



## Council Report

For the Meeting of October 6, 2022

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**To:** Council **Date:** September 22, 2022

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Update Report on Temporary Use Permit with Variances Application No. 00024 for 1450 and 1452 Elford Street

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### RECOMMENDATION

That Council receive this update report for information and, that following consideration of written comment, Council consider the following resolution:

“That Council authorize the issuance of Temporary Use Permit Application No. 00024 for 1450 and 1452 Elford Street, to permit the use as a seasonal cold weather shelter in accordance with:

- a. Plans date stamped August 3, 2022.
- b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the vehicle parking down to two stalls.
- c. The Temporary Use Permit lapsing three years from the date of this resolution.”

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information on the proposed Temporary Use Permit for the property located at 1450 and 1452 Elford Street. The proposal is to allow the continuation of a seasonal (October to April) youth cold weather shelter with a variance to reduce the vehicle parking requirements from three stalls to two.

On September 8, 2022, Council made the following motion:

1. *That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.*
2. *And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: “That Council authorize the issuance of Temporary Use Permit Application No. 00024 for 1450 and 1452 Elford Street, to permit the use as a seasonal cold weather shelter in accordance with:*

- a. *Plans date stamped August 3, 2022.*
- b. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:*
  - i. *reduce the vehicle parking down to two stalls.*
- c. *The Temporary Use Permit lapsing three years from the date of this resolution.*

Consistent with Council's direction, the Opportunity for Public Comment has been waived, however, notice of the application was mailed to surrounding properties and a sign was posted on the subject property. At time of this report, no comments have been received, though Council may continue to receive written comments up to October 5, 2022.

### **Summary**

The existing seasonal youth cold weather shelter is generally consistent with the Urban Place Designation in the *Official Community Plan, 2012 (OCP)* and the *Fernwood Neighbourhood Plan*. The existing use is also generally consistent with the Housing and Homelessness policies and objectives in the OCP in that it supports the use of emergency shelters as noted in the housing spectrum. The cold weather shelter has operated on-site for 12 years and is slated to open again for the season on October 15, 2022. Given the opening date, there is some urgency in having the TUP issued at the October 6, 2022 Council meeting.

Respectfully submitted,

Geordie Gordon  
Senior Planner  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

### **List of Attachments**

- Attachment A: September 8, 2022 COTW report