



City of Quesnel
 410 Kinchant Street
 Quesnel, B.C. V2J 7J5
 Tel. (250) 992-2111
 Fax (250) 992-1512

DEVELOPMENT SERVICES REFERRAL PACKAGE

- OCP/Rezoning
- Subdivision
- Development Permit
- Development Variance Permit

Your File No:

Date: August 10, 2022
Folio #: 4700000225.000
Ref. Our File No: RZ2022-39

You are requested to comment on the attached application for potential effect on your agency's interests. We would appreciate your response **AT YOUR EARLIEST CONVENIENCE**. Please advise if your response will take longer than 10 days.

| | |
|--|----------------------------------|
| APPLICANT James Weldon – JTW Consulting Ltd. On behalf of the Provincial Rental Housing Corp. | OWNER Cascade Inn Ltd. |
|--|----------------------------------|

PURPOSE OF APPLICATION
 The applicant is applying for a zoning amendment to allow the use of an emergency shelter and supportive housing at 383 St. Laurent Ave. The existing Ramada Inn building would be converted and upgraded to support these uses. The building renovations and site upgrades will be submitted under a Development Permit, and will be reviewed for form and character changes, prior to final reading. The development is to support:

- Up to 45 Units of Supportive Housing
- Up to 15 Units of Shelter Housing
- Up to 10 Units of Emergency Weather Response (EWR) Housing

CIVIC ADDRESS
 383 St. Laurent Avenue, Quesnel

LEGAL DESCRIPTION
 LOTS 13-16 BLOCK 14 TOWN OF QUESNEL PLAN 17000

011-633-182 011-633-077
 011-633-158 011-633-123

| | | |
|-----------------|--|--|
| CURRENT: | ZONING C-3 (Downtown Commercial) | OCP DESIGNATION D (Downtown) |
|-----------------|--|--|

TYPE OF DEVELOPMENT PERMIT: Commercial Development Permit Area

Please fill out the Response Summary attached to this form. Please provide information substantiating your position and, if necessary outline any conditions related to your position. Please note any legislation or official government policy, which would affect our consideration of this application.



 Melissa Pritchard
 City Planner
 Planning and Development Services Department

This referral was sent to the following agencies:

| | | |
|---|--|--|
| <input checked="" type="checkbox"/> Ministry of Transportation <input checked="" type="checkbox"/> BC Hydro & Power Authority <input type="checkbox"/> Water, Land, & Air Protection <input type="checkbox"/> Health Inspector <input type="checkbox"/> Ministry of Environment <input type="checkbox"/> Baker Creek Enhancement Society | <input type="checkbox"/> First Nations <input type="checkbox"/> School District No. 28 <input checked="" type="checkbox"/> Quesnel Fire Department <input checked="" type="checkbox"/> Director of Public Works <input checked="" type="checkbox"/> Shaw Cable <input type="checkbox"/> CRD (Re: Red Bluff Sewer) | <input checked="" type="checkbox"/> Building Department <input checked="" type="checkbox"/> Fortis BC <input checked="" type="checkbox"/> Telus <input checked="" type="checkbox"/> Utilities Superintendent <input type="checkbox"/> Bylaw <input checked="" type="checkbox"/> Director of Capital Works <input checked="" type="checkbox"/> Quesnel Business Association |
|---|--|--|

Date: August 10, 2022

Our file no.: RZ2022-39

Your file no.:

RE: Zoning amendment for the Ramada Inn at 383 St. Laurent Ave.

RESPONSE SUMMARY

- | | |
|---|---|
| <input type="checkbox"/> Approval Recommended for Reasons | <input type="checkbox"/> Interests Unaffected |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

Signed By: _____

Title: _____

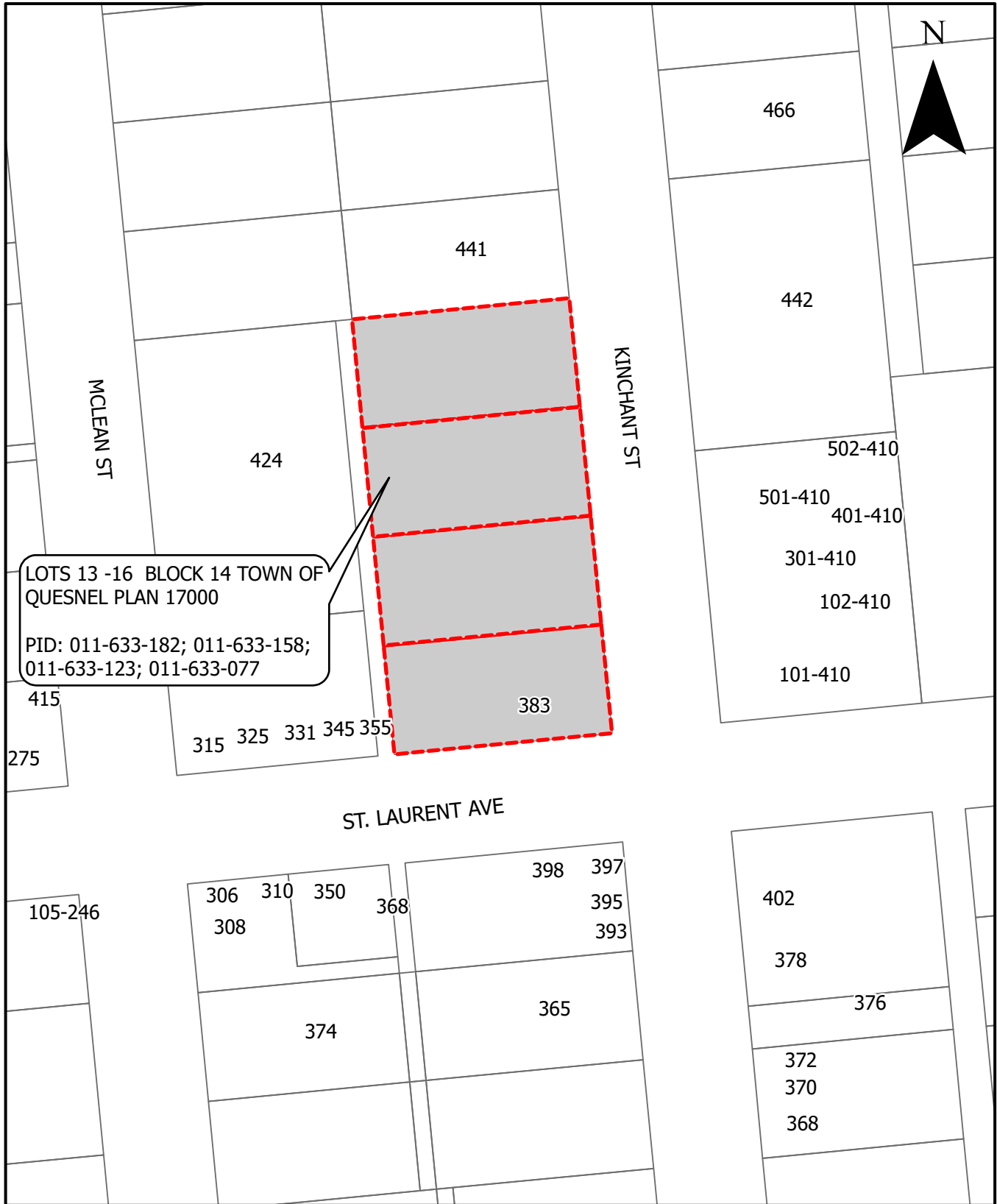
Print Name: _____

Dept.: _____




Date: _____

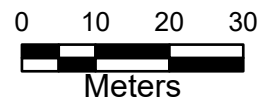
Ministry: _____

Location Map - RZ2022-39



Legend

-  Parcels
-  Municipal Boundary
-  Subject Property



TITLE SEARCH PRINT

2022-07-28, 12:05:42

File Reference:

Requestor: Herman Mah

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District PRINCE GEORGE
Land Title Office PRINCE GEORGE

Title Number CA3086963
From Title Number PJ36948

Application Received 2013-04-22

Application Entered 2013-04-30

Registered Owner in Fee Simple
Registered Owner/Mailing Address: CASCADE INN LTD., INC.NO. BC0807614
383 ST. LAURENT AVENUE
QUESNEL, BC
V2J 2E3

Taxation Authority Quesnel, City of

Description of Land
Parcel Identifier: 011-633-077
Legal Description:
LOT 13 BLOCK 14 TOWN OF QUESNEL PLAN 17000

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL ACT, SEE PN25518

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA8215067
Registration Date and Time: 2020-05-29 10:45
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI 156
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8215068
Registration Date and Time: 2020-05-29 10:45
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI 156
Remarks: INTER ALIA

TITLE SEARCH PRINT

2022-07-28, 12:05:42

File Reference:

Requestor: Herman Mah

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2022-07-28, 12:05:42

File Reference:

Requestor: Herman Mah

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District PRINCE GEORGE
Land Title Office PRINCE GEORGE

Title Number CA3086964
From Title Number PJ36950

Application Received 2013-04-22

Application Entered 2013-04-30

Registered Owner in Fee Simple
Registered Owner/Mailing Address: CASCADE INN LTD., INC.NO. BC0807614
383 ST. LAURENT AVENUE
QUESNEL, BC
V2J 2E3

Taxation Authority Quesnel, City of

Description of Land
Parcel Identifier: 011-633-123
Legal Description:
LOT 14 BLOCK 14 TOWN OF QUESNEL PLAN 17000

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL ACT, SEE PN25518

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA8215067
Registration Date and Time: 2020-05-29 10:45
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI 156
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8215068
Registration Date and Time: 2020-05-29 10:45
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI 156
Remarks: INTER ALIA

TITLE SEARCH PRINT

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Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2022-07-28, 12:05:42

File Reference:

Requestor: Herman Mah

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District PRINCE GEORGE
Land Title Office PRINCE GEORGE

Title Number CA3086965
From Title Number PJ36952

Application Received 2013-04-22

Application Entered 2013-04-30

Registered Owner in Fee Simple
Registered Owner/Mailing Address: CASCADE INN LTD., INC.NO. BC0807614
383 ST. LAURENT AVENUE
QUESNEL, BC
V2J 2E3

Taxation Authority Quesnel, City of

Description of Land
Parcel Identifier: 011-633-158
Legal Description:
LOT 15 BLOCK 14 TOWN OF QUESNEL PLAN 17000

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL ACT, SEE PN25518

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA8215067
Registration Date and Time: 2020-05-29 10:45
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI 156
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8215068
Registration Date and Time: 2020-05-29 10:45
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI 156
Remarks: INTER ALIA

TITLE SEARCH PRINT

2022-07-28, 12:05:42
Requestor: Herman Mah

File Reference:

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2022-07-28, 12:05:42

File Reference:

Requestor: Herman Mah

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District PRINCE GEORGE
Land Title Office PRINCE GEORGE

Title Number CA3086966
From Title Number PJ36954

Application Received 2013-04-22

Application Entered 2013-04-30

Registered Owner in Fee Simple
Registered Owner/Mailing Address: CASCADE INN LTD., INC.NO. BC0807614
383 ST. LAURENT AVENUE
QUESNEL, BC
V2J 2E3

Taxation Authority Quesnel, City of

Description of Land
Parcel Identifier: 011-633-182
Legal Description:
LOT 16 BLOCK 14 TOWN OF QUESNEL PLAN 17000

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL ACT, SEE PN25518

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA8215067
Registration Date and Time: 2020-05-29 10:45
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI 156
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8215068
Registration Date and Time: 2020-05-29 10:45
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI 156
Remarks: INTER ALIA

TITLE SEARCH PRINT

2022-07-28, 12:05:42
Requestor: Herman Mah

File Reference:

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

City of Quesnel
 410 Kinchant Street
 Quesnel, BC
 V2J-7J5
Attention: Tanya Turner, Director of Development Services

August 9, 2022

Dear Tanya,

As requested, we are providing the Planning Justification and Program outline for 383 St. Laurent Avenue for the City of Quesnel's consideration.

Planning Justification / Program Outline Report

1.0 Introduction

This Planning Justification Report & Program Outline has been prepared in support of the Zoning By-law Amendment (ZBLA) application made by JTW Consulting Ltd. on behalf of Provincial Rental Housing Corporation (PRHC). This application has been made in order to facilitate the renovation of a 45-unit motel known as the Ramada Inn to permit Shelter and Supportive Housing located at the property known municipally as 383 St Laurent Ave, Quesnel, BC. BC Housing intends to renovate and upgrade the current motel units and provide support service space within the building.

The application has been submitted based on consultation with City Staff throughout April - August 2022. BC Housing will voluntarily engage with the public and stakeholders between August 15th – August 29th which shall support public hearings on the application. An overview of the preliminary public engagement schedule is outlined below.

| 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 |

| Date | Tactic |
|--------------|---|
| | <ul style="list-style-type: none"> • Service providers |
| August 15-29 | Tentative pop-up engagements: <ul style="list-style-type: none"> • Thursday, Aug. 18 (@ Quesnel Public Library) • Friday, Aug. 19 (@ Spirit Square) |
| August 24 | Second newspaper ad notification |
| August 29 | End of public engagement period <ul style="list-style-type: none"> • Online feedback form/survey closes |
| September 6 | Engagement summary report presented to Council |

2.0 Site Description

The subject site is legally described as Lot 13 Block 14 Town of Quesnel Plan 17000. It is located east of Front Street and North Cariboo Highway within the downtown core of Quesnel. This parcel is approximately 810.15 Square Metres and has a frontage along Kinchant St & St. Laurent Ave. The current building, known as the Ramada Inn, has been operating as motel for a number of years.

3.0 Policy Context

City of Quesnel Official Plan

The subject property is designated as *Downtown* as per Land Use Designations of the City of Quesnel Official Plan. Redevelopment of the site shall be subject to the Commercial Development Permit Area for *Downtown*. As noted in the OCP, the downtown core of Quesnel is the business, culture and service centre of the community. Therefore, the appearance and character of any redevelopment must conform to the Development Permit policies in place.

City of Quesnel Zoning Bylaw NO. 1880

City of Quesnel Zoning Bylaw 1-88 zones the subject site *Downtown Commercial*. As per Section 2.3 of the By-law, this zoning category permits a broad range of Commercial and Community uses.

Proposed Amendment

The Zoning By-law Amendment application is being submitted to permit the following uses within a *Downtown Commercial zone*:

- Up to 45 Units of Supportive Housing
- Up to 15 Units of Shelter Housing
- Up to 10 Units of Emergency Weather Response (EWR) Housing

The applicant will work with the City throughout the Development Permit stage to minimize impacts on neighbouring properties as part of the renovation process.

4.0 Program Outline

Project Background

BC Housing is seeking to undertake this initiative to replace the Emergency Covid Response Shelter currently offered at the Grace Inn and relocate shelter housing offered at the Seasons House to permit supportive and shelter housing at 383 St Laurent Ave.

Due to the COVID-19 pandemic, Quesnel Shelter and Support Society (QSSS) was provided a contract through BC Housing for capacity expansion in the form of rooms at the Grace Inn. The lease at the Grace Inn will end on March 31, 2023, which could lead to the displacement of individuals currently living there, resulting in the urgent need for permanent homes in Quesnel.

The Season's House is an existing Shelter owned by PRHC since the early 2000s. It is located at 146 Carson Avenue and provides the following:

- 25 Emergency Shelter beds and
- 8 Transitional Housing units.
 - The 25 Emergency Shelter beds include 10 extra that QSSS provide for Extreme Weather Response programming (15 year round – 10 EWR).

The Society has noted this does not meet the current level of need for the number of people needing access to shelter and supportive housing in the community.

The proposed supportive homes at 383 St. Laurent Ave. will provide permanent housing for both the individuals living at the Grace Inn and current guests at Seasons House. In addition, the space will have the potential for additional capacity to help meet the need for true emergency shelter spaces for Quesnel residents.

Project Rationale

BC Housing has worked closely with its housing partners to identify the following rationale to combine existing housing and services at both the Seasons and Grace Inn properties to 383 St Laurent Ave as outlined below:

- The current shelter and transitional units are consistently over capacity and in poor condition – the renovation of the Ramada Inn would allow for the consolidation of housing and enhance support services to meet the increased need for housing for those experiencing homelessness in Quesnel.
- The relocation of guests and services from Season's House to the proposed site would address safety concerns heard from the community due to its proximity to Highway 97.
- 383 St Laurent Ave best meets the need for supportive housing and shelter spaces in Quesnel and is in close proximity to community services, and employment opportunities, and public transit. The property will provide enhanced security and access controlled.
- The relocation of residents from the Grace Inn to the proposed site represents BC Housing's commitment to provide permanent housing options to individuals brought indoors during the Covid 19 pandemic.
- Increased Housing and Shelter capacity will help deter the presence of encampments within Quesnel. Increased permanent supportive housing will also reduce the demand on shelter housing needs, giving individuals safe and secure long-term housing which will support their movement through the housing continuum.
- The operator will continue to work with the community and surrounding businesses to address any concerns that may arise. QSSS has successfully led Good Neighbor

meetings for both the Elliot Street and Bridges Supportive Housing buildings. Neighbours from both sites meet monthly to discuss concerns and work collaboratively together. The operator has indicated they are fully committed to continue working with the community should this application be approved.

Proposed Services

QSSS will remain the Operator should the project relocate to 383 St Laurent Ave. The additional program and service space will allow the Operator to continue to deliver the following supports to residents:

- Case management supports to address immediate health, shelter, and financial needs;
- Supportive housing residents will have self-contained, private units at an affordable rental rate;
- Meal programs for residents in supportive housing units (2 meals per day), and emergency shelter guests (3 meals per day);
- Referrals to other support services in the community, such as counselling and harm reduction;
- Connection with education and employment opportunities;
- Life skills programming including cooking, budgeting, and maintaining a home;
- Cultural programming and activities;
- 24/7 access to staff and support services onsite.

Episodic Overdose Prevention Services (eOPS) within the building will be considered as part of the engagement process with partners and stakeholders, including Northern Health.

Future Use of Current Shelters

As mentioned, funding in relation to capacity expansion with the onset of COVID-19 at the Grace Inn is due to expire in March 2023, and the people who are currently residing there could be displaced should no action be taken.

The Seasons House is a BC Housing Asset owned by PRHC. BC Housing plans to engage with the City and community regarding future uses but will initially decommission the facility as a shelter. A potential future use currently being considered by BC Housing in partnership with Indigenous groups is an overnight accommodation space for members in town for medical appointments.

Please do not hesitate to contact us with any questions.

Yours truly,

Ruby Chow

Ruby Chow
Senior Development Manager
BC Housing

CC: JTW Consulting