CITY OF QUESNEL OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1848 OF 2018
(300 Block of Elliott Street) and
CITY OF QUESNEL ZONING AMENDMENT BYLAW NO. 1849 OF 2018
(300 Block of Elliott Street)

Council Members in Attendance:
Mayor Bob Simpson and Councillors John Brisco, Ed Coleman, Scott Elliott, Ron Paull, Laurey-Anne Roodenburg and Sushil Thapar

Staff Members in Attendance:
Director of Development Services Tanya Turner, City Planner Urszula Walus and Deputy Corporate Administrator Gina Albers (Recorder)

Proponents in Attendance:
Valerie Hare, BC Housing, and James Weldon, JTW Consulting, Consultant for BC Housing

There were two media representatives and 36 members in the gallery for portions of this Public Hearing.

PURSUANT to Section 464 of the Local Government Act, a Public Hearing was held at 6:30 p.m. on May 30, 2018, in Council Chambers at the Quesnel Municipal City Hall concerning:

(300 Block of Elliott Street)
City of Quesnel Official Community Plan Amendment Bylaw No. 1848 of 2018
The proposed Official Community Plan amendment would provide a designation of High Density Residential and would allow for assisted residential living with the following definition:

“ASSISTED RESIDENTIAL LIVING means a premises, or part of a premises, other than a community care facility, according to the definition of ‘assisted living residence’ in the Community Care and Assisted Living Act.”

City of Quesnel Zoning Amendment Bylaw No. 1849 of 2018
The proposed zoning amendment would provide a use that would allow for a supportive housing with the following definition:

“SUPPORTIVE HOUSING means a facility that provides independent housing operated by a government agency or non-profit society that provides a range of on-site supports to residents such as life-skills training, connections to primary health care, mental health or substance abuse services.”

A OPENING REMARKS - STATEMENT FROM CHAIR - MAYOR SIMPSON
Mayor Bob Simpson called the May 30, 2018 Public Hearing, regarding proposed Bylaws 1848 and 1849, to order at 6:30 p.m.

B SUBJECT PROPERTY - BYLAW NUMBERS 1848 AND 1849
B.1) Notice of Public Hearing - Wednesday, May 23, 2018 and Friday, May 25, 2018 - Published in the Quesnel-Cariboo Observer
Deputy Corporate Administrator Gina Albers confirmed the Notice of Public Hearing regarding proposed Bylaws 1848 and 1849 was published in the Quesnel-Cariboo Observer on Wednesday and Friday, May 23 and 25, 2018.

B.2) Notice of Public Hearing - Friday, May 4, 2018- Posted in City Hall’s Public Posting Areas
Deputy Corporate Administrator Albers confirmed the Notice of Public Hearing regarding proposed Bylaws 1848 and 1849 was posted in City Hall’s Public Posting areas on Friday, May 4, 2018.
B.3) Notice of Public Hearing - Monday, May, 7, 2018 Mail Out - Properties 100 Meters of Subject Property for Bylaws 1848 and 1849 (Attached Map Shows Area of Mail Out >100 Meters of Property)

Deputy Corporate Administrator Albers confirmed the Notice of Public Hearing regarding proposed Bylaws 1848 and 1849 was mailed out on Monday, May 4, 2018 to properties beyond the required 100 meters of the subject property. Further, that a map was attached on page seven of the Public Hearing Agenda that showed the West Quesnel bench area that received a Public Notice as part of the expanded mail-out.

B.4) Bylaws 1848 and 1849 - Full and Complete Copy Included in May 30, 2018 Public Hearing Agenda Package

Deputy Corporate Administrator Albers confirmed a full and complete copy of Bylaws 1848 and 1849 have been included the May 30, 2018 Public Hearing Agenda package.

B.5) Bylaws 1848 and 1849 - Written Submissions - Director Turner’s Administration Reports
1. Administration Report #32 - March 6, 2018 Regular Council Meeting
2. Administration Report #32B - April 17, 2018 Regular Council Meeting
3. Administration Report #32C - April 24, 2018 Regular Council Meeting

(Documentation contained under Agenda Item B.5 were provided for background informational purposes only. No discussion occurred for Agenda Item B.5.)

B.6) Bylaws 1848 and 1849 - Public Written Submission (Available upon request at City Hall Front Counter and at the Public Hearing)

Regarding Bylaws 1848 and 1849, Deputy Corporate Administrator Albers confirmed that the City of Quesnel has received one (1) public written submission for the May 30, 2018 Public Hearing.

B.7) Bylaws 1848 and 1849 - Public Input - Gallery Members

Gerald Chouinard - Elliott Street
Gerald Chouinard provided the following:
Questions:
1. Will the facility be staffed?
2. After this facility is open, can another Seasons House be added?
3. Will BC Housing buy the property next door?
4. Will the people at this facility be watched, have a curfew, or will they be allowed to roam the neighbourhood?
5. Are there going to be Recovery Beds at this facility?
   - Mayor Simpson advised questions will be recorded by staff and answers will be provided and posted on the City’s website.
   - Since the last Public Hearing, Gerald Chouinard has had a home invasion and now will live in fear for the rest of his life.

Danielle Cunningham - Elliott Street
Danielle Cunningham provided the following:
- Danielle and Sean Cunningham are the property owners of the property abutting this development.
- Should this development go through, this development will put their family in financial peril as this development will change the use and future rent for future tenants. This development is a massive sun-blocking facility where residents of this facility will smoke outside and infringe on our tenants’ rights to breathe fresh air.
Question: Have Council and BC Housing seen how close this massive facility will be to our house?
- The Lions Club bought the house next door to their Seniors Housing development and that was very decent of them. Will BC Housing buy Danielle and Sean Cunningham’s property?
- Danielle and Sean are very concerned about this development going through.

Patty Kimpton - Summer Ridge Road
Patty Kimpton provided the following:
- Patty Kimpton is in support of this development.
- Is Council going to stand up for the principles of a just society where we provide access to an equitable quality of life components for people?
- Calling upon Council to stand up for single parents, primarily women but also some men, who require these types of supports to be able to have a better quality of life for them and their children. It is incumbent upon us to break cycles of past history and to provide opportunities for people to move beyond where they have been.

Gurjeet Singh - Fraser Inn Motel - Ewan Avenue
Gurjeet Singh provided the following:
- Does not support this development because of the problems from people at Season's House.
- BC Housing can find other cheaper land to build on.
- Gurjeet Singh and his wife are doing security all night because people are breaking into vehicles, these people are very aggressive and are on his property at 2 and 3 in the morning. Gurjeet Singh talked to the RCMP and asked what can he do? The RCMP told him to tell the people to go away, and if you have any problems then to call the RCMP.

Question: Who is going to be responsible if something goes wrong?
- If Gurjeet Singh does something wrong, then the City can take away his business license. If BC Housing does something wrong, the City can't do anything because BC Housing has more power.
- Gurjeet Singh will loose business day be day if this development is built on Elliott Street. Who is going to be responsible for that? Please consider all of those things.
- New problems coming from new people who are not from Quesnel. He sees new faces everyday and they say they came from Vancouver to destroy Gurjeet Singh’s life. People who support this development do not have to live in this area with these people.
- Gurjeet Singh will give accommodation for a week to anyone from BC Housing so that they can see what is going on in his neighbourhood.
- Please consider our safety and our investment.

Sue Ellen Miller - Superintendent of Schools - School District #28 (Quesnel) (“SD#28”)
Sue Ellen Miller provided the following:
- The SD#28 had sent a letter to Council in September 2017 indicating that the SD#28 did have some concerns, but Sue Ellen Miller’s understanding with this new proposal, that those concerns have been addressed.
- On behalf of the SD#28, and as the Superintendent, Sue Ellen Miller believes that it is critical that Council takes action to support residents in need of supportive housing.
- We believe that if we have a Good Neighbour Agreement in place, and if we are working together as partners with the housing provider, that we can keep students safe and that this development will not put students at risk.
- We ask that Council be supportive of housing for the most vulnerable people in our community.
- One of our concerns is that housing is the first step to help stabilize people, and if we can have an opportunity to provide services outside of this facility, we will be moving forward in this community.

Candida Rea - Wilkinson Street
Candida Rea provided the following:
- Candida Rea’s daughter goes to that school.
- Would like to know why the School District is allowed to have a say in this, then why weren’t the parents of the students that go that school? Candida Rea never received any type of notification at all. You guys are playing Russian roulette with my children. Candida Rea has had it said to her by the Principal of that school that needles have been found at that school’s school grounds.
- Candida Rea’s daughter is a young child who goes to that school, and started at that school at four years old. There are four year olds starting school at that school. They don’t know what needles are. Should they know that they are not supposed to pick up
certain things? Candida Rea thinks Council needs to take that into consideration and that the School Board should be accountable for not letting the parents know that this development was coming forward; Candida Rea thinks this is absolutely inexcusable.

Christine Kopetski - Granite Avenue
Christine Kopetski provided the following:
- There 6 parking spots for tenants for 32 units. Do we presume that nobody has a vehicle? Doesn't believe that you can build a building downtown of that size with only 6 parking spots for a business to get a business license.
- There will be programming on the first floor which will be for a substance abuse program, with connections to Primary Healthcare and Mental Health. Is that not offered at the hospital through Mental Health and Addictions right now? This is not just supportive housing anymore; its not independent living and there's more to this unit.

Question: If this development moves forward, is the whole plan of this development going to change?

Question: Has BC Housing had anyone come forward that wants to run the unit?

Brian Harvey - Edkins Street
Brian Harvey provided the following:
- It seems strange to Brian Harvey that they are building a building, but don't have an Operator to run it.
- Brian Harvey is not in favour of this development for Elliott Street.

Dawn Cameron - Rolph Street
Dawn Cameron provided the following:
- Dawn Cameron is extremely excited about this invaluable service coming to our community at a time when poverty is at records high and when we are loosing our vulnerable citizens each day.
- A lot of people are confused about what exactly is happening and Dawn Cameron would love to invite them all to please go online and look as the answers to their questions are all there.
- These bylaws need to go through, and everyone from a professional standpoint is in complete support of this development. Dawn Cameron is sad that so many people that live in that neighbourhood have not taken the time to go to the source to ask questions and get the answers to their questions, instead of coming here to the Public Hearing where their questions cannot be answered. You will have a lot less fear. This is progress, and Dawn Cameron knows that change is scary, but it needs to happen. This development will save lives.
- This is a result of years and years of professionals trying to solve problems that have been brought on by poverty, generational trauma, substance abuse and the results of society that isn't perfect.
- We have an opportunity here to be a leader, we have an opportunity here to show the rest of the world how it is done. Its been done in Medicine Hat; its been proven by many other communities that are all moving forward with the same thing.
- Dawn Cameron is pretty sure that all of our Council Members, that have made statements, that you have educated yourselves and have taken the time to learn about harm reduction and taken the time to learn about poverty support. Dawn Cameron has absolute faith that everyone on this Council is going to make the decisions that are right for our community.
- Dawn Cameron is hoping that the community members that are still confused will go and get their answers that are out there; they are literally a button click away. If you want to know, go find out.

Cassondra Schwab - Blueridge Road
Cassondra Schwab provided the following:
- Dawn Cameron is in favour of both bylaws going through.
- Dawn Cameron is a little confused as to why the shelter component has been removed from this proposal, as supportive housing is only one place on the continuum, and this should be looked at as a whole.

Mayor Simpson called three times for speakers to make further comments from the gallery regarding proposed Bylaws 1848 and 1849 with no more gallery members coming forward to make further comments.
MOVED Councillor Paull, Seconded Councillor Elliott and resolved:
THAT Council adjourns the May 30, 2018 Public Hearing, regarding
proposed Bylaws 1848 and 1849, at 7:01 p.m.

CARRIED

CERTIFIED CORRECT

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Mayor Bob Simpson, Presiding Member