

**ON TABLE**  
City Council Meeting  
May 29, 2023  
re: Item 4.1

# Rezoning Application for Conversion to Supportive Housing: 422 Sixth Street



# 422 Sixth Street: Supportive Housing Proposal

- **Rezoning** application received from the Lower Mainland Purpose Society to allow conversion of top two of four floors for **supportive housing**.
- Purpose of today's report:
  - receive feedback provided through City-led consultation
  - Council to consider whether no Public Hearing be held
- This presentation would provide:
  - information on the application and the proposed use
  - Community needs regarding supportive housing
  - City Policy alignment

# 422 Sixth Street: Supportive Housing Proposal

- Current zoning: Community Commercial Districts (High Rise) (C-3)(C-3A).
  - Housing units permitted above first floor.
  - Supportive components of housing not permitted.
- Rezoning to Comprehensive Development (CD) District required to permit supportive housing.
  - CD District would permit communal bathrooms and kitchens.
    - age of the building (1962), limited tenancy (up to a year), maximize the total number of units (up to 30).

# 422 Sixth Street: Supportive Housing Proposal

Area	Description
<b>Residents</b>	Low-income, have experienced or at-risk of homelessness
<b>Purpose</b>	Assist with successful tenancy, transition to independent living
<b>Supports</b>	Budgeting/life skills, counselling/health, nutrition/meal preparation, education/employment readiness, community connections/referral, etc.
<b>Eligibility</b>	Intake and assessment process, including receptivity to communal setting/engaging in supports

# Differences between Supportive Housing and an Emergency Shelter

	Supportive Housing	Emergency Shelter
<b>Tenure</b>	Year or longer, sometimes permanent	During extreme weather, nightly, or 24/7
<b>Eligibility</b>	Intake/assessment process	First-come, first-served basis
<b>Services</b>	Range of support services	Limited/no support services
<b>Accommodation</b>	Individual units	Dorm/shared bedroom

# Differences between Supportive Housing and an Overdose Prevention or Supervised Consumption Site

	Supportive Housing	OPS or SCS
<b>Use</b>	Residential building	Harm reduction service
<b>Condition</b>	Stable and not addicted	Actively addicted
<b>Supports</b>	Expected to engage in supports	Not required to engage in supports
<b>Services</b>	Only serves building residents	Serves the larger community

# Community Need

- City's *Housing Needs Report*: 358 supportive housing units needed between 2021 and 2031
  - 52 units (14.5% of needed total) currently under review (68 Sixth Street, anticipated occupancy 2024/25)
  - 30 units proposed for 422 Sixth Street (8.4%)
  - 82 units total; deficit of 276 units (77.1%)
  - No other units being proposed at this time



# Policy Alignment

- Supportive of the *2023/26 Strategic Priorities Plan*
  - Homes and Housing Options
    - Focus inter-governmental collaboration on the creation of homes and providing supports to keep people housed.
  - Community Belonging and Connecting
    - People feel belonging through a shared sense of connection and identification with others. They feel accepted, included and supported, and feel a sense of responsibility and commitment to the well-being of the community-as-a-whole.





# Review Process and Next Steps

- Expedited Development Review Process Requested as:
  - Applicant applied to CMHC for \$5,350,000 capital funding.
  - Rezoning must be in place by July 1, 2023.
- Review Process
  - Preliminary Report to Council (May 8, 2023).
  - City-led consultation.
    - Be Heard New West webpage.
    - Survey (May 10 – 24).
    - Staff letter to residents and businesses.
  - Comprehensive Report to Council (May 29, 2023) (We Are Here)
    - Staff presentation
  - IF no Public Hearing: Council consideration of First, Second and Third Readings of Bylaw; Council consideration of adoption of Bylaw
  - IF Public Hearing: Council consideration of First and Second Reading; Public Hearing, Council consideration of Third Reading; Council consideration of adoption of Bylaw