SUMMARY REPORT

PUBLIC INFORMATION MEETINGS JULY 31, 2019 FOR PROPOSED SUPPORTIVE HOUSING AT 749 SCHOOL ROAD, GIBSONS B.C.

AUGUST 20, 2019

Prepared by:

BC Housing Community Relations
## Table of Contents

1.0 Purpose .......................................................................................................................... 3  
2.0 Background ..................................................................................................................... 3  
   The Need .......................................................................................................................... 4  
   The Proposal / Opportunity ......................................................................................... 4  
3.0 Notification ..................................................................................................................... 5  
4.0 Public Information Meeting Summary ........................................................................ 6  
5.0 Summary of Comments Received ................................................................................. 7  
6.0 Key Interests Emerging and How the Application Responds ....................................... 8  
   Need for Housing ........................................................................................................... 8  
   Location ......................................................................................................................... 9  
   Public Order & Community Safety ............................................................................... 10  
   Resident Selection & Housing Management .................................................................. 12  
   Ongoing Public Involvement & the Community Advisory Committee ....................... 14  
   Design ............................................................................................................................. 14  
   Construction Management ........................................................................................... 15  
   Cost ................................................................................................................................. 16  
Appendices .......................................................................................................................... 16  
   Appendix 1: Public Information Meeting Advertisements  
   Appendix 2: Planning and Development Committee Presentation  
   Appendix 3: Public Information Meeting Handout  
   Appendix 4: Public Information Meeting Display Boards  
   Appendix 5: Public Information Meeting Sign-in and Comment Sheets  
   Appendix 6: Public Information Meeting Post-it Note Survey Responses  
   Appendix 7: Emails Received  
   Appendix 8: Let’s Talk Housing BC Online Comments Received
1.0 Purpose

This report provides a record of the public information meetings BC Housing organized, in partnership with the Town of Gibsons, Vancouver Coastal Health and RainCity Housing, to inform the community and collect public feedback on the proposed supportive housing development at 749 School Road, Gibsons with 40 self-contained studio homes.

The two drop-in meetings took place July 31, 2019 from 3 to 4:30 p.m. and from 6:30 to 8 p.m. at the Gibsons Public Market, 473 Gower Point Road.

This report includes:

- A summary of the public information meetings;
- An analysis of the comment sheets and emails received; and
- A discussion on how issues and concerns, identified at the meeting and through comments, are addressed in the project or will be addressed through changes to the proposal.

This report will be shared with the Town of Gibsons, and a redacted version of the report (without comment forms or emails to protect personal information) will be made available to the public.

Input collected has been provided to the partners and will inform the direction of the proposal. All questions have been answered directly and/or through section 6.0 (Key Interests Emerging and How the Application Responds) of this report.

2.0 Background

BC Housing (funding partner), RainCity Housing (the proposed operator) and Vancouver Coastal Health (tenant selection and support services) have widely shared information outlining the need for supportive housing in Gibsons B.C. and the design, operation and management of a proposed supportive housing development of 40 self-contained studio homes at 749 School Road in Gibsons.

In addition to the July 31 public information meetings, community engagement for this project has included:

- A presentation by BC Housing July 16, 2019 to the Town of Gibsons Planning and Development Committee in support of the required zoning bylaw and Official Community Plan amendments. (see Appendix 2).
- Four Community Discussions meetings on April 3 and 4, 2019 (see May 16, 2019 Community Engagement Report).
- A presentation by BC Housing followed by discussions Apr. 2, 2019 with Gibsons Town Council and the Gibsons Elementary School PAC. (see May 16, 2019 Community Engagement Report).
- BC Housing has also been responding to questions through www.letstalkhousingbc.ca/gibsons and through communityrelations@bchousing.org for the past several months. Information is available at www.bchousing.org/gibsons, including a summary report outlining the input received during the pre-application phase.
The Need

The 2018 Point in Time Count found 57 people without homes in Sechelt and Gibsons. This figure is understood to be an underestimate, given that the new supportive housing that opened in Sechelt in April 2019 had more than 100 applications for 40 homes, and RainCity Housing’s Gibsons homelessness outreach team regularly interacts with approximately 35 people. RainCity estimates between 150-200 people are experiencing homelessness across the Sunshine Coast. People without stable and secure homes aren’t always visibly homeless – they may be living in their vehicle, sleeping on a couch, or camping in the forest.

Local service providers can attest to the need for housing with supports for people at risk of experiencing homelessness and those precariously housed. The only existing services in Gibsons are outreach workers and a 15-bed temporary shelter on Gower Point Road, which is only open certain hours in the evening and morning November to March, and is often at or near capacity. RainCity Housing has built relationships with many of the people who will likely apply for the new housing on School Road. The priority for this project is to meet this need for housing for people who live homeless in Gibsons.

The Proposal / Opportunity

The project partners are as follows:

- The Government of Canada has transferred the property at 749 School Road, a former RCMP site, to the Town of Gibsons on the condition that it be used for supportive housing – specifically, 40 self-contained studio homes with on-site support for people experiencing or at risk of homelessness in the community.
- BC Housing would provide funding to build and operate the new housing.
- RainCity Housing, which has been successfully operating a temporary winter shelter in Gibsons for the past two winters, would operate the supportive housing.
- Vancouver Coastal Health would provide support services.

This property requires amendments to the zoning bylaw and Official Community Plan to move forward with development. The site at 749 School Road is currently zoned as Single-Family Residential Zone 2 (R-2) and is designated as in the OCP as Medium Density Residential and Detached Residential.

BC Housing is applying for the zoning bylaw and OCP amendments, followed by a development permit and building permit from the Town of Gibsons.
3.0 Notification

BC Housing conducted an extensive notification program for the proposed development, including traditional print media ads, direct mail and email, social media, and targeted outreach (see ad samples in Appendix 1):

**Print Media**

Half-page full colour ads ran in the two local newspapers ran prior to the meetings in two community newspapers: *The Coast Reporter* (July 19 / July 26) and *The Local* (July 18 / July 25)

**Social Media**

BC Housing purchased geotargeted advertisements between July 19 and July 31, reaching 778 people (5 shares and 150 clicks). The ad was targeted around the Gibsons community with a 20 kilometre radius at the 18 to 65+ age bracket.

**Online**

The Public Information Meetings were listed on the “Let’s Talk Housing” site for the subject property: [https://letstalkhousingbc.ca/Gibsons](https://letstalkhousingbc.ca/Gibsons). The site has attracted 726 visits from its April launch through the submission date of this report.

**Emails**

Emails to key stakeholders were sent on July 17.

**Other Invitations**

Meeting invitations were sent to key community groups, major employers and employee groups in Gibsons and the District, including:

- School District 46
- Gibsons Elementary PAC
- OShea / Oceanmount Community Association
- Ministry of Transportation & Infrastructure
- Canada Post
- Vancouver Coastal Health
- Squamish Nation
- Sunshine Coast Regional District
- Gibsons Volunteer Fire Dept.
- Sunshine Coast RCMP
- Gibsons & District Chamber of Commerce
- Sunshine Coast Community Services
- Sunshine Coast Alternative School
- BC Hydro
4.0 Public Information Meeting Summary

BC Housing and the project partners hosted two drop-in meetings on July 31, 2019 from 3 to 4:30 p.m. and from 6:30 to 8 p.m. at the Gibsons Public Market, 473 Gower Point Road. The meetings were formatted as open house drop-in events and intended to provide information about the project to the community and collect public feedback.

Twenty display boards were installed, providing information about the need for supportive housing in Gibsons, the project (including a site plan, services to be provided, safety considerations), and the approval process. A factsheet with information about the project and RainCity Housing was provided. Representatives from BC Housing, Vancouver Coastal Health, the Town of Gibsons, RCMP, Gibsons and District Volunteer Fire Department, and RainCity Housing were on hand to answer questions and address concerns.

Participants were invited to ask questions of the staff and provide feedback through a comment form, through a post-it notes survey or online to inform Council’s second reading of the zoning and OCP amendment applications. See Appendices 5-8 for the meeting feedback, and Section 5.0 for a summary of the comments received.

- **Attendance:** 76 people signed in for the 3 to 4:30 p.m. session and 68 people for the 6:30 to 8 p.m. session *(this does not represent all attendees, as some did not want to sign in)*
- **Comments:**
  - 106 comment forms – 45 from the 3 to 4:30 p.m. session, 59 from the 6:30 to 8 p.m. session, one via email and one submitted to the Town of Gibsons.
  - 173 post-it note responses were submitted at the two meetings in response to four posted questions.
  - 22 comments or questions were received from July 2 to August 6 through the Let’s Talk Housing BC website.
  - 12 emailed comments or questions were received from July 12 to August 6.
5.0 Summary of Comments Received

The breakdown of stance by method of submission is noted below, with the caveat that some individuals may have submitted feedback through more than one source or more than once.

See Section 4.0 for more information about the sources of the comments summarized below. Full versions of comment sheets post-it note responses, emails and online comments can be found in Appendices 5-8.

Overall:

- 89 comments (28%) expressed support of the proposal
- 133 comments (42%) expressed opposition to the proposal
- 91 comments (29%) expressed a neutral or undecided opinion

<table>
<thead>
<tr>
<th></th>
<th>#</th>
<th>Pro</th>
<th>Con</th>
<th>Neutral/Undecided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comment Forms</td>
<td>106</td>
<td>41</td>
<td>59</td>
<td>6</td>
</tr>
<tr>
<td>Post-it Notes</td>
<td>173</td>
<td>39</td>
<td>60</td>
<td>74</td>
</tr>
<tr>
<td>Emails</td>
<td>12</td>
<td>2</td>
<td>9</td>
<td>1</td>
</tr>
<tr>
<td>Online Submission</td>
<td>22</td>
<td>7</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>313</strong></td>
<td><strong>89 (28%)</strong></td>
<td><strong>133 (42%)</strong></td>
<td><strong>91 (29%)</strong></td>
</tr>
</tbody>
</table>
6.0 Key Interests Emerging and How the Application Responds

Need for Housing

Almost 30 per cent of respondents indicated support for the proposal at this location, while many more supported the idea of housing with supports in Gibsons. Among those in favour, common themes were the need for compassion, to support those individuals in our society who need help and a second chance, and for the Housing First model.

Need for Supportive Housing

Local service providers can attest to the need for housing with supports for people who are homeless or at risk of homelessness. The only existing services in Gibsons are outreach workers and a 15-bed temporary shelter on Gower Point Road, which is only open certain hours in the evening and morning November to March, and is often at or near capacity. RainCity Housing has built relationships with many of the people who will likely apply for the new housing on School Road.

The priority for this project would be people who live in Gibsons.

RainCity Housing estimates between 150-200 people are experiencing homelessness across the Sunshine Coast, and its Gibsons homelessness outreach team regularly interacts with about 35 people. The 2018 Point in Time Count found 57 people without homes in Sechelt and Gibsons, a figure considered to be low given the response to the Sechelt’s new supportive housing (100 applications for 40 units), and the fact that people without stable housing are not always visibly homeless (they may be living in their cars, on friends’ couches, or in a tent in the forest).

At the moment, the only available services in Gibsons are outreach workers and a 15-bed temporary shelter that is only open during limited times from November to March.

The School Road project would provide much needed housing and services to help break the chain of homelessness for low-income adults have made a choice to work towards living a healthy, stable life. Services would include life skills training, employment assistance, counselling, addiction recovery services and links to community services.

Other Affordable Housing

Several respondents also mentioned the general need for affordable housing in the community.
Location

Approximately 40% of the specific comments referenced the location as a concern, with the majority of the fears centered around proximity to schools and children ("affect" is unclear). Several respondents commented that supportive housing is needed, but not at that location.

A few comments spoke of the positive attributes of the location, mentioning its proximity to services and transit.

The Government of Canada is transferring the property at 749 School Road to the Town of Gibsons on the condition that it be used for supportive housing – specifically, 40 self-contained studio homes with on-site support for people experiencing or at risk of homelessness in the community.

The site is suitable for homes with supports.

When considering locations for supportive housing, BC Housing looks for proximity to community services (commercial and recreational activities); accessibility to transit; adequate lot size; connections to utilities; and compatible land use policies. Approximately 62% of BC Housing funded supportive housing sites are within 500 metres of schools. This makes sense because schools tend to be evenly distributed throughout residential areas, and affordable housing is a residential use.

Research shows that police calls do not increase once supportive housing is operating in a neighbourhood. BC Housing has developed a good working relationship with the Gibsons Elementary School administration and Parent Advisory Committee, who are supportive of this proposal and would work with BC Housing towards making this a successful project. Vancouver Coastal Health would continue to support people experiencing or at risk of homelessness – it’s their experience that providing a person with stable and secure housing improves health and well-being.
Some commenters expressed fears about safety, crime, and alcohol/drug use in the neighbourhood, and about “low barrier” housing. These types of issues were raised in about 20% of the specific comments.

Several commenters also wanted to know about the plans to ensure appropriate staffing and monitoring of the facility, and some commenters expressed support for the establishment of a Community Advisory Committee.

**Good Neighbours**

BC Housing and RainCity are committed to being good neighbours. All supportive housing that we develop across the province provides a safe community both inside and outside. Supportive housing is staffed 24/7, by an experienced non-profit operator. The goal is to successfully integrate new housing into a community.

All residents would sign a Resident Program Agreement in respect to expectations around behaviours. More details on the Resident Program Agreement are provided under the Resident Selection and Housing Management section below. For an example of supportive housing in a similar residential neighbourhood, read about Timber Grove in Surrey [www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-timber-grove](www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-timber-grove)

At the School Road property, the building would have fob access only and guests would be required to check in with the 24/7 staff. The program agreement would include rules surrounding drug use, including how and where (for example, drug use is not allowed in public or common areas within or outside of the building.) The residents would not include those with very serious criminal charges – these individuals work with parole officers, who would prohibit them from applying for this type of housing.

RainCity Housing would work with the neighbours via a Community Advisory Committee (CAC), to ensure communication lines are open and an avenue for improvement is available. Representation may include BC Housing, Vancouver Coastal Health, the Town of Gibsons, local RCMP, local service providers, local supportive housing resident and a few selected community members at large. Committee members would share a common desire to:

- Create a peaceful, safe, and beautiful neighborhood
- Work together on neighborhood revitalization initiatives;
- Support diversity and inclusion;
- Share respectful, open and honest communication; and
- Help each other address concerns.

The Gibsons Elementary School Parent Advisory Committee and Principal have confirmed that they would like a seat on the CAC should the project
move ahead, to address any impacts on the operation of the local school and on student safety.

**Substance Misuse**
Those experiencing homelessness in Gibsons suffer a wide range of challenges that may include dependence to drugs and alcohol. It is important to acknowledge that dependence to drugs and alcohol can also be a result of experiencing homelessness.

RainCity Housing does not exclude someone from housing opportunities if they live with a substance misuse issue. This is consistent with the rights of other property owners and tenants in the wider community, many of whom also live with substance misuse issues but not homelessness.

The key difference is that for the BC Housing homes there would be 24/7 staff on site who can help if a tenant’s behaviour becomes a problem to others. The Resident Program Agreement noted above also provides avenues for ending a residency agreement in cases where a satisfactory resolution cannot be found.

Supportive housing follows an evidence based and internationally demonstrated Housing First model\(^1\), which aims to end chronic homelessness by first providing stable housing, and then working with the resident to promote recovery and well being. Supportive housing works to lessen the impact issues have by providing a safe environment where medical intervention is readily available. Building staff and partners like Vancouver Coastal Health provide ongoing guidance, encouragement and support to individuals living in supportive housing.

All residents in supportive housing have made a choice to work towards living a healthy, stable life. By providing people with the basic necessities and supports they need, their drug use often reduces, and their need to participate in the sex trade or commit criminal offenses would also go down, as those are survival behaviours.

**No Safe Injection Site**
There would not be a public safe injection site on this property.
RainCity Housing takes a harm reduction approach, which means staff are available to support any residents who are in various phases of substance use. Statistics show that many people who die from overdoses do so when they are alone, and so the building will be set up with the ability to provide a safe consumption space for residents only, to ensure the safety of residents who are active substance users. As part of the program, residents make their own choices in regard to lifestyle and are supported in efforts to work on their health and well-being.

---

Several respondents wanted to know more about the training and experience of staff, about RainCity itself, about resident selection, and about how the facility would ensure resident compliance with the rules and good behaviour. Questions were also asked about services to residents.

Staffing
RainCity would ensure that all staff will have the appropriate training, experience and skills necessary to support the clients. The required training, as required by BC Housing, includes, but is not limited to crisis prevention training; First Aid/CPR; mental health first aid training; domestic violence and safety planning; substance use awareness and safety training; and trauma-informed training.

Resident Selection
People over the age of 19 who are experiencing or at risk of homelessness, and who require additional supports to maintain housing, would be eligible to apply for the proposed supportive housing. If an applicant’s criminal charges prohibit them from living in the building, this would exclude them from being selected.

BC Housing and RainCity would collaborate with local service providers on a thoughtful and thorough assessment process to ensure an appropriate mix of residents with the right supports live in the housing. Every potential resident would be considered on an individual basis to ensure the housing and services provided match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.

Resident Expectations
Like all Gibsons residents, supportive housing residents would be expected to treat neighbours with respect. Staff would work with residents and the neighbours to foster good neighbourhood relations.

Residents would sign a Program Agreement and will be expected to abide by it. The Program Agreement would be developed in collaboration with our partners and Community Advisory Committee, and would address expectations about appropriate and respectful behaviour, especially as it relates to the health and safety of themselves and others. A community-specific good-neighbour agreement would also be developed.

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

Residents would be expected to:
- Treat neighbours and community with consideration;
- Not make excessive noise or cause unnecessary disturbances;
- Ensure security doors are closed properly and not let any unknown persons into building;
• Put garbage in the appropriate bins;
• Clean up after pets; and
• Not smoke in the common areas, including the front entrance.

RainCity may end an agreement and relocate a resident at any time if a resident is:
• Engaging or behaving in a manner which is abusive and/or a threat to the mental or physical health or safety of anyone in the building/community;
• Significantly disrupting the quiet enjoyment of other participants and/or neighbours; or
• Engaging in willful vandalism or damage to the building or property.

RainCity Housing
RainCity was selected as the operator due to their experience working with people experiencing homelessness on the Sunshine Coast, including successfully operating a temporary winter shelter for the past two years in Gibsons. They know people experiencing homelessness in Gibsons, and have a proven track record of providing services and housing across the province.

BC Housing conducts regular evaluations of all non-profit providers that we work with.

Resident Services
The 40 safe, secure self-contained studio units would include bathrooms and kitchenettes. Residents would have access to shared amenity space, 24/7 on-site staff, daily breakfast and a hot meal, life-skills training and access to supports that include outreach workers, wellness checks, life skills training, employment assistance, and connection and referral to community services and support groups. Residents would have access to counselling, as well as health, mental health and addiction recovery services through Vancouver Coastal Health.
Ongoing Public Involvement & the Community Advisory Committee

The feedback suggested an interest in the creation of a Community Advisory Committee to give informed feedback on the operation of the housing and to solve any problems as they arise.

As noted above under Public Order & Community Safety, RainCity Housing would be committed to establishing a Community Advisory Committee (CAC), to ensure communication lines are open and provide an avenue for improvement. Representation may include BC Housing, Vancouver Coastal Health, the Town of Gibsons, local RCMP, local service providers, local supportive housing resident and a few selected community members at large. Committee members would share a common desire to:

- Create a peaceful, safe, and beautiful neighborhood
- Work together on neighborhood revitalization initiatives;
- Support diversity and inclusion;
- Share respectful, open and honest communication; and
- Help each other address concerns.

The Gibsons Elementary School Parent Advisory Committee and Principal have confirmed that they would like a seat on the CAC should the project move ahead, to address any impacts on the operation of the local school and on student safety.

Design

About 9% of the specific comments – including a few in favour of the project – referred to the building’s design.

Comments included:

- Scale, form and character in relation to the neighbourhood and area’s seaside village character;
- Amount of green space, trees and vegetable gardens;
- The design detail and impact;
- Concerns about smoking wafting over to neighbour’s yards;
- Concerns about lack of parking;

In response to this feedback, BC Housing commits to the following:

- **Size / Height:** Based on the homelessness count in Gibsons and the experience of the shelter-operator in Gibsons, 40 units is estimated to meet the need for supportive housing in Gibsons. A four-storey building would be more typical of supportive housing building funded by BC Housing, and allow for 52-55 units. This proposal limits the height of the building to three storeys, consistent with several other buildings along School Road, and in keeping with typical multi-family building form per the multi-family land use designation of the site in the Official Community
Plan. BC Housing would review detail and character for the modular design through the design development process and strive to align with the Seaside Village form and character detailed by the Town;

- **Resident Amenity Space:** The plan includes indoor amenity and office space as well as outdoor amenity space. As residents would be housed in private studio apartments, they would have personal space to store their belongings. The design includes common amenity space for bike storage.

- **Parking:** The demographics of the anticipated resident population does not warrant additional parking;

Questions were received about BC Housing’s role in terms of the grant and construction management.

BC Housing would fund and manage the construction of the building and development of the site through a grant paid in stages. BC Housing would be responsible for leading the design of the building, through municipal review and approval, in collaboration with a team of professionals who would manage construction, including schedule and cost overruns. All of BC Housing’s project grants are allocated under different funds, and each fund has timelines under which they are released by the Provincial government. BC Housing reports to the Province on estimated project timelines, including when projects would likely receive occupancy, and this is used to help allocate grants within funds.

If the application to rezone the property is successful, we anticipate that site preparation work will begin Fall 2019, with occupancy in Spring 2020. Construction crews will respect local bylaws relating to hours of work and construction noise.
Cost

Several respondents commented on the $14-million cost of the project, with some noting that the funds could be used in a better way.

The $14 million is the maximum amount that BC Housing would spend on the project. This is based on a maximum of $350,000 in construction costs per unit for supportive housing projects. The actual cost of the units is often lower. BC Housing has housing projects throughout the Province to fund and it is in BC Housing’s interest to minimize costs wherever possible to maximize the number of units and services they can provide to communities, while also delivering quality, sustainable buildings for communities.

Appendices

Appendix 1: Public Information Meeting Advertisements
Appendix 2: Planning and Development Committee Presentation
Appendix 3: Public Information Meeting Handout
Appendix 4: Public Information Meeting Display Boards
Appendix 5: Public Information Meeting Sign-in and Comment Sheets
Appendix 6: Public Information Meeting Post-it Note Survey Responses
Appendix 7: Emails Received
Appendix 8: Let’s Talk Housing BC Online Comments received
Appendix 1

Public Information Meeting Advertisements
New Homes with Supports Proposed for 749 School Road

Public Information Meeting
Wednesday, July 31
Drop-in 3:00 pm - 4:30 pm 08 6:30 pm - 8:00 pm
Gibsons Public Market
473 Gower Point Road

BC Housing, Vancouver Coastal Health, the Town of Gibsons and RainCity Housing
invite the community to learn more about the proposal for 40 new homes with supports for people experiencing or at risk of homelessness at 749 School Road in Gibsons. Drop in at the Public Information Meeting on July 31, or submit your questions and input online through LetsTalkHousingBC.ca/Gibsons or communityrelations@bchousing.org.

All input received by August 5 will be included in a summary report to be submitted to the Town of Gibsons. Applications za-2019-02 / OCP-2019-02.

Visit www.LetsTalkHousingBC.ca/Gibsons to learn more and share your questions now!

Everyone needs a home.

The Local

The Coast Reporter
We're inviting the community of #Gibsons to learn more about what supportive housing is, why it's needed in Gibsons, and to view preliminary design concepts so your input can inform the application.
https://letstalkhousingbc.ca/Gibsons

New Homes with Supports Proposed for 749 School Road

Public Information Meeting
Wednesday, July 31
Drop-in 3:00pm - 4:30pm OR 6:30pm - 8:00pm
Gibsons Public Market
473 Gower Point Road

BC Housing, Vancouver Coastal Health, the Town of Gibsons and RainCity Housing
invite the community to learn more about the proposal for 40 new homes with supports for people experiencing or at risk of homelessness at 749 School Road in Gibsons. Drop in at the Public Information Meeting on July 31, or submit your questions and input online through LetsTalkHousingBC.ca/Gibsons or communityrelations@bchousing.org.
All input received by August 5 will be included in a summary report to be submitted to the Town of Gibsons. Applications ZA-2019-02 / OCP-2019-02.

Visit www.LetsTalkHousingBC.ca/Gibsons to learn more and share your questions now!

Everyone needs a home.
Appendix 2

Planning and Development Committee Presentation
Supportive Housing at 749 School Road
Zoning Bylaw amendment ZA-2019-02 and
Official Community Plan amendment OCP-2019-02
Planning and Development Committee Meeting
July 16, 2019

Project Partners

<table>
<thead>
<tr>
<th>BC HOUSING</th>
<th>Leads application to rezone the property, would fund construction + operations and lead resident selection</th>
</tr>
</thead>
<tbody>
<tr>
<td>RainCity</td>
<td>Finalize the resident selection, provide support to residents, manage the building, serve as primary point of contact with community</td>
</tr>
<tr>
<td>Vancouver Coastal Health</td>
<td>Would participate in resident selection and work in partnership with RainCity to support resident health needs</td>
</tr>
<tr>
<td>BC Centre for Excellence</td>
<td>Responsible for municipal approval process, including decisions on land use, development form + character, and building permit (within conditions of land transfer)</td>
</tr>
</tbody>
</table>
Why are People Experiencing Homelessness?

- Mental health or substance use
- Job loss or lack of income
- Lack of affordable housing
- Experiences of discrimination
- Disability or poor health

Why are people homeless?

Homelessness in Gibsons....

- 57 people* experiencing homelessness in Sechelt and Gibsons
- Gibsons outreach team regularly interacts with approximately 35 people without homes or precariously housed.
- People experiencing homelessness in Gibsons currently have access to a 15-bed temporary shelter on Gower Point Road, which is only open November through March and is consistently at capacity.

*2017 Homeless Count
What is supportive housing?
A studio home with supports provided on site.
This would not be a shelter.

Supportive housing is a studio home....
With on-site supports....

- Daily meal services
- Individual case planning
- Individual & group services
  (life skills, community kitchen)
- Connection to community supports
  (education & employment
  opportunities, health & wellness services)

Who lives in supportive housing?

People who apply must be:
- A local resident over the age of 19
- Experiencing or at risk of homelessness
- In need additional support to maintain housing

Resident Selection Process
- The operator works with BC Housing and local service providers to match needs of resident to support services provided;
- People are be assessed using a thorough process to determine services need and create healthy resident mix;
- All residents pay rent and sign a program agreement around expectations and behaviours.
Housing First Approach

- Studies show the journey to a healthier life starts with a roof over their heads.
- People will not be excluded from housing if they live with substance misuse and/or mental health issues.
- People without homes are in survival mode, which makes it difficult to work on their goals and challenges.
- We follow Housing First approach (evidence based + internationally demonstrated):
  - first provide stable housing (own bed, own door, own washroom, meals)
  - then work with resident to promote recovery and well being (support services)

Example – Reiderman Residence

- 77 units for individuals experiencing or at risk of homelessness
- Operated by Community Builders Group
- Many neighbours were initially opposed
- Since opening, the residents have successfully integrated into the neighbourhood
- Several neighbours have offered donations
- Parent Advisory Committee members are active participants in Community Advisory Committee

*Reiderman Residence, located at 7460 Heather Street in Vancouver, opened in March 2018 as the first modular housing funded under the Rapid Response to Homelessness program.*
Example: Sechelt High Tide Supportive Housing

“People are no longer just surviving, they are thriving”

- Opened May 2019, as of today 37/40 tenants have moved in
- Neighbours have zero complaints – have reported that they didn’t know people had moved in yet and appreciate hourly RainCity staff check-ins around the building
- RCMP have attended a few times for support during tenant acute mental health crises
- Community is being created inside the building, with people helping and advocating for each other
- Outcomes to date:
  - 3 people have been reunited with their pets
  - 5 tenants have come to staff to work on goals around treatment and recovery
  - Several people engaging in workforce
  - Several people connecting with family again now that they have a home to have visits in
  - VCH has seen improvement in mental health and stability of their clients

Research shows...

- Neighbours enjoy positive relationships with supportive housing residents.
- No evidence of increased crime rates (police calls decrease.)
- Property values do not decrease.
- Every dollar invested in supportive housing = 4-5 dollars of social and economic value created in community.

BC Housing Research Centre
Overview of Land Transfer

Federal government transferred 739-749 School Road with following key conditions:

1. **Property Use/Client Group:** people with complex health needs experiencing or at risk of homelessness.
2. **Tenure:** permanent supportive housing for 40 individuals.
3. **Support Services:** wrap-around services, commercial kitchen, dining hall, programming space, counselling space, medical room. Resident screening. Priority to Gibsons residents.
4. **Housing Renovation, Maintenance & Operation:** Existing building demolished; land owned by Town of Gibsons; lease to PRHC; managed by non-profit operator.

---

Plan for School Road Supportive Housing

<table>
<thead>
<tr>
<th>ELEMENTS PREDETERMINED</th>
<th>ELEMENTS OPEN FOR INPUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location, 40 units, target residents (federal government conditions)</td>
<td>Colour of building and siding materials</td>
</tr>
<tr>
<td>Building shape, placement; vehicle / pedestrian access; street lighting; setbacks; sidewalks; maximum height (Town of Gibsons)</td>
<td>Landscaping</td>
</tr>
<tr>
<td>Operator: RainCity selected for experienced and local track record</td>
<td>Fencing/screening options (perimeter + between sidewalk and streets)</td>
</tr>
<tr>
<td>Housing type: # parking spots needed</td>
<td>Outdoor amenity space</td>
</tr>
<tr>
<td></td>
<td>Design of entrance way</td>
</tr>
</tbody>
</table>
Consultation and Development Process

Pre-application public engagement

- Community Engagement April 2, 3, 4
- Feedback collected
- Rezoning application submitted June 2019

Town Council process

- Planning & Development Committee Meeting July 16, 2019
- Intro to Council July 16, 2019
- Public Information Meeting July 31, 2019
- Public Hearing Fall TBD

Pre-Application Engagement Summary

<table>
<thead>
<tr>
<th>March 2019 - Promotion</th>
<th>April 2019 - Engagement</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Letters to 450m radius of the site</td>
<td></td>
</tr>
<tr>
<td>• Emails to key stakeholders</td>
<td></td>
</tr>
<tr>
<td>• letstalkhousingbc.ca/Gibsons / <a href="http://www.bchousing.org/gibsons">www.bchousing.org/gibsons</a></td>
<td></td>
</tr>
<tr>
<td>• Advertising in Coast Reporter, The Local and Facebook (geotargeted)</td>
<td></td>
</tr>
<tr>
<td>• Meetings with key stakeholders (Council, Elementary School PAC)</td>
<td></td>
</tr>
<tr>
<td>• Four Community Discussions held</td>
<td></td>
</tr>
<tr>
<td>• 71 people attended – 77% found the sessions helpful</td>
<td></td>
</tr>
</tbody>
</table>

Input Summary

17 questions/comments collected:
- 48% neutral / have questions
- 28% opposed
- 25% in support
Key Interests: What we’ve heard

- Housing is most pressing need in the community
- Housing welcome, but not at a location near a school
- Concern for safety of school children and seniors
- Concern about drug use at the building
- Questions about resident selection and management of the building
- Request to join Community Advisory Committee - Gibsons Elementary School PAC & Principal
- **Design-related requests:** landscaping for privacy; restrict smoking; add detail/character with OCP; green design; more parking; 3-storeys too high; too many units.

How the Proposal Addresses Key Interests: Location

- Federal transfer of site contingent upon use for supportive housing.
- Site meets BC Housing suitability requirements of lot size, accessibility to transit, proximity to community services.
- 62% of BC Housing-funded supportive housing sites are located within 500m of schools (schools intentionally distributed throughout residential areas.)
- Supportive housing is a residence, a home for Gibsons residents in need.
How the Proposal Addresses Key Interests: Safety

- Supportive housing is a home, often located near elementary schools, seniors residences, community amenities.
- BC Housing and RainCity Housing are committed to being good neighbours, we are experienced in successfully operating supportive housing across the province.
- A Community Advisory Committee would be developed to support the successful integration of the new building and its residents into the community.
- Residents would sign a program agreement around expectations and behaviours.
- Project team agreed to Gibsons Elementary School PAC and Principal’s list of recommendations.
  - Request for Principal and a parent rep to join Community Advisory Committee
  - School grounds out of bounds from 8:00am-4:00pm when building first opens
  - Principal to check in with management weekly
  - Goal to connect with each resident by name, so that they feel connected to neighbourhood

How the Proposal Addresses Key Interests: Drug Use

- Applicants suffer wide range of challenges that may include dependence to drugs / alcohol.
- Dependence to drugs and alcohol can also be a result of experiencing homelessness.
- People are not excluded from housing opportunities if they live with a substance misuse issue.
- People make own choices in regard to lifestyle, consistent with rights of other property owners and tenants in the community.
- People are supported in efforts to work on their health and well-being, through 24/7 staff.
- Housing First is the approach followed for supportive housing – evidence-based and internationally-demonstrated model that aims to end chronic homelessness by:
  - First: meet basic necessities (bed, door, washroom, meals.)
  - Next: provide additional supports, services, guidance, connection.
How the Proposal Addresses Key Interests: Resident Selection

- Thorough and thoughtful assessment process to ensure appropriate mix of residents.
- RainCity knows who is experiencing homelessness / likely applicants.
- Every person considered on individual basis to ensure staff and services match needs.
- Gibsons residents prioritized – there is need locally for the 40 apartments.
- Residents would sign a program agreement and would pay rent.

How the Proposal Addresses Key Interests: Management

- BC Housing and RainCity Housing are good neighbours.
- RainCity has successfully operated temporary winter shelter in Gibsons for the past 2 winters and knows the people who access the shelter and outreach services.
- RainCity provides innovative, outcome-oriented programs and services for people experiencing homelessness or who are at risk of homelessness, across the Lower Mainland and Sunshine Coast, including at the new Sechelt Hightide Supportive Housing.
- Community Advisory Committee would be developed to support successful integration of new building and residents into the community. Representation to include BC Housing, Vancouver Coastal Health, Town of Gibsons, RCMP, SD46, community agencies, and selected community members at large.
How the Proposal Addresses Key Interests: Design-related

- **Size:** 40 units directed by federal transfer and aligned with estimate of people in need.
- **Height:** 3-storeys is minimum height to provide 40 units; consistent with buildings on School Road; aligned with typical multi-family building form.
- **Smoking Area:** Outdoor smoking area designated to limit impacts of smoke and noise.
- **Parking:** Demographics of anticipated resident population doesn’t warrant additional parking.
- **Sustainability:** Modular construction has high standard of energy efficiency (meeting BC “Step Code 4” standards, which is roughly equivalent to LEED standards).
- **Landscaping:** Plan considers neighbouring properties and impacts on privacy and overlook.

How can the community provide feedback?

- Attend the public information meeting on July 31
- Share feedback/questions: //letstalkhousingbc.ca/ or communityrelations@bchousing.org
- All input received up to and including August 5 will form a summary report to be submitted to the Town prior to Second Reading
- Participate in public hearing (*Fall TBD*)
Gibsons Supportive Housing

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](mailto: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
Who is RainCity Housing?

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

**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.

Vancouver Coastal Health

**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. 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).

---

5 Somers JM, Rezansoff SN, Moniruzzaman A, Palepu A, Patterson M (2013). Housing First Reduces Re-offending among Formerly Homeless Adults with Mental Disorders: Results of a Randomized Controlled Trial. PLOS One. 8(9): e72946. https://doi.org/10.1371/journal.pone.0072946
<table>
<thead>
<tr>
<th>Referral Agency</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<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>
</tr>
</tbody>
</table>
| 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. |
Appendix 4

Public Information Meeting Display Boards
Welcome

New Homes with Supports Proposed for 749 School Road

Public Information Meeting

Wednesday, July 31, 2019

3:00 pm - 4:30 pm
6:30 pm - 8:00 pm

Please drop in to learn more about the proposed housing and talk with representatives from BC Housing, Vancouver Coastal Health, the Town of Gibsons, RainCity Housing and the Sunshine Coast Homeless Action Committee.

• Please ensure that comments and discussions are respectful
• Please recognize that the issues are complex and we need thoughtful discussion about how to meet community needs
• Please do not bring any signs, banners or placards into the venue
Community Need in Gibsons

- As of 2018, 57 people* experiencing homelessness in Gibsons and Sechelt
  - Approximately 60% reported one or more health conditions (includes medical condition or illness, physical disability, addiction, mental illness.)
  - An underestimate as the Gibsons Outreach Team regularly interacts with approximately 35 people without homes or precariously housed
  - The new Hightide Supportive Housing in Sechelt had over 100 applicants for 40 homes
  - RainCity estimates between 150-200 people are experiencing homelessness across the Sunshine Coast

People experiencing homelessness in Gibsons currently have access to:

- Outreach workers
- 15 bed temporary shelter only open November – March consistently at capacity
Contribution Agreement

The Federal Government transferred ownership of the land to the Town of Gibsons on February 22, 2019 – with the following conditions:

- Priority will be given to the most vulnerable residents of Gibsons.
- Permanent supportive housing for 40 individuals who are homeless or at risk of homelessness.
- The 40 permanent supportive housing units would also include wrap-around services, a commercial kitchen and dining hall, programming space, counseling space, and a medical room.
- The target clientele are adult individuals with complex health needs including mental health issues, substance misuse and cognitive or physical disabilities who are homeless or at risk of homelessness, which include: Indigenous people, youth aging out of care (19+), people with concurrent disorders and older women precariously housed.
- The land will be owned by the Town, leased to BC Housing, and managed by the selected non-profit operator (Raincity Housing) with funding provided by BC Housing.
- The property must be occupied by February 22, 2022 (within 36 months) and be used for Supportive Housing for at least 15 years.
- If the Town breaches the agreement or does not complete the project by February 22, 2022, the Town must purchase the property at the current market value, excluding all improvements, and for not less than $638,000.
New Homes with Supports Proposed for Gibsons

Ensuring everyone has a place to call home.

Proposed Project:
40 new studio apartments with on-site supports.

Proposed Location:
749 School Road.

Operated by:
RainCity Housing.

Who it is for:
People experiencing or at risk of homelessness in Gibsons.

Housing Type:
Safe and secure self-contained (own bathroom and kitchenette) studio; shared amenity space; staff on-site 24/7; daily breakfast + hot meal; life-skills training and access to health services.
OCP/Zoning Amendment Process
Official Community Plan Amendment
OCP-2019-02 and Zoning Bylaw Amendment
ZA-2019-02

Current OCP Land Use Designation

Proposed RM-3 Zone

New definitions in the zoning bylaw

- **“SUPPORTIVE HOUSING”** means a residential rental housing facility which provides apartment dwelling units or sleeping units, and support and amenity services.
- **“SUPPORT AND AMENITY SERVICES”** means meal preparation, meal service, administration services, and may include any of the following: counselling, medical services, social and recreation uses, house cleaning, and laundry service; provided to residents in conjunction with their supportive housing or assisted housing.

RM-3 zone

- **Permitted Uses** – supportive housing, apartments, townhouses
- **Density** – maximum FSR* of 1.2
- **Setbacks** – front 4 m, rear 7.5 m, sides 3.5 m
- **Coverage** – maximum 75%
- **Height** – maximum 3 storeys or 11.5 m (37.7 ft)
- **Parking** – 0.1 space per supportive housing unit and 1 of which is for disabled parking space

* FSR (Floor Space Ratio) = floor area/lot area

Back portion of the site is currently zoned as Detached Residential. Under the OCP amendment it would become Medium Density Residential.

Site is currently zoned R-2 (Single Family Residential Zone 2). Under the new zoning bylaw amendment it would become RM-3.
Preliminary Site Plan

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Rendering

Building Entry View at O’Shea Road
Who Would Live Here?

All residents in supportive housing have made a choice to work towards living a healthy, stable life. They pay rent and sign a program agreement that addresses expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others.

People who apply to live here would need to:

› Be over the age of 19
› Have a history of homelessness or be at risk of homelessness
› Need additional support services to maintain housing
› Live in the community*

Resident Selection Process:

Residents would be selected through a collaborative and thorough assessment process between BC Housing, RainCity Housing, Vancouver Coastal Health and local service providers to ensure the needs of a resident are well matched to the types of support services that would be provided in this residence.

RainCity Housing, through their outreach and shelter operations, has built relationships with a number of people experiencing homelessness in Gibsons and expect to know most (if not all) people who would apply for an apartment on School Road.

*Priority given to Gibsons residents
Support Services

24/7 support staff
Private Washrooms
Accessible for a diverse group
Connection to local community services
Peer employment opportunities

Safe and secure place to sleep
Laundry

Breakfast and one hot meal a day
Social Connection

Referral to health care, mental health and addiction services, as required
Trauma-informed support and care to assist people in stabilizing and creating plans to move from homelessness to successfully housed.

Individualized case planning
Being Good Neighbours

Expectations

Like all Gibsons residents, people living in supportive housing are expected to:

- Not smoking in common areas or at the front entrance of buildings.
- Not consuming drugs or alcohol in public areas.

Who?

Representation from BC Housing, Vancouver Coastal Health, the Town of Gibsons, SD46, RCMP, local businesses, community organizations and community members.

When?

Committee would start meeting on regular basis before the housing opens.

How?

The operator would manage the building 24/7 and be available to respond directly to any related concerns that may arise in a timely manner.

Treat neighbours with consideration by...

- Not smoking in common areas or at the front entrance of buildings.
- Ensuring security doors are properly closed.
- Not letting unknown people into secure buildings.
- Putting garbage into appropriate bins.
- Cleaning up after pets.

Avoid excessive noise or disturbance by...

- Not consuming drugs or alcohol in public areas.

Communication

A Community Advisory Committee would be developed to support the successful integration of the new building and residents into the community.
Neighbourhood Safety

BC Housing, Vancouver Coastal Health, the Town of Gibsons and RainCity Housing are committed to building a safe community both inside and outside the supportive housing with:

<table>
<thead>
<tr>
<th>Experience</th>
<th>Staffing</th>
</tr>
</thead>
<tbody>
<tr>
<td>RainCity Housing has extensive experience providing services and housing to people experiencing or at risk of homelessness across the region, including operating the temporary shelter for Gibsons and the new supportive housing in Sechelt.</td>
<td>Staff onsite 24/7 to support residents and manage building.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident Mix</th>
<th>Property Maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents selected based on ability of staff to provide right level of support to all.</td>
<td>Regular sweeps of property and immediate area to ensure cleanliness.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agreements</th>
<th>Design Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents sign program agreement around expectations.</td>
<td>Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking.</td>
</tr>
</tbody>
</table>
Pre-Application Engagement Summary

March 2019 – Promotion
- Letters to 450m radius of the site
- Emails to key stakeholders
- letstalkhousingbc.ca/Gibsons/
  www.bchousing.org/gibsons
- Advertising in Coast Reporter,
The Local and FaceBook (geotargeted)

April 2019 – Engagement
- Meetings with key stakeholders
  (Council, Elementary School PAC)
- Four Community Discussions held
- 71 people attended –
  77% found the sessions helpful

Input Summary
44 questions/comments collected:
- 48% neutral / have questions
- 27% opposed
- 25% in support
## What We’ve Heard

<table>
<thead>
<tr>
<th>Key Interests</th>
<th>Response</th>
</tr>
</thead>
</table>
| **Location is not suitable, mostly due to proximity to school** | • the location for this proposal is set by federal transfer  
• site meets BC housing suitability in terms of lot size, accessibility to transit, proximity to community services  
• 62% of BC Housing-funded supportive buildings are located within 500m of schools  
• Supportive housing is a residence, and has best success within a residential area  
• Project team agreed to Gibsons Elementary School PAC and Principals’ list of recommendations:  
  • Request for Principal and parent rep to join Community Advisory Committee  
  • School grounds out of bounds from 8:00am-4:00pm when building first opens  
  • Principal to check in with management weekly  
  • Goal to connect with each resident by name, so they feel connected to neighbourhood |
| **Safety concerns for children and seniors**       | • BC Housing and RainCity are committed to being good neighbours and are experienced in successfully operating supportive housing across province  
• A Community Advisory Committee would be developed to support successful integration of building and residents into community  
• Residents would sign a program agreement around expectations and behaviours |
| **Drug Use**                                      | • Applicants suffer wide range of challenges that **may** include dependence to substances  
• Dependence to drugs and alcohol can be a **result** of experiencing homelessness  
• People are not excluded from housing opportunities if they live with a substance misuse issue  
• People make their own choice in regards to lifestyle, consistent with rights of other property owners and tenants in the community  
• People are supported in efforts to work on their health and well-being, through 24/7 staff  
• Housing First is evidence-based and internationally-demonstrated model that aims to end chronic homelessness by:  
  • First: meet basic necessities (bed, door, washroom, meals)  
  • Next: provide additional supports, services, guidance, connection |
| **Where would residents come from**               | • There is a need locally for the 40 apartments  
• Gibsons residents prioritized  
• RainCity knows who is experiencing homelessness / likely applicants  
• Every person considered on individual basis to ensure staff and services match needs  
• Thorough and thoughtful assessment process to ensure appropriate mix of residents |
## Design-related What We’ve Heard

<table>
<thead>
<tr>
<th>Implemented</th>
<th>Unable to implement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Smoking area cannot be close to neighbours:</strong> Outdoor smoking area will be designated to limit impacts of smoke and noise.</td>
<td><strong>Size is too big:</strong> 40 units was directed by federal transfer and aligns with estimate of people in need.</td>
</tr>
<tr>
<td><strong>Energy efficient construction desired:</strong> Modular construction has high standard of energy efficiency (meeting BC “Step Code 3”) standards, which is roughly equivalent to LEED standards.</td>
<td><strong>Building is too high:</strong> 3-storeys is the minimum height needed to provide 40 units; consistent with typical multi-unit building form, on School Road and throughout community.</td>
</tr>
<tr>
<td><strong>Landscaping should consider privacy:</strong> Plan considers neighbouring properties and impacts on privacy and outlook. The plan also considers the addition of significant trees and greenery.</td>
<td><strong>Additional parking is needed:</strong> Demographics of anticipated resident population doesn’t warrant additional parking.</td>
</tr>
</tbody>
</table>
What is Supportive Housing?

The new supportive housing on School Road would **not** be a shelter.

<table>
<thead>
<tr>
<th>Shelter</th>
<th>Supportive Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>First come first served</td>
<td>Assessment process for applicants</td>
</tr>
<tr>
<td>Access to a bed temporarily</td>
<td>A self-contained studio home</td>
</tr>
<tr>
<td>Some meals may be provided</td>
<td>1 hot meal provided, plus private kitchenette</td>
</tr>
<tr>
<td>Often required to leave during day time</td>
<td>No requirement to leave home or building</td>
</tr>
<tr>
<td>Shared sleeping space</td>
<td>Private studio apartment</td>
</tr>
<tr>
<td>No payment</td>
<td>Pay rent for home</td>
</tr>
<tr>
<td>Outreach worker available to connect to support services offsite</td>
<td>24/7 access to staff and support services onsite</td>
</tr>
</tbody>
</table>
Examples of Modular Supportive Housing – Interior
Examples of Supportive Housing

Timber Grove in Surrey

- Located in a multi-residential area a short walk from amenities
- Opened in 2011
- 52 self-contained homes
- Operated by Coast Mental Health
- Similar eligibility, programming and services

Timber Grove blends into the neighbourhood. While neighbours initially had fears about the new housing during the development phase, many now show support. Residents are proud of their homes, engaging with neighbours and frequenting local shops and restaurants.

Cardington Apartments in Kelowna

- Located in a residential-commercial mix neighbourhood
- Opened in 2008
- 30 self-contained homes
- Operated by the John Howard Society of the Central and South Okanagan
- Similar eligibility, programming and services

When Cardington Apartments first opened, there were some complaints from neighbours as on-site support levels were still being worked out. Once the level of on-site support service was adjusted, there were few complaints from neighbours. Today, the building has a good reputation in the neighbourhood. Neighbours look out for tenants when they are out and about in the neighbourhood, as well as homeless people camping out in the area. Neighbours often bring donations by and help with fundraising. A nearby business offered free services to tenants. Residents feel comfortable accessing nearby businesses, such as the pharmacy.
Stories from Hightide Supportive Housing in Sechelt

“People are no longer just surviving, they are thriving”

Outcomes to date:

- 3 people have been reunited with their pets
- 5 tenants have been working with staff on goals around treatment and recovery
- several people engaging in workforce
- several people re-connected with family and friends
- VCH has seen improvement in the mental health and stability of their clients

- opened in May 2019, as of today 37/40 residents have moved in
- neighbours have zero complaints – have reported they didn’t know people had moved in yet and they appreciate hourly RainCity staff check-ins around the building
- RCMP has attended a few times for support during resident acute mental health crises
- Community is being created inside the building, with people helping and advocating for each other
How Can I Provide Input?

- Fill out a comment form*
- Visit LetsTalkHousingBC.ca/Gibsons
- Attend the public hearing at a future date set by the Town of Gibsons

* all input submitted through comment forms, plus all emails / messages received by August 5 will be included in a summary report submitted to the Town of Gibsons.
Appendix 5

Public Information Meeting Sign-in and Comment Sheets

Redacted for privacy purposes
Appendix 6

Public Information Meeting Post-it Note Survey Responses

Redacted for privacy purposes
Appendix 7

Emails Received

Redacted for privacy purposes
Appendix 8

Let’s Talk Housing BC Online Comments Received

Redacted for privacy purposes