

To: Chief Administrative Officer **Date:** September 5, 2023
From: Mike Dickinson, Manager of Long Range Planning and Special Projects
Subject: **SARA Santa Rosa Redevelopment Site Road Closure Bylaw**

Recommendation(s)

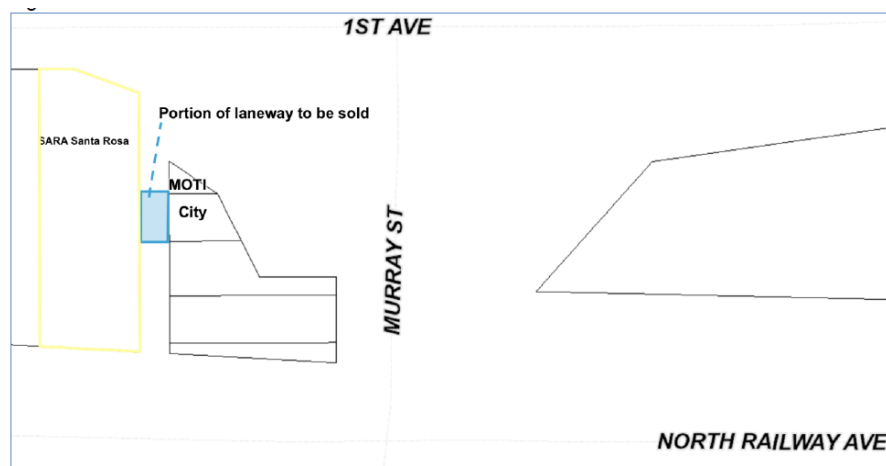
That Council approve the Road Closure Bylaw for a 54.6 sq m portion of laneway immediately east of 33368 – 1st Avenue, to facilitate the development of SARA for Women second stage and long-term multi-family affordable housing for women and children exiting domestic violence.

Purpose

This report relates to the road closure bylaw included in the Bylaws for Consideration section of the Council agenda for September 5, 2023, for a 54.6 sq m portion of laneway (**Attachment A**). The closure and potential sale to BC Housing will facilitate development of a second stage and long-term multi-family affordable housing for women and children exiting domestic violence, which will be operated by SARA for Women.

Background

On April 19, 2022, Council resolved to sell a 105.3 sq m fee simple lot (33381 North Railway Avenue) and a 54.6 sq m portion of a lane to SARA for Women as requested by SARA to maximize the site area for a new facility at 33368 – 1st Avenue, as per the image below.



The properties at 33368 – 1st Avenue and 33381 North Railway Avenue were rezoned on May 2, 2022, from the Commercial Highway 1 (CH1) zone to the Downtown 2 (DT2) zone with the adoption of Zoning Amending Bylaw 6085-2022-5949(59). The laneway has the same DT2 zone.

BC Housing recently purchased the Santa Rosa site from SARA for Women. On December 19, 2022, Council approved the potential sale of 33381 North Railway Avenue and closure and sale of an adjacent laneway to the new owner, BC Housing. BC Housing is proposing a 40 to 60-unit

building with a targeted end-of year 2025 occupancy. BC Housing is providing capital funding and an operating subsidy to SARA for Women. SARA will be the operator. The proposed new building will replace the older 12-unit Santa Rosa building that has exceeded end of life.

Discussion and Analysis

The lane closure supports Affordable Housing Strategy 3.1 – Support SARA for Women in Building More Housing for Women and Children Escaping Family Violence. There is an immediate need for housing 684 women and 374 children in Mission escaping domestic violence who were turned away from transition homes due to a lack of capacity in 2022. The 2020 Housing Needs Assessment (based on 2016 Census data) projected 100 new units were required for women and children within one year following study completion. To date, no new units have been created. The lane closure and potential sale of the lane and fee simple lot positions the City as a significant stakeholder contributing to much needed new housing for women and children.

Financial Implications

There are no financial implications associated with this report.

Communication

Advertising for the sale of the fee simple property and the closure of the laneway is required by the *Community Charter*. In addition, the adjacent property owners will need to be notified of the potential laneway disposition.

Summary and Conclusion

The closure of a small portion of laneway facilitates the development of much-needed second stage and long-term multi-family affordable housing for women and children exiting domestic violence. The closure supports Affordable Housing Strategy 3.1 – Support SARA for Women in Building More Housing for Women and Children Escaping Family Violence and helps to house some of the 684 women and 374 children in Mission escaping domestic violence turned away from transition homes due to a lack of capacity in 2022.

Report Prepared by: Sharel Isabella, Planner III – Policy

Reviewed by: Mike Dickinson, Manager of Long Range Planning and Special Projects

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A: Bylaw 6094-2022