
TO: CITY MANAGER **DATE:** 2020 June 29

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 16000 20
Reference: Homelessness Response

SUBJECT: BC HOUSING'S EMERGENCY RESPONSE CENTRE TEMPORARY SHELTER PROPOSAL

PURPOSE: To provide information on BC Housing's proposal to construct an Emergency Response Centre temporary shelter in Burnaby.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to enter into a license agreement with BC Housing to permit construction of a temporary shelter on the parking lot at 3860 Sperling Avenue and that the shelter remain in place for a term ending no later than 2020 December 31; and
2. **THAT** Council authorize staff to inform BC Housing of Council's decision.

REPORT**1.0 BACKGROUND**

Addressing homelessness has been a Council priority since Council passed a motion in 2018 November authorizing staff to pursue work needed to improve the response to homelessness in Burnaby. Part of BC Housing's response to the COVID-19 pandemic has been to work with several local governments around the province to open Emergency Response Centres (ERC). These centres operate much like a temporary shelter and provide a safe space for people experiencing homelessness to maintain safe distancing and isolation during the pandemic. The shelters provide accommodation 24 hours a day, seven days per week. Staff have worked with BC Housing on a number of possible locations, but have identified the east parking lot at Burnaby Lake Sports Complex as the proposed site of the ERC shelter. BC Housing is proposing to construct and operate an ERC temporary shelter in Burnaby as an interim solution while it pursues a rezoning to accommodate the development of additional supportive housing units at Norland Place (3986 Norland Avenue). Additional hotel rooms have also been made available until the ERC opens in response to the closing of the warming centre at Burnaby Lake Arena. Should this proposal be supported by Council, BC Housing anticipates the ERC to be open by the end of July 2020.

2.0 POLICY CONTEXT

This report aligns with the following goals and sub-goals of the *Corporate Strategic Plan*:

- *A Safe Community*

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- Emergency services – Provide responsive emergency services
- **A Connected Community**
 - Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - A healthy life – Encourage opportunities for healthy living and well being

3.0 EMERGENCY RESPONSE CENTRE PROPOSAL

BC Housing is proposing to construct an ERC temporary shelter on a portion of the east parking lot at the Burnaby Lake Sports Complex at 3860 Sperling Avenue (see *Attachment #1*). In order to do so, BC Housing would be required to enter into a legal agreement with the City to permit the ERC use to occupy a portion of the subject parking lot until 2020 December 31. This term would align with the construction schedule for the new Burnaby Lake Aquatic and Arena facility when the parking lot is needed as a staging area for construction of the new facility.

Under the terms of this agreement, the City would license a portion of the City's parking lot to BC Housing for a nominal fee and BC Housing would be responsible for all costs associated with the construction and maintenance of the modular ERC temporary shelter at the site, including the cost of installing the necessary water and sanitary connections and utilities as well as hydro and telephone connections. BC Housing would also be responsible for contracting a non-profit operator and funding the operations for the term of the agreement. At the end of the agreement term, BC Housing would be required to remove the modular building and return the used portion of the parking lot back to the City in its original condition. Additional requirements would include Preliminary Plan Approval and issuance of a building permit.

The subject site is located within the Burnaby Lake Sports Complex plan area and is zoned P3 – Park and Public Use District. Temporary shelter uses are permitted within this zoning district. The site is surrounded by park and recreational uses. The site is within walking distance to the Sperling SkyTrain station and near a bus transit route along Kensington Avenue. Demand for parking at the sports complex will increase as facilities start to reopen, particularly in September when the arenas are due to reopen. Staff would work with BC Housing to achieve an efficient site plan that maintains access, parking and circulation to as much of the parking lot as possible.

The proposed development would consist of an approximately 7,500 sq. ft. single-storey, temporary modular building. The building would consist of approximately 49 individual rooms and provide shared washroom and shower facilities with the intention of accommodating approximately 45 individuals. The remaining rooms are intended to be used for office space for staff and health supports. BC Housing is proposing to lease the building modules from LandSea, a company specializing in remote workforce housing, for the term of the agreement. An example of one of LandSea's buildings is attached to this report (see *Attachment #2*). BC Housing estimates that construction of the building is estimated to take 16 days from issuance of a building permit, if some site preparation is permitted to occur prior to issuance.

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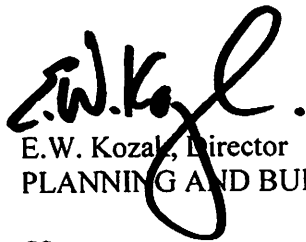
The Progressive Housing Society, as the selected operator of the ERC shelter, would be entering into an Operating Agreement with BC Housing which outlines the obligations of the non-profit service provider as operator of the ERC temporary shelter. Key features of the ERC shelter would include:

- operation on a 24 hour a day, 7 day a week basis;
- supervision provided by at least two staff at all times;
- accommodation of approximately 45 beds;
- provision of secure storage for personal belongings, including carts and bikes;
- pet friendly;
- provision of a meal program, housing outreach and other support services for occupants;
- overdose prevention monitoring similar to services provided at the Douglas shelter and the Norland Place supportive housing; and,
- provision of health, mental health and substance misuse supports by Fraser Health.

Access to the ERC would be by referral only. Fraser Health would oversee the referral process and give priority access to warming centre patrons, individuals currently accommodated in hotel rooms and other eligible people residing in Burnaby. It is the intention that Progressive Housing and BC Housing would keep in contact with former warming centre patrons and hotel guests until the opening of the ERC temporary shelter.

4.0 NEXT STEPS

Upon Council authorization, staff will pursue the execution of a legal agreement with BC Housing to permit BC Housing to use a portion of the east parking lot at Burnaby Lake Sports Complex at 3860 Sperling Avenue for the purpose of operating a temporary modular ERC shelter for a term to end no later than 2020 December 31. Once the legal agreement has been executed, preliminary plan approval and building permit application and issuance would proceed. Upon completion of the building, referred patrons will begin moving into the building. Concurrent to the above work, staff will continue to work with BC Housing on its rezoning application to accommodate additional supportive housing units at 3986 Norland Place.

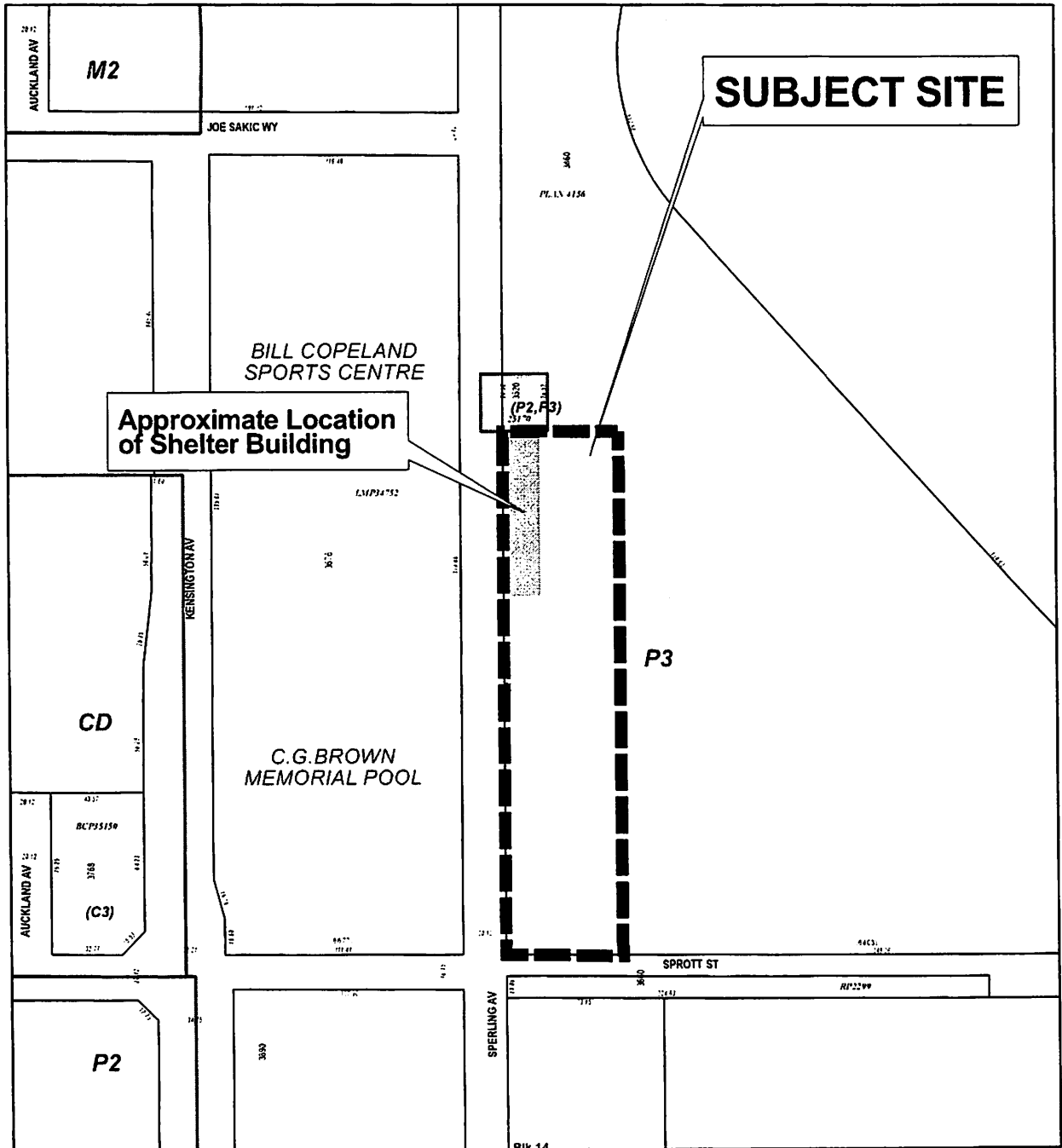


E.W. Kozak, Director
PLANNING AND BUILDING

CS:sa
Attachments

Copied to: Director Parks, Recreation and Cultural Services
Director Public Safety and Community Services
Director Corporate Services
Director Finance
City Solicitor

OIC-RCMP
Fire Chief
City Clerk
Chief Licence Inspector



PLANNING & BUILDING DEPARTMENT



Date:
JUN 30 2020

scale:
1:3,000

Drawn By:
AY

3860 SPURLING AVENUE

 Subject Site



LANDSEA

ATTACHMENT 2

48 ROOM DORMITORY

