

PUBLIC AND STATUTORY HEARINGS3. Temporary Use Permit Application No. 00003 for 3020 Douglas Street1. Opportunity for Public Comment
Temporary Use Permit No. 00003

The Council of the City of Victoria will consider issuing a Temporary use Permit for the land known as 3020 Douglas Street, in Development Permit Area 16: General Form and Character, for purposes of temporarily changing the use of the existing building from motel to transitional housing.

Legal description of the land:

Lot A, Section 4, Victoria District, Plan 14497

Charlotte Wain (Senior Planner): Advised that the application is to temporarily change the use from a motel to 52 transitional housing units.

Mayor Helps opened the opportunity for public comment at 10:44 p.m.

Kathy Stinson (Cool Aid): Provided information regarding the application, the organization, the staffing model, the consultation that has been undertaken, and how neighbourhood concerns will be addressed.

Motion to extend meeting:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the meeting be extended until 1:00 a.m.

On the motion to extend the meeting:
Carried Unanimously

Council discussed the following:

- *That the building will be managed similarly to other supportive housing managed by Cool Aid.*
- *Policies relating to the monitoring of guests in supportive housing.*

Beverley Bowes (Manchester Road): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Sherry Arlt (Manchester Road): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Diana Van Heerden (Manchester Road): Expressed concerns relating to the application due to the lack of communication of the future development of the site.

Janet Husec (Cook Street): Expressed support for the application due to the supportability of providing supportive housing.

Jan Sigurdsson (Cormorant Street): Expressed support for the application due to the supportability of providing the temporary supportive housing.

Paul Sorensen (Burnside Road East): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Marco Taccarelli (Manchester Road): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Josie Carter (Douglas Street): Expressed concerns relating to the application due to the human waste, litter, and graffiti that has been left near the building due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Vicky Jackson (Gorge Road East): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Michelle Peterson (Arnold Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Avery Stetski (President of Burnside Gorge Community Association): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood and the inconsistency with the Official Community Plan and neighbourhood plan.

Nigel Fletcher (Manchester Road): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Silvio Barbon (Burnside Road East): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Amhr Bhandar (Burnside Road East): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Bruce McDonnell (Burnside Road East): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Troy Latimer (Manchester Road): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Betty Young (Maddock Avenue East): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Aaron Arnstein (Dunedin Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Joanne Peake (Sumas Street): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Scott Daley (Sweet Avenue): Expressed support for the application due to the supportability of providing the temporary supportive housing.

Michael Pinsky (Rock Bay Avenue): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood and how it is affecting their business.

Ted Weatherly (Douglas Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood and how it is affecting their business.

Paula Wareham (Washington Avenue): Expressed safety concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Dean Strongitharm (Courtney Street): Expressed support for the application in relation to his work with the organization.

Jeff Nelson (Gorge Road East): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Adrian Shewchuk (Albany Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Tracey James (Dunedin Street): Expressed concerns relating to the application due to the high number of shelter beds and supportive housing sites within the neighbourhood.

Council discussed the following:

- *How the proposed neighbourhood plan envisions this area of the neighbourhood.*
- *Whether further conditions could be added to the permit approval.*
- *The difference between this proposed supportive housing model and the shelter bed models currently in the neighbourhood.*

Mayor Helps closed the public hearing at 12:31 a.m.

2. Temporary Use Permit Approval

Motion:

It was moved by Councillor Isitt, seconded by Mayor Helps, that Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
 - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week;
 - at least one staff member patrolling around the entire perimeter of the building to inspect the property daily and attend to the removal of any rubbish or debris or graffiti; and
 - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
5. The Temporary Use Permit lapsing three years from the date of this resolution.
6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.
7. Direct staff to work with the applicant to provide more appropriate bicycle parking for residents.
8. That staff will monitor all ingress and egress.
9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Alto, that the motion be amended as follows:

10. **Subject to the conditions outlined in the letter from the Burnside Gorge Community Association dated November 22, 2017:**
 1. **The TUP is limited to a maximum of three years without extension.**

2. The planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.
3. Within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

On the amendment:
Carried Unanimously

Council discussed the following:

- *The need for supportive housing in the City of Victoria.*
- *Consideration of other models run by Cool Aid Society.*

Amendment:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended as follows:

10. Subject to the conditions outlined in the letter from the Burnside Gorge Community Association dated November 22, 2017:
 1. The TUP is limited to a maximum of three years without extension.
 2. **Direct the applicant to undertake** The planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.
 3. **Direct the applicant that** within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
 4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
 5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

On the amendment:
Carried Unanimously

Amendment:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended as follows:

10. Subject to the conditions outlined in the letter from the Burnside Gorge Community Association dated November 22, 2017:
 1. **Direct staff to work with the applicant to secure as part of the Section 219 Covenant, a commitment not to apply for a renewal of a TUP** ~~The TUP is limited to a maximum of three years without extension.~~
 2. Direct the applicant to undertake planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.

3. Direct the applicant that within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

On the amendment:
Carried Unanimously

Council discussed the following:

- *Whether the provisions will make the transitional housing a better fit for the community.*

Motion to extend meeting:

It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that the meeting be extended until 2:30 a.m.

On the motion to extend the meeting:
Carried Unanimously

Council discussed the following:

- *That transitional housing should be less impactful on the neighbourhood than a shelter.*

Main motion as amended:

That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
 - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week;
 - at least one staff member patrolling around the entire perimeter of the building to inspect the property daily and attend to the removal of any rubbish or debris or graffiti; and
 - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
5. The Temporary Use Permit lapsing three years from the date of this resolution.
6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.
7. Direct staff to work with the applicant to provide more appropriate bicycle parking for residents.
8. That staff will monitor all ingress and egress.
9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

10. Subject to the conditions outlined in the letter from the Burnside Gorge Community Association dated November 22, 2017:

1. Direct staff to work with the applicant to secure as part of the Section 219 Covenant, a commitment not to apply for a renewal of a TUP.
2. Direct the applicant to undertake planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.
3. Direct the applicant that within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

On the main motion as amended:

Carried

For:

Opposed:

**Mayor Helps, Councillors Alto, Isitt, Loveday, and Lucas
Councillors Madoff, Thornton-Joe, and Young**