

MEMORANDUM

DATE: 12/17/2025

TO: Council

RE: Summary re: 5.4 Conditional Opposition to Supportive Housing and Complex Care Facility in Sechelt

At the December 17, 2025, Regular Council Meeting Council reviewed a proposed Notice of Motion regarding 'Conditional Support for the BC Housing Supporting Housing Proposals identified for Ebbitide Street and Hightide Avenue'. Council noted the need to take a position on the housing proposals and discussed whether Council was conditionally supportive or opposed and ways to take a positive approach to working with BC Housing.

Council noted that data existed that clearly supported the need for the proposed housing facilities; however, not enough data analysis had been done regarding the impacts of such housing initiatives on residents who live nearby. Adopting a 'conditionally opposed' approach would mean that the District of Sechelt asks BC Housing not to proceed with their housing proposal until Council resolutions 2025-12C-06 to 2025-12C-18 have been addressed.

Council noted that their issue lay with the proposed locations and not the facilities; Council was essentially opposed to the proposed locations. Concerns were also discussed regarding whether BC Housing would proceed if Council showed opposition when the community indeed needs more housing, especially senior's housing. Council discussed their willingness to meet BC Housing with the supportive housing proposal and explained that taking an opposing approach was based on the need to urge BC Housing to pause, listen to the community and allow time to develop alternative locations with conditions.

Accordingly, Council passed a motion that indicates that the District of Sechelt recognizes the need for supportive housing and complex care in our community, and confirms that Council is conditionally opposed to the BC Housing proposals identified for Ebbitide Street and Hightide Ave. Council added that their position was contingent upon the following conditions:



- That BC Housing meaningfully consults with the District of Sechelt during the operator selection process, and that the operator be in place and commence community dialog before development progresses.
- That a moratorium be imposed before BC Housing take any further action in proceeding with a development application on either property that has been purchased until such time as the community engagement can be undertaken.
- That District of Sechelt consults with the community in order to bring back to BC Housing recommendations on the appropriate locations for both BC Housing's proposed facilities and proposed alternative uses for the properties that have recently been purchased.
- That BC Housing be requested to convene a local jurisdictions table that would include shíshálh Nation leadership, as well as the District of Sechelt, to consider inclusion of First Nations development, healing, and support program possibilities.
- That BC Housing consider designating all or a significant part of the building as a 'dry' facility, with the prohibition of drugs and alcohol.
- That residency of the building should be based on a program model of wellness and recovery with clear behavioral standards, rather than the current convention of the Residential Tenancy model being utilized.
- That BC Housing confirms that these projects will contribute to a meaningful balance of the housing spectrum in Sechelt as per the most recent Housing Needs Report.
- That BC Housing prioritizes construction of complex care housing first, to ensure that the most vulnerable population that needs comprehensive addictions and mental health supports can access them in the shortest amount of time possible.

Council also passed resolutions that would require

1. That BC Housing undertakes some site improvements to the Sechelt shelter property to improve broken fences, boarded-up windows, and general gathering areas on the site to make spaces more private and safer for guests and neighbours.
2. That BC Housing considers six years of lessons learned and improved practices for supportive housing and brings forward a list of site and security improvements to the existing supportive housing facility on Hightide Ave to improve safety and privacy.

3. That the District of Sechelt requests BC Housing and Vancouver Coastal Health to relocate the Overdose Prevention Site at the Sechelt shelter property to another part of the community, such as Sechelt hospital.

Finally, Council asked staff to investigate and bring back information as to whether demographic restrictions to the supportive housing project that met critical needs, such as age, gender, length of time homeless in Sechelt could be included as a condition to add to Council's position.