The proposal

The Government of Canada has transferred the property at 739-749 School Road to the Town of Gibsons on the condition that it be used for supportive housing to address homelessness. The proposal is to provide up to 40 new self-contained studio homes with the necessary supports to help people experiencing or at risk of homelessness in accessing safe, secure housing.

Why does Gibsons need supportive housing?

The 2018 Point in Time Count found 57 people without homes in the Gibsons/Sechelt area, which is understood to be an undercount. RainCity Housing has been operating a 15-bed temporary winter shelter in Gibsons consistently at capacity. Local service providers can attest that there is a need for housing with supports for people at risk of or experiencing homelessness and those precariously housed. In Sechelt, the new supportive housing that opened in April 2019 had more than 100 applications for 40 homes.

Who would live here?

Residents will be low-income individuals over the age of 19 who live in the community, have a history of homelessness and who need additional support services to maintain housing. Gibsons residents will have priority. RainCity Housing and BC Housing would lead the resident selection process with local service providers to ensure an appropriate mix. All supportive housing residents have made a choice to work towards living a healthy, stable life.

What is supportive housing?

Supportive housing is an opportunity for people to leave the streets and shelter system for safe and stable housing, towards improved quality of life. Supportive housing is a self-contained studio home with supports provided on-site, to ensure people can achieve and maintain housing stability. Supports include outreach workers, wellness checks, life skills training, employment assistance, connection and referral to community services and support groups. Residents have access to counselling, as well as health, mental health, and addiction recovery services through Vancouver Coastal Health. All residents would sign a program agreement and would pay rent.
Community safety

We are committed to building a safe community both inside and outside the housing with:

**Experience:** RainCity Housing has over 35 years of experience working in the Lower Mainland and Sunshine Coast and has successfully operated a temporary winter shelter in Gibsons for the past two winters.

**Staffing:** Staff would be onsite 24/7 to support residents, manage building, be available to respond directly to any related concerns that arise in a timely manner.

**Resident Mix:** Residents would be selected based on ability of staff to provide right level of support to all.

**Property Maintenance:** Regular cleanups of property and immediate area would ensure cleanliness.

**Design Features:** Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space.

**Agreements:** Residents would sign program agreement around expectations.

**Community Advisory Committee:** RainCity would develop a Community Advisory Committee to mitigate and address any related concerns that come forward, with representation from BC Housing, local businesses, community organizations and community members.

Next steps

BC Housing has submitted a rezoning and development permit application to the Town of Gibsons. Next, the proposal will go through second reading and a public hearing.

BC Housing has held Community Discussions and will hold Public Information Meetings to share information about the proposal as well as gather feedback. A summary report will be provided to the Town of Gibsons. If the proposal is approved, BC Housing would aim to start construction in fall 2019, towards occupancy by spring 2020.

Partners

- BC Housing will fund the construction of the housing and provide support services to residents.
- Vancouver Coastal Health provides a range of inpatient and outpatient services to the Gibsons community. Services encompass chronic disease management, mental health and substance use, and home and community care.
- The Town of Gibsons owns the land and leads the municipal approval process.
- RainCity Housing will operate the housing and provide support services to residents.

How can I provide input?

- Email communityrelations@bchousing.org
- Drop in at the Public Information Meetings: **July 31 2019: 3:00-4:30 pm, 6:30-8:00 pm**
- Visit [www.bchousing.org/Gibsons](http://www.bchousing.org/Gibsons) and [LetsTalkHousingBC.ca/Gibsons](http://LetsTalkHousingBC.ca/Gibsons)
- Learn more about the Community Advisory Committee. To apply, email: imalmgren@raincityhousing.org
A home for every person
It’s that simple. And that complex.

“A home for every person” is a lofty goal. We believe it is 100% achievable and benefits all of us. And we are confident that if we all work together, we can achieve this goal sooner than we ever thought possible.

For more than three decades, RainCity Housing has put government funds and generous donor dollars to good use to create, implement, and manage housing and support programs that sustain relationships, strengthen communities and make change for people experiencing homelessness and mental health, trauma and substance use issues, throughout BC’s Lower Mainland. We invite you to be part of the change.

What you can expect from RainCity Housing

We commit to these guiding principles:

- **Integrity**
  Striving to be transparent and just.

- **Hope & Reciprocity**
  Building relationships with people and supporting their unique goals and strengths.

- **Connection & Community**
  Building on ways communities and relationships sustain us, and strengthening our connections to land, culture and family.

- **Diversity & Inclusion**
  Supporting, employing and allying with people who have diverse backgrounds and experiences.

- **Continuous Learning & Innovation**
  Being curious about people, reflecting on our work and finding ways to be better at what we do.

- **Website**
  For more information visit: https://www.raincityhousing.org/
### School District 46

**Response**

The Board of School District No. 46 (Sunshine Coast) believes that supporting all of our community members is critical. Our particular focus is necessarily on our students and their families. Many of our students live, travel and play near the site of the proposed development.

Therefore, we would expect to be assured that our students' safety will be the highest priority for this development.

As planning moves forward, it will be helpful for the success of the development to have a member of the Board of School District No. 46 on the Community Advisory Committee (CAC) so that eventualities and communication related to students will be considered on an ongoing basis.

### Mental Health Officer:

(Mental Health Officer: snippet – full version available upon request)

Access to shelter has been recognized by the World Health Organization as a “fundamental condition and resource for health.”

Lack of safe and quality housing can contribute to physical and mental illness, compounding other social vulnerabilities such as poverty and health inequities. 2 Limited availability of affordable housing on the Sunshine Coast creates barriers to accessing this fundamental determinant of health, particularly among those who are most vulnerable in our communities.

Gibsons Supportive Housing can help reduce this inequitable barrier by providing housing and also preventing adverse health and social outcomes for people who are experiencing homelessness or at risk of homelessness.

- This project adopts the Housing First (HF) model where BC Housing provides housing first, then VCH Mental Health and Substance Use Services offers community-based support services for individuals.
  - The Streets to Homes program in Toronto demonstrated that HF decreased hospital and emergency visits, homelessness, and shelter use and improved individuals' self-reported health, personal safety and mental health.

- Barriers to projects like HF have been associated with fears of potential violence or crime, personal safety and stigma of mental illness.
  - a local study in BC showed that non-abstinence based HF can effectively improve public safety and reduce crime.
  - HF can reduce crime by addressing the risk factors for crime, such as poverty and exposure to crime.
  - City of Vancouver states that there is no evidence of increase in crime in areas around support housing buildings during the 25 years of supported housing experience in Vancouver.
  - A survey in Long Island, New York showed that despite the initial resistance of neighbours to group homes for people with mental illness, they shared views of acceptance after a few years of group home implementation. They described that group home residents were good neighbours and had no issues with the group home residents.

- Physical aspects of supportive housing (e.g. neighbourhood context, site planning and building design) are important in gaining neighbours' acceptance.
  - It is also well documented that a community's built environment, defined as the human-made surroundings that provide the setting for human activity, and how it is planned can have a significant influence on the physical, social and mental health of its residents.
  - The proposed location is well-integrated into the community and is in close proximity to local community services and public transportation. This can promote healthy behaviours for residents (e.g. utilizing active transportation and increasing physical activity) and allow them to foster positive social interactions with community members.
  - VCH OCMHO looks forward to further opportunities to discuss how the supportive housing can be designed to increase positive health outcomes (e.g. interventions to promote social connections and to adapt to climate change).

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<th>Referral Agency</th>
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<td>Ministry of Transportation &amp; Infrastructure</td>
<td>No concerns with the proposal proceeding. Please forward a copy of the rezoning bylaw, once available.</td>
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| Sunshine Coast Regional District – Manager of Transit & Fleet | **Transit & Fleet:** This project would have no direct impact on transit service levels. One note might be that we would not consider direct service to this location using conventional service, due to the grade of School Road.  
**Solid Waste Programs:**  
**During Demolition and Construction:** The applicant is encouraged to review the materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion and ensure compliance with recyclable materials and controlled waste. Including, ensuring there is adequate space during demolition and construction to “house” or “contain” receptacles for separating recyclables and controlled waste from garbage (e.g. cardboard, metal, wood, gypsum).  
**Garbage and Recycling Collection Post-Construction:** There is an impact on solid waste due to generating waste that will be directed to the Sechelt Landfill. Consideration should be given to ensure the proposed garbage and recycling area has adequate storage for containers for separating garbage, recycling and food waste, and is accessible to building occupants and collection service providers.  
**Engineering:** Proposed Project site is located in Zone 2 Town of Gibsons water supply area. No Referral Comments are needed from the SCRD. |
| Town of Gibsons Infrastructure Services              | Approval Recommended. Prior to issuing a Building Permit: Lots 1 and 2 will need to be amalgamated. A Servicing Agreement will be required to manage the design and construction of frontage improvements on School and O’Shea Roads which are Type 1 collector roads as per Bylaw 1175. Existing water and sanitary service to both lots will need to be decommissioned at time of demolition of existing building. New water, sanitary and stormwater services will be needed with size determined by needs of new construction. The applicable category will need to be determined, but this development will also be subject to:  
- Development Cost Charges (Bylaw 1218) based on floor area of the building.  
- Latecomer Charges as per Sanitary Excess Fees Bylaw 1261. |
| Sunshine Coast Community Services Society            | We believe this project will help make our community healthier and safer by meeting the vital housing needs of community members. We know how important dignified housing is and the impact it has not only on the individuals living in the building but the entire community benefits when people are housed safely and receiving additional support services. |
| RCMP                                                | The RCMP supports initiatives to reduce homelessness and support harm reduction. Safe and affordable housing is important for residents on the coast and the RCMP will support safety around any housing initiatives. |