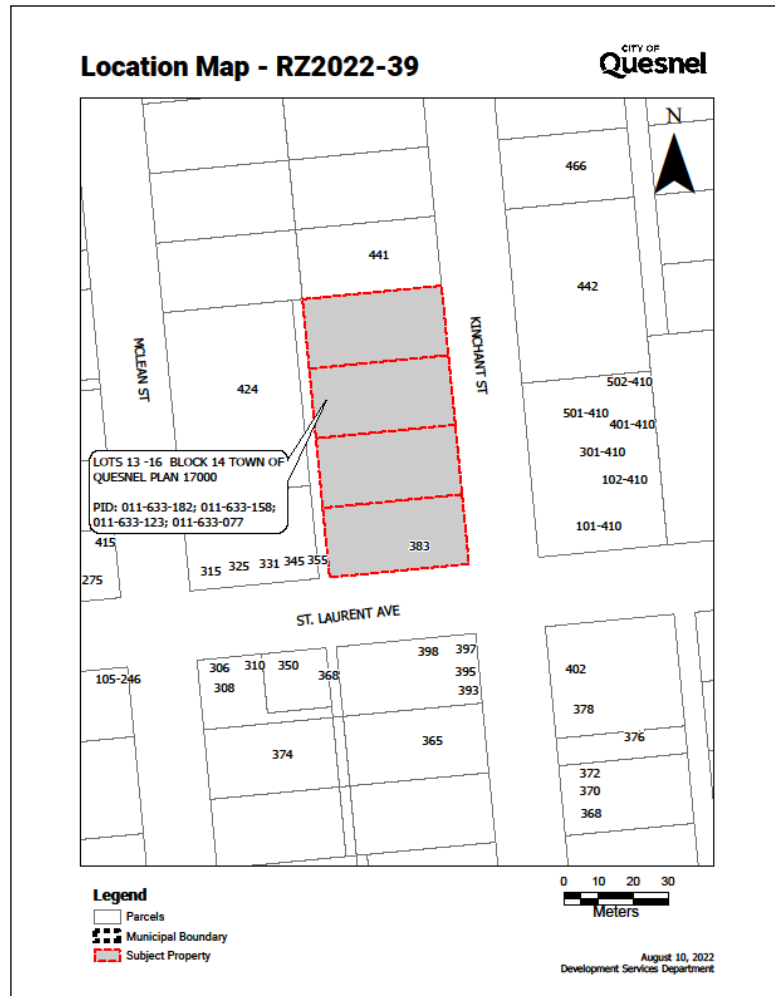
To: City Manager
From: Director of Development Services
Subject: Zoning amendment for 383 St. Laurent Ave.

Purpose

Consideration of an application to amend the zoning of Lot 16 Block 14 Town Of Quesnel Plan 17000 (PID 011-633-182); Lot 15 Block 14 Town Of Quesnel Plan 17000 (PID 011-633-158); Lot 14 Block 14 Town Of Quesnel Plan 17000 (PID 011-633-123); and Lot 13 block 14 Town of Quesnel Plan 17000 (PID 011-633-077) to allow the uses of Supportive Housing and Emergency Shelter.

Summary

- BC Housing obtained funding through the Permanent Housing Plan to acquire a new site which is intended to expand supportive housing units in the community.
- The proposal is to acquire 383 St. Laurent (current Ramada Inn) and move shelter and transitional spaces off Carson Avenue and expand supportive housing units in the community.
- An amendment to the zoning bylaw is required for these uses to be located at this site.
- BC Housing is proposing a number of consultation activities and providing a consultation report back to Council prior to second reading of the bylaw.



Recommendation

THAT Council provides first reading to Zoning Amendment Bylaw No. 1928;
AND THAT Council sets the public hearing for Tuesday, September 13th at 6pm.

Statutory Requirements

Local Government Act – Part 14 – Planning and Land Use Management



Council Policy

Official Community Plan Bylaw No. 1879, 2019

Zoning Bylaw No. 1880, 2019

Development Applications Procedures Bylaw 1531, 2002

Strategic Objective

Identify housing opportunities: work with developers, the non-profit sector and funding agencies (BC Housing).

Financial Implications

N/A

Background

BC Housing advised they were seeking dollars from the province under the Permanent Housing Plan to provide permanent housing for vulnerable persons temporarily housed as part of BC's Covid Response. The funds are provided for the acquisition and renovation of hotels. This funding must be used by March 31, 2023.

BC Housing references the recently completed homelessness count and the waitlist for supportive housing as justifications for directing this funding to Quesnel. In addition the problematic siting to the current shelter on the corner of the highway raises a number of additional externalities. See attached Justification Letter and Program Outline.

In April BC Housing Staff requested City Staff's assistance with evaluating 4 potential sites to direct this funding. The current Ramada site was identified as a fifth option later in the evaluation due to differing issues with the other sites including:

- 1) Not available for purchase;
- 2) Inadequate capacity and layout;
- 3) Lack of proximity to community transport;
- 4) Lack of accessibility and transportation; and/or
- 5) Purchasing timeline and renovation required.

Land Use Policy Review

A number of policies in the Official Community Plan support the review and consideration of this proposed upgrade:

5.1. Residential Policies

21. The provision of affordable housing shall be encouraged in the City.
22. Support and improve the quality of emergency shelter and transitional housing for people experiencing homelessness.
23. Encourage more supportive housing options for people who cannot live independently.
24. Continue to advocate and support more market, low end of market, and non-market housing options for independent seniors and single-income households.
25. Encourage a diverse range of housing types and tenures for people with varying income levels, age structures, different family sizes and housing preferences.
26. Ensure affordable and suitable housing is made available to, and secured for, vulnerable populations and people with special needs through the use of Housing Agreements on purpose-built projects.

6.5. Health and Social Well-Being Policies

6.5.2. Health



7. Support community partners in providing support services related to mental health, addictions, rural health care, and senior's health care.

6.5.3. Social Infrastructure

6. Investigate how the City could work with other agencies and organizations to minimize the impacts of poverty on the citizens of Quesnel.

7. Work with senior levels of government, community organizations, other non-profit groups, and the private sector to support the construction and maintenance of affordable housing.

6.5.4. Inclusivity and Accessibility

1. Encourage and celebrate a community that is welcoming, inclusive and accepting of people with different backgrounds and lifestyles.

The uses of Supportive Housing and Emergency Shelter are currently not permitted on the proposed site and as such a zoning amendment is required. A draft bylaw making this amendment is attached. Note that the amendment to add these uses to this site also will remove the use from the current site for the Emergency Shelter on Carson.

Site Evaluation

The proposed site is approximately three times the size of the current shelter site with significantly more outdoor space. This outdoor space is almost completely bounded by the three buildings on the site that provide 45 motel room units and common spaces as well as landscaping and fencing. See Ortho Reference Map attached.

BC Housing Staff have advised that they have engaged a design team and will be conducting a site analysis that will advise the recommended improvements to the site. These renovation and site plans must be complete and ready for Council review prior to final reading of the bylaw as per the City Development Application Procedures bylaw.

BC Housing will be engaging stakeholders and completing a number of community consultation activities. The results to these activities will be reported back to Council by BC Housing September 6th.

Site 1 Characteristics

Location	383 St. Laurent Ave.
Site Area	810.15 sq m (approx. 34,457ft ²)
Current Use	Motel
Zoning	C-3 (Downtown Commercial)
Official Community Plan Land Use Designation	D (Downtown)
Development Permit Area	Commercial

Surrounding Land Uses

North	Mix of Institutional, Commercial and Residential uses
East	City Hall, Library; Vacant Property
South	Commercial
West	Multi-Unit Residential; Commercial

Process

BC Housing is proposing a number of consultation activities which are described in the attached justification letter and include:

CONSULTATION ACTIVITIES OUTLINE	
Date	Tactic



August 11/12	Launch of digital and social media ads to notify the public of the engagement BC Housing news release
August 15	Start of engagement period: <ul style="list-style-type: none"> • Let's Talk project website live • Online feedback form/survey live • Neighbourhood letters begin to arrive
August 17	First newspaper ad notification
August 15-29	Stakeholder meetings: <ul style="list-style-type: none"> • Neighbouring businesses and residents • Local stakeholders and downtown associations • Service providers
August 15-29	Tentative pop-up engagements: <ul style="list-style-type: none"> • Thursday, Aug. 18 (@ Quesnel Public Library) – change to SS • Friday, Aug. 19 (@ Spirit Square)
August 24	Second newspaper ad notification
August 29	End of public engagement period
September 6	Engagement summary report presented to Council

Referrals to internal departments and external agencies have been sent out regarding this application.

BYLAW AMENDMENT CONSIDERATION PROCESS		
OCP/Zoning Amendment	Aug 16	Application and proposed Bylaw to Council – 1 st Reading
Consultation activities	Aug 16 – Aug 29	TBD – decide specifics at Feb 2 meeting.
Report to Council	Sept 6	Consultation Complete and report to Council Consideration of 2 nd reading
NOTICES	Aug 30 and Sept 7 Aug 30	Newspaper Ads 100m Mailout
Public Hearing	Sept 13	Public Hearing Consideration of Third Reading
DP and Bylaw final approval	TBD	Development Permit consideration to approve form and character and Final Reading of bylaw.

Attachments

Draft Zoning Amendment Bylaw No. 1928

BC Housing Justification Letter and Program Outline

Ortho Reference Map



Options

1. Provide first reading of bylaw and set public hearing
2. Deny application.