



STAFF REPORT

TO: Council
FROM: Lesley-Ann Staats
Director of Planning
MEETING DATE: September 4, 2018
FILE NO: 5040-10-08-05-05
SUBJECT: Charman Creek Lands Affordable Housing Project Design Charrette Update

RECOMMENDATIONS

THAT the report titled Charman Creek Lands Affordable Housing Project Design Charrette Update be received;

AND THAT terms of the draft Memorandum of Understanding between the Town of Gibsons and the Sunshine Coast Affordable Housing Society, dated August 24, 2018, be endorsed.

BACKGROUND / PURPOSE

The Town, in partnership with the Sunshine Coast Affordable Housing Society has been assessing the feasibility and plans to develop affordable housing on the Charman Creek Lands site located at the south end of Shaw Road.

The development proposes 40 units of mixed-sized (bachelor to 3-bedroom) units intended to be rented at a mixed-market affordability rate.

On November 7, 2017, Council passed Resolution R2017-268 regarding the Charman Creek lands affordable housing project:

1. *THAT a portion of Charman Creek lands be designated as the prospective site for a 40-unit rental housing project to be developed and funded in partnership with the Sunshine Coast Affordable Housing Society and senior governments;*
2. *AND THAT staff work with the Sunshine Coast Affordable Housing Society to execute the consultation process outlined in this report, and report back on the results;*
3. *AND THAT staff conduct early, ongoing, and effective public consultation with the community and report back to Council on the results;*

4. AND THAT the fundraising efforts for the project development cost of the Charman Creek Lands Affordable Housing project be supported through an application by the Society to CMHC;
5. AND FURTHER THAT based on the outcomes of the feasibility study by Urban Matters, staff provide an outline of a partnership agreement between the Town of Gibsons and the Sunshine Coast Affordable Housing Society for Council consideration.

Regarding the consultation process in bullet 2 above, it includes three phases of public consultation prior to the submission of a rezoning application. The three phases include a world café, a design charrette, and an open house, as shown on Figure 2. The world café was held on February 1, 2018, and the design charrette was held on August 7, 2018. The open house is tentatively planned for September.

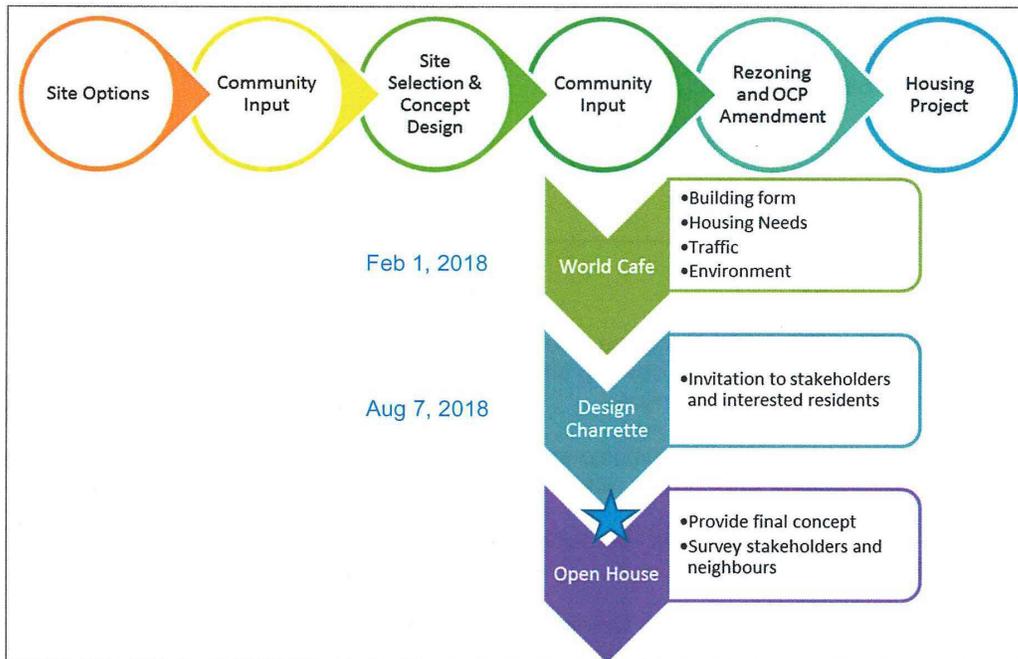


Figure 1: Process outlining public consultation – blue star indicates where we are at to date

An application was submitted to Canada Mortgage and Housing Corporation (CMHC) on May 8, 2018. On July 30, 2018, CMHC contacted to Society to request more information on the its financial history. The application is currently being processed and staff are awaiting the outcome.

The purpose of this report is to provide Council with an update on the progress of this initiative and present a draft MOU as a partnership agreement.

DISCUSSION

Design Charrette

On August 7, 2018 Town staff, in partnership with the Sunshine Coast Affordable Housing Society hosted a 2-hour design charrette at Christensen Village. The purpose was to collect feedback on the design of the proposed development, which was redesigned based on comments heard at the World Café session in February this year. Thirteen people attended the design charrette.

Those represented on the design charrette included:

- Advisory Planning Commission
- BC Housing
- Neighbour with a background in environmental management
- Sunshine Coast Community Services
- BC Housing
- Property Manager
- New Commons
- Urban Matters
- Sunshine Coast Affordable Housing Society
- Town of Gibsons

The report, enclosed as Attachment A, outlines what we heard at the design charrette and includes materials distributed.

Staff considers the charrette was well-received by participants and feedback was helpful in refining community values as it pertained to the site and community-wide issue of affordable housing.

Partnership Agreement

The Society has worked with staff to prepare terms for a partnership agreement outlined in the form of a draft Memorandum of Understanding (MOU), enclosed as Attachment B. This is intended to outline the responsibilities of each party in an effort to collaborate on the development of mixed-market rental housing.

Staff recommends that the draft Memorandum of Understanding between the Town of Gibsons and the Sunshine Coast Affordable Housing Society, dated August 24, 2018, be endorsed.

POLICY / PLAN IMPLICATIONS

Strategic Plan Implications

The project aligns with Council's strategic priority of collaborating on affordable housing initiatives.

Official Community Plan (OCP)

The OCP outlines policies under section 9.4 that pertain to affordable and attainable housing including:

9.4.2 Support multi-unit and seniors housing developments which are an integral part of the community, with site designs which balances the need for privacy and security with the need to retain an attractive streetscape and sense of “fit” in the neighbourhood.

9.4.5 Ensure that affordable housing units or complexes are integrated in the community and not segregated or concentrated in specific areas.

9.4.6 Support initiatives which help provide affordable housing in the community, including: (in part)

- Lands acquired by the Town may be conveyed to a registered non-profit for the purpose of affordable housing.
- Facilitate the development of affordable housing through considering actions such as fast-tracking the development process, waiving development cost charges, leasing or contributing land, reduced parking requirements for developments with an affordable component etc.
- Continue to develop partnerships for the establishment of new affordable housing and protection of existing affordable housing in the Town of Gibsons.
- Work with other Sunshine Coast local governments, as well as Provincial and Federal Governments to address affordable housing regionally.

It should also be noted that policy 9.1.5 pertaining to the O’Shea/Oceanmount area recommends maintaining a forest backdrop along the hillcrest from approximately Oceanmount Boulevard south to Gospel Rock. This includes the forest backdrop at the development site.

Affordable Housing and Community Amenities Policy 3.14

An affordable housing site may provide an option for developers to offer cash or in-kind contributions towards the construction of dwelling units at the site.

Financial Plan Implications

This project is expected to use funds from the Town’s Affordable Housing Reserve Fund. The balance of the fund is currently \$585,760 which includes 2018 contributions to date. This balance does not include 2018 expenditures which will be deducted (such as \$50,000 for Harmony Lane development).

To date, the Town has contributed \$15,000 from the Affordable Housing Reserve Fund to develop the initial concept plan and initiate public engagement.

Costs incurred by the Society and its associates to date are \$41,900 for architectural work, tree and site surveys, a traffic and parking study, and public engagement. The traffic and parking study has not been completed yet.

A \$50,000 grant from CMHC has been applied for to assist with site servicing and other planning and development costs.

Staff anticipate Development Cost Charges to be approximately \$300,000 and permit fees to cost approximately \$40,000. The Society may request a contribution to support a portion of these costs.

NEXT STEPS

The immediate next step is to host an Open House. The purpose of the Open House is to continue the early and ongoing community consultation and share the results of the world café and design charrette. The open house is tentatively scheduled in late September and will be advertised in the newspaper.

Developing this site will require an OCP amendment and zoning bylaw amendment. Upon receipt of the OCP and zoning amendment applications, further consultation will be required as legislated under the *Local Government Act*.

As part of the application process, a traffic study is expected to determine the traffic and parking impacts of the proposed development on the neighbourhood.

Further, staff are working with the Sunshine Coast Affordable Housing Society to prepare a partnership agreement for consideration.

RECOMMENDATIONS / ALTERNATIVES

Staff recommendations are on page one of this report.

Alternatively, Council may want to reconsider another site and/or request changes to the draft MOU before endorsing it:

THAT Council directs staff to reconsider another site for a development of this scale.

THAT _____ in the MOU be added / deleted / amended...

ATTACHMENTS

- Attachment A – Design Charrette Report
- Attachment B – Draft MOU between Town of Gibsons and Sunshine Coast Affordable Housing Society

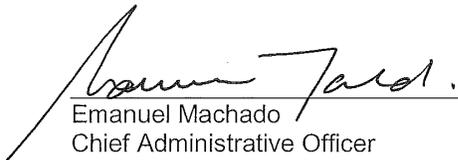
Respectfully Submitted,



Lesley-Ann Staats, MCIP, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendations.



Emanuel Machado
Chief Administrative Officer