



ABORIGINAL HOUSING SOCIETY OF PRINCE GEORGE

1919 17th Avenue, PRINCE GEORGE, B.C. V2L 5R2 * PHONE (250)564-9794 FAX (250)564-9793 - www.ahspg.ca

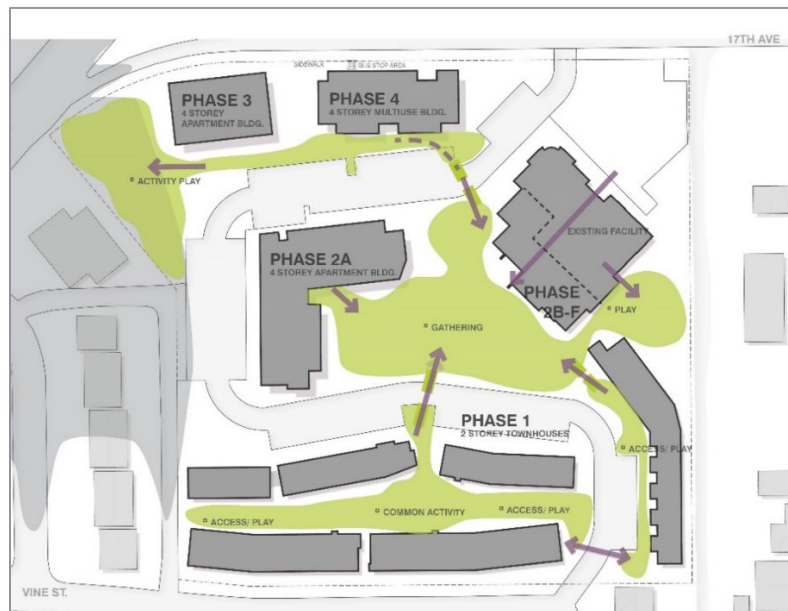
January 25, 2021

City of Prince George
Legislative Services
1100 Patricia Blvd
Prince George, BC V2L 3V9

Re: RZ100664 Rezoning Application for Phase 3 AHSPG Master Plan

Dear Mayor and Council,

Thank you for your support to date in the implementation of the Aboriginal Housing Society of Prince George's master plan. The active rezoning application RZ100664 for Phase 3 will facilitate the construction of a 3-storey apartment building for seniors at risk of homelessness, as is envisioned in the master plan (diagram below).



This rezoning is required to facilitate a text amendment to allow Supportive Housing. This development will serve independent seniors who face financial challenges that put them at risk of homelessness. This development will target tenants who identify as Aboriginal, but is not strictly limited to serving Aboriginal people. This proposed development serves a population in great need, as 50% of senior renters in Prince George are spending more than 30% of their income on rent and utilities, putting them in core housing needⁱ. In addition to this, 79% of Prince George's homeless population identify as Aboriginalⁱⁱ.



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The proposed building will include 24/7 staffing as well as life-skills training. The proposed building includes a high standard of accessibility, with all of the proposed 35 units meeting BC Housing's accessible design standards. In addition to this, Phase 1 includes 23 adaptable units and 3 accessible units and Phase 2A (proposed 57-unit apartment building) includes 11 adaptable units and 18 accessible units. Once Phase 1, 2A, and 3 are complete, the site will include a total of 34 adaptable units and 56 fully-accessible units.

The construction process will continue to use the Aboriginal Training and Career Development (ATCD) Program. This program was established through a partnership with IDL, the AHSPG, M'akola Development Services, the College of New Caledonia, and the Prince George Nechako Aboriginal Employment & Training Association (PGNAETA). The ATCD program provides Aboriginal people with training and work opportunities in the development of the multi-phased development at 1919 17th Avenue. Participants gain experience on the construction site by working with IDL and subcontractors in order to obtain additional apprenticeship hours, as required to enter the second or subsequent year of trades training through CNC and obtain their Journeyman status. Currently four Aboriginal people are participating in the program and that number is expected to grow as construction of Phase 1 continues and future phases start construction.

The AHSPG carried out extensive community engagement during the development of the master plan from 2016 to 2020. The AHSPG continues to keep the community informed as development phases move forward. Prior to 1st/2nd Reading, the AHSPG sent a letter to neighbours notifying them about the proposal and providing an opportunity for them to contact the Society with questions or feedback. No feedback or questions were received.

The proposed development is consistent with the master plan and will meet a great need in the community by providing appropriate and affordable housing for seniors who are at risk of homelessness. Thank you for considering our application.

Sincerely,

Kim Hamilton
Acting Executive Director – Aboriginal Housing Society of Prince George

Encl.

- Appendix A: Letter to Neighbours

ⁱCanadian Rental Housing Index 2021

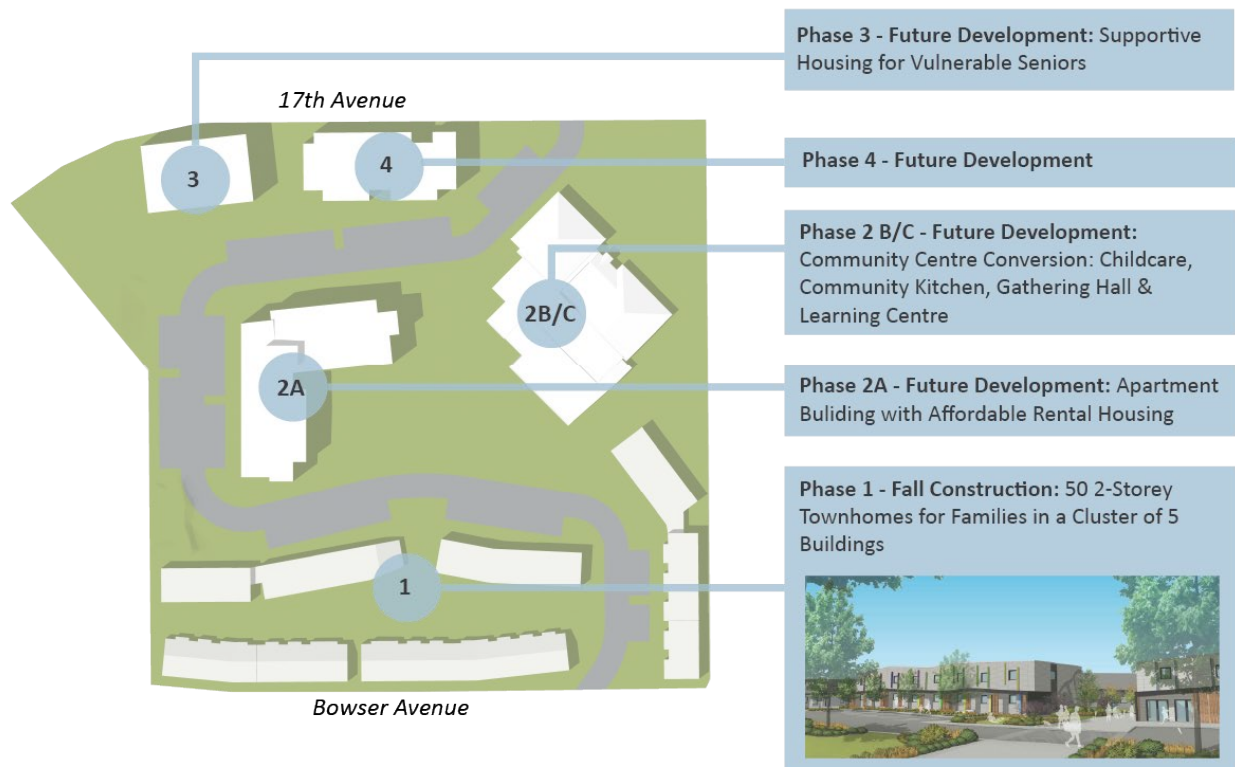
ⁱⁱ2018 Prince George Homeless Count



Update: Aboriginal Housing Society Prince George Development at 1919 17th Avenue

The Aboriginal Housing Society of Prince George (AHSPG) is starting to develop a master planned community at 1919 17th Avenue. The purpose of this letter is to provide neighbours with an update on the development. Throughout 2017 to 2020, the AHSPG hosted various community workshops to develop a master plan for the site. The vision for this project is to create an Urban Aboriginal Community that provides safe and affordable housing with on-site access to educational, recreational, cultural, and health and wellness opportunities. More information about the masterplan is available at <http://ahspg.ca/>.

DEVELOPMENT PHASES



REZONING

The property has been rezoned to facilitate the construction of phases 1 and 2. An additional rezoning is required to develop Supportive Housing in Phase 3 (along 17th Avenue). Supportive Housing provides 24/7 staffing as well as a home, services, and life skills for vulnerable seniors. The Supportive Housing will be owned by BC Housing and operated by the Aboriginal Housing Society of Prince George.

On Monday, December 21st, 2020 the City of Prince George will review 1st/2nd Reading to rezone Phase 3 (along 17th Avenue) to allow for Supportive Housing. Due to COVID-19, the City of Prince George will not host an in-person public hearing. Additional information about the public hearings and COVID-19 protocol is available at: <http://www.princegeorge.ca/publichearings>.

If you have any questions, please contact Kim Hamilton at (250) 564-9794.