

Attachment 2

Evaluation Criteria for Temporary Use Permits

ATTACHMENT 2 – EVALUATION CRITERIA FOR TEMPORARY USE PERMITS

Section 190.46 of the Zoning Bylaw sets out the following evaluation criteria for Temporary Use Permits (TUPs):

- a) *Whether the proposed use is consistent with the Official Community Plan designation for the land;*

The Official Community Plan designates the land as Columbia Street Historic Mixed Use which allows for mixed-use (commercial and/or residential) along Columbia Street, with retail, office, service, restaurant, entertainment, arts and culture, recreation at street level. The retention of heritage buildings or adaptive reuse of existing buildings is expected. The proposed residential use is consistent with the Downtown Community Plan, and no Official Community Plan amendment would be required. The impact of the proposed emergency shelter use would be consistent with the mix of uses expected in an urban Downtown

- b) *Whether the proposed use is consistent with any neighbourhood plan applying to the land;*

N/A

- c) *Whether the proposed use is consistent with relevant policies adopted by the Council;*

The proposed emergency shelter use is consistent with Council Strategic Priorities and City policies related to homelessness. The City is preparing a new Homelessness Action Strategy to respond to the increase in unsheltered homelessness. The City has also developed Downtown Livability Initiatives, with the addition of new emergency shelter capacity being identified a key initiative until new supportive housing is in place, which is at least 18 months away.

- d) *In the case of any proposed use that is not consistent with any such plan or Council policy, the nature and extent of any community benefit from the use;*

N/A

- e) *Whether the proposed use is of a temporary nature or whether it would be more appropriate for the City to consider permitting the use by rezoning;*

The proposed use is of a temporary nature in terms of providing emergency shelter to unsheltered homeless people. If the applicant would like to extend the TUP beyond three years, they would need to apply for a TUP extension which would be subject to Council consideration. If a TUP were not to be approved by Council, the applicant would be required to apply to rezone the property or find another location that permits the proposed emergency shelter use.

- f) *The suitability and compatibility of the proposed use with the surrounding area, including its operation, function, appearance and intensity of use;*

Operation, Function, and Intensity of Use:

The function of the proposed emergency shelter is to temporarily accommodate up to 50 unsheltered homeless people. These would include persons that would be adversely impacted by extreme weather events or that would be most at-risk during the COVID-19 pandemic, and would not be able to practice physical distancing otherwise.

Appearance: The majority of the changes are carried out in the interior of the building. The parking access would also be located at the current location. The appearance of the site would be similar to the existing appearance.

- g) *The impact of the proposed use on the operation of adjacent uses, including future land uses permitted by the zoning bylaw and designated by the Official Community Plan.*

The site's adjacent properties consist of commercial buildings and high rise residential uses. The impact of the proposed use would be consistent with the mix of uses expected in an urban Downtown and would have limited impact on the operation of current land uses.

Regarding other uses in the building, Purpose Independent Secondary School occupies the third and fourth floors of the building and is accessed off of Columbia Street. The proposed emergency shelter would be located on the lower floor of the building and accessed off of Front Street. There would be no interior connection between the uses, and there is limited access and a steep gradient between Columbia and Front Streets.