



Community Engagement Summary Report for

530 Carson Avenue

Quesnel

January 31, 2024

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Purpose of the Report

The purpose of this Community Engagement Summary Report is to provide an overview of the engagement that took place for 530 Carson Avenue in Quesnel. This report includes how the community members were communicated with and any key themes resulting from the engagement.

Background

BC Housing plans to buy and rezone 530 Carson Avenue, currently the Grace Inn. BC Housing presently leases 20 units for supportive housing. If successful, the first phase of development on the site will provide up to 50 permanent supportive homes in Quesnel. The site has significant potential, and future development phases could include affordable rental housing, seniors housing, and other types of affordable housing options. BC Housing will work with the Quesnel Housing Solutions Table to develop a long-term redevelopment plan for the site.

Engagement Goals

There were three goals as part of community engagement efforts for the proposed supportive housing at 530 Carson Avenue as outlined below.

1. To share information about the proposed supportive housing, the process, and associated timelines
2. Build awareness of the importance and the need for supportive housing
3. To listen and respond to questions the community may have with regards to the proposed housing

Engagement Overview

BC Housing held a virtual community engagement session on Tuesday, January 23. We had eight members of the public attend and participate in this event. The team will also be available for an open Question and Answer session before the final reading on Wednesday, February 20 at City Hall. Notices for this event were sent out by City of Quesnel staff as per legislative requirements (Appendix A).

Notification about the online dialogue session and rezoning details were made available through the following mediums:

- Neighbourhood Letter
- Targeted emails to community neighbours and partners
- Advertisements
- Promotion through City of Quesnel staff and Council
- Dedicated meeting with Quesnel BIA

Targeted Email

A targeted email, similar to the neighbourhood letter, was sent to several community partners with information about the proposed supportive housing development and a link to the Let's Talk page.

Neighbourhood Letter

A neighbourhood letter was created and distributed to properties within a 150m radius of the site on January 3, 2024, by BC Housing (Appendix B). This letter provided information about the proposed supportive housing, including location, operations and a link to the BC Housing Let's Talk Housing website.

Advertisements

The print advertisement (Appendix C) in the Quesnel Cariboo Observer ran on January 10th and the digital advertisements ran from January 8th to 14th. Analytics include:

- 6,000 impressions
- 35 clicks
- 47,551 page views
- Demographics: 43% female; 57% male

Age breakdown:

- 24 & under: 3%
- 25-34: 10%
- 35-44: 14%
- 45-54: 20%
- 55-64: 28%
- 65 and up: 24%

Let's Talk Housing Webpage

A [dedicated webpage](#) was created to share information about proposed supportive housing at 530 Carson Avenue. A recording of the January 23 presentation has also been posted to the page, and the site invites public feedback through an online question and comment forum.

This digital platform launched January 4, 2024 and remains open. To date the webpage has had 102 views. The page includes the following:

- Project details
- Email address to ask questions
- Information about supportive housing
- A [video](#) of the community engagement session from January 23 posted to the Let's Talk page

BC Housing Community Relations Email

Contact information for a monitored inbox was included on notification and presentation materials so that community members and key stakeholders could ask questions and offer input on the project and receive responses from BC Housing staff.

Summary of Comments Received

At the time this report was created on January 31, 2024, there have been no questions or comments submitted to BC Housing through the Community Relations email address or Let's Talk Housing portal.

Conclusion

BC Housing allowed for several weeks to notify and communicate with the community about this project. Highlights include:

- 48 neighbours reached by mail
- Several community partners reached by email
- An open, virtual engagement session for community members on January 23rd (Appendix D)
- A meeting with the Quesnel BIA
- 102 views of the website
- An upcoming open, in-person community question and answer session on February 20th

We are confident that the mechanisms to reach the public were sufficiently broad and given the minimal number of questions we are pleased that our communication has been fulsome and satisfactory.

Appendix A: Public Hearing Notice



NOTICE OF PUBLIC HEARING REGARDING A ZONING BYLAW 1880 AMENDMENT

Proposal:

To allow for Supportive Housing use at 530 Carson Ave (Grace Inn), legally described as Lot A Block 42 Town of Quesnel Plan EPP79910. The applicant is proposing to build new purpose built supportive housing on the site with a full redevelopment of the site to be considered at a future date.

When: Open House 4:30 p.m., Tuesday, February 20, 2024 (see 2nd page for details);
Public Hearing 5:30 p.m., Tuesday, February 20, 2024.

Where: In person in Council Chambers, City Hall, 4th Floor, 410 Kinchant St, Quesnel, BC.

Amending Bylaw:

ZONING AMENDMENT BYLAW NO. 1956

How can I provide comment?

All persons who believe their interest in this property are affected by the proposed amendments will be given a reasonable opportunity to be heard. You may indicate your support or opposition in one of the following ways:

1. Written submissions regarding the proposed amendments must be submitted to City Hall to the attention of **Rhya Hartley** by **12:00 pm Wednesday, February 14, 2024** to be included in the Public Hearing agenda.
2. Oral or written submissions may also be received at the **February 20, 2024 Public Hearing** in person.

No further information or representations from the public can be considered by City Council after the public hearing has been closed.

For more information where the bylaw, reports and related material can be viewed.

1. <https://www.quesnel.ca/building-development/development-applications> or contact planning staff at 250-992-2111 or developmentervices@quesnel.ca; or
2. City Hall, 410 Kinchant Street, Quesnel, B.C. V2J 7J5 between 9:00 AM -12:00PM and 1:00PM - 4:00 PM, Monday to Friday, **except February 19, 2024.**

410 Kinchant Street, Quesnel, BC V2J 7J5 · 250-992-2111 · quesnel.ca



Immediately prior to the scheduled Public Hearing, BC Housing will be hosting an Open House on **Tuesday, February 20, 2024 at 4:30 p.m.** at Council Chambers, City Hall where members of the public can discuss the project directly with BC Housing and City staff. Questions are encouraged to be asked during the Open House as the Public Hearing will focus on comments directed to Council.



January 3, 2023

Neighbourhood Update

530 Carson Avenue, Quesnel

Hello Neighbour,

BC Housing is planning to permanently convert and operate new homes for people at risk of homelessness at the former Grace Inn, 530 Carson Avenue, in Quesnel. BC Housing is currently leasing 20 units in the building and is now planning on purchasing and rezoning the property to convert it into a permanent and long-term housing solution. This project is part of an ongoing commitment with the City of Quesnel to provide housing solutions for those in need.

Attend an Information Session

Engaging with neighbours and community members is a priority for BC Housing. Your feedback and comments are important. **Join us for an online community engagement session via Zoom (on your computer) on Tuesday, January 23rd, 2024, from 6:30 – 8:30 pm.** There will be a 30-minute presentation to start, followed with a Q&A for participants to ask questions about the project. Please note, to effectively respond to comments received and minimize redundancy, entry to the online meeting will be restricted to the first half an hour of the information session. Follow the Let's Talk page link at the end of this letter for more information and to register, as well as the opportunity to ask BC Housing additional questions online.

Why Supportive Housing?

BC Housing follows an evidence-based and internationally recognized housing first model for British Columbians experiencing or at risk of homelessness. Quesnel recorded 127 individuals who were homeless on the 2023 Report on Homeless Count. By providing these homes, tenants can access important aspects of well-being such as support services to encourage a healthy lifestyle and job skills training, as well as privacy and hygiene facilities. We may not know everyone's story, but we do know their journey to being healthy members of society starts with a place to call home.

About the Project

The supportive homes would be a conversion of the existing studio units in the former Grace Inn. These studio apartments include private bathrooms and a kitchenette. Supportive housing provides a person-centered approach to help these individuals thrive. There will be staff on-site 24 hours a day to share important life skill training, wellness checks and other health and skill development programs. An operator for the site will be selected through a fair and transparent process.

What Happens Next

BC Housing will continue to build partnerships with the City, City staff, Housing Solutions Table and First Nations. We will continue attendance in Council Meetings and align mutual interests in housing needs and community building.

For more information about the proposed project and to register for the event, please visit:
letstalkhousingbc.ca/quesnel-530-carson-avenue

If you have questions in the meantime, please contact BC Housing at
communityrelations@bchousing.org

Kind regards,
BC Housing Communications

Community Update

Grace Inn, 530 Carson Ave, Quesnel



BC Housing plans to provide up to 50 supportive homes at 530 Carson Ave, the current site of the Grace Inn. Learn more, meet project partners & ask questions at the **Community Dialogue Session**.

When: Tuesday, January 23 from 6:30-8:00pm

Where: Virtual event

Learn more: <https://letstalkhousingbc.ca/quesnel-530-carson-avenue>

Registration Mandatory



Appendix D: Community Engagement Session Slides



530 Carson Ave

Supporting Housing in Quesnel

Virtual Community Dialogue Session
January 23, 2024 – 6:30pm-8:00pm



Land Acknowledgement

BC Housing acknowledges that we conduct our activities on the homelands of thousands of Indigenous peoples and many Nations across British Columbia. Each has their own unique traditions, culture, worldviews, languages, and history. We have much to learn from Indigenous ways of knowing and being in the world and we are committed to adopting the Truth and Reconciliation Commission of Canada Calls to Action.

We acknowledge, with gratitude, that the area we are discussing today is situated on the unceded traditional territory of the Lhtako Dene.



Introductions

- **Kirsten Baillie** – BC Housing, Senior Manager of Development
- **David Sheach** – BC Housing, Non-Profit Portfolio Manager
- **Samuel Hogg** – BC Housing, Development Manager
- **Tanya Turner** - Director of Development Services, City of Quesnel

For our time together

We commit to:

- Come together in the spirit of community
- Share information openly and transparently
- Balance time for sharing information and answering questions

We ask that all participants:

- Use respectful, people-first language
- Ask brief, genuine questions and allow space for answers
- Consider there may be people experiencing homelessness present

Meeting details

Mute and chat functions

- All participants will be muted/ unmuted by the facilitator
- Q&A window will be used for questions
- Chat messages will only appear to the facilitator

Q&A

- Q&A time after the presentation
- Request to ask a question by raising hand in zoom
- Type questions into the Zoom Q&A at any time
- The Q&A session is not being recorded



Technical support

Contacts

- communityrelations@bchousing.org
- 604-439-4702(Meeting host)

Connect by phone

- +1 780 666 0144 (Zoom audio)
- Meeting ID number: 645 6491 1878



Homelessness in Quesnel

- ✓ In 2023, 127 People were identified as experiencing homelessness compared to 121 in 2020.
- ✓ 57% of individuals identified as male, 40% identified as female.
- ✓ Of these individuals, 59% identified as Indigenous and 64% of Indigenous-identifying respondents reported having lived in, or experienced generational trauma from, residential schools.
- ✓ 90% of respondents have been in the community for more than one year, and 77% for more than five years.



Housing Ecosystem



Recent Partnerships in Quesnel

Completed

190+ units over 8 projects

Ranging from shelters and transitional housing to housing affordability to serve **everyone** across the housing ecosystem.



Elliott St. - 28 Units
Quesnel Shelter and Support Society
Homelessness Action Response



McNaughton Ave. - 30 Units
Quesnel Lions Housing Society
Seniors Housing



Bowron Ave. - 26 Units
Dakelh & Quesnel
Community Housing Society
Indigenous Housing



McLean St. - 38 Units
Dakelh & Quesnel
Community Housing Society
Affordable Housing

Proposal Stage

50+ units over 2 projects including Indigenous Housing and housing for women and children fleeing violence

What is Supportive Housing?

- Culturally-informed services
- Subsidized housing with on-site supports
- Homes are for people at risk of, or experiencing homelessness

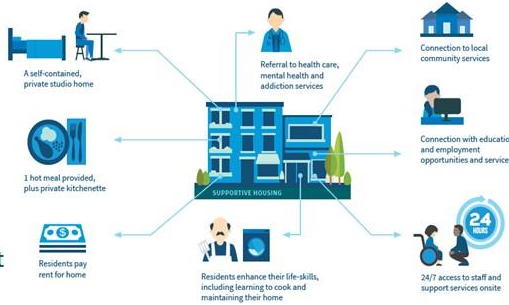


How is Supportive Housing managed?



On-site Supports

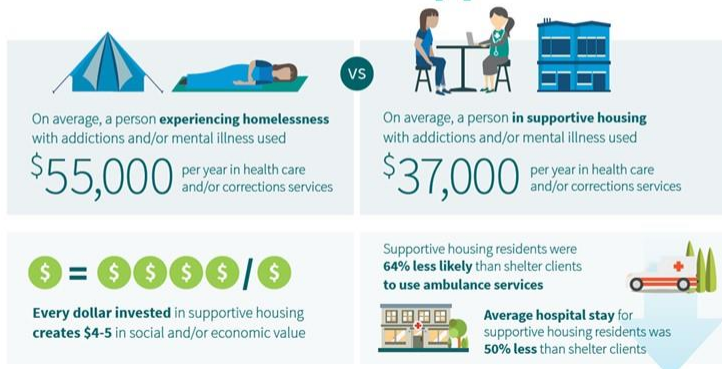
- Daily meal services
- Individual case planning
- Individual & group services for residents
(life skills, community kitchen)
- Connection to community supports, including employment skills training and health and wellness supports



Quesnel – Bridges Supportive Housing



Economic Benefits of Supportive Housing





530 Carson Avenue - Grace Inn

- BC Housing is leasing 20 units in the Grace Inn
- The site is under contract to BC Housing
- Requesting rezoning to permit supportive housing on this site
- Existing programming, with additional supports, will continue
- BC Housing intends to purchase the property
- Appropriate site zoning required before purchase can close

530 Carson Avenue – Grace Inn



Next Steps

- Rezoning process with City of Quesnel
- Work with the City and community to envision a redevelopment plan that:
 - Meets Quesnel's OCP and policy objectives
 - Provides a range of affordable housing options
 - Supports permanent purpose-built supportive housing units
- Hire development team



Quesnel Housing Initiatives

Housing Needs Assessments: 2010; 2015; 2019 – all show need for affordable housing

Affordable Housing strategy 2013

- ✓ *Initiated a Multi-Unit Incentive Bylaw in 2016 to encourage development*
- ✓ *Secondary Suites and Accessory Dwelling Units permitted in single residential zones since 2019*
- ✓ *Pre-Reviewed Accessory Dwellings*

Vulnerable Population Services and Housing Report 2023

- ✓ *Growing need – seniors fastest growing demographic in core housing need*

Provincial Housing Legislation to create more housing

Housing Solutions Table

Zoning Process

1. **First Reading** - Complete ✓
2. **Consultation** - In progress
3. **Consultation Report and Second Reading** - February 6th
4. **Open House Q&A (4:30PM) Public Hearing (5:30PM)** - February 20th
5. **Third Reading** - February 20th
6. **Final Adoption** - To be determined

Questions?

Request to ask a question by raising your hand in zoom or type your question into the Q&A function.

If we do not get to your question, please **email us** or **visit the website**:

communityrelations@bchousing.org

www.letstalkhousingbc.ca/quesnel-530-carson-avenue

