Guidelines for Respectful Dialogue

• Listen actively to everyone
• Respect the views of others
• Refrain from negatively characterizing individuals or groups
• Please hold your questions until the end of the presentation
• Turn cell phones to silent
# 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 Housing</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>Municipality of Gabriola</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?

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

<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 (1 night at a time)</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>Must leave shelter space during daytime</td>
<td>No requirement to leave unit or building</td>
</tr>
<tr>
<td>Shared sleeping space</td>
<td>Private unit</td>
</tr>
<tr>
<td>No payment</td>
<td>Pay rent for unit</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>
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

• **No one** can start a journey to a healthier life until they have a roof over their heads.

• **People will not be excluded** from housing if they live with substance misuse 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

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.
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.
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.
## Preliminary Plan for School Road Supportive Housing

### Elements Predetermined
- **Location, 40 units, target residents** (federal government conditions)
- **Building shape, placement; vehicle / pedestrian access; street lighting; setbacks; sidewalks; maximum height** (Town of Gibsons)
- **Operator: RainCity selected for experienced and local track record**
- **Housing type: # parking spots needed**

### Elements Open for Input
- **Colour of building and siding materials**
- **Landscaping**
- **Fencing/screening options** (perimeter + between sidewalk and streets)
- **Outdoor amenity space**
- **Design of entrance way**
Landscaping and Outdoor Amenity Options
Landscaping and Outdoor Amenity Options
Entry-way Ideas

Looking south from O’Shea Rd
Entry-way Ideas

Looking south from O’Shea Rd
Entry-way Ideas

Looking south from O’Shea Rd
Entry-way Ideas

Looking west from School Rd
Entry-way Ideas

Looking west from School Rd
Entry-way Ideas

Looking west from School Rd
Colour Ideas

Looking south from O'Shea Rd
Colour Ideas

Looking south from O’Shea Rd
Colour Ideas

Looking south from O’Shea Rd
Material Options

1. Fibre cement board lap siding and shingles
2. Fibre cement board panels and metal siding
3. Fibre cement board panel siding

BC HOUSING
Preliminary Renderings

O’ Shea Road Elevation

BC HOUSING
Preliminary Renderings
Consultation and Development Process

Pre-application public engagement

- Community Discussions April 3,4
- Feedback collected
- Rezoning application submitted

Town Council process

- Intro to Town Council Spring 2019
- Community Open House Spring TBD
- Public Hearing Summer TBD
How can I provide feedback?*

- Attend a community discussion April 3 or 4
- Share feedback/questions at //letstalkhousingbc.ca/ or email communityrelations@bchousing.org
- Attend the community open house in May *(date TBD)*
- Participate in public hearing *(summer TBD)*

*All feedback received will be submitted as part of a summary report to the Town of Gibsons and will be made available publicly.*
Facilitated Discussion