

DATE OF MEETING September 9, 2024

AUTHORED BY NANCY SKEELS, ACTING MANAGER, REAL ESTATE AND
DAVE LABERGE, DIRECTOR, PUBLIC SAFETY

SUBJECT **UPDATE LEASE DISPOSITION TO BC HOUSING – PORTION OF
1030 OLD VICTORIA ROAD**

OVERVIEW

Purpose of Report

To provide Council with an update on a letter received from BC Housing regarding Council's request to provide a Good Neighbour Agreement and a Community Advisory Committee as conditions of the lease disposition for City-owned property at 1030 Old Victoria Road. Staff are seeking Council's direction on the preferred option for the lease disposition.

Recommendation

That Council direct Staff on Council's preferred option for the lease disposition for a portion of City-owned land located at 1030 Old Victoria Road to the Provincial Rental Housing Corporation.

BACKGROUND

In January 2024, BC Housing and the City signed a new Memorandum of Understanding (MOU) for two new provincial programs: Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH). One of the City's commitments within the 2024 HEART and HEARTH MOU is to identify appropriate and feasible land for HEARTH shelters and to expedite land use decisions necessary for the provision of shelter and housing. City Staff and the Province, through BC Housing, identified City-owned land at 1030 Old Victoria Road as a suitable location for a HEARTH funded Navigation Centre.

At the 2024-JUL-08 Regular Council Meeting, Council adopted the following motion:

"That Council approve, subject to BC Housing agreeing to a good neighbour agreement and the establishment of a Community Advisory Committee, the disposition of a 3-year lease, with the option for two 2-year renewals, for a portion of City-owned land located at 1030 Old Victoria Road to the Provincial Rental Housing Corporation."

Following the meeting, Staff met with BC Housing to discuss the lease conditions. BC Housing provided a letter (Attachment A) advising that they were unable to commit to establishing a Good Neighbour Agreement (GNA) or a Community Advisory Committee (CAC) as BC Housing is moving away from CACs and are no longer implementing good neighbour agreements at any of their supportive housing sites. The letter outlines the rationale for not being able to meet the conditions and BC Housing has provided a proposal to develop a Neighborhood Integration Plan in lieu.

DISCUSSION

Community Advisory Committee and Good Neighbour Housing Agreement – Neighbourhood Integration Plan in Lieu

Community Advisory Committees are useful in building and maintaining positive relationships between housing service providers, community residents and other organizations represented at the CAC table including police and the municipality. They facilitate dialogue and information sharing and identify and resolve issues including impacts on the surrounding area.

Good Neighbour Agreements (or Community Commitment) outline commitments from BC Housing, their contract housing operators and other stakeholders to mitigate issues as they arise. CAC's and GNA's assist in managing social issues and their impact on the immediate neighbourhood by providing a framework for communication and commitments to follow through on agreed actions.

BC Housing has found that CAC's and GNA's stigmatize the tenants of supportive housing sites and create inequitable rules that are different to other residential buildings and places pressure on operators to respond to issues. In lieu, BC Housing has offered a Neighbourhood Integration Plan which would include up to four facilitated meetings during the initial four months after the site opens, and a commitment to meet with the local community association annually or as issues arise.

In determining whether BC Housing's proposal is acceptable, Council may wish to reflect on past experiences with the Nikao (2060 Labieux Road) and Newcastle (250 Terminal Avenue) supportive housing sites which bear similarities to the proposed Navigation Centre in that housing will be provided in modular buildings and provided to individuals with a history of chronic homelessness, substance misuse and/or mental health concerns, making them unique to other residential development. There were immediate and ongoing impacts to those neighbourhoods, which were identified and continue to be addressed at least in part by ongoing CAC dialogue. In the absence of a CAC framework, the community will raise concerns directly to City Staff and elected officials if there are issues in their neighbourhood.

Council's approval to the lease disposition was subject to the two conditions and as the conditions are not able to be met by BC Housing, Staff are seeking Council's direction on the preferred option for the lease disposition.

OPTIONS

Option 1 – Status Quo

In the absence of further direction Council's motion of 2024-JUL-08 will remain in effect.

Option 2 – Revised Conditions

That Council directs Staff to amend the 2024-JUL-08 Regular Council Meeting motion relative to the report 9.a. by replacing "a good neighbour agreement and a Community Advisory Committee" as a condition of the lease with "Neighbourhood Integration Plan", approving the disposition of a 3-year lease, with the option for a two 2-year renewals, for a portion of City-owned land located at 1030 Old Victoria Road to the Provincial Rental Housing Corporation

Option 3

That Council provide Staff with alternative direction for the lease disposition for a portion of City-owned land located at 1030 Old Victoria Road to the Provincial Rental Housing Corporation.

SUMMARY POINTS

- At the 2024-JUL-08 Regular Council Meeting, Council adopted a motion approving, subject to BC Housing agreeing to a good neighbour agreement and the establishment of a Community Advisory Committee, the disposition of a 3-year lease, with the option for two 2-year renewals, for a portion of City-owned land located at 1030 Old Victoria Road to the Provincial Rental Housing Corporation.
- BC Housing has provided a letter advising they are unable to commit to establishing a good neighbour agreement or a Community Advisory Committee (CAC) as BC Housing is moving away from CACs and are no longer implementing good neighbour agreements at any of their supportive housing sites and have proposed a Neighborhood Integration Plan in lieu.
- Council's approval to the lease disposition was subject to the two conditions and as the conditions are not able to be met by BC Housing. Staff is seeking direction from Council on Council's preferred option for the lease disposition for a portion of City-owned land located at 1030 Old Victoria Road to the Provincial Rental Housing Corporation.

ATTACHMENT:

ATTACHMENT A: Letter from BC Housing

Submitted by:

Nancy Skeels
Acting Manager, Real Estate

Dave Laberge,
Director, Public Safety

Concurrence by:

Lisa Brinkman
Manager, Community Planning

Jeremy Holm
Director, Planning and Development

Laura Mercer
General Manager, Corporate Services