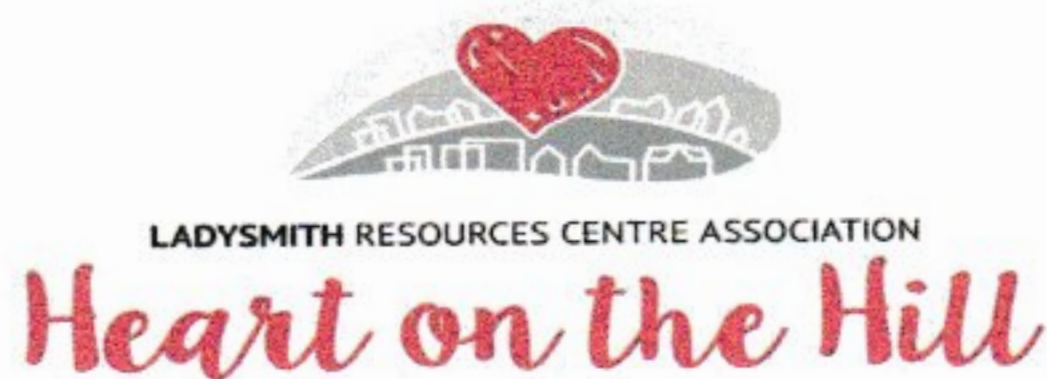


Town of Ladysmith
COUNCIL AGENDA
LATE ITEMS
JANUARY 11, 2022

Recommendation:

That Council amend the agenda to add the following items, received after publication of the agenda:

- | | Pages |
|--|-------|
| 5.1. Public Hearing for “Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 38) 2021, No. 2076” – 631 1 st Avenue
Add public submissions. | 1-10 |



Received January 7, 2022

January 7, 2022

Ladysmith Mayor and Council Members

c/o Town of Ladysmith
410 Esplanade, PO Box 220
Ladysmith, British Columbia
V9G 1A2

Your Worship and members of council,

Thank you for considering the Ladysmith Resources Centre Association's (LRCA) letter of support for the BC Housing Zoning Bylaw amendment application 3360-21-11 for 631 First Avenue (Rialto) allowing for a permanent Emergency Shelter at that location. Approval of the amendment will ensure that the needs of our community members who are without a home, or who are at risk of losing a home are met 24/7, year-round.

The LRCA is grateful for the support and collaboration we have received from Town council and staff over these past many months. Homelessness remains a serious issue that is rapidly changing as a result of factors like Covid, atmospheric rivers and heat domes. Agencies, frontline workers, and our partners are adapting and responding to this complex crisis of homelessness, and we sincerely believe we are making short and long-term interventions and innovations to our support systems that will leave our community of Ladysmith stronger and more resilient.

There are three main components to any community shelter operation:

- Meet the immediate needs of our guests by providing safe shelter and a warm place to sleep. Basic supports such as hygiene and nutrition are included, but this access is transitory at best.
- Provide access to second stage housing as the ability of a client to transition successfully to permanent independent housing without help is rare.
- Clients are then connected to permanent housing options.

The LRCA has demonstrated the need for a 24/7 permanent shelter operation here in Ladysmith. We have operated in the Islander Hotel since spring 2021, funded by BC Housing in response to the COVID-19 pandemic. However, those services cease on March 31, 2022, and without approval of the zoning amendment, only a winter temporary emergency shelter will be

allowed to reopen at the Rialto next November. In effect, we then would be back to meeting only the first component as stated above – our guests immediate needs for overnight accommodation (6 p.m. to 8 a.m.), basic nutrition, and hygiene.

Since spring 2021 we have recruited and maintained a core team of dedicated staff who provide services to our guests, who number between 6 and 10 every day. If we return to a six-month temporary operation, maintaining this team will be a very difficult challenge.

With that team we have facilitated outreach services at the shelter that are a necessary and a vital part of maintaining the health and safety of Ladysmith's community members who have no home. Currently no less than five outreach groups are active within the shelter providing everything from financial to health services. Continued association with these groups is only guaranteed so long as we can provide a year-round stable location and staffing model with developed trusting relationships with guests and therefore the ability to advocate for them competently.

The pandemic has highlighted the pre-existing vulnerabilities of people experiencing homelessness and the need to address housing issues, as well as unique challenges for this population during a pandemic. We are pleased to be working with BC Housing and other community partners to offer housing solutions at every level.

What has come to light is that it will take a lot more partners and services continuing to work together to address these complex issues. In short, it will take a community that is fully engaged and working toward the same goals to make a difference.

Thank you again for considering this application by BC Housing. I appreciate the opportunity to offer support to the BC Housing application to meet the year-round shelter, nutrition and hygiene needs of our community members experiencing homelessness.

Yours truly,

A handwritten signature in black ink, appearing to read 'Vicky Stickwood-Hislop', with a stylized flourish at the end.

Vicky Stickwood-Hislop
President, Ladysmith Resources Centre Association

Received January 7, 2022

Outside Circulation Area

From: Rick Fraser
Sent: January 7, 2022 3:22 PM
To: Town of Ladysmith <info@ladysmith.ca>
Subject: Public Hearing re: 631 1st Ave

Just a note to express support for the downtown shelter. I think it admirable that our council has taken this compassionate approach when so many others have the not in my back yard attitude. The fact is that we have homeless in our community and this facility provides a small margin of safety and dignity to this marginalized segment of our society. I walk through this area almost daily and feel quite safe and comfortable in doing so.

Rick FRASER
5 - 1129 2nd Ave

Received January 10, 2022

Within Circulation Area

From: Rose Ann Fosker
Sent: January 8, 2022 4:03 PM
To: Town of Ladysmith <info@ladysmith.ca>
Subject: 6311 1st Avenue Zoning Bylaw Amendment Hearing Jan. 11, 2022

As the owner of 203-11 Buller St. in the building next door to this property, I disagree with the statement: " B.C. Housing has been operating shelters in the community without incident since 2016".

My tenants have experienced a significant change to their lives evidenced by drug use, unsettling noise, concerns for their safety, and theft.

I agree that "emergency shelters are part of the spectrum of housing needed" in our community. I support Ladysmith's desire to embrace this principle, but feel it must be accompanied by another form of caring. A caring that extends to the close neighbours of this shelter who will be negatively affected and making a significant sacrifice.

I'm in favor of providing our small homeless population a fulltime shelter, but only if security can be provided for the area around the building as well as inside.

Rose Ann Fosker

Received January 10, 2022

Outside Circulation Area

From: Linda Mix

Sent: January 10, 2022 12:28 PM

To: Town of Ladysmith <info@ladysmith.ca>

Subject: Zoning Bylaw No. 1860 #38.2021 No.2076 - 631-1st Avenue Emergency Shelter

Dear Mayor and Council.

I write to express my support for the Zoning Bylaw Amendment which would enable the shelter at 631 1st Avenue to continue to operate year round and provide comfort and support to those in Ladysmith that do not have a place to call home.

Members of Council are either aware of or have access to research on the causes of homelessness; primarily unemployment and poverty, access to affordable rental housing (of which Ladysmith is woefully in short supply of) chronic mental health issues and problems with substance use. Emergency shelters are the first point of contact for those experiencing homelessness to link with social service agencies that can provide assistance to help end their cycle of homelessness.

Without a designated shelter in Ladysmith, our vulnerable citizens with low or no income, who become homeless will find themselves on the streets and in grave danger.

The shelter at 631 1st Avenue provides a valuable and life saving service in Ladysmith and I encourage Council to approve the bylaw amendment for the continuation of the shelter.

Yours truly,

Linda Mix

963 Davidson Road

Ladysmith

Received January 10, 2022

Outside Circulation Area

From:

Date: January 10, 2022 at 1:30:42 PM PST

To: Jake Belobaba <jbelobaba@ladysmith.ca>

Subject: LRCA Cold weather Shelter

Good afternoon Jake,

I am writing to express my personal support of the 12 month contract with BC Housing for the homeless shelter.

I am proud that our community is providing a warm safe place for people in need. Especially during such trying times.

Millie Stirling

Economic Recovery Coordinator



Received January 10, 2022

Outside Circulation Area

From: Cheri Mactier
Sent: January 10, 2022 1:17 PM
To: Jake Belobaba <jbelobaba@ladysmith.ca>
Subject: Support Rialto

I support the rezoning of the Rialto Building at 631 First Ave. to permanent use and have the contract be a 12 month contract with BC Housing.

As a community we need to support the homeless.

This “not in my back yard” mentality cannot be tolerated. Housing is a human right!! And one the government needs to take far more seriously!

Cheri Mactier

The Realtor You Know, Like, & Trust

eXp Realty

Received January 10, 2022

Outside Circulation Area

January 10, 2022
Ladysmith, BC

By email HYPERLINK "mailto:info@ladysmith.ca" info@ladysmith.ca

Mayor and Councillors

Re: Rezoning Public Hearing Bylaw 3360

This letter is written in support of the application to convert the Shelter from a Temporary Use Permit to a permanent one.

As a downtown resident. I often see individuals collecting bottles and walking down our alley to the bottle depot. In past some of these individuals camped in the alley and for a period of time lived in a vacant house. These individuals were first housed in the Extreme Weather Shelter and more recently, the current shelter. Reflecting on this situation I have to say there are two perspectives; the first helping individuals and second dealing with a province wide social problem started in 1996. Yes, I wish the homeless problem would go away and Town did not have to take on what used to be a Provincial responsibility. My support for the shelter is seeing what has occurred in Vancouver and Victoria where the supports were limited.

I have heard complaints the shelter could be run better. To date, I do not know of any perfect business or public organization. Once can only expect the shelter operation to do its best, learn and keep improving and helping.

In closing, please accept this letter of support for amending the Town Zoning Bylaw to make the Shelter permanent.

Thank you
CE Tysdal
25A Symonds Street, Ladysmith

Received January 10, 2022

Outside Circulation

January 10, 2022

Mayor and Council
Town of Ladysmith

Re: BC Housing Zoning Bylaw amendment application 3360-21-11

I am writing to indicate my strong support for bylaw changes to permit a permanent Emergency Shelter at 631 First Avenue (Rialto Building). While I am a past President of the LRCA and am the current Chair of the Board for the Cowichan Housing Association (CHA), I am indicating my support for this zoning amendment, not in those capacities, but as a concern citizen of our town.

The current COVID pandemic has highlighted the safety and security risks that the homeless and our community faces when there is no or limited housing for our most vulnerable residents. The homeless, who are often immune compromised, are especially susceptible to contagious diseases with possible harmful consequences to themselves but also to the boarder community.

While the health risks alone should be sufficient to ensure there is proper housing for our homeless, there is also ample evidence to show that shelter facilities combined with service can reduce a range of potential negative outcomes (for example by helping the homeless move on to more permanent housing, facilitating improved health among the homeless, and a reduction of property crimes) and reduce the overall costs associated with homelessness.

Ladysmith, with the help of the LRCA and the Town, has a long record of helping the homeless. Providing a zoning change that would allow for an on-going emergency shelter is a recognition that there is a continuous need which in turn facilitates our community's ability to put in long term plans and strategies to reduce harm to the homeless and eventually to reduce homelessness overall.

Emergency shelters are an important housing option in building a continuum of housing and care. Emergency shelters are not a sufficient answer to homelessness, but it is an important first step in creating a pathway out of homelessness. Further work will be needed especially in affordable housing to make our emergency housing not just a means to reduce the harm faced by the homeless but as a tool to reduce homelessness.

Let me commend the Mayor and Council for your consideration of this issue and hopefully your support for this amendment. Because, we all deserve a home!

Sincerely,

Guido Weisz
432 French St., Ladysmith

Received January 11, 2022

Within Circulation Area

January 11, 2022

Town of Ladysmith

410 Esplanade, PO Box 220
Ladysmith, British Columbia
V9G 1A2

Re: Zoning Bylaw amendment #2076

Attention: Ladysmith Council

Thank you for your invitation to the public hearing regarding the aforementioned bylaw change purposed for 630 1st Avenue. We are the owners of 11 Buller Street which is separated by one other home from the property in question.

Our council added the information regarding to our monthly strata council meeting and the owners would like to submit this correspondence for your consideration.

As a strata council we support the need for housing for those of our neighbors without accommodations, especially in times of inclement weather. As owners we also wish to enjoy quiet and safe enjoyment of our own properties.

As such we would wish to pose the following question to council for consideration: What are the measures which are being considered to ensure, upon rezoning that this site will be safe for its inhabitants and the surrounding neighborhood?

In the summer of 2020, the COVID 19 initiative encampment was located directly across the street from our building. That initiative saw security measures and increased RCMP presence as an effort to ensure that the encampment inhabitants as well as the surrounding neighbors were safe. In general, it is our consensus that this was very effective.

We request that council consider these measures when approving the rezoning application. It is our contention that with additional security measures in place there will be an increased likelihood of enjoyment overall in the surrounding area.

Thank you for your consideration

Owners of Strata VIS6223-Mariners Watch