MEETING REPORT
APRIL 3, 2018 PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING at HIGHTIDE AVENUE & LAMPREY LANE SECHELT BC

10 April 2018

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

In fulfillment of the requirements outlined in the District of Sechelt’s Guide to Holding a Public Information Meeting (PIM), this report provides a record of BC Housing’s PIM held on April 3, 2017 to inform citizens and explore community interests on a proposal to develop supportive housing at Hightide Avenue and Lamprey Lane. The meeting was held from 5:30pm to 7:30pm at the Royal Canadian Legion, Sechelt Branch 140 located at 5591 Wharf Avenue, Sechelt, BC.

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 Proposal: BC Housing invited members of the public to review and provide comment on the proposal for a 3-storey, 40-unit independent supportive housing building, with residential rental apartment units of approx. 32 square metres (350 sq.ft.) each. The proposed development also includes accessory support services.

The need: BC Housing, Vancouver Coastal Health, Sunshine Coast Homelessness Advisory Committee, and other community agencies and members, recognize the urgent need for more affordable housing in Sechelt. In response, BC Housing purchased property at Hightide Avenue and Lamprey Lane and proposes to develop the site for permanent modular housing with supports. The housing would be operated by RainCity Housing and would provide 40 homes for individuals who are experiencing, or most at risk of experiencing, homelessness. Supports for residents include daily meal services and staff on-site 24 hours a day, 7 days a week.

Proposed Zoning Amendment: The application is for an Amendment of District of Sechelt OCP Bylaw 492, 2010 to change the policies, for this property only, to allow for an increase in the maximum allowable density from 100 residential apartment dwelling units per hectare to 220 residential apartment dwelling units per hectare; and an Amendment of Zoning Bylaw No. 25, 1987 to rezone the property from R-4, Residential 4 zone, a multiple family zone that supports apartments and townhomes, to a new zone, CD-43, a multiple family independent supportive housing zone with a base density of 50 residential apartment dwelling units per hectare and provided there is a Housing Agreement, a maximum density of 220 residential apartment dwelling units per hectare (40 units for this property) and accessory support services for residents.

Meeting Goal: BC Housing invited the community to an open house 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 presentation on the proposal, and to share
questions and interests in a question and answer session with a panel of representatives from BC Housing, Coastal Health, and the selected operator RainCity Housing.

3 NOTIFICATION

A site sign advertising the proposed zoning changes was erected on the Subject Property pursuant to District requirements. On March 14, 2018, letters were mailed to neighbours within a 1KM radius of the Subject Property, with information about the proposal and an invitation to the April 3rd, 2018 public meeting (Appendix A). RainCity Housing also did a walkabout between March 21-23 to talk about the proposal with nearby community services, businesses, the seniors centre, two neighbouring apartments and townhouses, plus the businesses neighbouring the shelter operating at the Upper Deck. Half-page newspaper advertisements (below) appeared in both The Local (March 22 and 29, 2018) and in the Coast Reporter (March 23 and 30, 2018).

BC Housing also launched a web page to share information about the project. See: https://www.bchousing.org/partner-services/public-engagement/projects/hightide-supportive-sechelt
4 MEETING SUMMARY

On April 3, 2018, BC Housing hosted a public information meeting at the Sechelt Legion Hall, 5591 Wharf Avenue, in Sechelt in partnership with RainCity Housing from 5:30 pm to 7:30 pm.

The meeting started with an open house to view poster boards 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 representatives from BCH, RainCity Housing, Vancouver Coastal Health, the Sunshine Coast Homelessness Advisory Committee and the District of Sechelt. The presentation and open house boards are illustrated in Appendix B.

- 75 attendees were manually counted;
- 28 questions / comments were recorded from speakers at the meeting who participated in the facilitated discussion;
- 20 comment forms (Appendix C) were submitted at the meeting; and
- 3 email submissions were also received on the proposal

Appendix D presents a summary report of the facilitated dialogue.

5 SUMMARY OF COMMENTS RECEIVED

In total, 51 comments have been received to date by form, verbal comments and by mail/email. The breakdown of stance by method of submission is noted, with the caveat that some individuals have submitted feedback through more than one source.

<table>
<thead>
<tr>
<th>Event</th>
<th>Pro</th>
<th>Con</th>
<th>Neutral</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speakers</td>
<td>10 (36%)</td>
<td>0</td>
<td>18 (64%)</td>
<td>28 (100%)</td>
</tr>
<tr>
<td>Comment Forms</td>
<td>15 (75%)</td>
<td>2 (10%)</td>
<td>3 (15%)</td>
<td>20 (100%)</td>
</tr>
<tr>
<td>Emails</td>
<td>2 (67%)</td>
<td>1 (33%)</td>
<td>0</td>
<td>3 (100%)</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>27 (53%)</strong></td>
<td><strong>3 (6%)</strong></td>
<td><strong>21 (41%)</strong></td>
<td><strong>51 (100%)</strong></td>
</tr>
</tbody>
</table>

6 / STANCE

As documented in Section 5 above, 27 (53%) comments, emails and letters received indicated support for the proposed development. 3 (6%) comments indicated express opposition to the proposal. 21 neutral questions and comments (41%) sought additional information or offered input on subjects beyond the scope of the subject application.

7 / COMMENTS OVERVIEW

The majority of comments were in support of the subject application. Of the remaining feedback and comments, most people asked for and received additional information about the proposed project design and plans for its operation and management.
Meeting attendees were interested in the proposed design of the facility including possibilities for some additional architectural detail and interest as well as design that would preserve as many trees as possible on and around the site.

The proposal for four parking spaces to service the 40-unit development drew some attention. Some neighbours were concerned that the four staff parking stalls proposed would not be sufficient. However, the advice from the Non-Profit Operator Rain City Housing was that homeless residents for whom this facility is designed would not have the resources to operate vehicles. BC Housing also confirmed that it will be extending and paving Hightide Avenue, which will increase the amount of street parking available.

Consistent with previous meetings, some people expressed interest in the management of the development and the nature of the 24-hour on-site staff that RainCity Housing will employ.

8 / MOST FREQUENTLY MENTIONED COMMENTS

The top comments received to date are summarized below with the frequency of the same.

<table>
<thead>
<tr>
<th>MOST FREQUENTLY MENTIONED COMMENTS</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support for the project</td>
<td>27</td>
</tr>
<tr>
<td>Design / aesthetic of the buildings</td>
<td>8</td>
</tr>
<tr>
<td>Limit tree removal as much as possible</td>
<td>8</td>
</tr>
<tr>
<td>Adequacy of Parking</td>
<td>5</td>
</tr>
<tr>
<td>Interests in Tenant Selection and Drug/Alcohol Policies</td>
<td>5</td>
</tr>
<tr>
<td>Adequacy of On Site Management</td>
<td>4</td>
</tr>
</tbody>
</table>

9 / DISCUSSION OF HOW INTERESTS IDENTIFIED ARE ADDRESSED IN THE PROJECT

The following questions were received through the public information meeting, both verbally and through meeting comment forms, and emails to communityrelations@bchousing.org. The answers below were provided by representatives of BC Housing, RainCity Housing, Vancouver and Coastal Health.

<table>
<thead>
<tr>
<th>Design and aesthetic of the buildings</th>
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</thead>
<tbody>
<tr>
<td>Some people suggested that the proposed building design could be improved to provide interest and variation. Others felt the design was efficient and adequate for affordable housing.</td>
</tr>
</tbody>
</table>

The District of Sechelt will provide feedback on design through the review of the application. BC Housing would like the building to fit with the local community character and be a building of pride for neighbours, residents, BC Housing and RainCity Housing. BC Housing is amenable to design changes that address community interests while respecting the viability of the development.
<table>
<thead>
<tr>
<th>Limit removal of trees as much as possible</th>
<th>Neighbours value the trees adjacent to the property in the right of way that will be used for road access. Some questioned the need for road access, and five comments were received asking that efforts be made to preserve as many as trees as possible.</th>
<th>The District requires road access for Fire and Parking for the development. BC Housing will work with the District to minimize the number of trees that need to be removed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequacy of parking</td>
<td>Some neighbours questioned the supply of parking and suggested that residents would generate a higher demand than the four stalls dedicated for staff use.</td>
<td>BC Housing will be extending and paving Hightide Avenue, which will increase the amount of street parking available. However, RainCity Housing indicated that residents will not have vehicles. The homeless population does not typically have the resources to operate and maintain vehicles. The development site was chosen in part because it is walking distance to local shops and services.</td>
</tr>
<tr>
<td>Tenant Selection and Drug/Alcohol policies</td>
<td>People wanted more information on tenant selection, and they wanted to know more about Rain City Housing’s drug and alcohol policies that will apply to residents in the development.</td>
<td>RainCity Housing will work with BC Housing, Vancouver Coastal Health and local partners to select appropriate residents. RainCity and its partners will use the Vulnerability Assessment Tool (VAT) to assess applicants’ housing and support needs. The VAT consists of a one-hour interview to assess the length of time people have been homeless and to understand their individual situations. People will live here voluntarily, referred by a variety of organizations. This is supportive housing, not just ‘affordable’ housing. Residents will have the same freedoms and rights as any other tenant. Experienced on-site managers will not control what residents do within the privacy of their units, but they will respond to people’s behavior if there are any problems.</td>
</tr>
<tr>
<td>Adequacy of On-Site Management</td>
<td>There was some community interest in the nature and adequacy of on-site management.</td>
<td>RainCity Housing is an experienced non-profit operator that hires and develops qualified staff to manage supported housing developments. RainCity managers will live on the Coast so they won’t be commuting. They will not reside on-site. RainCity Housing clarified that while there will be 24/7</td>
</tr>
</tbody>
</table>
on-site management, the people working will not be performing “security” roles (i.e. their core work is supporting residents, managing the property and ensuring its neighbourly operation – they won't be “patrolling” the neighborhood) however they will have some employment opportunities for residents which may include neighborhood garbage cleanups.

RainCity Housing will provide a 24 hour contact number in case of comments or complaints about the operations of the supportive housing or its residents.

<table>
<thead>
<tr>
<th>Potential impact on neighbours</th>
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<tbody>
<tr>
<td>Some neighbours questioned the impact the new building and residents would have on noise and property values in the neighborhood.</td>
</tr>
<tr>
<td>Residents will sign a Program Agreement and will be expected to abide by it. The Program Agreement will address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Staff will work with residents and the neighbours to foster good neighbourhood relations. Residents are expected to:</td>
</tr>
<tr>
<td>• Treat neighbours and community with consideration;</td>
</tr>
<tr>
<td>• Not make excessive noise or cause unnecessary disturbances;</td>
</tr>
<tr>
<td>• Ensuring security doors are closed properly and not letting any unknown persons into building;</td>
</tr>
<tr>
<td>• Put garbage in the appropriate bins;</td>
</tr>
<tr>
<td>• Clean up after pets;</td>
</tr>
<tr>
<td>• Not smoke in the common areas, including the front entrance.</td>
</tr>
</tbody>
</table>

A study undertaken by the Centre for Applied Research in Mental Health and Addiction at SFU indicates property values have not declined with supportive housing. The report looked at 18 different studies and found there was no significant effect on either the sales price of homes in the neighbourhood or on the number of sales. A 1996 study by the Housing Ministry in BC looked at the impacts of seven social housing projects on neighbouring property values. The study demonstrated that social housing projects have not had a negative impact on the sale prices of nearby homes based on a comparison with a control area.
Appendix A: Meeting Invitation Letter
Hello Neighbours,

We are writing to let you know that BC Housing is proposing to build 40 units of housing with supports on the Provincial Rental Housing Corporation land owned at Hightide Avenue and Lamprey Lane. An application for Official Community Plan and Zoning Bylaw Amendment has been submitted to the District of Sechelt.

We understand it is important for you to be informed about this project and have an opportunity to ask questions and provide feedback. Please join us on April 3.

**DEVELOPMENT INFORMATION MEETING**

BC Housing will be holding a meeting to share information about the proposal. A presentation will start at 6:00pm, followed by a facilitated dialogue until 7:30pm.

**DATE:** Tuesday, April 3, 2018  
**TIME:** 5:30 pm through 7:30 pm  
**PLACE:** 5591 Wharf Avenue, Legion

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**What is happening at Hightide Avenue and Lamprey Lane?**

BC Housing, Vancouver Coastal Health, Sunshine Coast Homelessness Advisory Committee, community agencies and local residents recognize the urgent need for more affordable housing in Sechelt. In response, BC Housing purchased property at Hightide Avenue and Lamprey Lane, and proposes to develop the site for permanent modular housing with supports. The housing would be operated by RainCity Housing and would provide 40 homes for individuals who have been homeless or who are at risk of homelessness. It is hoped that people will begin moving in by early 2019.

**Who will live there?**

People who apply will need to meet eligibility requirements around income, homelessness and required supports and programming. A Vulnerability Assessment Tool (VAT) will be used to determine eligibility and help match the available supports to a person’s needs. Residents will be provided support to assist with their successful tenancy, including daily meal services. There will be staff on-site 24 hours a day, 7 days a week to ensure the residents are supported and the property is well maintained.

**What are the next steps?**

BC Housing has submitted the zoning application to the District of Sechelt. The next step is to hold the information meeting on April 3, and provide a summary report of meeting feedback to the District in advance of the public hearing for the project. If the application is successful, BC Housing will need time to prepare the site, obtain building permit approvals and undertake construction. The goal is to have the housing open in early 2019.
Who will operate the housing?
The new housing will be operated by an experienced local non-profit partner and housing provider, RainCity Housing. The responsibilities of RainCity will include property management, operations management and tenant selection. Once residents move in, staff will remain on-site to support residents.

What security measures will be put into place?
The safety of our future residents, staff and the surrounding community is a priority for RainCity Housing and all of the partners. The housing will have staff available 24 hours a day, 7 days a week to ensure residents are supported and any concerns are addressed in a timely manner. RainCity is an experienced local non-profit housing operator and is committed to being a good neighbour.

What will the modular housing look like?
The building will be designed to fit with the architectural styles in the neighbourhood. Conceptual renderings will be available at the open house on April 3, and are subject to review and approval by the District of Sechelt through the municipal approvals process.

How can I get more information?
You can attend the meeting on April 3 or email communityrelations@bchousing.org.
Welcome

Public Information Meeting for Proposed Supportive Housing at Hightide Avenue & Lamprey Lane

Tuesday, April 3

5:30 pm - 7:30 pm

5:30 pm  Doors open
6:00 pm  Presentation
6:15-7:30 pm  Facilitated dialogue with BC Housing, RainCity Housing, Vancouver Coastal Health 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.
Housing Need in Sechelt

Homelessness is usually the result of many factors including a lack of adequate income, access to affordable housing and medical services, experiences of discrimination, traumatic events and personal crisis, physical health problems or disabilities and mental health concerns.

According to the 2009 District of Sechelt Homeless Count, there were

54 people experiencing homelessness

Outreach workers have contact with over 90 individuals in need of housing across the Sunshine Coast

More than 80% have lived on the Sunshine Coast for more than three years (50% of those for more than 10 years)

People who are homeless in Sechelt currently have access to:

Outreach workers

Rent supplements

Temporary shelter beds
New Supportive Housing proposed for Sechelt
Ensuring everyone has a place to call home.

Proposed Project:
40 self-contained supportive housing studios (includes bathroom and kitchenette) with a shared amenity space and 24/7 staff support. Daily breakfast and hot meal; life-skills training and access to health services.

Proposed Location:
5656 Hightide Avenue.

Operated by:
RainCity Housing with 24/7 staffing working closely with residents to connect them to support services.

Who is it for:
People experiencing or at risk of homelessness.
The Hightide supportive housing project is subject to municipal approvals. The following outlines the next steps in the development process.

- **February**
  - Official Community Plan and Zoning Amendment Application submitted to District of Sechelt

- **April 3**
  - Public Information Meeting

- **April 25**
  - Planning and Community Development Committee

- **May 2**
  - 1st Reading

- **May**
  - Public Hearing

- **June**
  - 2nd and 3rd Reading

- **Fall 2018**
  - Development Permit application process
  - Consideration of the Housing Agreement
  - 4th Reading

- **Spring 2019**
  - Building Permit application process (if Development Permit approved)
  - If approved, housing opens
Support Services

24/7 professional support staff
Private Washrooms
Accessible for a diverse group
Referral to health care, mental health and addiction services

Safe and secure place to sleep
Laundry
Connection to local community services
Trauma-informed support and care
to assist people in stabilizing and creating plans to move from homelessness to successfully housed.

Social Connection
Peer employment opportunities
Outreach worker assists
with income issues, apartment viewings, securing housing and liaising with landlords to support stable tenancies.

Breakfast and one hot meal a day
Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Renderings

Building Concept

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Spectrum of Housing Options

Open
Upper Deck Hostel
• Temporary shelter, 19 beds

Open
Gibson’s Shelter
• Winter Response shelter, 15 beds

Proposed
5656 Hightide Avenue
• Supportive housing, 40 units

Highlights
• Creation of 40 new supportive housing units in the community
• Allows people to move from shelter beds into stable housing with support services
For questions or concerns about issues in your community today, please contact:

For questions, comments or complaints about the operations of the shelter or supportive housing (future) or its residents, or to report someone in need of housing:

Call RainCity Housing 24-hour line at
604-885-5128

For issues related to loitering and encampment:

Call District Bylaw staff at
604-885-1986

For non-emergency issues related to personal safety or property, or if you see someone in an unsafe situation:

Call the RCMP non-emergency at
604-885-2266

If you believe someone is in immediate danger or in distress:

Call
911

If you have any questions regarding the Hightide modular supportive project:

Email
communityrelations@bchousing.org
How Can I Provide Input?

- Fill out a comment form*

  Email: communityrelations@bchousing.org

- Attend the public hearing in May (TBD)

- Learn more about a neighbourhood advisory committee

* All comment forms submitted tonight and all emails submitted by April 4 will form part of a summary report submitted to the District of Sechelt as requested by April 11.
Public Information Meeting for Proposed Supportive Housing in Sechelt

April 3, 2018
Public Information Meeting: Proposed Supportive Housing

- Presentation
- Facilitated discussion
According to the 2009 District of Sechelt Homeless Count, there were 54 people experiencing homelessness. Outreach workers have contact with over 90 individuals in need of housing across the Sunshine Coast. More than 80% have lived on the Sunshine Coast for more than three years (50% of those for more than 10 years).
Proposed New Supportive Housing at 5656 Hightide Avenue

Proposed Project:
40 self-contained supportive housing studios (includes bathroom & kitchenette) with a shared amenity space and 24/7 staff support.

Operated By:
RainCity Housing

Who Is It For:
People experiencing or at risk of homelessness
Proposed Supportive Housing for Hightide & Lamprey
Proposed Supportive Housing for Hightide & Lamprey
Self-Contained Studios
Roles and Responsibilities

Sunshine Coast Homeless Advisory Committee
Facilitated Dialogue
Appendix C: Meeting Comment Forms

These comment forms have been removed to protect personal information.
Appendix D: Meeting Record of the Public Information Meeting:
PUBLIC INFORMATION MEETING SUMMARY

To: Roberta Randall, Senior Manager, Community Relations, 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: PIM Summary for Hightide/Lamprey Lane Supportive Housing Sechelt

Date: April 6, 2018

Event Date: Tuesday, April 3, 2018
Time: 5:30 PM – 8:00 PM
Location: Sechelt Legion, 5591 Wharf Avenue, Sechelt
Attendees: Seventy-five (75) citizens attended the meeting

Notification
- An invitation letter was delivered to addresses within a one (1) km radius Hightide Avenue and Lamprey Lane on March 14, 2018
- Half-page newspaper advertisements appeared in both The Local (March 22 and 29, 2018) and in the Coast Reporter (March 23 and 30, 2018)
- The BC Housing web page shared information about the project. See: https://www.bchousing.org/partner-services/public-engagement/projects/hightide-supportive-sechelt

Comment Forms: Twenty (20) comment forms were submitted at the meeting and three (3) email with comments were received by the April 4, 2018 deadline.

Presentation and Panel 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
- Matt Thomson, Sunshine Coast Homelessness Advisory Committee
- Angela Letman, Municipal Planner, District of Sechelt

Elected Officials and Representatives
Elected officials and representatives in attendance included:
- Mayor, Bruce Milne, District of Sechelt
- Councillor, Darnelda Seigers, District of Sechelt
- Councillor, Doug Wright, District of Sechelt
- Lucie McKiernan, Constituency Assistant on behalf of MP Pam Goldsmith Jones

Facilitator
- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates
PROJECT OVERVIEW

BC Housing purchased property at Hightide Avenue and Lamprey Lane and proposes to develop the site for permanent modular housing with supports. An application for Official Community Plan and Zoning Bylaw Amendment has been submitted to the District of Sechelt.

The housing would be operated by RainCity Housing and would provide 40 homes for individuals who are experiencing, or most at risk of experiencing, homelessness. Supports for residents include daily meal services and staff on-site 24 hours a day, 7 days a week.

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

Q1 I don’t understand the relationships among the Federal Government, the Provincial Government, BC Housing and Rain City Housing.

A1 BC Housing is a Crown agency affiliated with the Provincial Government. CMHC is the federal agency that provides affordable housing funding. In B.C we typically partner with Canada Mortgage and Housing and the funding they make available, flows through BC Housing. There have been recent Federal announcements about funding coming back into homelessness. The Provincial government have also announced a significant contribution towards affordable housing. The Federal government will typically make their funding available through the province and the province delivers their Affordable Housing mandate through BC Housing. BC Housing is primarily a funder and funds local community non-profit societies to actually deliver the housing. Rain City is an example of that and they would operate the housing.

Q2 Do they have a builder in mind for this building? What is the construction of the building?

A2 It will be modular construction that is built off site and then brought to the site, stacked up and assembled. We have a representative here from Metric Modular, the company that was chosen after a competitive tender across the province. Onsite construction from start to finish will be about three months. This is not temporary construction, it is indented to be permanent long-term housing.

(Metric Modular representative) We have hired a local designer, Mobius Architecture, who will be the architecture and construction manager for the project. They will also be responsible for the site prep civil work. They will move through the tendering process for the other pieces. The exterior of the building will be Hardie plank or that sort of thing. They will work with the District in regards to the design panel review.

Q3 I think the idea is wonderful but to me it looks like a bunch of little boxes built into a big box that looks like a cell block. I kind of question how much thought is going into the design. Is there opportunity to be a little more creative and create something a little more visually pleasing?

A3 The renderings are a bit blank right now so the building does not have a lot of architectural articulation right now. BC Housing and the Society would like the project to fit into the community and we would like the building to be something we could be proud
of. Your municipality will ultimately have a say in what the building looks like. This is why the images are block like at this time.

C4 When I look at the design I see housing and I am thrilled. It looks like it is efficiently laid out in a way that is not wasting space.

Q5 Are these only for single people or are there provisions for couples and families?
A5 This housing is not meant for families and will not meet a family’s needs. The purpose is to provide housing stock for people who are experiencing homelessness or at risk of homelessness on the Coast. RainCity Housing does work with couples.

Q6 Is the idea here that a person would be there permanently or are they maybe only there for a certain period of time and move onto some other kind of housing?
A6 We typically look at the needs of each individual. Some people may only need it short term and possibly be able to afford something different. It is meant to be permanent housing so people can move in and there is no expectation to move out after a time frame.

Q7 What is the vulnerability assessment test you have listed in the flyer you passed out on March 23rd and what other tools will you be using to screen potential tenants?
A7 The vulnerability index is a tool that we have started using to determine need. It looks at a number of different areas that might make people more vulnerable if they are living outside. Things like health or mental health conditions, or how long they have been outside. It provides us with an assessment of those people’s needs for the housing provider.

Q8 Hypothetically, if I were to apply for one of these units what type of testing would I have to go through?
A8 It is a short one hour interview with the housing provider. It is not a test. There isn’t unlimited housing stock so the interview is to make sure that the people who need it are provided it.

Q9 What other tools will you use to screen your potential tenants?
A9 An interview and determining the person’s need and length of time homelessness and the vulnerability to live outside would be standard.

Q10 Is this kind of segregating the homeless? Is this not streaming lining people to live in a specific place? Are you looking for long term tenants or for short term tenants?
A10 People will be living there voluntarily and referrals will come from lots of different sources and areas. If a person who really doesn’t need any support and doesn’t need to live in a 24/7 supportive housing building, then they likely would not be accepted to live in that building. It is not just affordable housing it is supported housing.
(RainCity Housing) It is one piece of the strategy for the coast. We also have rent supplements and outreach workers so if people don’t want to live in a supported housing building and want to find market apartments we will assist them to do that as well.

C11 We really need this on the coast and especially in Sechelt. The list doesn’t include all of the people who are living in really dangerous sub-standard housing. The supports that are offered are a lot less expensive than emergency room care and police intervention. The lack of services is really bad. This is a place where people who need services can get it and improve their lives and become much better neighbours to all of us.

Q12 Kudos to you! Thank you for listening to feedback you received at previous meetings. When we look at a capital investment of 6 million dollars, into infrastructure this is a very important piece for the development of the community. I think it is important, in terms of ongoing effort, to maintain the landscaping, to have a building that people living there would be proud of. I am unclear as to what the forward-looking funding and rent situation is and who is setting the rent and why. What is the funding on an ongoing basis?

A12 For rents, tenants would not have to pay more than 30% of their income. The population we are targeting typically is either working at a very low-income job, or on income assistance. Rent would be $375 a month if you are on income assistance.

Q13 Is that going to be automatically deducted from their assistance?

A13 The tenants have a choice to have their rent sent directly to RainCity Housing or receive it and then remit it to RainCity themselves.

C14 I commend all parties in the fact that they are aware that we want to know what is going on, as it is going on. It really feels like the community is involved in the dialogue. I hope that environmental considerations will be considered when designing the building. Things such as green roofs, energy sources and so forth.

A14 This building will be designed to the new building code standards. It is step code process and focuses on building enclosure and beefing up the building envelope so it doesn’t lose all of its heat. It is the operation of it that will be much more efficient. We are targeting a step code three which is higher than would be required of a normal building for residential space and a step code two for the commercial kitchen. The commercial kitchen has a higher mechanical system and requirement. BC Housing has a sustainability goal and this building fits into our goals.

Q15 I have concerns around parking. You indicated that a majority of people who will live there will not have vehicles. There will be some who have vehicles to get to work. We don’t see any parking and wondering how that is going to be addressed?

A15 There are four parking spaces and they are designed for staff only. This design and approach to the amount of parking we are providing in this project is consistent province wide. It is our experience that there is very low demand for parking for residents. That is one of the reasons we like the location because it is within walking distance of downtown. We have found that typical supportive housing residents don’t have a need for parking.
C16 In more urban areas perhaps that is the issue but we don’t have the transportation hub and the link for people in the community. For some people it is a requirement that they have a car. You might want to look at some of the people that you are looking at bringing into this and see if there are vehicles and if we have to manage parking.

A16 In RainCity’s experience of operating in more areas outside of Vancouver than in Vancouver, the typical person who applies and gets accepted for supportive housing is on welfare rates and simply could not afford to run a car. We don’t expect it to be an issue.

Q17 You say that some meals are provided. Why is that, if they have kitchens? If they are going to eat their meals that are given, are they charged for those?

A17 Typically what we see in social housing is people who are on welfare rates and simply can’t afford to feed themselves three meals a day. We know when people move inside and are supplied proper food and proper sleep, they are able to make more changes in their lives. Some people will choose to cook for themselves and others will benefit from a free hot dinner and a light breakfast.

Q18 Has any thought been given to helping these people learn how to cook? There may be pride in the home if you are able to learn to cook and provide for yourself and maybe provide some of the cleaning of the building.

A18 We do that in most of our buildings and plan to do that here as well. We will, and do, work with tenants to learn life skills and how to cook. Some folks who have disabilities may be limited in their ability to participate. Most of our programs that we are operating have peer opportunities for people. There are initiatives like going out and cleaning in the community, helping in community gardens and a number of different initiatives. We did have some people that stayed at Sechelt this year come and work with us in Gibsons. We have built off some low barrier employment opportunities as well. We do work with people to try to get them engaged to the best of their ability. The opportunity to sit down with people for a meal can also address loneliness that can be experienced.

One of our very successful programs with Vancouver Coastal Health is a vocational rehab program. That program employs people to do all kinds of things including yard work and maintenance and helping people to move. We will be linked with the residents in this building and so our programming will be linked. Having something productive to do is really important to people’s health.

Q19 Is there any sort of drug testing done? If someone is using drugs are they allowed to be there?

A19 We don’t do any drug testing. What people do in their own rooms is up to them. We won’t be in the rooms and won’t be searching people. We respond to people’s behaviours and if people’s drug use is causing them to behave in ways that are problematic to the neighbourhood, or other people in the building, we will respond to that.
Q20 Will the shelter that exists right now at the Upper Deck continue in its same sort of scope? I am assuming that it is kind of an emergency shelter not as structured as this proposed development or is this replacing that and then come cold weather time are we back in the same boat of emergency shelters for the most vulnerable members of society? Is there a progression that we look for as a group to move people from very dysfunctional to productive members of society? Or are you operating independently in these things?

A20 The Upper Deck shelter was a great opportunity that was identified by the community in one of the earlier public meetings. It is an interim solution. The lease expires in 2020 and then this project will be up and running and running parallel with the Upper Deck. We haven’t made any decisions on what we are going to do with the Upper Deck other than it is serving the community right now. Hopefully we will get the project built and then reassess what the community needs are as it comes closer to the expiry of the lease. It is not an orderly transition, you can take people right from the street and put them into what we are proposing. You don’t need to go into a shelter and then into housing necessarily. Ultimately the solution is to get homeless people housed. Shelters are a stop gap and not great. The objective is always getting people housed. RainCity’s staffing model, interaction with tenants, dealing with behaviours, all those things are as structured in the Upper Deck as they would be in the housing project. It will be the same level of professionalism and compassion.

C21 It would be nice to think that if we get someone housed that all their other problems like drug and alcohol addiction all go away. We know that is not true. I applaud you for what you have brought here, it is really great. The real problem is how do we make people not fall through the cracks and become functioning members of society because that is the important thing.

A21 There will be people, who once their basis needs are met, will start to progress and will start to work with some of the services. We have had some great success stories in our rehab programs where people ended up developing their own businesses. That is the goal for people who are able to do that. The start though is to have a safe place to live. People’s progression is a hard question to answer because it is so relational. There is no one solution for two people who I have met. We often think of housing as an economic issue, so yes, we need this housing because we don’t have enough housing on the Sunshine Coast. It is also a relational issue. We need to start building community for people so it is a long-term solution.

C22 There will be 40 units here but there are 90 people known to outreach workers as having housing issues. Please keep us up to date with the progression of what will be happening with the Upper Deck.
Q23  Can you please tell me a little bit more about the staffing? Who would be on staff 24/7 and what are their qualifications and will they live on site or will they be people from the Coast?

A23  We do have a manager living on the Coast who also lived here previously and an assistant manager who lived previously on the Coast. They have done all the hiring up here and we don’t have anyone commuting back and forth. We have provided training to local people. We look for people who have experience working with this population and maybe have some schooling or a social services degree. We then provide additional training. They will be people on the coast and will not be living on site.

Q24  I am wondering that since the Green Court are going to be taking down the cottages, will the people that won’t be able to be relocated have the opportunity to apply for this housing?

C25  I am with the Sunshine Coast Lions Housing Society and as of the end of March we have 12 of the 29 units still to be emptied. We are hoping that by the time we commence construction that there won’t be an issue. We are looking at what needs to be done. Possibly putting two or three people into a motel until a unit becomes available in Green Court if that is what we need to do. We had four people that we were able to relocate in March. If we had one or two people that we needed to re-locate and there was room in the new building, we would be liaising with them.

C26  I think we are very lucky that BC Housing saw the need and came in a major way to fill it. This is a very volunteer oriented place and there are many clubs so I will be encouraging those volunteer organizations to keep in close touch with the supported housing so that we can establish relationships.

A26  This has been a different experience for RainCity coming to work on the Coast and this is a very special community. The amount of people who want to donate and volunteer is really remarkable.

Q27  When are you considering construction starting?

A27  There are a number of steps we need to take before we can start construction. Our anticipation is to be operational by spring of 2019. I wanted to mention again that this is not a typical building construction. There will be some site prep and clearing and then the boxes will be delivered and it will be about a three-month period so maybe late December or early January.

Q28  When you start the construction or delivering the boxes, will you be tying up Lamprey Lane and or Hightide Avenue?

A28  We haven’t determined which way it is going to work in regards to installation of the modules. Hightide is going to be extended and finished off so therefore there will be some extra room that is not there now. There is kind of a cul-de-sac and that will be extended and that will be the construction zone.
Q29 Does that mean that the trees at the end of Hightide Avenue will go?
A29 I am with Metric Modular and there are some trees on the proposed right of way on the road so some of those trees will have to go.

Q30 When you had the first meeting at the seniors centre, one of the RainCity people said that there would be 24/7 security in and outside of the building and on the property. This was so that there would be no problems with the people that you have in your buildings and the people that live around it. I called the Upper Deck about a problem I was having and asked if the security could check it out. I was told that they don’t have security and that they don’t have people that go outside. So we were told one thing at a meeting and another thing on the phone. In this project that you are working on, are you going to have some sort of security so that if there are any problems it can be handled?

A30 I think there may be a language issue that has caused the issue. We have 24 hour, seven days a week staff on site and security cameras to deal with issues. I am happy to take a complaint from you afterwards if you have one. They are not called security workers, they are called support workers and they are trained to deal with issues that arise in a very different way than a security guard would. They are trained to be more empathic and understanding but also to respond to issues.

Q31 I don’t understand why you would say that you would give a person a free place to live, free food that we cook for you so you don’t have to do it but you do not address if they have alcohol or drugs in their room. I don’t understand the logic to that and where the give and take comes in. You are giving and giving and giving and you are not getting anything back. Where is your logic in that?

A31 Traditionally, in the past, social services would have these requirements on people that they abstain from drugs or alcohol and I think that is part of what has landed us in the mess we are in right now. It is well researched and documented that providing a person with a home and then working with them on the secondary issues is way more successful. This is what we have experienced at RainCity and we have been around for the last 32 years so did the tough love approach. We now know that people are way more successful if they come inside and begin to build relationships, start to have different hopes and dreams and then you start to see a reduction in alcohol and drugs. When they are outside they are not connected and not being relational with other people and are suffering, tired and we don’t see a reduction in drug and alcohol use. We have found that being tougher to people that have already had very tough lives creates more alcoholism and more addiction. I read a recent study that 80% of people with mental health and addiction issues developed those post homelessness not pre.

C32 I live beside the building you are considering constructing, I sure hope you are right.

A32 I can tell you we have been operating for over a year and we have met over 90 individuals. We don’t see a rampant drug problem in this population. If you have an idea
in your head that there are going to be 40 people moving in next door with rampant drug and alcohol issues, that is not the picture that we are seeing in this specific community.

C33 12 years ago when I moved into my building it was nothing to see needles all in the back in Lamprey Lane. There was a drug problem and they deal drugs on Lamprey Lane, it is known. We see it out of our apartment building. I am not saying it is the homeless, I am saying that there is a small if not big drug problem in that area already.

C34 I am concerned about the trees that are going to be taken down as they are probably the only really mature trees in that whole area. I am a volunteer gardener and we were told at Community Services that we are not allowed to dig and plant trees so if you take those trees out we can’t plant any more. The boundary between the food bank and your property, the road right away, has a gas line so you can’t plant trees on there. If you just put a road in there and look at this big wall of buildings and have no trees around there that would be heartbreaking. It is a really nice green space that people walk along the trail all the time. Please try to keep this a green space and save as many trees as possible because we need trees.

Q35 Can you tell me more about the requirements of the lane extension from Hightide Avenue to Lamprey Lane?

A35 This is a conceptual design of the development, there will be detailed design coming forward through a development process for the look of the building and site development. The initial comments that we have received back from the engineering department is that they would like to see a through road and connection through there. We are going to determine exactly where the trees are and if we can save them because we have heard from many people that they would like to see them saved.

C36 I live close by and have attended all the meetings that resulted in the Upper Deck shelter. The residents in my development were not happy with the Ebttide location but I haven’t heard a single complaint about where it is now. We back on to the Ebttide Marsh which has its people leaving paraphernalia around and personally in two years I have only found one needle so I am not worried about it at all. I am all for this and looking forward to it.

Q37 I am in the community gardens for six hours every couple of days in the summer and I see almost no cars ever coming to the end of that road. You said that you don’t expect any of your residents to have cars so why do you need a road? Who is going to use that road?

A37 Engineering requirements are for fire truck and emergency access through there. Let the District of Sechelt try to determine where the trees are and I stress “perhaps” we may be able to save them within the boulevard, which is the area between the property line and the actual road way. We can look at that.

C38 I live in the area and walk through there all the time. The biggest trees are well off the area of where the road will go. The road will get rid of some bushes but that is about it, most of the trees should be ok.
Q39 I would like to know more about the community garden. Will it be onsite and do you need volunteers?

A39 Nick Gaskin is the manager of the homeless shelter in Sechelt and he is in negotiations with the owner of the property and the location of that garden. Rona has agreed to donate all the materials, tools, seeds and soil for the site. We are hoping to start building the community garden within the next month and having the folks inside the shelter access that space and help us maintain it.

On the Upper Deck site there is some green space and we are in negotiations with the owners to use part of that green space to create a little community garden for the shelter to maintain and grow their own produce for the shelter. When we move to the new site, there may be an opportunity for a new garden there. We would then explore options for materials and volunteers and how that program would look if and when the site gets developed.

Q40 How will the present location of the food bank and the community garden be affected?

A40 I don’t think it will be affected.

C41 You should all be proud of yourselves because you have come a long way.

C42 I want to express my gratitude and appreciation for all the organizations that have been involved in bringing this development forward. It is so needed and I would also like to advocate for similar kind of housing to be offered in Pender Harbour and possibly Gibsons. Is it possible to do some low cost sustainable building design like passive solar orientation, the way that we orient the buildings, gray water diversion for gardening uses, LED lights to lower our foot print as we go forward? Maybe things that don’t cost as much as a green roof because I know they cost a lot of money. If we could do small things it adds up to a lot, especially with our water situation on the Coast.

A42 Next steps in terms of the District process are that we will be bringing forward a staff report to the committee at the end of this month. If that goes forward into Council we will be looking at a Public Hearing perhaps at the end of May. Moving forward from there, there will be an additional three readings after that. After second and third reading if it goes ahead there will mostly likely be a number of conditions. There will be a housing agreement to make sure the housing is affordable and rental. There will be a development permit for the detailed design of the development and that is a process as well. It will be up to the applicant to get the drawings into us to start the process. There are lots of opportunities for public input about the zoning process. You can take a comment sheet or email me directly at the District. I have left my business cards by the comment sheets.
Appendix E: Emails

From: George Pohl <george.pohl@gmail.com>
Sent: Sunday, April 1, 2018 4:47 PM
To: Community Relations
Subject: Application to rezone H'tide Property by BC Housing to allow not only 40 Units but to increase to 47 units

My husband and I own the Apartment-building adjacent to the proposed site, Hightide 5662. We know that the former owner of the property was turned down to build a building with 8 units because of parking concerns and density. Now there is this proposed building with a density of 40 units to be increased to 47, in the proposal there is no mention of parking facilities, they also, according to the article in the reporter, want to put up a building basically in the same area on the corner of Wharf and East Porpoise Bay. We feel that is totally unfair to the property owners in the area that had faith in the zoning Bylaws when they bought in the area. Our tenants are very concerned what is happening in their neighbourhood, most of them have been living there for a long time, some 20 to in one case 30 years. We feel it will affect the value of our property and surrounding properties. We strongly object to the High density and the rezoning application. The proposal to put a building with 40 or even 47 units on only two city lots without mentioning parking facilities for staff and services as well as possible tenant parking spaces is totally unacceptable. When we built the building it was necessary to have 1 1/2 parking space per unit.

George and Renate Pohl
604 885 9017

From: alan sirulnikoff <asirulnikoff@yahoo.com>
Sent: Thursday, March 29, 2018 5:37 PM
To: Naomi Brunemeyer
Cc: Community Relations
Subject: proposed Sechelt project

Hello,
As an 18 year resident of the Sunshine Coast I am very pleased to hear about the proposed Supportive Housing project in Sechelt.

During my time on the coast I have seen the rapid rise in cost and great reduction of available rentals, all in a very short time span.

Please count me as someone who is fully in support of this project. And yes I would be equally supportive of a similar project in Gibsons.

Alan Sirulnikoff
Gibsons, B.C.
Dear BC Housing and RainCity Housing Society,

I am writing with two purposes in mind. First, I want to compliment you on the letter dated March 12, 2018 sent to residents in the vicinity of the proposed 40-unit supportive housing project on Hightide Avenue and Lamprey Lane in Sechelt. The letter was in my mailbox this morning, since I live in The Belmar at the north end of Inlet Avenue, close to the proposed site.

The letter is a model of careful, sensitive communication, insofar as it makes clear that residents of the area—who are addressed as neighbours—will have a chance to ask questions, get information and provide feedback. It notes matter-of-factly the urgency of the need for this kind of housing, the breadth of community support, and the involvement of key partners. It also anticipates a common concern around safety and repeats a key commitment to having an experienced local non-profit provider, RainCity Housing, manage the project and ensure that staff are on site at all times, 24/7. Finally, and very importantly, it has been sent with ample time before the April 3 meeting, a mark of respect to recipients who need that interval to consider and discuss the project and not feel rushed or taken for granted.

I especially wanted to record my appreciation for this letter, since I had voiced strong criticism of the communications failures around the Sechelt homeless shelter project last summer and fall. You have redeemed yourselves handsomely.

My second reason for writing is to ask if you will allow me, as a longtime advocate of publicly-funded affordable housing, to take on a small part of the trust- building phase of this project. I have a particular group in mind who I believe deserve personal communications. These are the residents of the existing 24-unit rental apartment complex on Hightide Avenue, mostly seniors and all low income. In truth, if it weren’t for a considerate landlord, competent and loyal manager, and the SAFER program, many of them would most certainly be at risk of homelessness in today’s rental market.

I know from talking to a number of these tenants over the past couple of years that they feel left out of the planning and approval process, and/or are reluctant to engage in public discussions. Yet they do have concerns, and as the next-door neighbours of the new building I think they deserve to be heard and in all likelihood reassured.

This is something I could do towards creating the conditions for acceptance of the proposed new supportive housing project: simply talk to these residents neighbour to neighbour—and sooner rather than later. I know some of them, and know how to reach the others. My plan would be simply to hear them out, put information from RainCity and BC Housing in their hands, perhaps take them down to the Upper Deck Hostel to show them what supportive housing looks like in practice, and in general encourage them to speak up about their concerns and questions, without activating their palpable feelings of vulnerability as tenants barely making it on precarious incomes. I would at all times represent myself as promoting communication, not an agent or messenger for one side or another of any position or issue that might emerge as contentious.

Please consider this request and let me know if I can help in this way. I do think that time is of the essence, and would appreciate an answer, or at least an opportunity to discuss this further, within the next week at the longest. Please feel free to phone me at home at your earliest convenience.

Sincerely,

Sue Jackel
Apt. 404, 5631 Inlet Ave.,
Sechelt BC VON 3A3
604-885-2348