

DATE OF MEETING | May 25, 2020 |

AUTHORED BY | BILL CORSAN, DIRECTOR, COMMUNITY DEVELOPMENT |

SUBJECT 285 PRIDEAUX STREET – LICENCE TO BC HOUSING

OVERVIEW

Purpose of Report

To seek Council approval to grant a licence agreement to BC Housing for a portion of the Community Services Building at 285 Prideaux Street.

Recommendation

That Council approve a short-term licence agreement for a BC Housing Emergency Response Centre in a portion of the City-owned Community Services Building at 285 Prideaux Street.

BACKGROUND

On 2020-MAR-17, the Province of BC announced a provincial health emergency in response to the COVID-19 outbreak.

A critical concern during the pandemic has been the need to assist vulnerable populations.

On 2020-MAR-27, Emergency Management BC (EMBC) contacted the City of Nanaimo requesting a list of City-owned facilities that could be used for self-isolation for people who are homeless, emergency shelter overflow, or to respond to reduced shelter capacity. The City was required to provide the list to EMBC by 2020-MAR-30.

On 2020-APR-16, the Ministry of Municipal Affairs and Housing, BC Housing, and the Ministry of Health issued a Joint Provincial Framework for Emergency Response Centres (ERC). The purpose of an ERC is to provide a safe location for vulnerable populations to self isolate during the pandemic.

On 2020-APR-23, BC Housing contacted the City requesting a portion of the City-owned Community Services Building (CSB) at 285 Prideaux Street be repurposed for an ERC.

The request for the ERC was presented to Council at the 2020-APR-27 “In Camera” Council meeting. Council directed Staff to prepare a formal licence agreement and publish a Notice of Disposition in the local newspaper, as required under Section 26 of the *Community Charter*. Council also directed Staff to provide notice to the affected tenants of the CSB that their licence agreements would end, effective 2020-MAY-31.

DISCUSSION

The finalized licence of use agreement between the City and BC Housing is contained in Attachment A.

The key terms of the agreement are as follows:

- **Licence Area:** Units 212, 216 – 228, 301 – 307 and additional common space from 2020-JUN-01. Units 101 -107 from 2020-AUG-01.
- **Term:** 2020-JUN-01 – 2020-SEP-30. With four, one-month renewals available
- **Licence Fee:** \$1.00
- **Utility Costs:** Charged to BC Housing
- **Building Improvements:** At the Expense of BC Housing
- **On-Site Security (24/7):** At the Expense of BC Housing
- “No Guest Policy”
- BC Housing is responsible for installation of temporary showers and washrooms
- BC Housing acknowledges the building is not intended for residential use and will take on liability for use of the building
- **Relocation of Existing Tenants:** To be led by the City of Nanaimo, with all costs provided by BC Housing

BC Housing has engaged the Island Crisis Care Society (ICCS) to operate the ERC at 285 Prideaux Street. ICCS and BC Housing are working together with the goal of opening the ERC on 2020-JUN-01, should Council approve the licence agreement.

OPTIONS

1. That Council approve a short-term licence agreement for a BC Housing Emergency Response Centre in a portion of the City-owned Community Services Building at 285 Prideaux Street.
 - **Advantages:** The creation of the ERC will provide up to 35 units of housing for the city’s most vulnerable population during the COVID-19 Pandemic. BC Housing has partnered with an experienced operator to manage the facility.
 - **Disadvantages:** Siting of the ERC at 285 Prideaux Street requires some of the existing tenants to be displaced. Assistance is being provided to those non-profit organizations.
 - **Financial Implications:** The licence of use is being provided to BC Housing for a nominal amount. BC Housing will be responsible for costs associated with maintenance, utilities, security, and onsite improvements. At the 2020-APR-27 Council meeting, all tenants in the CSB were granted rental relief during the pandemic, and, as such, no rental income is being collected at this point in time.

2. That Council deny the short-term licence agreement for a BC Housing Emergency Response Centre in a portion of the City-owned Community Services Building at 285 Prideaux Street.

- Advantages: The City can identify other uses for the Community Services Building.
- Disadvantages: There is a need to find temporary shelter for the City's vulnerable population and another facility would need to be identified.

SUMMARY POINTS

- On 2020-MAR-17, the Province of BC announced a provincial health emergency in response to the COVID-19 outbreak.
- A critical concern during the pandemic has been the need to assist vulnerable populations.
- The City provided Emergency Management BC with a list of facilities to house vulnerable populations on 2020-MAR-30.
- On 2020-APR-23, BC Housing requested a portion of the City-owned Community Services Building at 285 Prideaux Street for an Emergency Response Centre (ERC). The purpose of an ERC is to provide a safe location for vulnerable populations to self-isolate during the pandemic.
- At the 2020-APR-27 "In Camera" Council meeting, Council directed Staff to prepare a formal licence agreement and publish a Notice of Disposition in the local newspaper, as required under Section 26 of the *Community Charter*. Council also directed Staff to provide notice to the affected tenants that their licence agreements would end effective 2020-MAY-31.
- The licence agreement to BC Housing is for an initial four-month term, commencing 2020-JUN-01. BC Housing is responsible for utility, maintenance, and security costs. The agreement can be extended up to an additional four months.
- The ERC will be operated by Island Crisis Care Society.

ATTACHMENTS:

ATTACHMENT A: Licence of Use Agreement |

Submitted by:

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Concurrence by:

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