

Attachment 2

In-person Consultation Session Presentation

Welcome

Before we start, please take a few minutes to:

- introduce yourself at your table,
- enjoy the refreshments,
- and write your question(s) on the flip charts on the wall.
 - *Already see your question written? Add a dot sticker to let us know this question is important.*

Welcome & Overview

Meeting Purpose

To share information about the concerns we've heard and how they can be addressed, and to respond to your questions. To offer an opportunity for dialogue on potential tools to mitigate neighbourhood impacts (Good Neighbour Agreement, Community Advisory Committee).

Agenda

- Welcome and opening
- Presentation
- Responding to your questions (from the wall)
- Small-group dialogue
- Wrap-up and next steps

Welcome & Overview

Facilitator Role

Help move us through the agenda. Support addressing as many questions as possible. Help remind us of the participation guidelines as needed.

Participation Guidelines

- **Respect and Dignity:** Treat everyone here with respect and dignity.
- **Inclusive Language:** Refrain from using offensive, derogatory, or discriminatory language.
- **Actively Participate, and Actively Listen:** Share the time so that everyone can participate. Respect the opinions and perspectives of others, even if they differ from your own.

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**.

This presentation will provide information on:

- The application and the proposed use
- Community needs regarding supportive housing
- City policy alignment
- Public inquiries and FAQs
- Potential tools to mitigate neighbourhood impacts



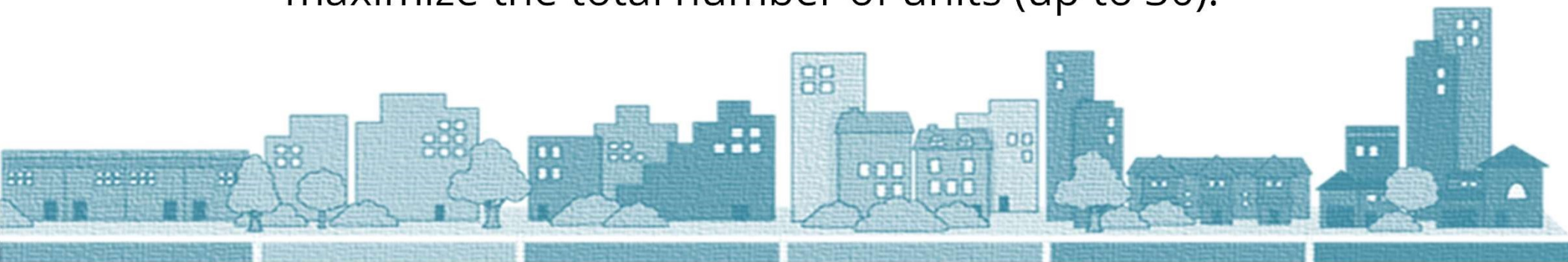
422 Sixth Street: Supportive Housing Proposal

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

Differences between Supportive Housing and an Emergency Shelter

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

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

	Supportive Housing	OPS or SCS
Use	Residential building	Harm reduction service
Condition	Stable and not addicted	Actively addicted
Supports	Expected to engage in supports	Not required to engage in supports
Services	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.



Public Feedback and Inquiries

Survey Responses on **Be Heard New West** and Other Channels

- Meeting a community need and necessary throughout city
- Makes a difference in the lives of building residents
- Need to address potential negative externalities
- References to being a shelter or overdose prevention/supervised consumption site
- May contribute to crime, drug use and homelessness
- May negatively impact businesses and property values



FAQs – Frequently Asked Questions

Available on **Be Heard New West**

- What is the intake and assessment process?
- How would the residence be staffed?
- What types of supports will be offered?
- What are the differences between the housing proposed and the nightly shelter on Front Street?
- Will residents be able to smoke cigarettes?
- What is the role of supportive housing in addressing homelessness?
- And more ...



Potential Tools to Mitigate Neighbourhood Impacts

➤ **Good Neighbour Agreement**

- creating a healthy, inclusive and safe neighbourhood
- working together on neighborhood initiatives which enhance livability
- sharing honest, open, respectful and two-way communication
- resolving concerns and issues as they arise

➤ **Community Advisory Committee**

- build and maintain positive relations
- facilitate collaboration and information sharing
- identify opportunities to welcome and involve clients or guests in the community
- resolve issues related to management and operation



Review Process and Next Steps

Expedited Development Review Process Requested as:

- Applicant applied to CMHC for \$5,350,000 capital funding
- Timeline for funding requires rezoning to be in place by the beginning of July

- Preliminary Report to Council (May 8, 2023)
- City-led consultation
 - Be Heard New West webpage
 - Survey (May 10 to 24) – 292 responses
 - Staff letter to residents and businesses
- Comprehensive Report to Council (May 29, 2023)
 - Staff presentation
- 422 Sixth Street Neighbourhood Dialogue (We Are Here)

- Council consideration of First, Second and Third readings on June 26
 - Council meeting starts at 6:00 pm
 - Open for public attendance and live streaming

Addressing your questions



Small-group dialogue questions

1. Taking a look at the example Good Neighbour Agreement, do you have any feedback?
 - How would having something like this in place impact your perception of the project?
2. Taking a look at the Terms of Reference for the proposed Community Advisory Committee, do you have any feedback?
 - Do you think something like this could be a benefit if this project were to move ahead?

Next Steps

- Webinar session at 8:00 pm this evening
 - Short presentation, then Q&A
 - Will be recorded and posted to Be Heard project page
- Council consideration of First, Second and Third readings on June 26
 - Council meeting starts at 6:00 pm
 - Open for public attendance and live streaming