

NO: R229

COUNCIL DATE: October 24, 2016

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 19, 2016**

FROM: General Manager, Engineering **FILE: 4815-01**
General Manager, Planning & Development

SUBJECT: Proposed Winter Shelter at 14716 - 104 Avenue

RECOMMENDATION

The Engineering Department and the Planning & Development Department recommend that Council approve the use of the City-owned building at 14716 – 104 Avenue (the “Premises”) for a 2016 – 2017 winter shelter as generally illustrated in Appendix “I” attached to this report.

BACKGROUND

A winter shelter, which operates on a 24 hours-a-day and 7 days-a-week basis for a 6-month period, is intended to decrease the number of people who are sleeping outside during the winter months due to the insufficient number of permanent low-barrier shelter beds available in Surrey. As they did for the 2015 – 2016 Boulevard Winter Shelter, it is proposed that BC Housing will cover the operating costs of the proposed 2016 – 2017 winter shelter that would be operating on a 24/7 basis, on condition that the City of Surrey complete the fit up requirements for the shelter.

Key Features of the Winter Shelter

Key features of a winter shelter are as follows:

- It is a low-barrier shelter intended for street-entrenched homeless men and women;
- The shelter is open 24 hours-a-day, seven days-a-week during the period of its operation and is supervised on a full time basis;
- People sleep on bunk beds and are provided with two meals a day;
- People are able to keep their same beds until they no longer require them;
- The shelter provides secure storage for personal belongings; and
- Housing outreach and other support services (including addictions and mental health) are available to people using the winter shelter who will exercise their best efforts to transition the people who use the shelter into more permanent housing during the period of its operation.

According to BC Housing, the winter shelter space needs to meet the following requirements:

- The shelter should be located near known homeless populations and be on a transit route;
- A separate sleeping area should be provided for women;
- The shelter should include a minimum of two showers and toilets, preferably four;

- The meals will be prepared off-site, but the space needs to have a fridge and stove for heating soup and keeping food warm;
- A washer and dryer is required on-site so that shelter residents develop personal hygiene skills, which includes doing their own laundry; and
- A covered outdoor space is required for residents of the shelter who smoke.

DISCUSSION

The City acquired the Premises in August 2016 for corporate purposes. The Premises are improved with a 7,137 ft.² two-storey vacant commercial building located on a 13,720 ft.² lot. The Premises is located directly to the west of the Guildford District 2 RCMP Office (owned by the City) and east of a vacant lot owned by the City. The Great Canadian Superstore is located to the west of the site and the Hjorth Road Elementary School is located to the northeast across 104 Avenue. Hjorth Road Park is located directly to the south of the property.

It is anticipated that clients accessing or leaving the shelter would, most likely, be travelling along the south side of 104 Avenue to the King George Boulevard area or be travelling along the south side of 104 Avenue to the Guildford Mall / 152 Street area. It is not anticipated that clients accessing or leaving the shelter would seek to cross to the north side of 104 Avenue.

The Premises can be used for a temporary winter shelter under the provisions of the City's Zoning Bylaw.

Staff have met with BC Housing staff at this location and BC Housing is currently reviewing the provision of operational funding for the proposed shelter for the 2016 – 2017 winter season.

For the Premises to be used as a winter shelter, the following renovations are required:

- Removal of carpeting on main floor;
- Demolition of existing tenant improvements and installation of new internal walls;
- Modification to the existing plumbing, electrical and mechanical systems;
- Installation of 3 washrooms with showers;
- Installation of washer and dryer;
- Installation of a kitchen area with fridge, stove, dishwasher & microwave, (this will allow for full food preparation at this location);
- Installation of fire alarm and security systems;
- Construction of an exterior storage area for clients' belongings;
- Gazebo to be placed in the parking lot as an outdoor seating and smoking area; and
- Window coverings.

If approved, the renovations can be completed before the end of December to allow the shelter operation to commence before January 1, 2017. The Finance & Technology Department has confirmed that funds for this project area available in the 2017 budget.

Staff will be considering adding representatives to the existing advisory committee that has helped with the establishment of the Boulevard Shelter or alternately setting up a separate advisory committee to ensure potential problems in the neighborhood are addressed in a timely and satisfactory manner. Suggested CAC members would include representation from Superstore, School District and the Guildford District 2 RCMP.

SUSTAINABILITY CONSIDERATIONS

This project supports the objectives of the City's Sustainability Charter. In particular, the delivery of the proposed temporary Homeless Shelter(s) and the Purpose-Built Shelter/Transitional Housing Facility relates to the Sustainability Charter themes of Inclusion, Built Environment and Neighbourhoods, Public Safety, and Health and Wellness. Specifically, these projects support the following Desired Outcomes:

- Diversity and Accessibility DO2: Surrey is a caring and compassionate city that supports its residents of all backgrounds, demographics and life experiences;
- Poverty Reduction DO9: Supports and services are in place to prevent and help people transition out of poverty;
- Social Infrastructure and Innovation DO24: Surrey has a strong social infrastructure that supports the needs of its diverse and growing population;
- Social Infrastructure and Innovation DO25: Surrey has a culture of collaboration and innovation to solve complex social issues;
- Neighbourhoods and Urban design DO4: Surrey's Neighbourhoods are safe, accessible, well connected, walkable and bike friendly; and
- Community Safety and Emergency Services DO1: Residents are safe and have a strong sense of security in all neighbourhoods and throughout the City.

The delivery of the proposed temporary Homeless Shelter(s) and the Purpose-Built Shelter/Transitional Housing Facility also supports the following Strategic Directions:

- Housing SD9: Facilitate the development of shelter facilities and supportive housing as outlined in the Master Plan for Housing the Homeless in Surrey;
- Health Services and Programs SD1: Connect, facilitate and support people and organizations in innovative alliances for delivery of social, health and wellness programs; and
- Health Services and Programs SD2: Increase the understanding of, and support for, harm reduction.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the use of the Premises located at 14716 – 104 Avenue for a 2016 – 2017 winter shelter.

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JA/KSW/amg/ras/clr

Appendix "I" – Aerial Photograph of the Property at 14716 – 104 Avenue

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 14-Oct-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:2,000



Proposed Winter Shelter Site: 14716 – 104 Avenue

ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\EM_14716_104Ave-AP.mxd