MEETING REPORT
DECEMBER 4, 2017 PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN SECHELT

Submitted December 8, 2017

Prepared by
Michael Mortensen, MCIP RPP
Liveable City Planning Ltd.
1 PURPOSE

In fulfillment of the requirements outlined in the District of Sechelt Guide to Holding a Public Information Meeting, this report provides a record of BC Housing’s Public Information Meeting (PIM) held on Dec 4, 2017 to inform citizens and explore community interests on an application for a Supportive Housing proposal for the Upper Deck Hostel located at 5653 Wharf Avenue in Sechelt BC.

The Application: Specifically, BC Housing is applying for a bylaw amendment for the C-4, Commercial 4 Zone at 5653 Wharf Avenue, to include principle use of “Shelter Residential” on this particular property and a new definition of “Shelter Residential.” The Upper Deck Hostel will provide residential shelter space with related accessory support services including meal service, case planning and access to health services and counselling, operated by RainCity Housing.

The record includes:
• A summary of the meeting;
• An analysis of the comments sheets including copies of comment sheets; and
• A written discussion on how issues and concerns, identified at the meeting, are addressed in the project or will be addressed through changes to the proposal.

It is anticipated that District staff will review this PIM report and it will become background information included in the application file and will be made available to Council and the general public. The report may also be included in staff’s report regarding the proposal.

2 BACKGROUND

The need: There is an urgent need to find a location for shelter users as the exiting St. Hilda’s shelter as the lease for that facility is expiring on January 15, 2017. A community member has offered to lease BC Housing space at the existing Upper Deck Hostel, located at 5653 Wharf Avenue (the “Subject Property”), for residential shelter space with related accessory support services including meal service, case planning and access to health services and counselling. The facility will be operated by RainCity Housing, an organization with an extensive track record of success managing similar housing developments.

Proposed Zoning Amendment: The property requires an amendment to the bylaw for the C-4, Commercial 4 Zone, to include the principal use of “Shelter Residential” on this particular property and a new definition of “Shelter Residential” (the “Subject Application”).

BC Housing filed an application for these zoning changes on October 26, 2017 and organized the public information meeting for community members to review and provide comment on this new proposal, prior to the District’s public hearing.

Meeting Goal: BC Housing invited the community to an information meeting to gain a shared understanding about the project and the community’s interests. Attendees had the opportunity to review updated poster boards, to listen to a brief presentation on the new proposal, and to share questions and interests in a question and answer session with a panel of representatives from BC Housing, RainCity Housing, Vancouver Coastal Health and St. Hilda’s Church.
3 NOTIFICATION

A site sign advertising the proposed zoning changes was erected on the Subject Property pursuant to District requirements.

On November 21, 2017, a notice was mailed to neighbours within a 1KM radius of the Subject Property, with information about the proposal and an invitation to the December 4, 2017 public meeting.

Half-page newspaper advertisements appeared in both The Local on Nov 23 and 30 and Coast Reporter on Nov 24 and Dec 1, 2017. (Appendix E)

A web page launched on September 12, 2017 to share information about the project was updated. See: https://www.bchousing.org/partner-services/public-engagement/sechelt-shelter

4 MEETING SUMMARY

On December 4, 2017, BC Housing hosted a public information meeting at the Sechelt Legion Hall, 5591 Wharf Avenue, in Sechelt in partnership with RainCity Housing and Vancouver Coastal Health from 5:30 pm - 7:30 pm.

The meeting started with an open house to view poster boards (Appendix A) and the opportunity to talk with members of the project team. This was followed by a short presentation by BC Housing (BCH) and a facilitated dialogue with BCH, RainCity Housing, Vancouver Coastal Health and St. Hilda’s Church.

97 attendees were manually counted; 46 comments and questions were recorded from speakers at the meeting who participated in the facilitated dialogue; and 32 comment forms (Appendix B) were submitted at the meeting.

Appendix C presents a summary report of the facilitated dialogue as prepared by professional facilitator Catherine Rockandel.

5 SUMMARY OF COMMENTS RECEIVED

In total, 82 comments have been received to date by form, verbal comments and by mail/email. The breakdown of stance by method of submission is noted, as there is a possibility that individuals have submitted feedback through more than one source.

<table>
<thead>
<tr>
<th>Stance</th>
<th>#</th>
<th># Support</th>
<th>% Support</th>
<th># Oppose</th>
<th>% Oppose</th>
<th># Neutral</th>
<th>% Neutral</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verbal comments</td>
<td>45</td>
<td>22</td>
<td>49%</td>
<td>0</td>
<td>0%</td>
<td>23</td>
<td>51%</td>
</tr>
<tr>
<td>Comment Forms</td>
<td>33</td>
<td>32</td>
<td>97%</td>
<td>0</td>
<td>0%</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Email / Letters</td>
<td>4</td>
<td>1</td>
<td>25%</td>
<td>0</td>
<td>0%</td>
<td>3</td>
<td>7%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>82</strong></td>
<td><strong>55</strong></td>
<td><strong>67%</strong></td>
<td><strong>0</strong></td>
<td><strong>0%</strong></td>
<td><strong>27</strong></td>
<td><strong>33%</strong></td>
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</table>
Petition in Favour: In addition, one attendee at the meeting presented a petition reporting more than 2,500 signatories in favour of the immediate opening of the temporary shelter at the subject property. This petition has not been vetted as of this date.

6 STANCE

As documented in Section 5 above, 55 (67%) comments, emails and letters received indicated support for the proposed development. Zero (0%) comments indicated express opposition to the proposal. 27 neutral comments (33%) sought information or offered input on subjects beyond the scope of the subject application.

7 COMMENTS OVERVIEW

The clear majority of comments were in support of the subject application, compelling Planning and City Council representatives to approve the proposed shelter immediately.

Immediate Approval
The most frequently heard feedback was for the immediate approval of the Subject Application – reflecting the majority opinion that the offer to convert the Upper Deck from a Hostel to a Shelter was an immediate opportunity that met an immediate and pressing social need.

Zoning Interests / Process
Related to the feedback above, many people in favour of the application expressed frustration or questioned why the shelter use could not be approved under the existing zoning. The comments of three neutral respondents at the meeting who proposed a temporary permit under existing zoning reflected a concern that the rezoning was a permanent land use change which could open the door to more permanent shelter or affordable housing uses on the Subject Property at some point in the future.

Need for Comprehensive Solutions /Permanent Solutions
Many speakers indicated that there needs to be a more comprehensive focus and plan across all levels of government to address homelessness. While a minority view suggested that the proposed plan reflected “institutional thinking”, it was noted at a number of occasions during the presentation and public meeting that the Subject Application was in fact a nimble government response to a community-driven proposal.

Declare a Housing ‘state of emergency’
Many commentators suggested the District declare a Housing State of Emergency.

Inclusionary Design
Some people felt that more ought to be done to accommodate shelter residents with disabilities, noting the Upper Deck is not currently designed for disabled access. Others noted that the addition of shelter beds – disabled access or not – would ultimately help providers accommodate people. One person noted that the Subject Application would better serve women by providing shelter beds in separate rooms (noting they are not particularly well accommodated at present sleeping on mats at
St. Hilda’s).

Cost
Some people wanted information on the cost to taxpayers for the proposed facility. BC Housing is not able to release the lease cost as it is with a third party. However, the lease cost is separate from any operating costs and service levels will not be impacted.

8 MOST FREQUENTLY MENTIONED COMMENTS

This chart shows the Top 5 comments received to date with the frequency (#) of comments noted.

<table>
<thead>
<tr>
<th>MOST FREQUENTLY MENTIONED COMMENTS</th>
<th>#</th>
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<tbody>
<tr>
<td>Expedite Approvals</td>
<td>31</td>
</tr>
<tr>
<td>Approve under existing zoning</td>
<td>11</td>
</tr>
<tr>
<td>Need for Comprehensive Solutions /Permanent Solutions</td>
<td>8</td>
</tr>
<tr>
<td>Declare a Housing ‘state of emergency’</td>
<td>7</td>
</tr>
<tr>
<td>Interests in inclusionary Shelter Options (disabled, women, youth)</td>
<td>3</td>
</tr>
</tbody>
</table>

9 DISCUSSION OF HOW ANY ISSUES/CONCERNS IDENTIFIED ARE ADDRESSED IN THE PROJECT

The following questions were received through the public information meeting, both verbally and through comment forms submitted, as well as through emails to communityrelations@bchousing.org. The answers were provided by representatives of BC Housing, RainCity Housing, Vancouver Coastal Health and St. Hilda’s Church. A representative from the District of Sechelt was also on hand to respond to any questions about the municipal process.

Proposal to Immediately Approve Temporary Use Under Existing Zoning

<table>
<thead>
<tr>
<th>Can the Subject Application be approved immediately under existing zoning?</th>
<th>Discussion</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Angela Letman, a planner with the District of Sechelt, advised that the current zoning of the Upper Deck is “C4, Commercial 4 Zone” which does not permit residential uses beyond one caretaker suite. By law, affordable housing or a shelter cannot be accommodated at this site without a rezoning process.</td>
</tr>
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</table>

Expediting Approval

<table>
<thead>
<tr>
<th>How can the Subject Application be expedited?</th>
<th>Discussion</th>
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<tbody>
<tr>
<td></td>
<td>The District planner indicated that First Reading of the zoning bylaw would likely happen December 13th. Subject to Council approvals, this would permit a Public Hearing on Tuesday December 19th with a Special Meeting of Council</td>
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</tbody>
</table>
immediately following the Public Hearing. Third, fourth and final adoption of the Rezoning Application would be possible on December 20th.

<table>
<thead>
<tr>
<th>Need for Comprehensive Solutions to Homelessness</th>
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<tbody>
<tr>
<td><strong>How can we work towards a more comprehensive focus and plan across all levels of government to address homelessness?</strong></td>
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<tr>
<td><strong>Discussion</strong></td>
</tr>
<tr>
<td>BC Housing is working with Federal and Municipal levels of government and with local Non-Profit and community groups to address homelessness and housing affordability. The temporary shelter use proposed for the Upper Deck is an example of a nimble and creative government response to a community driven opportunity.</td>
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<table>
<thead>
<tr>
<th>Inclusionary Design</th>
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<tbody>
<tr>
<td><strong>What will be done to accommodate shelter residents with disabilities?</strong></td>
</tr>
<tr>
<td>The District Planner noted that the Building Department has indicated that accessibility will be reviewed with the building permit application that will be triggered by the change of use.</td>
</tr>
<tr>
<td>BC Housing noted that it will be coming forward in the near term with an application for a new build affordable housing development for the “High Tide” site which will include accessible units for people with disabilities.</td>
</tr>
<tr>
<td>Vancouver Coastal Health would work with RainCity Housing to find accommodation for anyone with mobility issues, where possible.</td>
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<table>
<thead>
<tr>
<th>Access</th>
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<tbody>
<tr>
<td><strong>Will homeless people in other areas of the Sunshine Coast have access to the Upper Deck facility?</strong></td>
</tr>
<tr>
<td>Yes. RainCity Housing will operate the proposed Shelter at the Upper Deck and they have outreach workers who cover the entire Sunshine Coast.</td>
</tr>
<tr>
<td>State of Emergency</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Can the District declare a Housing State of Emergency?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cost</th>
<th>BC Housing did not have detailed cost information at the meeting. BC Housing is not able to release the lease cost as it is with a third party. However, the lease cost is separate from any operating costs and service levels will not be impacted.</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the cost of the proposed facility?</td>
<td></td>
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</table>

-30-
Appendix A
Public Information Meeting
Poster Boards
Thank You for Coming

5:30 pm  Doors open, view poster boards and talk with the project team

6:00 pm  Presentation by BC Housing

6:15-7:30 pm  Facilitated dialogue with panel of representatives from BC Housing, RainCity Housing, Vancouver Coastal Health, St.Hilda’s Church and the Sunshine Coast Homeless Advisory Committee

We respectfully ask you to:

- Ensure comments and discussions are respectful;
- Help us ensure that everyone is able to speak and be heard;
- Recognize that the issues are complex and we need thoughtful discussion about how to meet community needs;
- Share your thoughts – fill out a comment form, join the conversation tonight or email communityrelations@bchousing.org.

Please note that this session will be recorded for the purposes of preparing a summary report. Your comments and questions may be made public.
BC Housing is applying for a bylaw amendment for the C-4, Commercial 4 Zone at 5653 Wharf Avenue, to include principle use of “Shelter Residential” on this particular property and a new definition of “Shelter Residential.” The Upper Deck Hostel will provide residential shelter space with related accessory support services including meal service, case planning and access to health services and counselling, operated by RainCity Housing.

5653 Wharf Avenue

BC Housing will provide the operational funding and enter a lease agreement with the property owner.

BC Housing works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.

RainCity Housing would operate the shelter and provide additional programming.

RainCity Housing provides innovative, outcome oriented programs and services for people experiencing homelessness or who are at risk of homelessness.

Thank you to St. Hilda’s Church

St. Hilda’s is a long standing and valued partner in helping to address the homeless needs in Sechelt. We would like to acknowledge and thank them for the many years of service.
Community Need

54 homeless individuals counted as part of the 2009 District of Sechelt Homeless Count.

Outreach workers currently interact with over 90 individuals in need of housing.

96% are from the Sunshine Coast.

84% are male.

60% are over 50 years old.

St. Hilda’s Church

- 15 beds
- Mat on floor
- Gender Configuration: Mixed
- Support Services: a day operation + a volunteer food program
- Clients need to leave the shelter between 7am and 7pm.

Proposed Shelter

- Increased number of beds – approximately 20
- Single bed
- Gender Configuration: Segregated, coed common space
- Support Services: a day staffing + meal program
- The shelter is open to clients all day, there is no need to leave.

As the community need has grown, it has outgrown the existing shelter, which is often over capacity with mats on the floor, without the ability to provide designated areas for couples and women who are fleeing violence.
## Services

<table>
<thead>
<tr>
<th>24/7 staffing and support services</th>
<th>Safe place to sleep</th>
<th>Meals provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>[24/7 icon]</td>
<td>[House icon]</td>
<td>[Meal icon]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Hot Showers</th>
<th>Laundry</th>
<th>Social connection</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Shower icon]</td>
<td>[Laundry icon]</td>
<td>[Group icon]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessible for a diverse group (includes seniors, women and people struggling with trauma and adversity)</th>
<th>Connect to local community services</th>
<th>Peer and low-barrier employment opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Wheelchair icon]</td>
<td>[House icon]</td>
<td>[Group icon]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Referral to healthcare and mental health services</th>
<th>Trauma-informed support and care to assist people in stabilizing and creating plans to move from homelessness to successfully housed.</th>
<th>Outreach worker assists with income issues and set up apartment viewing and secure housing.</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Medical icon]</td>
<td>[Group icon]</td>
<td>[Screen icon]</td>
</tr>
</tbody>
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### Good Neighbour initiatives:
- Experienced staff **available by phone 24/7**, trained in responding to any potential issues quickly and effectively.
- Management follows up **directly with complaints any party makes** with action plans to resolve issues.

### A Community Advisory Committee
- will be formed with representatives from BC Housing, RainCity Housing, Vancouver Coastal Health, RCMP, local businesses, community organizations and community members, which will meet regularly as a forum to **raise and address any community concerns/issues.**
How can I provide input?

- **Email**
  communityrelations@bchousing.org

- **Fill out** a comment form

- **Participate** in the Public Hearing

- **Join** the Community Advisory Committee*

  * please note that we will be selecting people based on who would be most directly affected.
ROCKANDEL & ASSOCIATES
Building Success Through Process Facilitation,
Community & Organizational Engagement
Partnership Planning

PUBLIC INFORMATION MEETING SUMMARY

To: Roberta Randall, Senior Manager, BC Housing
   E: RRandall@bchousing.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
       Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Public Information Meeting Summary for Proposed Temporary Shelter in Sechelt

Date: December 4, 2017

Event Date: Monday, December 4, 2017
Time: 5:30 PM – 7:30 PM
Location: Sechelt Legion, 5591 Wharf Avenue, Sechelt
Attendees: Ninety-seven (97) citizens attended the meeting

Notification
   • An invitation letter was mailed to addresses Canada Post within of the km radius 5653 Wharf Ave
   • Half-page newspaper advertisements appeared in both The Local on Nov 23 and 30 and Coast Reporter on Nov 24 and Dec 1, 2017
   • A web page launched on September 12, 2017 to share information about the project was updated. See: https://www.bchousing.org/partner-services/public-engagement/sechelt-shelter

Comment Forms: Thirty-two (32) comment forms were submitted at the meeting.

Sechelt Nation: The meeting was held on the traditional territory of the Sechelt Nation. Andy Johnson blessed the gathering and shared a welcome song on behalf of the Sechelt Nation.

Presentation Team
   • Craig Crawford, Vice President Operations, BC Housing
   • Aaron Munro, Associate Director, RainCity Housing and Support Society
   • Susann Richter, Manager Mental Health & Addiction Services, Vancouver Coastal Health
   • Rev. Clarence Li, Rector, St Hilda’s Church, member of Sunshine Coast Homelessness Advisory Committee

Elected Officials and Representatives
Elected officials and representatives in attendance included:

   • Mayor Bruce Milne, District of Sechelt
   • Councillor, Darnelda Seigers
   • Councillor Doug Wright
   • Councillor Alice Lutes
   • Angela Letman, Municipal Planner
Facilitator

- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates

The lease on the existing St. Hilda’s shelter will expire on January 15, 2018. BC Housing has submitted a request to lease land from the District of Sechelt to place a temporary modular shelter at Ebbtide Street and Trail Avenue. BC Housing has submitted an application for a bylaw amendment at 5653 Wharf Avenue, to use the Upper Deck Hostel for residential shelter space with related accessory support services.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

Q1 Are you looking at the Upper Deck in lieu of the modular site on Ebbtide and Trail, or are you still looking at getting that in place as well?

A1 We are looking at the Upper Deck as an immediate response. It is a short-term opportunity identified by a community member at the last public meeting we held. We followed up and are acting on that. We have the application into the City for the lease of the Ebbtide site and are waiting to hear back. Our focus right now is on the Upper Deck.

C2 It has been a really long time in getting all the players to the table to say yes let’s do this and let’s fund this! We have been working on a volunteer basis for a long time and this is finally coming to fruition where we have a funded shelter and I think this is wonderful. I would like to bring forward 2,500 plus voices who have signed a petition in favour of opening the Upper Deck immediately. I respect the process that the District has to follow but am also advocating for the shelter to open immediately.

A2 (Angela Letman) We are trying as much as possible to move the project forward. The current zoning of the Upper Deck is C4, commercial 4 Zone. It doesn’t allow any residential premises, except for one caretaker suite. By law, affordable housing or a shelter cannot be accommodated at this site without going through a zoning process. We are looking at first reading of the zoning bylaw, this coming Wednesday. We would then potentially have a public hearing on Tuesday December 19 with a special meeting of Council immediately following the Public Hearing. Third, fourth and final adoption of it, if it does move forward, would be on December 20. When we looked at eliminating the Public Hearing process, we still needed ten days of notification to owners and tenants in the immediate area so it was not going to speed up the process at all.

Q3 I am in support of the bylaw amendment application to allow the use of the Upper Deck Hostel. I do not support the use of Ebbtide and Trail property as it is not appropriate for a temporary shelter for many reasons. The neighbourhood has been promised that property would be used for a much-needed park. The Government needs to look at finding more appropriate shelter in the coming years, not just now. Could you please clarify if the District of Sechelt has the power to declare a state of emergency to deal with homelessness?
BC Housing Proposed Temporary Shelter, Sechelt
Public Information Meeting Summary
December 4, 2017

A3  (Angela Letman) States of emergency are provincially declared and through the District as well. These are more natural disasters such as earthquakes, flooding, fires and we don’t believe this qualifies as a state of emergency

Q4  I think the Upper Deck is an excellent solution and I am fully in support of it. This isn’t just a Sechelt problem, has anyone talked to Gibsons or Pender Harbour or anybody in between? They need to be involved. I think the church up the hill has done a fantastic job over the years, where are all the other churches?

A4  St Hilda’s is not the only church that has been involved. Other churches and community partners have been supporting the shelter.

RainCity has been the operator for the last number of months on the coast and would like to take this opportunity to acknowledge this community. We have never had so many meals brought to a shelter before, so many donations and so many people wanting to be actively involved. We have had over $6,000 in donations and this is not the kind of support we usually see and I want to acknowledge and thank the community.

BC Housing is well aware that Gibsons has some interest in seeing if there are some opportunities for affordable housing there as well. We have had some conversation with them and will be having more. We are not looking to Sechelt to solve all of the affordable housing challenges across the Sunshine Coast.

I am on the Sunshine Coast Homeless Advisory committee. In the regular meetings, there have been representatives from Gibsons and Sechelt, as well as the SCRD as well. They have been involved in the grassroots process of planning for shelters for at least the past five years. This group identified that Sechelt is the community that is the most centralized location with other supporting services. If other funding were to become available for additional shelters then we would look at that. Right now, we are looking first at our most urgent need and it is a homeless shelter in Sechelt.

Q5  I am confused by the process because the Upper Deck is a Hostel which means it is used for temporary residents already. How is it that we need to rezone this property so it can be used for temporary residence?

A5  (Angela Letman) In 2002 there was a rezoning application to include the Upper Deck as a lodge. A lodge is defined as accommodation for the traveling public, it is not residential accommodation it is accommodation for tourists.

C6  I am thankful that the Upper Deck is going to be used and that homeless people will be able to sleep in a bed instead of having to sleep on a mat on the floor. I am also thankful that homeless people will have a hot meal at Christmas. All people want is a bed for Christmas.

Q7  I want to address the comment about the travelling public designation. The homeless people are indeed travelling public so why can’t these doors be open now and then sort out your zoning issues? It is available, the rent is paid, and the doors are ready to open. Do we need to wait for more people to die? I don’t understand this traveling public technicality.
A7 (Angela Letman) To be clear, it is a commercial business, it is commercial zoning. If we want to bring in residential like affordable housing into that zone, we need to rezone it.

C8 These people do not have a home, they do not have an address, and they are travelling public. Why can they not be there? Then it is shifted into the zoning for a hostel, then it is re-identified and re-classified. Right now, they don’t have a home.

C9 We actually do have a shelter at the moment and this seems to have been lost track of. You can’t say you respect the process and then ask the process to be ignored. There is a legal process. It has been stated that this is a temporary measure, but rezoning is permanent. Rezoning applies to the entire property, not just the second floor. That will be forever in the District of Sechelt which may or may not be a good idea.

A9 (Angela Letman) The proposed zoning bylaw is only on that property and the change will only be to that property’s C4 zoning. We looked at a temporary use permit process, the OCP states when a temporary use permit can be considered and it is only for commercial and industrial purposes. Therefore, we would have to make an OCP amendment that would take longer than this process would.

C10 So it sounds like BC Housing could buy the property and put up a huge shelter, just saying.

C11 I get the impression that the local authorities are reactive instead of proactive. This is virtual emergency and I don’t understand why our civil servants are not servants but being bureaucrats. Yes, there are rules but there has to be a way to expedite a temporary permit. I think it could easily be done if everybody put their heads together.

C12 I would like to say that we have to get rid of the us and them mentality because anybody could become homeless based on their situation. We need to be responsible for every member of the community and people who are homeless are just temporarily dislocated. They are people just like you and me who need respect.

C13 I find it frustrating to hear of hiding behind the OCP when Shoppers Drug Mart came in and put up the 20-30 foot sign that was not in compliance with the OCP. Nobody put up a stink then, it is one rule for business. We want this to happen now!

Q14 I know there are people being turned away from St Hilda’s. Do we have any statistics on that?

A14 I think over this last cold spell there were two to three people turned away each night.

C15 This is a problem throughout the province, and every community. Let’s have those that we elected, all three levels of government, sit down and discuss the problem right now.

C16 We saw in the statistics that apparently 84% of the homeless are male. We know there are many women who are the hidden homeless people and we don’t have a great estimate of how many that might be. The type of shelter that St Hilda’s has been able to provide is not the best for women. The Upper Deck provides the ability for women to be in separate rooms and have proper beds. The community should keep in mind that there are many more people than the ones that are visible on the surface.
I disagree that it is not a state of emergency. If you saw all the 60 plus people walking around in the rain waiting for it to open. If you brought a health inspector into that annex, there is only one bathroom and sick people lying on the floor coughing up their lungs every night. The hospital will not take the homeless just because they have pneumonia.

How much does the government give to a homeless person? What are the funds that a shelter gets for one person from the government? What is the amount of money the shelter gets now for the number of people that are there?

BC Housing provides funds to non-profits to run shelters and supported housing. There is also income assistance that people with no other income get. We have a contract with RainCity to provide services and supports at the St Hilda’s. I don’t know the exact number that the shelter receives, but I can get it for you.

This is taxpayer’s money. Has the homeless become a business for institutions that look after homeless people? This didn’t happen yesterday, it has been going on for a long time. My frustration is that this seems to be institutional thinking and nothing seems to happen. There seems to be a lack of vision in government as they have, for quite some time, done nothing. I think poverty has become an industry.

It is hard to believe that BC Housing would enter into a lease for two years and five months without knowing what the cost of that is going to be. My main concern about using the Upper Deck is that it is not accessible so doesn’t meet the accessibility requirements of the BC Building Code and other legislation. If the zoning should change, will there then be a permit required to do the renovations to meet the BC Building Code requirements? We certainly don’t want to be prejudicial and limit access to the Upper Deck to only those that are mobile on two feet?

The building department’s comments were exactly that. The change of use will trigger the need for a building permit and accessibility is the one biggest hurdles they will have. They will be applying for a building permit.

The Upper Deck second floor, with no elevator is not the optimum for accessibility. BC Housing, when we purpose build new, take into consideration that there is accessible units in the projects we are doing. We will be coming forward with an application for the High Tide site for a new build, it will include accessible units and accommodate people with disabilities.

I understand that the BC Building Code and other legislation require accessibility for all individuals. Not only access to the building but access to the washrooms and I understand that the washrooms at the Upper Deck are not accessible for a restricted mobility individuals. This plan is very prejudicial to anybody with mobility restrictions. I would like to know what plans you have in place to accommodate those with mobility restrictions.

We would work with RainCity Housing to find accommodation, as best we can, for anyone with mobility types of issues.
If Upper Deck option isn’t used then nobody has housing. I don’t think that because someone is in a wheelchair that it should necessarily mean that nobody gets housing as a result.

I think there are many of us here tonight that would like to see the doors to the Upper Deck open as soon as this meeting is over. Having said that, the process as the City planner pointed out, needs to be met. My concern is that the meetings need to be held before Christmas. Can we be assured that there will be a meeting on December 20th for sure and that this will be resolved before Christmas?

On December 6th we are looking at First Reading. If Council does that then we will be moving forward with a Public Hearing on December 19. Recommendations are that a Special Meeting of Council be held directly after the Public Hearing to do the Second Reading. On Wednesday December 20th Council would consider the third and final adoption of the bylaw. This is on Council’s agenda and they will vote in any direction they want to.

I think this is a state of emergency and we as a caring community need to pull up our socks and not hide behind the planner and just get on with caring for people.

Is the two year and five month lease for all year or just when it is cold outside?

It is for two years and five months continuously, not just seasonal.

Since this is a provincially funded shelter, my understanding is that all people from the Sunshine Coast could access that shelter? If that is the case, is there some resource if someone was stranded in Gibsons or Pender to support them to get to the shelter?

RainCity Housing is the operator of St Hilda’s right now. We also operate an outreach program that has rent supplements attached to it so we are able to house people in market housing that is funded through BC Housing. The outreach worker works all the way along the coast. We do know that there are a population of people in Gibsons who will not come to Sechelt. It is complicated but we are able to assist people, especially if there are safety concerns.

Lets suppose on the 20th that the Third Reading is approved and we have a bylaw saying we can use the Upper Deck for a shelter. What are other steps that will take place before they open the door and let somebody sleep there and what would be the timeframe for that to take place?

BC Housing would like to respect the municipal process with respect to the timing you have heard around the rezoning. In conversation with RainCity, we have asked them to be prepared to accommodate people on the 21st.

Does the zoning apply to the building only or the lot it is on?

(Angela Letman) It applies to the building and the lot.
BC Housing Proposed Temporary Shelter, Sechelt
Public Information Meeting Summary
December 4, 2017

Q29  You had intended to put trailers at Ebbtide and Trail. The property at the Upper Deck could easily accommodate some of those trailers. Has there been any thought to putting those trailers there? That would address the issues about accessibility.

A29  (Angela Letman) Although the lot is very large, about half of it is under the BC power lines and you can’t put anything under the power lines. There is a small area that we may be able to look at but it wouldn’t accommodate very many trailers.

Q30  If First Reading is on December 6th, is there a possibility of accelerating the process to Second Reading and so on?

A30  (Angela Letman) The BC Local Government Act has requirements for notification to the public and to owners and tenants in the area. That is where we get into the length of time. A normal rezoning does take four to six months. We are trying to work as quickly as possible and the proposed schedule recommended to Council will take approximately two and a half months.

Q31  Is there anything that prevents a special meeting from happening to accelerate the process? Let’s get on with the problem that needs to be solved.

A31  (Angela Letman) As said before, we are proposing a special meeting on December 19th after the Public Hearing to do the Second Reading. Because we are in close proximately to the highway, we need the Ministry of Highways to sign off on the bylaw before Third Reading and that is why we are proposing the Third and Fourth reading would be on the night of the 20th which is the regular Council meeting.

Q32  Has Sechelt looked at the zoning that we used to have called boarding houses? We have a lot of B&Bs that are empty a lot of the time. There are many houses that are recreational and sit empty in the winter time. It seems that maybe with the use of some kind of boarding house type zoning we could provide housing to people who can’t afford fully fledged apartments. Perhaps this could be put into similar type bed and breakfast kind of zoning where it becomes decentralized and provides housing for whatever term is needed. I still believe we are going to need a homeless shelter regardless.

A32  (Angela Letman) Any residential dwelling can have up to five unrelated people living together. In terms of the boarding house, it is something that is an older term and we don’t technically have that right now in our zoning bylaw. We have group homes that are licensed care facilities but they are not for the homeless population but for people of other needs.

C33  I want to go on record and say that I am overwhelmed that Tanya who operates the Upper Deck would come up with this idea for the homeless people. To think that in 15 days there could be a great big yes vote, it just gives this community huge hope.

Q34  What would happen if RainCity was prepared to become the operator tomorrow, which they are, and start operating the shelter tomorrow?

A34  As the funder and the group that will have the contract with RainCity to provide the services, I really do want to respect the municipal approval process. Technically there would
be other approvals required before occupancy could occur. If there is a successful vote on the rezoning and land use decisions around this, that would be enough of a signal to say let's get on with this given the need in the community. Other documentation to follow as required.

Q35  I am curious as to when that would happen?

A35  I have asked Rain City if they could be ready to start operations on December 21st

C36  I am bringing this forward because what I have heard in the community and from others, possibility at this meeting, is the suggestion that the shelter would open immediately and operate in good faith that the zoning amendments would be passed on the 20th. There is such little time between now and then that they would be willing to operate it.

C37  I suggest that we would be open to an invitation from the District to maybe try that last idea.

C38  There is no doubt that the homeless shelter is needed and it was needed yesterday. There is a process and it is evident that the District is doing its upmost to speed it up as much as possible. We have seen countless times where something hasn’t been done exactly right and it takes one individual to bring this up and the whole thing has to start over again. As much as we want it yesterday, they have to follow that process.

C39  What can we do today to help you? I would challenge our planer and other civic officials to put their heads together to see if they can come up with a way to zone for micro housing, and other community structures and then maybe we can start looking for a space somewhere. It may not necessarily be on Sechelt land but it could be close by.

C40  I think as a community we should have a poverty reduction plan. We should have our own municipal or regional housing strategy. Medicine Hat has a municipal strategy to reduce and eliminate homelessness and it is a workable plan. What is stopping us, as a caring community, to start working on that grander scale? Poverty reductions would be some of the root cause of what we trying to deal with today.

C41  The homeless problem is not going to be solved with the Upper Deck. Tents, tarps and sleeping bags are being collected for the homeless. If you would like to help, donate those.

A41  The other thing people can do is support other housing initiatives. BC Housing are going to be moving forward with a rezoning application for the High Tide property that we purchased about a year ago. We will be applying to the City for significant density increase and the objective is to build self-contained affordable housing. This community clearly needs this. Community support for the density and use of that property would be greatly appreciated. BC Housing is funding the next phase of Green Court so we are bringing some affordable seniors housing. We also fund, on an ongoing basis, the Habitat for Humanity projects as they come on stream. We are bringing some provincial investment to the community and the next step is the High Tide site. We are looking at a supportive housing model in that project because we don’t want to build anymore shelter. We would rather build supportive housing and long-term housing.
We need to diversify and finds lots of solutions because this is a huge problem. A man froze to death and potentially more people could as well. I hope we can find more solutions than problems and people don’t blockade against these developments, the sooner the better.

How soon do you think it will be before you have shovels in the ground on the High Tide site?

We will be submitting an application to rezone that site in a few weeks. We would need to get clarity on the municipal approval process. It will be modular housing but will look like stick frame. It would all be dependent on the approval process. We are looking for an increase in density over the existing zoning so we are applying for an OCP amendment and a rezoning.

If all ducks were in a row and Council approved things yesterday, how soon would you actually put a shovel in the ground for the High Tide supportive housing?

We would be able to open the units at the High Tide site, behind the Upper Deck, in approximately six to eight months.

(Angela Letman) We are looking at an OCP amendment and a rezoning so it takes a little bit more time. Looking at staffing and a number of other applications that we have in front of us that process could take four months. Then there is the development permit process that guides the form and character of the building. It will be a multifamily residential so it will depend on the set of drawings that come in. If they are full design drawings then it might be four to five months, if we stop after the Third Reading and wait for development permit drawings to come in it might be a little longer.

I am confused that 20 people would be able to go and stay at the Upper Deck guest house and yet these other 20 homeless people would have nowhere to stay because it is a different zoning. Why can’t they go under the current zoning, staying in the guest house as guests of the hostel, and then the zoning is changed and then it continues as a shelter. To me it is just so simple because they could then go in there tomorrow.

My Christmas wish is that it opens on December 21st and I don’t think anybody can do anything more than they have already done. This just needs to happen.
Appendix E
Promotional Materials
Public Information Meeting — Proposed Shelter Residential Space at 5653 Wharf Avenue in Sechelt

BC Housing invites members of the public to review and provide comment on the proposed bylaw amendment application for the C-4, Commercial 4 Zone, at 5653 Wharf Avenue to include principle use of “Shelter Residential” on this particular property and a new definition of “Shelter Residential.” The applicant wishes to provide residential shelter space with related accessory support services including meal service, case planning and access to health services and counselling, at the location of the current Upper Deck Hostel and owner’s apartment. The shelter will be operated by RainCity Housing and Supports Society and the leasehold will be with the Provincial Rental Housing Corporation (BC Housing.)

DATE OF MEETING: Monday, December 4
TIME OF MEETING: 5:30pm to 7:30pm
PLACE OF MEETING: Royal Canadian Legion Sechelt Branch 140
5591 Wharf Avenue
Sechelt, BC
FORMAT: Open house followed by a facilitated Q&A discussion.

For more information, please contact:
Naomi Brunemeyer, Regional Director, BC Housing
604.456.8849 / nbrunemeyer@bchousing.org
communityrelations@bchousing.org
www.bchousing.org/partner-services/public-engagement/sechelt-shelter
or Angela Letman, Planner, District of Sechelt
604.885.1986 / ALetman@sechelt.ca
Dear neighbours,

Thank you to everyone for the input on the proposal to relocate the existing shelter at St.Hilda’s to the northeast corner of Ebbtide Street and Trail Avenue. A request to lease the land has been submitted to the District of Sechelt. In the meantime, the lease at St.Hilda’s has expired and there is an urgent need to find a location for the shelter users. A community member has offered to lease BC Housing space at the existing Upper Deck Hostel for residential shelter space with related accessory support services including meal service, case planning and access to health services and counselling (operated by RainCity Housing.) The property at 5653 Wharf Avenue requires an amendment to the bylaw for the C-4, Commercial 4 Zone, to include principle use of “Shelter Residential” on this particular property and a new definition of “Shelter Residential.” BC Housing will be holding a public information meeting for community members to review and provide comment on this new proposal, prior to holding a public hearing. We invite the community to an open house to view updated poster boards, a brief presentation on the new proposal, followed by a Q+A session with a panel of representatives from BC Housing, Raincity Housing, Vancouver Coastal Health and St.Hilda’s Church.

If you have any questions or comments, please visit www.bchousing.org/partner-services-major-projects-engagement/sechelt or email communityrelations@bchousing.org.
Appendix F
Public Information Meeting
Presentation
Public Information Meeting
Bylaw Amendment Application
December 4th, 2017
Three Public Information Meetings So Far…

What has changed?

Meeting 1 – August 16, 2017
BC Housing will be seeking to lease a District-owned site on the northeast corner of Ebbtide Street and Trail Avenue, with a temporary use permit for 3 years, with an opportunity to extend a further 3 years.

Meeting 2 – October 3rd, 2017
Same proposal as August 16. Format of meeting included opportunity for community to ask questions and provide comments. A summary report of the meeting was provided to the District of Sechelt, along with application to lease the proposed site.

Meeting 3 – December 4th, 2017
BC Housing has applied for a bylaw amendment at 5653 Wharf Avenue. Meeting to collect questions and comments towards the summary report required by the District of Sechelt, in advance of public hearing on December 19. BC Housing is no longer pursuing a lease at Ebbtide&Trail.
Overview of timeline – what’s next?

August/October 2017
Public meetings on proposal to move St. Hilda’s Shelter to Ebbtide & Trail

October 2017
BC Housing submits summary of community input and application to lease Ebbtide & Trail site from District of Sechelt

November 2017
St. Hilda’s lease expires and is extended to January 15, 2017. BC Housing submits application for bylaw amendment at 5653 Wharf Avenue

WE ARE HERE
December 4, 2017
Public Information Meeting for Bylaw Amendment Application

December 19, 2017
Public Hearing for Application

January 2018
St. Hilda’s lease expires. Shelter opens at 5653 Wharf Avenue (pending municipal approval)

February 2018 forward
BC Housing continues to seek site for temporary shelter – (application to lease Ebbtide & Trail has been surrendered.)

March 2018
BC Housing begins rezoning application process for Hightide Supportive Housing proposal

2019
Once Hightide Supportive Housing is open, temporary shelter is closed
everyone needs a home

54 homeless individuals counted as part of the 2009 District of Sechelt Homeless Count.

90 Outreach workers currently interact with over 90 individuals in need of housing.

96% are from the Sunshine Coast.

84% are male.

60% are over 50 years old.
Urgent Need: New Application for 5653 Wharf Avenue

St. Hilda’s Church

- Expiry January 15, 2018
- 15 beds
- Mat on floor
- Gender Configuration: Mixed
- Support Services: a day operation + a volunteer food program
- Clients need to leave the shelter between 7am and 7pm.

Proposed Shelter

- Increased number of beds - approximately 20
- Single bed
- Gender Configuration: Segregated, need common space
- Support Services: a day staffing + meal program
- The shelter is open to clients all day, there is no need to leave.
Roles and Responsibilities
Facilitated Dialogue