



Committee Report

penticton.ca

Date: April 19, 2021 **File No:** 5080-01
To: Safety and Security Advisory Committee
From: Adam Goodwin, Social Development Specialist and Blake Laven, Director of Development Services
Subject: **Confirming the Committee's Recommended Shelter and Supportive Housing Location Selection Guidelines**

Staff Recommendation

THAT the Safety and Security Advisory Committee support the location selection guidelines, as outlined in Attachment A, and forward this recommendation to City Council for its consideration

Background

At the March 2, 2021, Regular Meeting of Council, City Council directed the Safety and Security Advisory Committee to develop location selection criteria for shelters and supportive housing. During its March 29, 2021 meeting, the Safety and Security Advisory Committee began the work to draft guidelines. Staff have taken the comments and discussion from that meeting and created draft guidelines for the committee to review, refine and make a recommendation to Council to accept and adopt. The guidelines would then be shared with those agencies and organizations looking to place supportive housing or shelter services in Penticton.

Guidelines

The following shows the guidelines as they are currently developed after the March 29th, 2021 committee meeting. These guidelines would apply to any shelter (emergency overnight shelter, a daytime shelter, an extreme weather shelter, harm reduction shelters, and/or temporary winter shelters) and any form of supportive housing development.

- Must be a minimum of 150 metres away from K-12 private and public schools.
- Must be a minimum of 150 metres away from Marina Way Beach, Okanagan Beach, Skaha Beach, Gyro Park, Lakawanna Park, Marina Way Park, Okanagan Lake Park, Rose Garden, Skaha Lake Park, and SS Sicamous.
- The property must not front any of the following highways: Lakeshore Drive, Main Street (100-700 blocks), Martin Street (100-300 blocks), Riverside Drive, Skaha Lake Road, and Westminster Avenue.
- And it should consider, where possible, not to be near businesses that rely on foot traffic, and residences/homes for older adults/seniors, and should be near health/medical services.

In addition the guidelines require any shelter facility to developed to the BC Housing Shelter Design Guidelines (September 2017), which speak to the amenities required for a shelter and design requirements to ensure a shelter does not have a negative impact on neighbouring uses.

The committee also briefly discussed including a minimum distance away from other shelters / supportive housing developments, however, the committee did not fully resolve to include this guideline during its March 29, 2021 meeting. While staff were researching another project, staff became aware of a public document from BC Housing that publicly suggests that non-market housing developments (e.g., shelter, supportive housing) be a minimum of 400 metres away from one another. For more clarity, this would mean that a shelter should not be within 400 metres of another shelter or supportive housing; and the same for a new supportive housing development.

City's Role in the use of the Guidelines

The guidelines are to be used by governments (e.g., Province), provincial agencies (e.g., BC Housing), and other entities/groups (e.g., shelter operators) when they wish to develop a shelter and/or supportive housing development within the boundaries of the City of Penticton. In order to construct a shelter and/or supportive housing development, the location of such a development must adhere to all of the location selection guidelines. The City's role in this process can be that of a regulator. The City's role would not be to find a location for an entity that meets these guidelines, but to ensure that locations selected by entities meet these guidelines. An entity can make a formal, written request to Council for Council to consider a relaxation of a guideline.

Staff Recommendation

Staff recommend that the Safety and Security Advisory Committee finalize its location selection guidelines and forwards these to Council for consideration and adoption. The role the City plays in identifying specific locations/sites for shelters and supportive housing is to ensure that a specific site selected by the Province, BC Housing, a shelter operator, and/or anyone else, meets the guidelines adopted by Council and other relevant City policies/legislation.

Respectfully submitted,

Adam Goodwin
Social Development Specialist

Blake Laven
Director, Development Services



Emergency Shelter and Supportive Housing Siting Guidelines

penticton.ca

The following guidelines are intended to be used for siting emergency shelter and supportive housing facilities with the goal that the facilities minimize conflicts between the shelter or supportive housing and other land uses.

Proposed shelter or supportive housing facilities shall be located

- a minimum of 150 metres away from K-12 private and public schools.
- a minimum of 150 metres away from Marina Way Beach, Okanagan Beach, Skaha Beach, Gyro Park, Lakawanna Park, Marina Way Park, Okanagan Lake Park, Rose Garden, Skaha Lake Park, and SS Sicamous.
- a minimum of 400 metres away from another shelter/supportive housing location.
- The property must not front any of the following highways: Lakeshore Drive, Main Street (100-700 blocks), Martin Street (100-300 blocks), Riverside Drive, Skaha Lake Road, and Westminster Avenue.
- And it should consider, where possible, not to be near businesses that rely on foot traffic, and residences/homes for older adults/seniors, and should be within a reasonable distance of health and medical supports.

Proposed shelters must be designed in accordance with the BC Housing Shelter Design Guidelines (September 2017, or as amended).

