# 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>
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</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>
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<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>
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<tr>
<td><strong>Energy efficient construction desired:</strong> Modular construction has high standard of energy efficiency (meeting BC &quot;Step Code 3&quot;) 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>
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<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>