

DATE OF MEETING OCTOBER 1, 2018

AUTHORED BY KARIN KRONSTAL, SOCIAL PLANNER

SUBJECT HOUSING AGREEMENT BYLAW 2018 NO. 7269 – 2185 SALMON ROAD

OVERVIEW

Purpose of Report

To obtain Council approval for a housing agreement to increase the maximum permitted occupancy of 2185 Salmon Road to ten persons for the purpose of providing shelter to women and children fleeing violence.

Recommendation

That:

1. "Housing Agreement Bylaw 2018 No. 7269" (To increase the maximum permitted occupancy of 2185 Salmon Road to ten persons for the purpose of providing shelter to women and children fleeing violence) pass first reading;
2. "Housing Agreement Bylaw 2018 No. 7269" pass second reading; and
3. "Housing Agreement Bylaw 2018 No. 7269" pass third reading.

BACKGROUND

BC Housing has expressed interest in opening a new residential shelter at 2185 Salmon Road for women fleeing violence.

"Zoning Bylaw 2011 No. 4500" defines a Residential Shelter as "a single-family dwelling used for the purpose of temporary residents providing: (1) Emergency and support services for persons leaving physically, psychologically or sexually abusive relationships; or (2) Shelter and support services for persons during the immediate post-acute phase of recovery from drug and alcohol dependency or addiction." This definition does not include the use of land for halfway houses or for sheltering and supporting of persons serving or on parole from any part of a sentence (including unconditional sentence) imposed by a court.

Typically, a single residential dwelling can be occupied by no more than five unrelated persons (including boarders and lodgers). This is based on the definition of 'Family' in "Zoning Bylaw 2011 No. 4500" and is used to regulate the number of non-family individuals occupying a single dwelling.

However, Section 6.21.1 of "Zoning Bylaw 2011 No. 4500" allows that the density of any dwelling unit may be increased in order to permit a residential shelter in any zone, provided that: a) The residential shelter is located within a single residential dwelling; b) The maximum occupancy of a residential shelter does not exceed ten persons; and c) The operator of the residential shelter has entered into a Housing Agreement with the City, as per Section 483 of the *Local Government Act*.

BC Housing is in the process of purchasing a single-family dwelling, which meets the criteria for a residential shelter. Staff are now bringing forward "Housing Agreement Bylaw 2018 No. 7269"

(the “Housing Agreement”) for Council’s consideration, which will increase the permitted occupancy of the residential shelter to ten persons (including any children accompanying the women, and resident shelter staff members).

OPTIONS

A. That:

- 1) “Housing Agreement Bylaw 2018 No. 7269” (To increase the maximum permitted occupancy of 2185 Salmon Road to ten persons for the purpose of providing shelter to women and children fleeing violence) pass first reading;
- 2) “Housing Agreement Bylaw 2018 No. 7269” pass second reading; and
- 3) “Housing Agreement Bylaw 2018 No. 7269” pass third reading.
 - **Legal Implication:** Housing agreements are tied to the property title, not the property owner. The Housing Agreement states that it cannot be transferred or assigned to another owner except when the purchaser of the lands agrees to assume the terms and conditions of the Housing Agreement.
 - **Strategic Priorities Implication:** The proposed Housing Agreement aligns with Council’s Community Value of social equity, by treating vulnerable citizens with dignity and acceptance.

B. That Council provide alternative direction to Staff.

SUMMARY POINTS

- Residential Shelter is a permitted use in any zone and can have up to ten occupants if the operator enters into a housing agreement with the City.
- The Housing Agreement must be adopted by bylaw and is on the agenda for consideration of first, second, and third readings.

ATTACHMENTS

“Housing Agreement Bylaw 2018 No. 7269”

Submitted by:

Lainya Rowett
Manager, Current Planning and Subdivision

Concurrence by:

Dale Lindsay
Director, Community Development