

RPT 20-422

TITLE: Development Permit Application - Temporary Shelter

DATE: September 30, 2020

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That the Development Permit Application for a temporary Shelter, to be located at 950A Exhibition Drive, legally described as Parcel A, Plan No. 82PA14083 Ext. 1, be approved until May 1, 2021; and
2. That the Mayor and City Clerk be authorized to execute any agreements or documents regarding the temporary shelter on behalf of the City, once prepared;

TOPIC & PURPOSE:

The purpose of this report is to approve the Development Permit Application for a temporary Shelter at 950A Exhibition Drive.

BACKGROUND:

As the weather gets colder and the winter months' approach, the issue of emergency shelter beds for the city's homeless or vulnerable population and the restrictions on shelters due to COVID-19 has come to the forefront. In response to this, a number of local organizations have teamed up (the Prince Albert Vulnerable Peoples Working Group) to discuss the issue and have prepared a temporary solution for Council's consideration.

The Department of Planning and Development Services is in receipt of a Development Permit Application for a 20 bed (which may increase in an emergency, subject to the necessary approvals), temporary shelter to be located at the above noted address, more specifically, under the Grand Stands on the Exhibition Grounds. This cold weather shelter will be managed by the YWCA, it will operate over the fall and winter months, and discontinue activity by May 1, 2021. A letter prepared by River Bank Development Corp, describes the temporary, cold weather shelter in more detail (attached).

PROPOSED APPROACH AND RATIONALE:

As per Section 14 of the City of Prince Albert Zoning Bylaw, a “Shelter” is defined as:

“the use of a building, or a portion thereof, for the temporary housing and support of those who are vulnerable, homeless, or are in need of emergency short term accommodation”.

In the I1 – Institutional General Zoning District, Shelter is considered a Discretionary Use – Council, therefore, it requires City Council approval.

As part of this project, the Grand Stands will need to undergo minor renovations in order to comply with municipal, provincial and federal health and safety regulations. River Bank Development Corp. and the Prince Albert Exhibition Association will be managing the renovation.

In the letter, the applicant has made a point to detail the steps taken to maintain the health and safety of the shelter clientele, staff, and the surrounding neighbourhood:

“We are implementing the following features to ensure safe operation of the shelter with minimal impact on the community:

- Two staff, with required training, will be on duty at all times. One to be behind the front desk, which will be inaccessible to clients.
- Panic buttons will be worn by staff with a connection to an outside service provider in case an emergency develops.
- Cameras [will be installed] with a view inside and outside the shelter.
- Discussions [are to take place] with the Prince Albert Police Service, to develop a coordinated response if problems arise.
- We will [the shelter] operate within COVID guidelines as defined by SHA.”

The proposed temporary Shelter meets the requirements of the Zoning Bylaw, and based on the letter submitted, Administration has no concerns with this project moving forward.

CONSULTATIONS:

The Development Permit application has been referred to the Department of Public Works, Community Services, Financial Services, Fire and Emergency Services, and the Building Division for review and comment, and there are no concerns with the proposed application.

Planning and Development Services, in consultation with the City Solicitor’s Office, will review the lease agreement between the City and the Exhibition Association to determine what agreements and insurances may be required in order to operate the cold weather shelter.

These agreements and insurances will be executed by the Mayor and City Clerk, as indicated in the recommendation.

City Administration, who formed part of the Vulnerable Peoples Working Group, has also been in contact with the Prince Albert Exhibition Association to discuss the shelter and the necessary renovations. The Prince Albert Exhibition Association is supportive of this initiative, and with the funding discussed below, are willing to complete the necessary renovations.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Once approved, the applicant will be notified in writing of City Council's decision. The Vulnerable Peoples Working Group will also be updated as necessary regarding the renovation and subsequent function of the shelter, addressing any issues as they come up.

FINANCIAL IMPLICATIONS:

The necessary renovation will be funded by a federal grant with a value up to \$30,000, which is to be administered by the City and managed by River Bank Development Corp.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no other options to the recommendation, or any policy or privacy implications to consider with this report.

STRATEGIC PLAN:

This proposed shelter embodies the City's core value, "Partnerships", as it is the result of the collaborative efforts of local non-profit organizations, City Administration, Prince Albert Police Service, Fire and Emergency Services, and Provincial agencies.

The proposed shelter also supports the City's strategic goal of being an "Active and Caring Community", as it would increase the number of cold weather shelter beds available to those who need them.

OFFICIAL COMMUNITY PLAN:

As per Section 6.4.1 of the Official Community Plan:

"Supportive housing forms and tenures, such as private and public care homes, senior's housing, residential care homes, child day care centres, shelters and other forms of supportive housing should be facilitated in all areas of the City".

PUBLIC NOTICE:

Public Notice is required for consideration of this matter, pursuant to Section 10 of the Public Notice Bylaw No. 24 of 2015. The following notice was given:

1. Public Notice was issued on September 30th, 2020 to all property owners within 75 metres of the subject property, as attached to this report.

PRESENTATION: NONE

ATTACHMENTS:

1. Location Plan
2. Location Plan with Aerial
3. Cold Weather Shelter Letter
4. Public Notice - Temporary Shelter

Written by: Kristina Karpluk, Planning Manager

Approved by: Director of Planning and Development Services & City Manager