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

BC HOUSING
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

Pre-Application consultation → Application Received → Referral to stakeholders → Staff Report on: application and next steps → Council Rejects Application; Process Ends → 1st Reading of Bylaw → Public Information Meeting → Staff Report to Council Re: Public Information Meeting results → Council Rejects Application; Process Ends → 2nd Reading of Bylaw → Public Hearing → Staff Report to Council Re: Public Hearing report → Council Rejects Application; Process Ends → 3rd Reading of Bylaw → 4th Reading of Bylaw / Adoption → Applicant may proceed to next stages of development process

We Are Here

Approximate Date: September 2019
Official Community Plan Amendment
OCP-2019-02 and Zoning Bylaw Amendment
ZA-2019-02

Current OCP Land Use Designation

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

Current Zoning

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

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
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*

*Priority given to Gibsons residents

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.
Support Services

- 24/7 support staff
- Safe and secure place to sleep
- Breakfast and one hot meal a day
- Private Washrooms
- Laundry
- Social Connection
- Accessible for a diverse group
- Connection to local community services
- Peer employment opportunities
- 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

BC HOUSING
Being Good Neighbours

Expectations

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

<table>
<thead>
<tr>
<th>Treat neighbours with consideration by…</th>
<th>Avoid excessive noise or disturbance by…</th>
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<tbody>
<tr>
<td>• Ensuring security doors are properly closed.</td>
<td>• Not smoking in common areas or at the front entrance of buildings.</td>
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<tr>
<td>• Not letting unknown people into secure buildings.</td>
<td>• Not consuming drugs or alcohol in public areas.</td>
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<tr>
<td>• Putting garbage into appropriate bins.</td>
<td>• Cleaning up after pets.</td>
</tr>
<tr>
<td>• Cleaning up after pets.</td>
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Communication

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

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.
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>
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<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>
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<thead>
<tr>
<th>Resident Mix</th>
<th>Property Maintenance</th>
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<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>
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<tr>
<th>Agreements</th>
<th>Design Features</th>
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<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>
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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>
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<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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<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>
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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>
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<tbody>
<tr>
<td>![Building] ![Bed] First come first served</td>
<td>![Building]  Assessment process for applicants</td>
</tr>
<tr>
<td>![Meal] ![Bed] Some meals may be provided</td>
<td>![Meal] ![Kitchenette] 1 hot meal provided, plus private kitchenette</td>
</tr>
<tr>
<td>![Bed] ![People] Often required to leave during day time</td>
<td>![People] ![Bed] No requirement to leave home or building</td>
</tr>
<tr>
<td>![Money] ![Bed] No payment</td>
<td>![Money] ![Bed] Pay rent for home</td>
</tr>
<tr>
<td>![People] ![Person] Outreach worker available to connect to support services offsite</td>
<td>![Person] ![Person] 24/7 access to staff and support services onsite</td>
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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.