

## Community Services Use – Land Use By-law Amendment

### Public Hearing Presentation



## North End Community Health Centre (NECHC)

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The NECHC Provides a broad range of services targeted to marginalized and underserved communities:

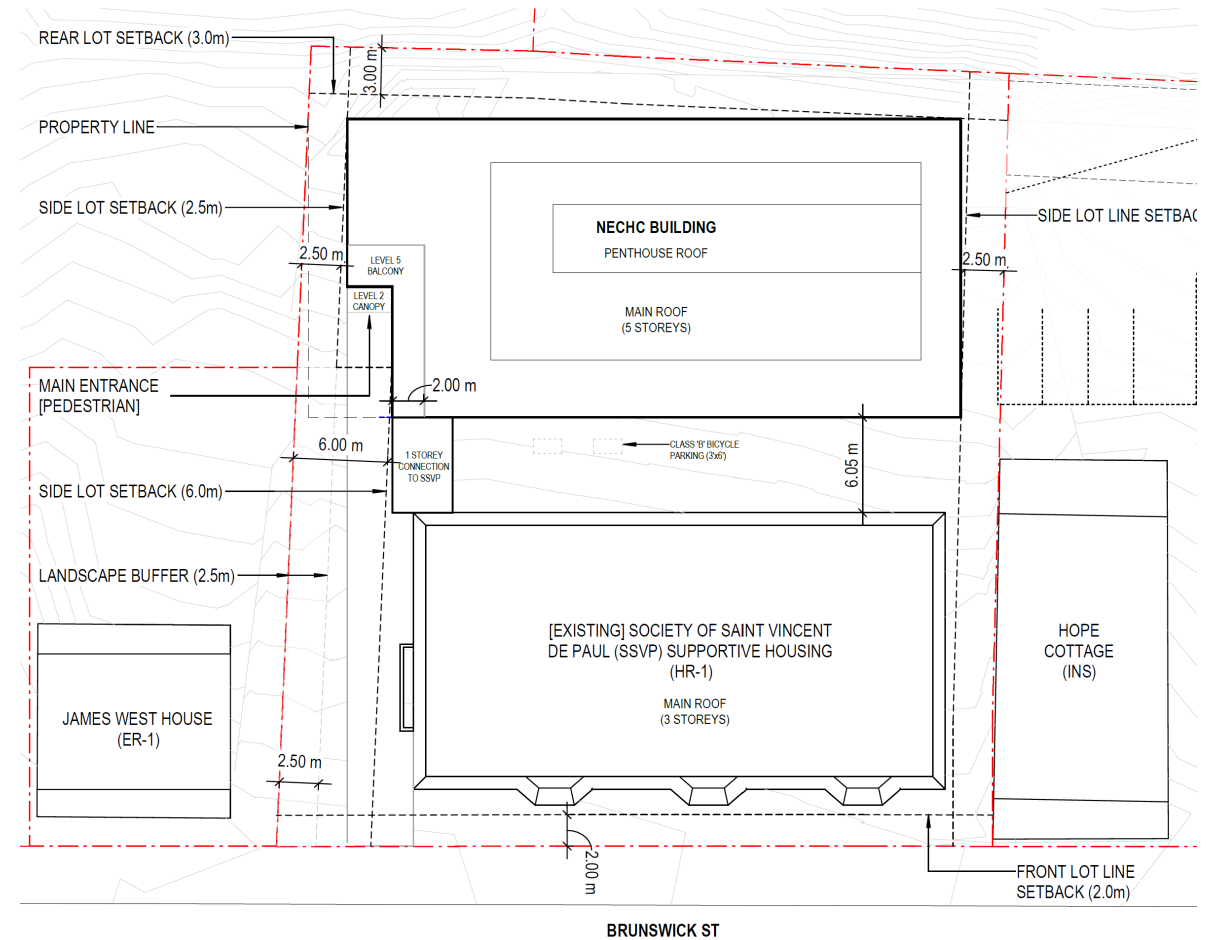
- housing support,
- food access,
- legal support,
- health promotion and harm reduction,
- drop-in counselling,
- dental clinical care,
- mobile outreach street health (MOSH) and more...



## North End Community Health Centre (NECHC)

The NECHC aims to accommodate all of NECHC's current and future operations in a new building attached to the St. Vincent Supportive Housing.

Once complete, the site will be a demonstration of how wrap around community support services can be provided all within one building.



## Why an Amendment is Needed

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There is currently no LUB definition which aligns with the NECHC's holistic and community-based services. Lacking a fitting definition, two related but distinct land uses are applied:

### 1. Medical Clinic Use

- Triggers parking requirements, which at a rate of up \$200 / sq ft for underground parking, could cost an additional **\$1.56 million (2024 Altus Cost Guide)** in 'hard costs' alone.

### 2. Office Use

- Is not permitted in the HR-1 zone, and would therefore prohibit non-profit legal support, and NECHC administration.

## Why an Amendment is Needed

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The proposed ***Community Services Use***:

1. Provides the flexibility that an organization like the NECHC needs to fulfill its mission, and
2. Is specific enough to uphold the intent of the Regional Centre Municipal Planning Strategy.

***Community Services Use*** means premises owned or operated by a not-for-profit organization where health care services, social services, and/or housing are provided and may include a shared housing use, shelter use or accessory uses related to the services provided, such as an office use or personal service use.

## Conclusion

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1. The creation of a ***Community Services Use*** will support any non-profit organization that aiming to provide health, social, or housing services to their community.
2. For the North End Community Health Centre, the requested amendment will significantly improve financial viability during a crucial fundraising stage.
3. The proposed Land Use By-law amendment will help to achieve the intent of the Regional Centre Municipal Planning Strategy.

**Thank you for your time,**

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