

AGENDA ITEM NO: _____ 7-1-2

MEETING DATE: _____ June 7, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Provincial Rental Housing Corporation
Rezoning / 45466 Yale Road DATE: May 30, 2022

DEPARTMENT: Planning & Strategic Initiatives
RZ001611 PREPARED BY: Erin Leary/ tr

1. SUMMARY OF ISSUE:


The applicant wishes to amend the Official Community Plan designation for the subject property from "Thoroughfare Commercial" to "Comprehensive Development Area" and rezone the property from a CS2 (Tourist Commercial) to an R8 (Supportive Housing) Zone to facilitate operation of a BC Housing funded supportive housing development.

Once the Bylaws have been to public hearing, staff recommend that Council hold the application at third reading pending completion of a Site Specific Exemption for the Floodplain Regulation Bylaw with respect to the property located at 45466 Yale Road.

2. RECOMMENDATION:

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2022 No. 5216" which proposes to amend the Official Community Plan designation for property located at 45466 Yale Road from "Thoroughfare Commercial" to "Comprehensive Development Area" be given first and second reading; and further, that a public hearing be called for June 21, 2022 (RZ001611); and,

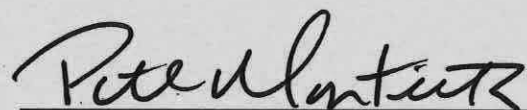
Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5217" which proposes to rezone property located at 45466 Yale Road from a CS2 (Tourist Commercial) Zone to an R8 (Supportive Housing) Zone, be given first and second reading; and further, that a public hearing be called for June 21, 2022 (RZ001611).



David Blain
Director of Planning & Engineering

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Peter Monteith
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001611

PREPARED BY: Erin Leary DATE: May 29, 2022

POSITION: Senior Planner DEPARTMENT: Planning & Strategic Initiatives

1. DEFINITION OF ISSUE:

The applicant wishes to amend the Official Community Plan designation for the subject property from "Thoroughfare Commercial" to "Comprehensive Development Area" and rezone the property from a CS2 (Tourist Commercial) to an R8 (Supportive Housing) Zone to facilitate operation of a BC Housing funded supportive housing development.

Once the Bylaws have been to public hearing, staff recommend that Council hold the application at third reading pending completion of a Site Specific Exemption for the Floodplain Regulation Bylaw with respect to the property located at 45466 Yale Road.

2. BACKGROUND:

In May 2021 BC Housing purchased the subject property for redevelopment as a supportive housing facility through the conversion of the existing hotel ("Travelodge") on site. In support of the proposal, Council approved a request to waive the Zoning Bylaw requirements for the site for a one-year term (ending May 18, 2022) to meet the immediate need for supportive housing until such a time as a formal application to rezone the property could be submitted. The applicant has now submitted the necessary rezoning application for review by Council.

3. PROPOSAL:

The applicant requests to amend the OCP designation of the subject property to "Comprehensive Development Area" and rezone the property to the R8 (Supportive Housing) Zone to facilitate the continued operation of a BC Housing funded supportive housing facility operated by Ruth and Naomi's Mission. BC Housing, in cooperation with Ruth and Naomi's Mission, has converted the previous hotel into a residential space which includes 56 supportive housing units, 22 units dedicated to the Oasis Men's Recovery Program, 3 units for the Fraser Health Integrated Homelessness Action Response Team (IHART) and an on site office to manage the facility. The supportive housing facility includes 24/7 on site staff supervision and the provision of services such as daily meals, support from staff members, and connections to community resources. The IHART currently utilizes 3 rooms within the building; however, this operation is intended to be relocated by December 2022 and at that time those rooms will be converted for additional supportive housing units.

The facility has been operating successfully from the subject property for 1 year and has demonstrated that the residence has integrated into the surrounding area with a limited overall impact. The City has not received any complaints in regards to the supportive housing facility.

The applicant has indicated that minor alterations will be completed to the existing building on site including painting and adding window trim. In addition, the 2 free standing signs along the Yale Road/Vedder Road frontage will be removed. Should any exterior alterations be completed, a Development Permit for form and character will be required as the property is located within Development Permit Area No. 5 (Urban Corridor).

Should new construction occur within the property, a left turn covenant and the inclusion of a sprinkler system will be required at time of Building Permit application. In addition, City Bylaws, including the Floodplain Regulation Bylaw, apply to the property.

4. FACTORS:

4.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement / OCP Pre-consultation

OCP: “Thoroughfare Commercial” as designated in the Official Community Plan.

The proposal includes redesignation of the subject property to the “Comprehensive Development Area” designation. Due to the proposed use of the site specifically for a BC Housing funded supportive housing facility, the “Comprehensive Development Area” designation was deemed appropriate given the flexibility built into the classification. This designation will give opportunity to provide various services to the community without the restriction that can be imposed by traditional, more defined OCP designations.

Land Use: Former Travelodge Hotel which is currently being utilized by BC Housing as a supportive housing facility for at risk persons.

Public Engagement: BC Housing has completed the following community engagement activities:

- A letter summarizing the purchase of the property and the proposed housing, was sent to neighbours and identified stakeholders on May 18, 2021.
- BC Housing Let’s Talk Housing website was launched on May 18, 2021, which provided information regarding the purchase of the site and the proposed use of the property to the public.
- The purchase was announced by the province and a news release was posted on the BC Housing website on May 18, 2021.
- BC Housing scheduled a virtual community information session on May 4, 2022, with partners Ruth and Naomi’s Mission and Fraser Health. This session was intended to share information with neighbours and the community about the proposed project, meet the partners and answer

questions. The session was promoted on the Let's Talk Housing website, by neighbourhood letter on April 22nd, 2022, by stakeholder email and by word of mouth, and by an advertisement placed in the Chilliwack Progress on April 29, 2022. Due to low registration (1 registrant), the session was cancelled, and the presentation posted to the Let's Talk Page. BC Housing did connect with the individual who registered to answer any questions.

- To date (May 26, 2022), the BC Housing Let's Talk page has received two questions since it went live in May 2021.

Ruth and Naomi's Missions also reached out to neighbours to introduce themselves, provide information on programming, and how they can be contacted.

OCP Pre-consultation: At the May 17, 2022 Council meeting, Council directed staff to pre-consult with outside agencies including the Agricultural Land Commission (ALC) and the Ministry of Transportation and Infrastructure (MOTI). To date of this report, staff have received a response from the ALC indicating no concerns with the proposal. A copy of the ALC response is included within the public record for information.

4.2 Neighbourhood Character

The subject property is located within an area composed of various commercial, agricultural and residential uses as follows:

North: An auto repair business and a retail store within the CSM (Service Commercial Industrial) Zone.

South: A youth supportive housing facility within the R8 Zone and a large agricultural property within the AL (Agricultural Lowland) Zone and Agricultural Land Reserve (ALR).

East: Molson Canada Brewery in the AFP (Agricultural Food Processing) Zone.

West: A Church, Services BC, art studio and a gas station all within the CSM Zone.

4.3 Technical Issues

Floodplain: The subject property is located within the protected area of the floodplain, and as such, is subject to the Floodplain Regulation Bylaw. As the proposed rezoning will result in a change in use of the existing building from a commercial use (hotel) to a residential use, a site specific exemption from the Floodplain Regulation Bylaw flood construction level requirement is required.

Watercourses: Duthie Ditch, a Class A watercourse with a 30m riparian setback is located to the south of the subject property. The site and existing building are located well outside the 30m setback requirement.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

5. **RECOMMENDATION & SUBSTANTIATION:**

Recommendation:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2022 No. 5216” which proposes to amend the Official Community Plan designation for property located at 45466 Yale Road from “Thoroughfare Commercial” to “Comprehensive Development Area” be given first and second reading; and further, that a public hearing be called for June 21, 2022 (RZ001611); and,

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5217” which proposes to rezone property located at 45466 Yale Road from a CS2 (Tourist Commercial) Zone to an R8 (Supportive Housing) Zone, be given first and second reading; and further, that a public hearing be called for June 21, 2022 (RZ001611).

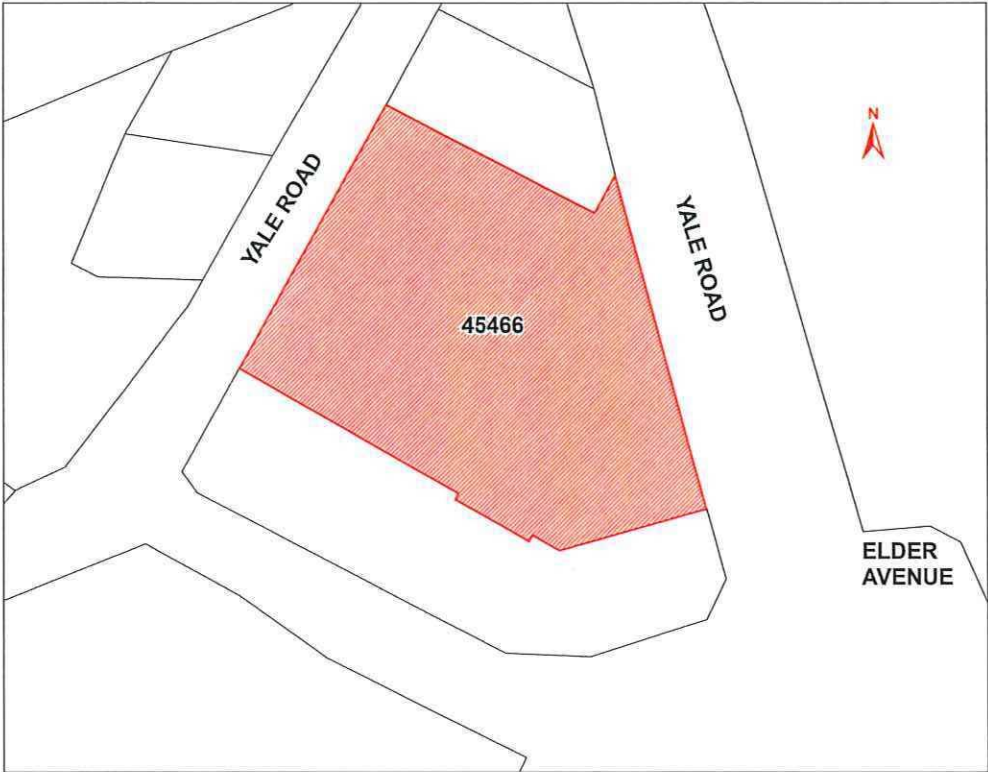
Substantiation:

The proposed OCP amendment and rezoning of the subject property will result in the continued operation of a supportive housing facility on the subject property on a permanent basis. As the need for supportive housing is critical in the community to provide much needed supports for persons living precariously and/or experiencing homelessness, the proposed supportive housing facility is considered to fulfill a demonstrated community need. In addition, as the facility has been in operation for a year without issues, it is anticipated that the rezoning to make the facility permanent will have little impact on the surrounding area.

6. **SOURCES OF INFORMATION:**

- Rezoning Application (RZ001611) – March 1, 2022
- Development Application Review Team (DART) Minutes – March 31, 2022

Location Map



Orthophoto

