

## 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 (OCP) designates the land as Columbia Street Historic Mixed Use which allows for mixed-use (commercial and/or residential) along Columbia Street, with office, restaurant, retail, service, arts and culture, entertainment and 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 OCP amendment would be required. The impact of the proposed emergency winter 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 winter shelter use is consistent with the 2023-2026 Council Strategic Priorities Plan and City policies related to homelessness. Regarding the former, one of the five strategic areas is “Homes and Housing Options.” Under this strategic area, it includes the following objective: “Implement policies and procedures to further support the delivery and maintenance of homes that meet the community’s diverse needs.” As for City policies, the proposed use is referenced in the 2023 Crises Response Pilot Project, which is an initiative to address the three related crises of homelessness, mental health and substance use, and is consistent with the City’s 2022 Homelessness Action Strategy. More specifically, it relates to the following action: “That the City advocate that BC Housing continue to fund existing extreme weather and emergency shelter beds and that it monitor and respond to the need for such beds, including related to specific population groups of the unsheltered.”

- 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 emergency shelter use is of a temporary nature in terms of providing a winter shelter to unhoused/unsheltered persons. Lookout Housing and Health Society, the owner, plans to use the space in question for a multidisciplinary health clinic. As such, the emergency shelter use is an interim or a temporary use of this space until funding is realized for a clinic, or until another longer-term use is identified and realized.

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 winter shelter use is to temporarily accommodate up to 25 unhoused/unsheltered homeless people. These would include persons that would be adversely impacted by extreme weather events.

All of the changes are carried out in the interior of the building. 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 emergency winter shelter use would be consistent with the mix of uses expected in an urban Downtown.

BC Housing will work with Lookout Housing and Health Society with regard to operational practices, staffing, and security to reduce externalities associated with the proposed emergency winter shelter use on neighbouring properties.

Regarding other uses in the building, there are 23 transitional and supportive housing units for people with a history of homelessness and mental health challenges. There is no direct access from the proposed emergency winter shelter use, which is located in the basement, and the transitional and supportive housing units, which are located on the third and fourth floors.