

City Staff Report

Report Date: January 10, 2024
Meeting Date: January 16, 2024

To: City Manager
From: Director of Development Services
Subject: Zoning amendment for 530 Carson Ave.

Purpose

Consideration of an application to amend the zoning of Lot A Block 42 Town of Quesnel Plan EPP79910 (030-554-942) to allow the use of Supportive Housing.

Summary

- BC Housing obtained to acquire a new site which is intended to expand supportive housing units in the community.
- The proposal is to purchase 530 Carson Ave (current Grace Inn) to expand supportive housing units in the community.
- An amendment to the zoning bylaw is required for the use of supportive housing to be located at this site.
- BC Housing is proposing and has begun consultation activities and will be providing a consultation report back to Council prior to second reading of the bylaw.

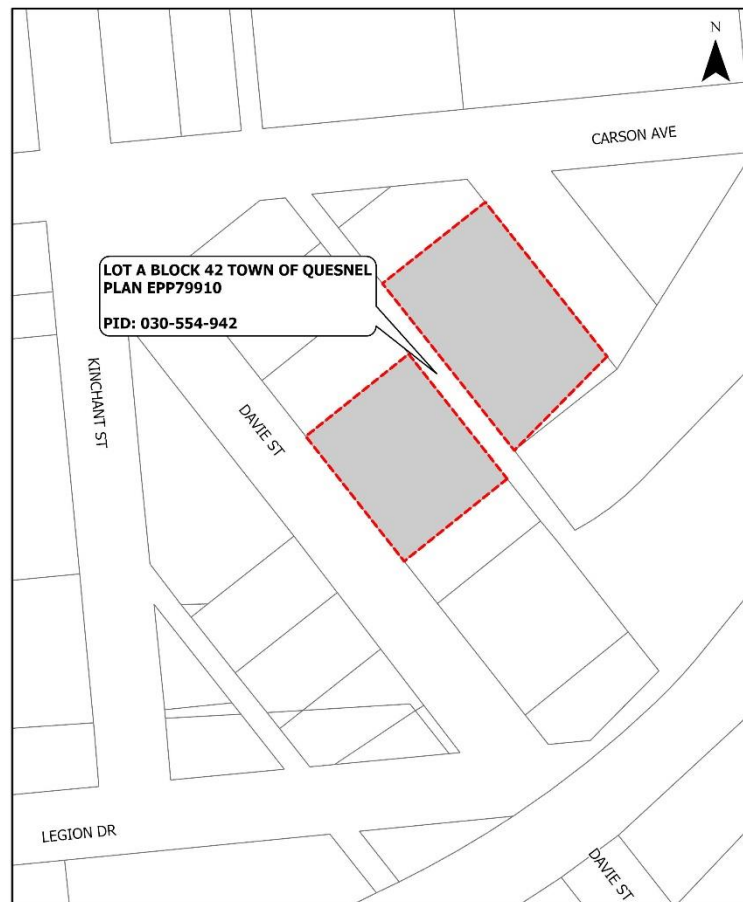
Recommendation

THAT Council provides first reading to Zoning Amendment Bylaw No. 1956;

AND THAT Council sets the public hearing for Tuesday, February 20th at 6pm.

RZ2024-46 - 530 Carson Ave

CITY OF
Quesnel



Legend

- Parcels
- Municipal Boundary
- Subject Property

0 10 20 30
Meters

January 10, 2024
Development Services Department



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 continue to retain dollars to acquire lands to provide additional permanent housing for vulnerable persons.

BC Housing references the recently completed homelessness count and the waitlist for supportive housing as justifications for directing this funding to. See attached Letter of Intent.

The current site has been utilized by BC Housing for rapid response to homelessness during the COVID pandemic and continued to house tenants for the last few years.

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 use of Supportive Housing is currently not permitted on the proposed site and as such a zoning amendment is required. A draft bylaw making this amendment is attached.

Site Evaluation

The proposed site is almost an acre (0.95) in size. Although it is one legal parcel it is intersected by a laneway. There is significant outdoor space bounded by five separate buildings on the site. Two of these buildings (one of which is an old pool house) are not in use.

BC Housing Staff have advised that they will be engaging a design team to work with the community on the full redevelopment of the site. It is understood this will take place in phases and that housing will continue on the site with supports added.

BC Housing will be engaging stakeholders and completing several community consultation activities. The results to these activities will be reported back to Council by BC Housing February 6th.

Site 1 Characteristics

Location	530 Carson Ave
Site Area	3841 sq m (approx. 0.95ac)
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
East	BC Ambulance, RCMP
South	Commercial (R&R Sewing/RCMP)
West	Commercial – Barkerville Brewery

Process

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

BYLAW AMENDMENT CONSIDERATION PROCESS		
OCP/Zoning Amendment	Jan 16	Presentation to Council Application and proposed Bylaw to Council – 1 st Reading
Consultation activities	Jan 1	Letters mailed to surrounding property owners
	Jan 23	Online Community Dialogue Session
	Jan 24 -30 TBD	Downtown BIA Meeting
PH Notice	Feb 1	Newspaper Ads 100m Mailout
Report to Council	Feb 6	Consultation Complete and report to Council



		Consideration of 2 nd reading
Open House	February 20	5pm open house to answer questions
Public Hearing	February 20	Public Hearing – 6pm Consideration of Third Reading
Third Reading	February 20	
Final Reading	March TBD	

Attachments

Draft Zoning Amendment Bylaw No. 1956

BC Housing Letter of Intent

Options

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