

G.1.b.a 1450 and 1452 Elford Street: Temporary Use Permit with Variances Application No. 00024 (Fernwood)

Moved By Councillor Potts
Seconded By Councillor Loveday

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."

CARRIED UNANIMOUSLY

E.2 1450 and 1452 Elford Street: Temporary Use Permit with Variances Application No. 00024 (Fernwood)

Committee received a report dated August 29, 2022 from the Director of Sustainable Planning and Community Development regarding information, analysis and recommendations for a Temporary Use Permit Application for the property located at 1450 and 1452 Elford Street in order to allow the continuation of a seasonal (October to April) youth cold weather shelter, known as the Out of the Rain Youth Shelter.

Moved By Councillor Alto

Seconded By Councillor Potts

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:
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 - i. reduce the vehicle parking down to two stalls.
 - c. The Temporary Use Permit lapsing three years from the date of this resolution."
3. That Council ratify the decision at the daytime session immediately following the Committee of the Whole Meeting.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of September 8, 2022

To: Committee of the Whole **Date:** August 29, 2022

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

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

RECOMMENDATION

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.”
3. That Council ratify the decision at the daytime session immediately following the Committee of the Whole Meeting.

LEGISLATIVE AUTHORITY

In accordance with section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

In accordance with Section 498 of the *Local Government Act*, Council may issue a Temporary use Permit with Variance that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit Application 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, known as the Out of the Rain Youth Shelter. The variance is to reduce the vehicle parking requirements from three stalls to one.

The following points were considered in assessing this application:

- 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 subject property is split between the R1-B Zone, Single Family Dwelling District, and the R3-2 Zone, Multiple Dwelling District. Given the split zoning and history of use on the subject site, calculating the exact parking requirements triggered by the new use is challenging and while an increase in parking would be required, no additional parking is proposed. However, it is worth noting that the subject property currently has two off-street parking stalls which have served the use for the past 10 years and would be maintained.
- The seasonal youth shelter has been in operation at the current site for over 12 years with the operators only recently becoming aware that the use is not permitted.

BACKGROUND

Description of Proposal

The proposal is for a seasonal youth cold weather shelter to be operated in an existing building. The shelter operates between 8 pm and 8 am from October 15 to April 15 and provides up to 30 sleeping spaces for youth aged 15-25 years.

There is a variance requested to reduce the parking requirements down to two stalls.

Sustainability

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation

The applicant has not identified any active transportation impacts associated with this application.

Public Realm

No public realm improvements are proposed in association with this Temporary use Permit Application, as there is no construction associated with this proposal.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Existing Site Development and Development Potential

The site is presently utilized for various Beacon Community Services programs in two existing buildings, including the Out of the Rain Shelter in the building at 1450 Elford Street.

No additional development is proposed through this application.



..... Split Zoning Boundary

Data Table

The following data table compares the proposal with the existing R1-B Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing zone.

Zoning Criteria	Proposal	R1-B Zone	R3-2 Zone
Site area (m ²) – minimum	1006.83	460.00	920.00
Density (Floor Space Ratio) – maximum	-	n/a	Varies – 0.3 to 1.6
Total floor area (m ²) – maximum	Existing	300	n/a
Height (m) – maximum	Existing	7.6	18.5 to 22
Storeys – maximum	Existing	2	6+
Site coverage (%) – maximum	Existing	40	Varies – 20-30%
Setbacks (m) – minimum			
Front	Existing	7.5	Varies
Rear	Existing	7.5 or 25%	Varies
Side (north)	Existing	1.5 or 10%	Varies
Side (south)	Existing	3.0	Varies
Parking – minimum	2* (within R1-B zoned portion of the site)	3	Undetermined
Bicycle parking stalls – minimum	11	1	Undetermined

Relevant History

The two-story building at 1450 Elford Street was constructed in 1905 as a single-family residence. City permit records indicate that it was converted to a school for the disabled in 1960 and has operated in a similar capacity since the conversion. The operation of the Out of the Rain Shelter at the site began in 2009.

The Temporary Use Permit application is required as a result of a complaint made to Bylaw Services, the investigation of which revealed the site is not appropriately zoned for the shelter use. The substance of the complaint relates to issues in the neighbourhood (noise, disturbance) that may not be directly related to the operation of the shelter. It appears that the concern has subsided, though the shelter has not been in operation since April.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 10, 2022 the application was

referred for a 30-day comment period to the Fernwood CALUC; however, the Fernwood CALUC had already submitted a letter in support of the Temporary Use Permit application. A letter dated July 25, 2022, is attached to this report.

An Opportunity for Public Comment is not a legislative requirement for TUPs under the *Local Government Act*. Each municipality in British Columbia has the authority to determine if there should be a public forum associated with the approval of Temporary Use Permits. The City's *Land Use Procedures Bylaw* states the following with respect to the City's requirements for an Opportunity for Public Comment:

31. Council may provide an opportunity for public comment before passing a resolution to issue:

- a. a development variance permit, other than a permit that varies a bylaw under Section 528 of the Local Government Act;*
- b. a development permit with variances;*
- c. a heritage alteration permit with variances;*
- d. a temporary use permit.*

Council may wish to consider waiving the Opportunity for Public Comment for this TUP application to allow this project to advance to the point of final Council consideration. This would facilitate necessary approvals being in place in time for the shelter to open as scheduled on October 15, 2022, and before the Council schedule break associated with the upcoming election.

While the staff recommendation includes the necessary language to waive the Opportunity for Public Comment, all other aspects of the process that ensure transparency and notification of the public would be maintained. The *Local Government Act* requires that a notice be placed in a newspaper and that mailed notice be provided within the distance specified in the City's bylaws for TUPs. In this instance, notification requirements involve adjacent properties, therefore, consistent with the City's *Land Use Procedures Bylaw*, mailed notice would be sent to owners and occupiers of the subject site and adjacent properties. This notice would still invite recipients to provide written comments on the proposal if they felt inclined. Also, in accordance with the City's *Land Use Procedures Bylaw*, a sign would be posted on the property notifying the public of Council's upcoming consideration of the matter along with an invitation to provide written feedback.

If Council would prefer to hold an Opportunity for Public Comment on this application, then the alternate motion is structured accordingly for Council's consideration.

ANALYSIS

Official Community Plan

The *Official Community Plan, 2012* (OCP) identifies this property within the Urban Residential place designation, which envisions attached and detached buildings up to three storeys. The existing two storey building is consistent with the OCP designation.

The OCP contains policies that encourage a range of housing types across the housing spectrum. The existing use as an overnight shelter addresses the need for non-market housing on the emergency end of the spectrum.

The OCP identifies this property within DPA 16A – General Urban Design. As the building is existing and no alterations are proposed, a Development Permit is not required.

The OCP also designates the entire City for the issuance of Temporary Use Permits for uses that would not be permitted on the lands for which they are proposed.

Fernwood Neighbourhood Plan

The subject site is designated in the *Fernwood Neighbourhood Plan* as Urban Residential, consistent with the OCP. The *Fernwood Neighbourhood Plan* does not specifically contemplate the type of shelter use that is presently occurring on site, but the buildings on site are consistent with traditional ground-oriented residential areas in Fernwood.

The *Fernwood Neighbourhood Plan* notes the role that all neighbourhoods in the City must play in achieving the actions contained in the *Victoria Housing Strategy*, which in turn highlights the importance of accommodating uses such as emergency shelters.

Regulatory Considerations

Two zones (R1-B Zone, Single Family Dwelling District, and R3-2 Zone, Multiple Dwelling District) apply to this site with a portion of the building under consideration bisected by the zoning boundary line. The arrangement of the building on the site requires consideration of the parking requirements for the entire property, which is complicated by the lack of data detailing the exact floor area of the building located at 1452 Elford Avenue. Determining the floor area would require, at minimum, a review of historic building permits and perhaps a building survey. As a result, a detailed parking breakdown has not been provided for the entire site, just for the building and uses under consideration through this TUP application. The subject site contains two parking stalls that meet the dimension requirements of Schedule 'C' in the Zoning Regulation Bylaw; however, the driveway can accommodate additional vehicles arranged in a tandem fashion.

Given that the present-day shelter use has been occurring for over a decade with no known parking issues, and that subject site is in a walkable area and close to bike routes and transit, the parking variance is recommended as being supportable. Additionally, there are four long term bike parking spaces and seven short term bike parking spaces available.

CONCLUSIONS

The seasonal shelter use has existed on the subject property for over a decade with no known issues until a recent complaint that may involve issues peripheral to the operation of the shelter. No site design or layout changes are proposed through this application. The built form is consistent with relevant OCP and Neighbourhood Plan policies, and the use is supported by OCP housing policies. The demand for parking to support the uses on site is low, and the parking variance is supported. For these reasons, it is recommended that Council consider supporting this application.

ALTERNATE MOTIONS

Option One – Hold an Opportunity for Public Comment

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“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:

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

Option Two – Decline

That Council decline Temporary Use Permit Application No. 00024 for the property located at 1450 and 1452 Elford Street.

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: Subject Map
- Attachment B: Plans date Stamped August 3, 2022
- Attachment C: Parking Layout
- Attachment D: Applicant’s letter to Mayor and Council
- Attachment E: Letter from Fernwood CALUC dated July 25, 2022.

STADACONA PARK



1450 & 1452 Elford Street
 Temporary Use Permit No.00024



	Name of Project: 1450 Elford Location: Victoria , BC				2022-07-28
Item	BCBC 2018	Part 3		BCBC Reference	
1	Project Description: - <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation Review of new use in an existing 2 storey building				
2	Major Occupancy(s): Group A - Division 2 & Group C				3.1.2.1 (1)
3	Building Area: 136 sq.m.				1.4.1.2 (A)
4	Bldg Floor Area: 267 sq.m. U/G Parking Area 0 sq.m				1.4.1.2 (A)
5	Number of Storeys: 2				1.4.1.2[A]; 3.2.1.1
6	Height of Building (m): 7m (Average Grade to top of Roof level)				-
7	Number of Streets/Access Routes: 1				3.2.2.10; 3.2.5.4
8	Building Size, Construction, Occupancy: Group C, up to <3> Storey, Sprinklered or Unsprinkalered				3.2.2.53 & 5.2.2.25
9	Sprinkler System Proposed: <input type="checkbox"/> Entire Building <input checked="" type="checkbox"/> No				3.2.2.53
10	Standpipe Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				3.2.5.8
11	Fire Alarm Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				3.2.4
12	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes (assumed) <input type="checkbox"/> No				3.2.5.7
13	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				3.2.6
14	Permitted Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both Actual Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both Exterior Wall Cladding: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both				3.2.2.53 & 5.2.2.25
15	Mezzanine(s) Area: N.A.				3.2.1.1
16	Occupant Load Based On: <input checked="" type="checkbox"/> m ² /person <input type="checkbox"/> Sleeping Rooms Total Occupant Load Group C (9.3 sq.m/person) 267 sq.m 28.7= persons Total Occupant Load Group A - Division 2 (4.6 sq.m/person) 267 sq.m 58.0= x persons				3.1.17
17	Barrier-Free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				3.8
18	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No N.A.				3.3.1.2
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies	3.2.2.53	3.2.2.25	Listed Design No. or Description See Assemblies (TBD)
		Roof	45 min	N/A	
		Floors	45 min	45 min	
		FRR of Supporting	45 min	45 min	
		Floor over Crawl	N/A	N/A	

Code notes:

Occupancy Of The Building Is

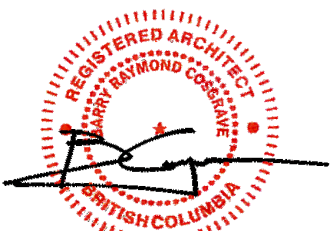
During the day
Group A, Division 2 - Schools and colleges, nonresidential

During the night
Group C - Dormitories (Residential Occupancies)

The building size, construction type, and Fire Resistance Rateing of the existing building meet the major occupancies of Group A2 and C.

There is an existing Fire Alarm System and smoke detectors linked to alarms.

The Fire Alarm System and smoke detectors are monitored by Telus.



Barry Cosgrave Architect AIBC
2022-07-28

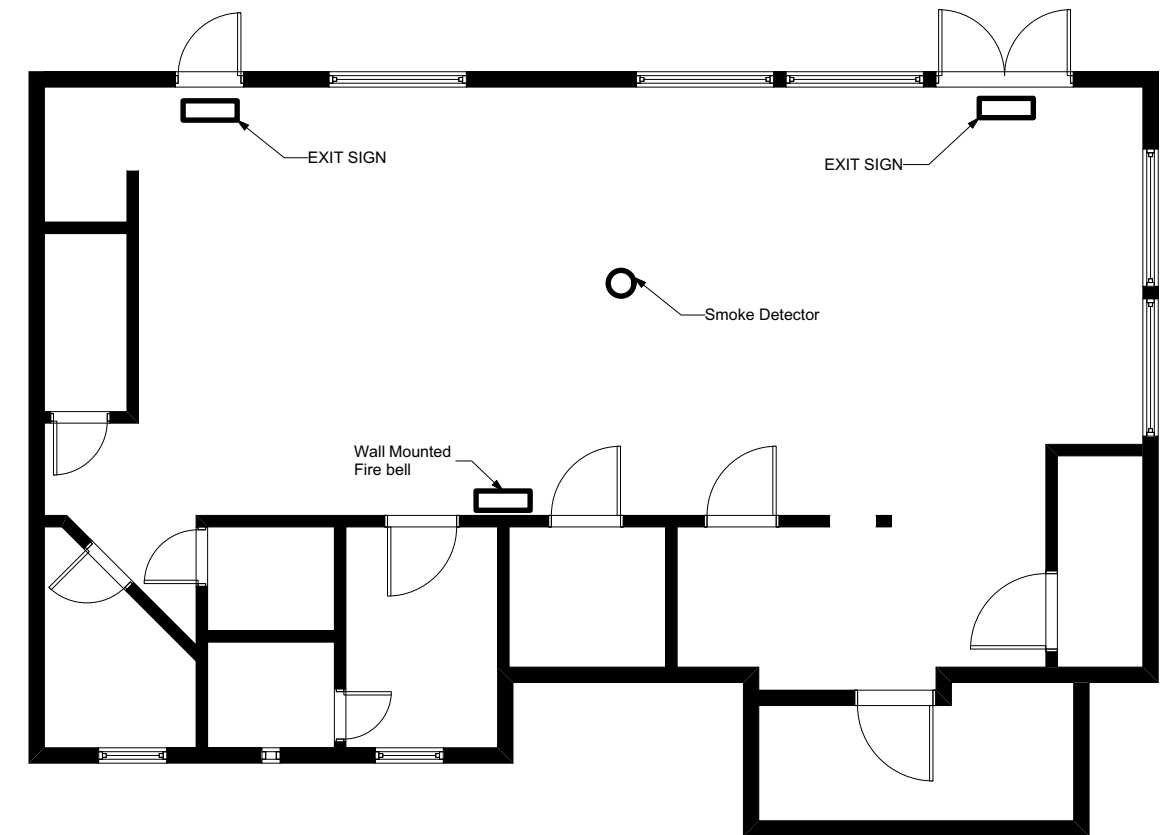
1450 Elford St. | Code





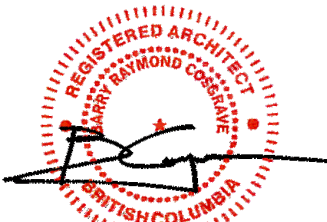
Total Area = 136sqm

1 Lower Floor Plan
1:100



2 Lower Floor RCP
1:100

1450 Elford St. | Lower Floor Plan



Barry Cosgrave Architect AIBC
2022-07-28

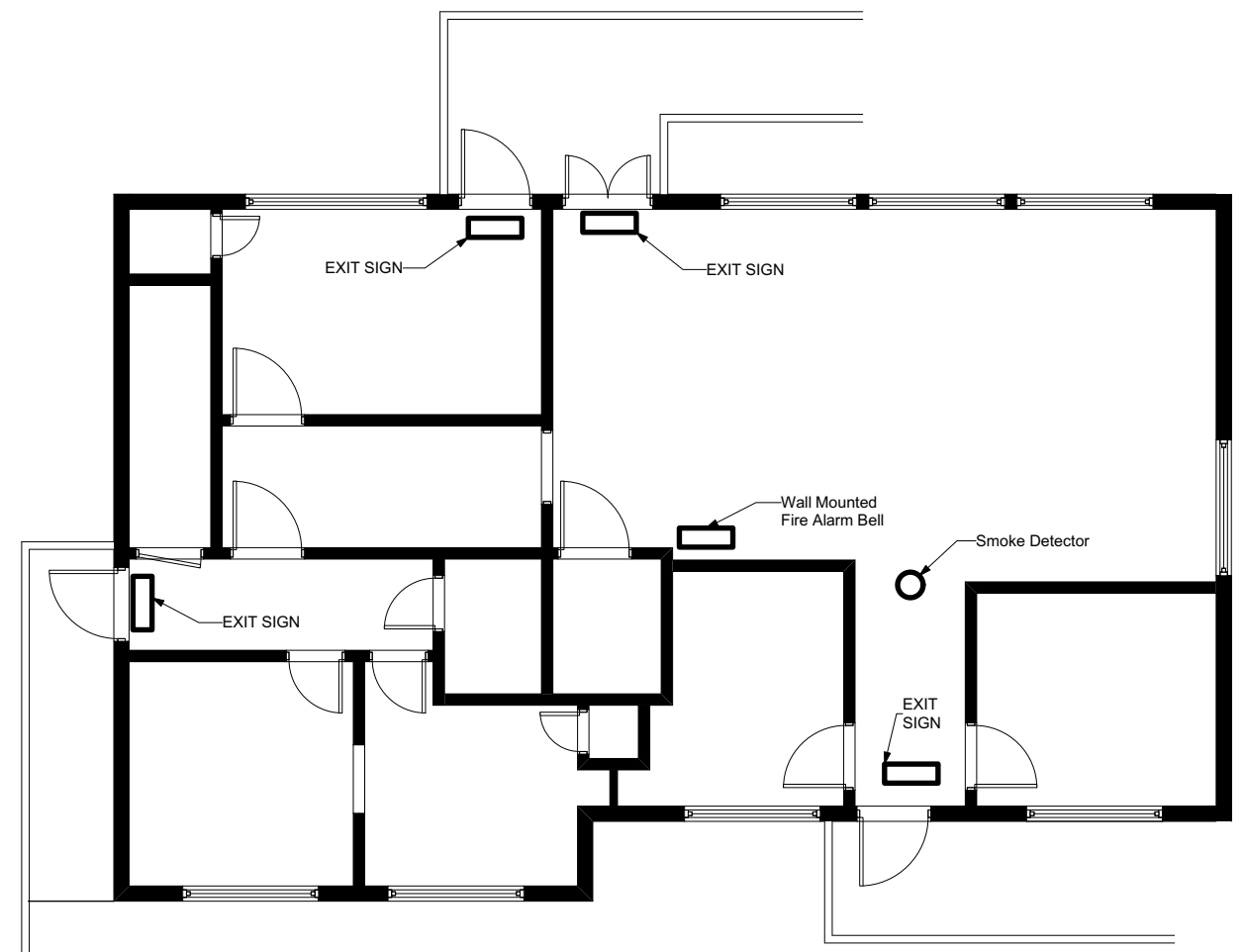
Sheet **SK A3** number**TEN** number
 Date **2022-07-28** architectural group
 Scale 200 - 1619 Store Street
 Victoria, BC
 Canada V8W 3K3
 T 250.360.2106
 F 250.360.2166
 Job Number **2022534** www.numberTEN.com





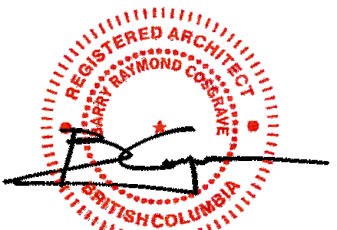
Total Area = 131sqm

1 Main Floor Plan
1:100



2 Main Floor RCP
1:100

1450 Elford St. | Main Floor Plan

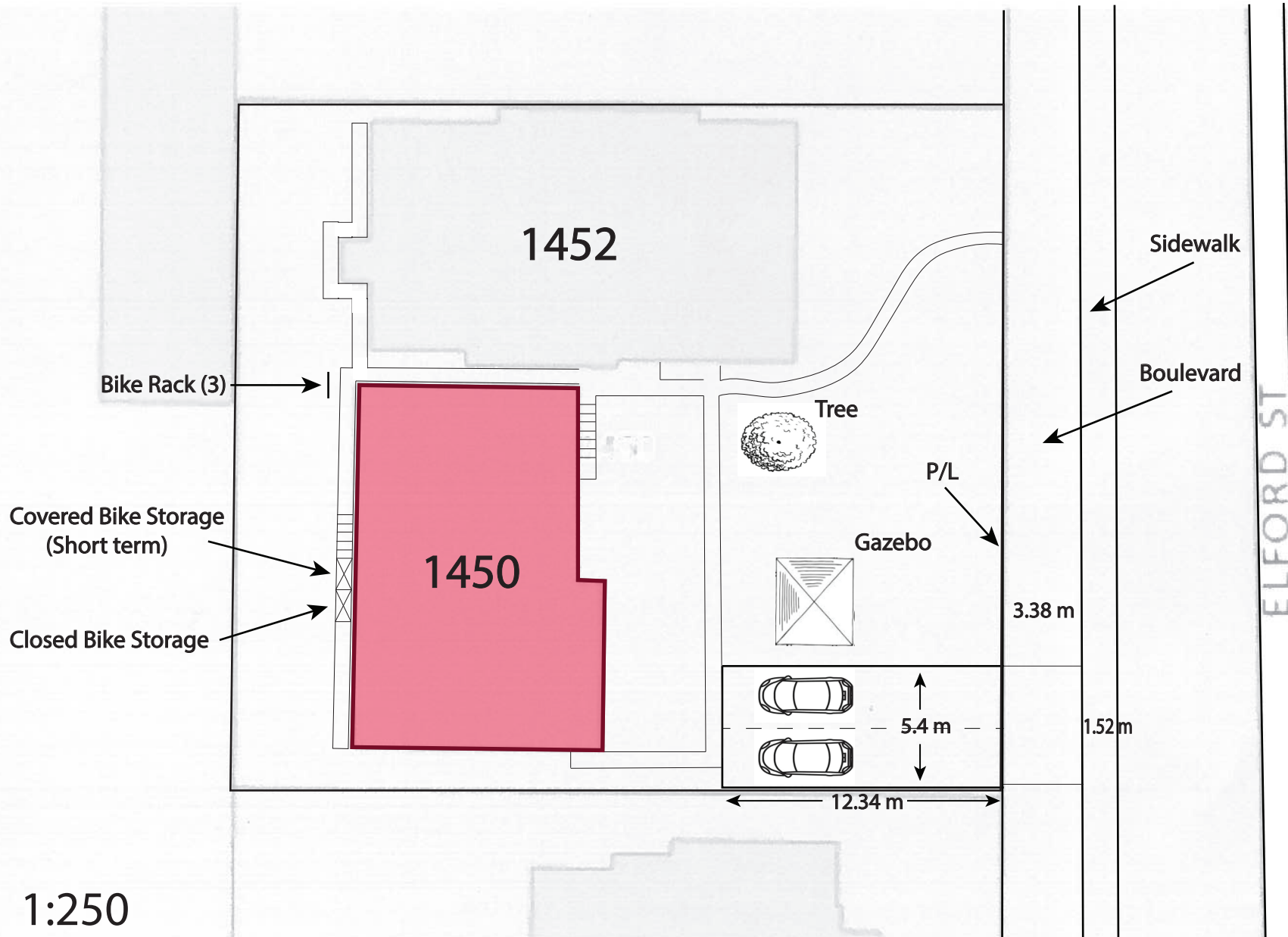


Barry Cosgrave Architect AIBC
2022-07-28

Sheet **SK A2** number**TEN** architectural group number
 Date **2022-07-28**
 Scale
 Job Number **2022534**
 200 - 1619 Store Street
 Victoria, BC
 Canada V8W 3K3
 T 250.360.2106
 F 250.360.2166
 www.numberten.com

1450 Elford St - Site Plan & Parking Layout

Data Table				
Use	Floor Area	Schedule C	Parking Required	Parking Supplied
Existing (School Use)	267m ²	1/150m ²	2	2
Proposed (Shelter Use)	136m ²	1/80m ²	1.7	2
Proposed (School Use)	131m ²	1/150m ²	.87	
			2.57 = 3	



1:250



Mayor Lisa Helps and Council
1 Centennial Square
Victoria, BC
V8W 1P6

RE: Application for Temporary Use Permit for 1450-52 Elford Street – Out of the Rain Youth Shelter

Dear Mayor Helps and Councillors,

Thank you for considering this application for a three-year Temporary Use Permit for Beacon Community Services' for the *Out of the Rain Youth Shelter* located at 1450-1452 Elford Street property. Your approval will allow Beacon Services to continue to meet important community needs and provide homeless youth with access to safe, seasonal shelter.

In addition to various year-round programs at this site, the seasonal youth shelter has operated at this location for more than 12 years and it only recently came to our attention that the youth shelter required a different zoning from what has applied. As the shelter operates from mid-October to mid-April every year, it is critically important that we obtain a timely approval in order to provide this important service.

Beacon appreciates the City of Victoria's support over the years as well as ongoing support from a broad cross-section of the community. Beacon's 260 staff and 500+ volunteers deliver a wide range of services and programs in the CRD, including:

- child, youth and family services (including child care, assistance for at-risk youth and families, and programs to encourage healthy development in children's early years);
- services and supports for seniors and family caregivers;
- a diverse array of volunteer services;
- thrift shops that raise funds for community programs and help people in need;
- counselling and mental health supports;
- employment services and training; and
- affordable housing, homelessness prevention and shelter services.

A core service is the cold season *Out of the Rain Youth Shelter*. Beacon has coordinated and delivered the service on behalf of a coalition of community organizations, faith groups, and other community members for many years. We provide caring, non-judgmental support and services to young people who are grappling with housing and other challenges, including providing counsel and connections to other community resources as needed.

During the coldest nights of the year, *Out of the Rain* provides donated meals and a safe, warm place to sleep for up to 30 homeless youth (aged 15 to 25), and an alternative to sleeping rough in the neighbourhood and exacerbating risks for vulnerable youth and the community. The shelter is open nightly from October 15 - April 15, usually 8:00pm-8:00am (with youth generally accessing the shelter from 8:30pm-7:30am).

...2/

2723 Quadra Street Victoria BC V8T 4E5 _ Tel: 250-658-6407

www.beaconcs.ca

Child, Youth & Family Services _ Seniors Services _ Counselling & Mental Health Services _ Volunteer Services _ Housing _ Employment Services

Charitable Registration No. 12995 1174 RR0001

Out of the Rain has operated since 1998 and Beacon has hosted the shelter at 1450 Elford Street since 2009. At that time, the Victoria Fire Department approved that facility for *Out of the Rain* overnight accommodations.

We recently became aware that the property is incorrectly zoned, as the shelter's youth clients do not live full-time. We understand that a complaint was registered with the City which has precipitated the investigations and prompted this request. We note that since 2009, there have been only a very few, isolated concerns; they were very quickly and successfully ameliorated, with neighbours sometimes even donating clothing, gift cards, or other supports for youth at the shelter.

We are very mindful of neighbours and strive to keep a very neat, orderly and quiet environment for both our neighbours and clients. We have established procedures that have served well to mitigate potential effects on the neighbourhood. Policies and procedures include:

- 3 trained staff members are onsite and awake to monitor the site/support youth during shelter hours;
- Shelter clients are not permitted to gather or wait in the front yard or on the street front;
- Staff regularly patrol outdoors during shelter hours;
- After the shelter closes in the morning, staff check Elford Street and surrounding areas to ensure the grounds and street are clean of any litter and that youth don't loiter.

Our request for a three-year Temporary Use Permit is needed to support the continuation of important programs and services at this property and enable *Out of the Rain* to come into compliance over time. A Temporary Use Permit would bring no change for the neighbourhood or site. This proposal includes no changes to the site infrastructure, landscaping, or actual use of buildings or property at the address but, rather, is to keep the operational 'status quo' for the time being.

It's especially important to note that many youth who turn to *Out of the Rain* have no other safe options. *Out of the Rain* is widely recognized as an important alternative to staying at adult shelters. Even for youth who are technically old enough to use such services (when there's room) adult shelters may present immediate risks to safety and well-being. They may also increase potential exposure to influences and activities that can significantly harm vulnerable youth (and the community) over the longer term.

Pre-COVID, as many as 150 youth were estimated to be homeless in Greater Victoria at any given time. Surveys also show that half of unhoused people first experienced homelessness as a youth.

Local residents continue to recognize the value of this service and acknowledgment of how it is managed. Attached with this letter are only a few expressions of support we have received from neighbours, including comments from the house that is closest to the 1450 Elford building/shelter space.

In closing, a Temporary Use Permit will support the continuation of these and other community benefits at Elford Street at a time when they are sorely needed.

Thank you very much for your understanding and your timely consideration of this important matter.

Sincerely,

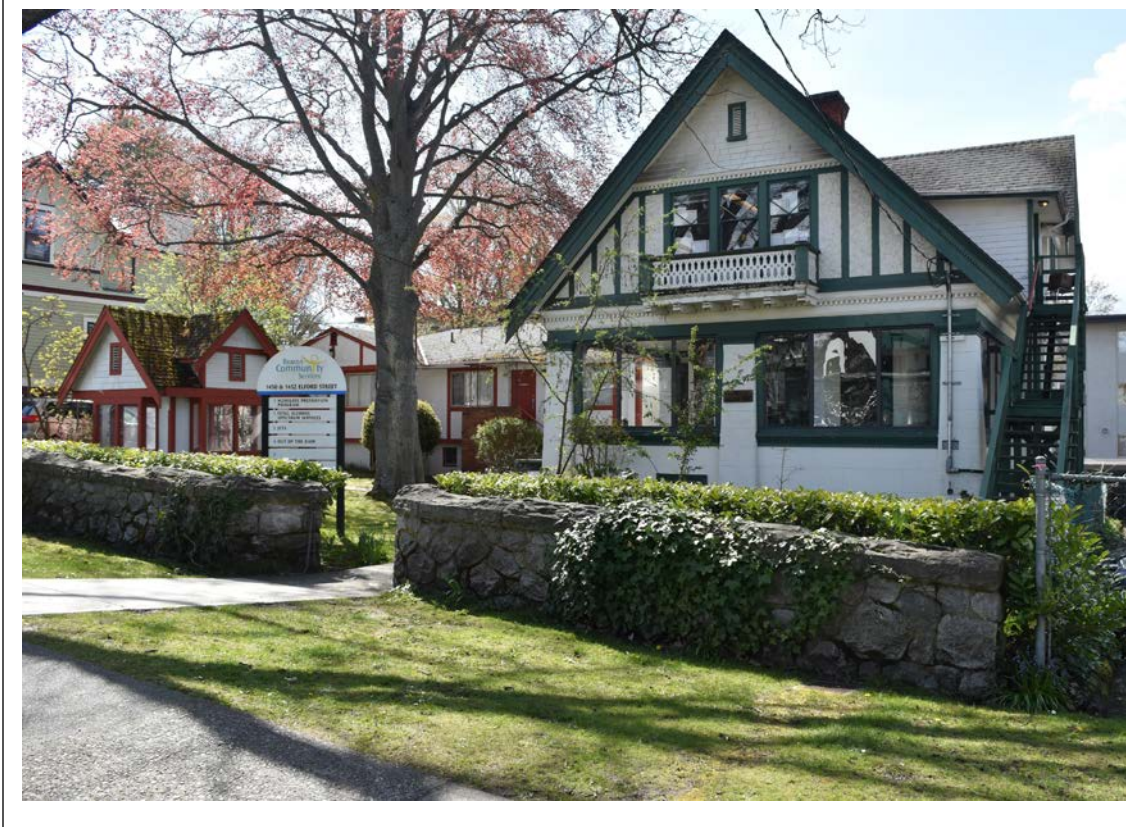


Tricia Gueulette
CEO

Enclosures

1450-52 Elford Street

(1) Overview of 1450-52 Elford Street property from near corner of Elford/Pandora



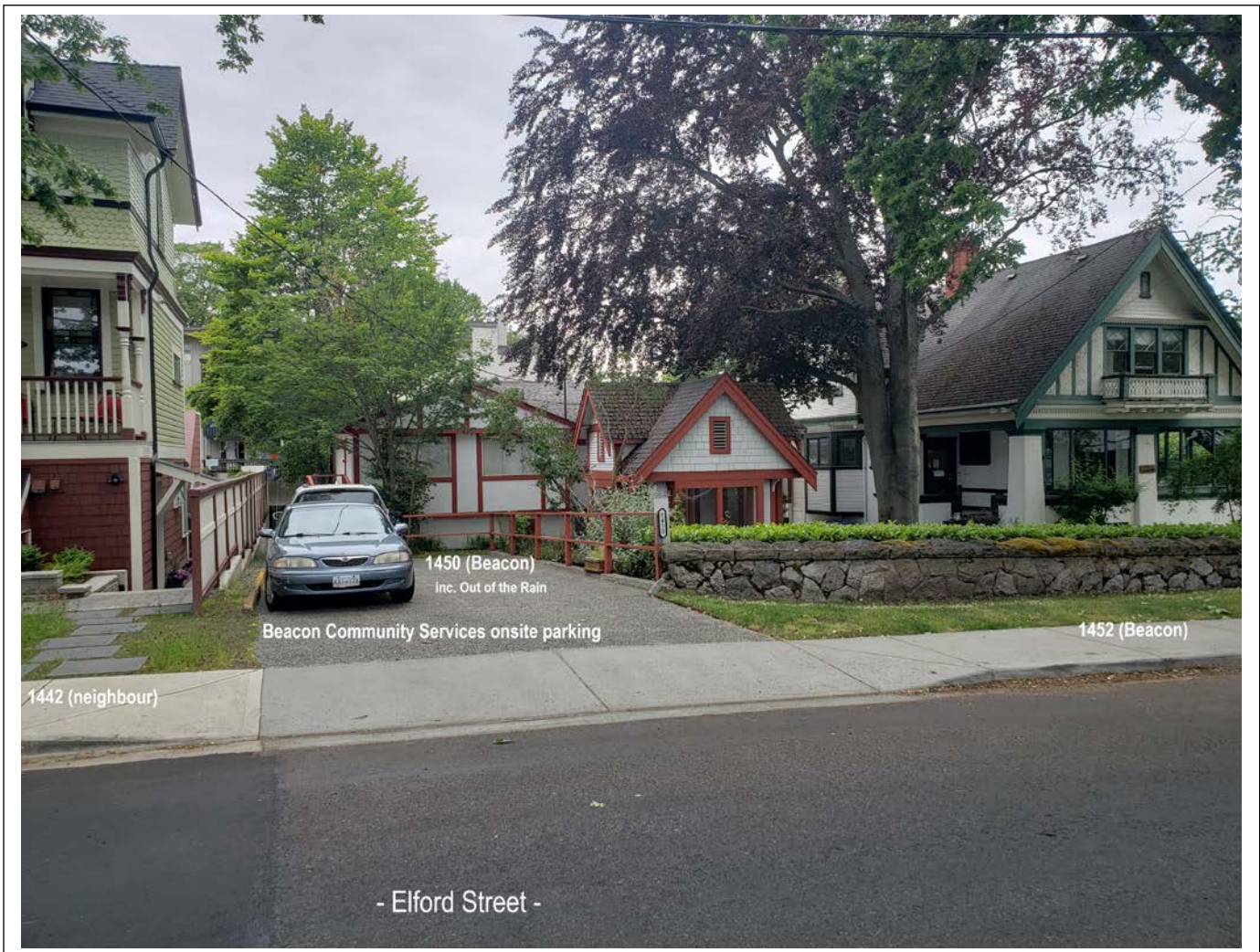
(2) 1450 Elford Street, from front yard



(3) Close up of 1450, which hosts seasonal Out of the Rain Shelter for homeless youth



(4) Elford Street frontage





FERNWOOD COMMUNITY ASSOCIATION

July 25, 2022

Attention: developmentsservices@victoria.ca

Regarding: 1450 Elford Avenue
Temporary Use Permit Application: Community Feedback

Dear Mayor and Council;

As you know, Beacon Community Services has requested a Temporary Use Permit to operate the Out of the Rain Youth Shelter at 1450 Elford Avenue between October and April. The Fernwood Community Association Land Use Committee (LUC) had an opportunity to discuss this variance application in order to represent questions and concerns from Fernwood residents.

We understand that a neighbour living in the area contacted the City of Victoria with concerns about the shelter and registered a bylaw complaint; however, no members of the Fernwood community have contacted our LUC directly to express concerns about the shelter. Although our outreach in the immediate neighbourhood is limited, we were able to speak to a small number of residents living nearby and these residents reported to us that they have not had any issues with disturbances related to the shelter. In addition these residents voiced their support for the shelter, citing that at-risk youth are under-served and in great need of the services Out of the Rain Youth Shelter provides.

A shelter specifically for youth reduces risk in two ways. First, youth shelters provide a much safer environment than the alternative of sleeping outdoors or staying in an adult-oriented shelter. Second, the provision of youth sheltering services also provides valuable opportunities for youth to connect with other supportive services that can further improve their circumstances, including counselling and finding permanent housing. The LUC would add that the very existence of the shelter is based on broad support from community agencies, faith-based organizations, the business community, and volunteers from neighbourhoods throughout Victoria.

We reached out to Beacon Community Services and requested, received, and have reviewed their policies for maintaining safety and security, and are satisfied that these procedures protect the peace and safety of the neighbours. Beacon noted that due to the strength of these policies, neighbour complaints are very rare. Such policies include:

- Care of the physical space including keeping the yard clean, keeping the building in good repair, and maintaining the landscaping
- Processes for bringing youth in and out of the space that ensures they are not congregating in the front yard or on the street
- Clearly defined incident response protocols and incident review processes
- A contact person to whom neighbours can report concerns
- 24/7 monitoring for noise and behaviour and enforcement of quiet times

Accessibility and affordability are two considerations that our community has identified as important for us to assess for every land use application. In this case we want to highlight the essential nature of this particular shelter. The shelter ensures that a small portion of the current population of vulnerable and marginalized youth have a safe place to sleep and have a meal during inclement weather. In summary, the shelter offers support to at-risk youth while fulfilling the community-based goals of affordability and accessibility and maintaining a strong set of policy and procedures for safety and security for residents and neighbours, while offering much needed support to at-risk youth.

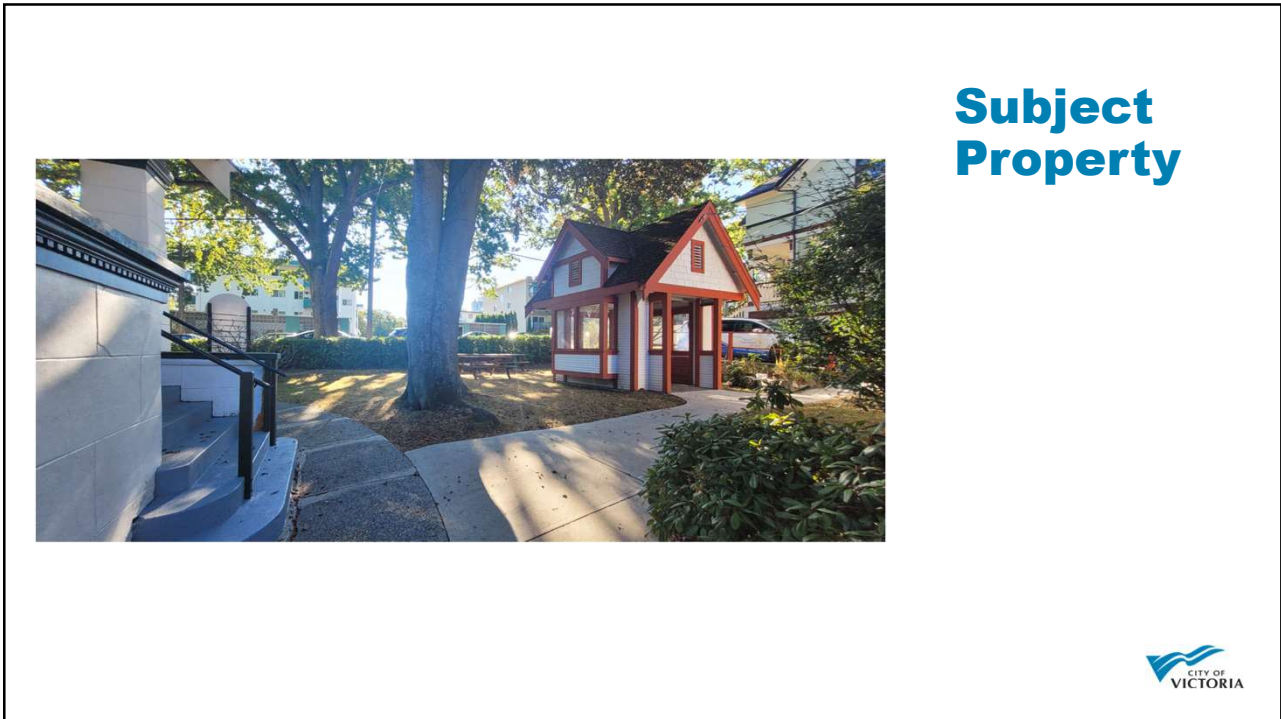
Should you wish to discuss these comments further, please contact Kristin or Soma at fernwoodlanduse@gmail.com.

Yours sincerely,
Kristin Atwood and Soma Morse, Co-Chairs
Fernwood Community Association Land Use Committee

/send to caluc@victoria.ca



3



4



Neighbouring Properties

South



5



Neighbouring Properties

East



6



North

Neighbouring Properties



7

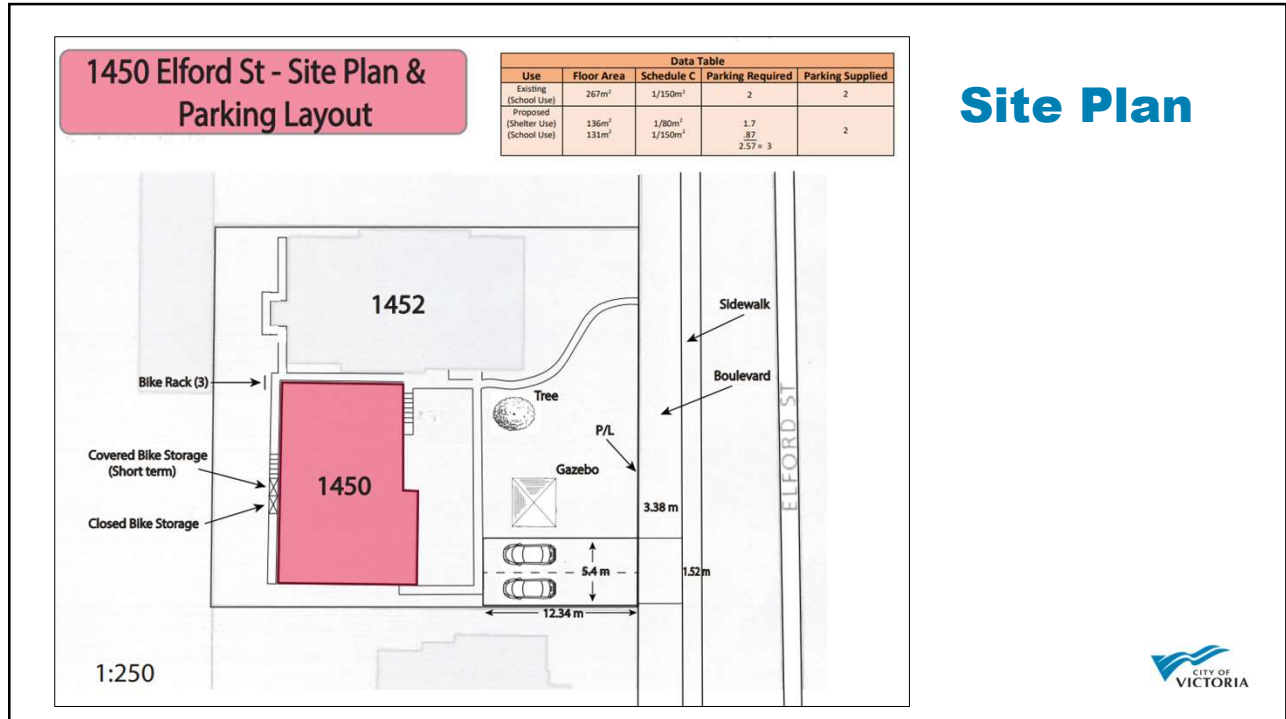


- Urban Residential
- Public Facilities, Parks and Open Spaces
- Large Urban Village
- Traditional Residential

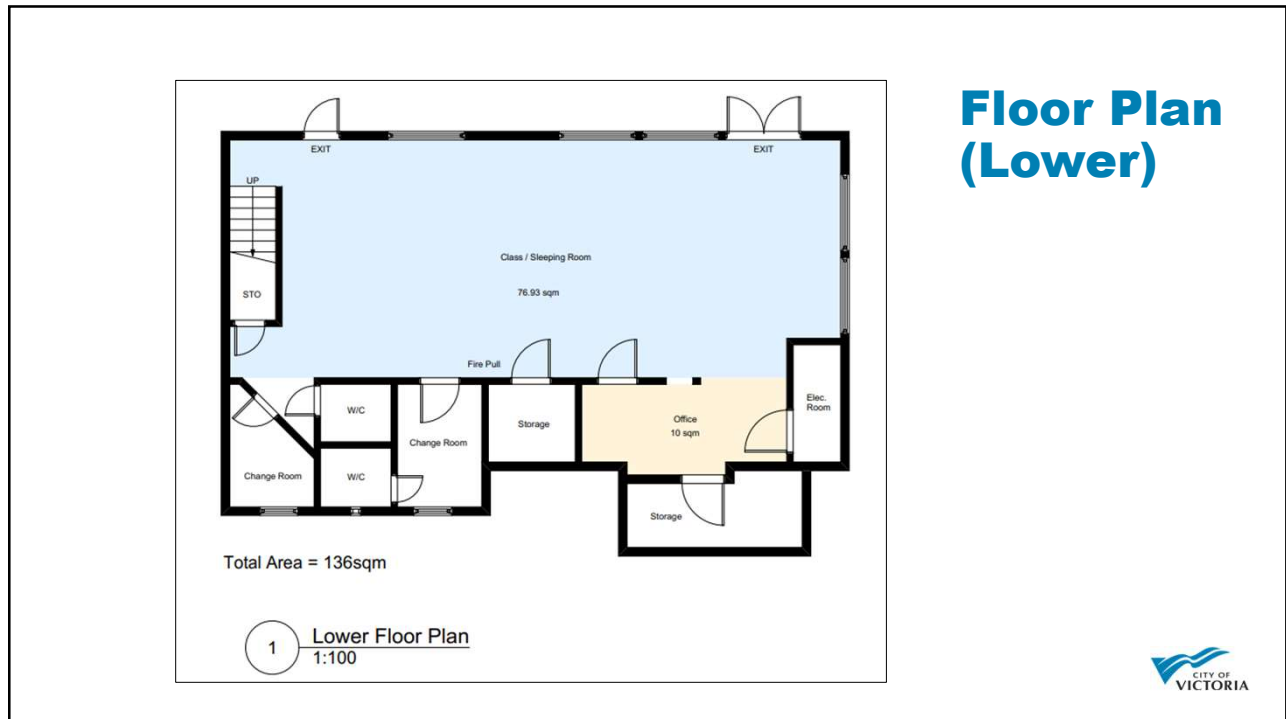
OCP Designation



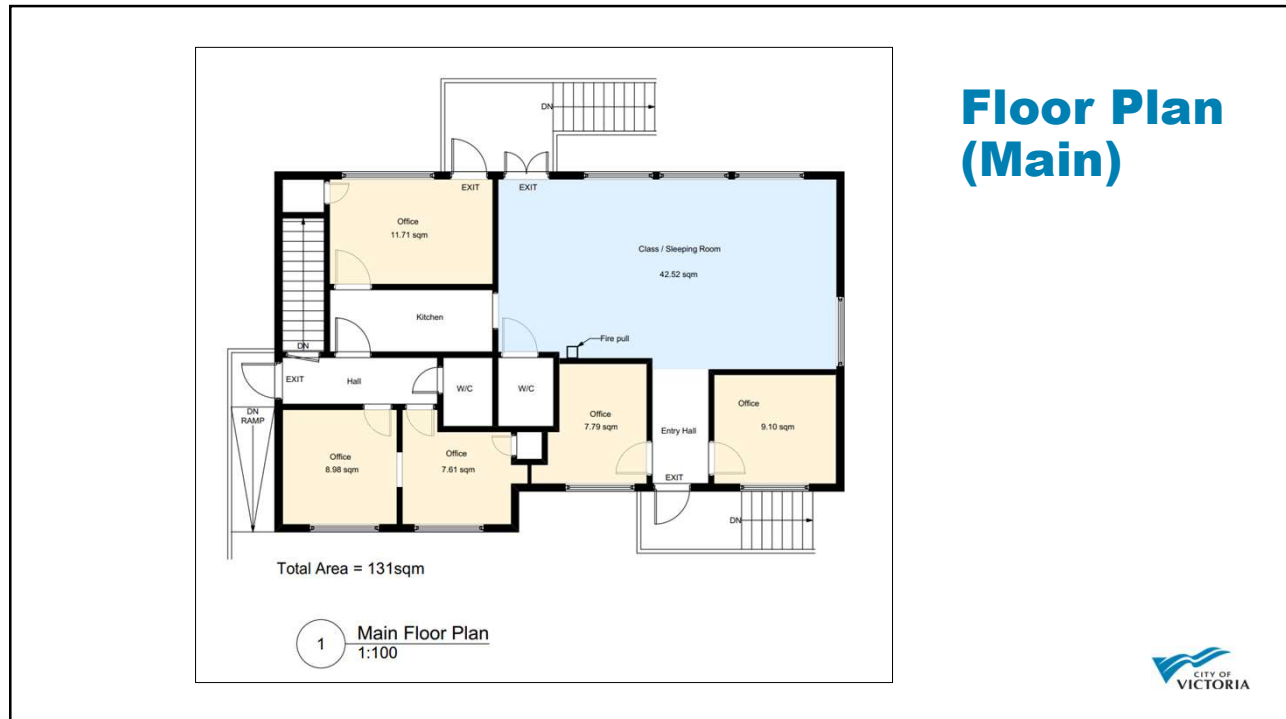
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Recommendation

- Waive opportunity for public comment to facilitate approval.
- Ratify decision at daytime session of Council immediately following COTW.

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Conclusion

- TUP is for existing use, with no changes to the building.
- Term of up to three years.
- Shelter use is supported by OCP policy.
- Minor parking stall variance.

